

Walker Chandiook & Co LLP

Walker Chandiook & Co LLP
21st Floor, DLF Square
Jacaranda Marg, DLF Phase II
Gurugram – 122 002
India
T +91 124 4628099
F +91 124 4628001

Independent Auditor's Report

To the Members of Barque Hotels Private Limited

Report on the Audit of the Financial Statements

Opinion

1. We have audited the accompanying financial statements of Barque Hotels Private Limited ('the Company'), which comprise the Balance Sheet as at 31 March 2026, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flow and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including material accounting policy information and other explanatory information.
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards ('Ind AS') specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2026, and its profit (including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

Basis of opinion

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('ICAI') together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Information other than the Financial Statements and Auditor's Report thereon

4. The Company's Board of Directors are responsible for the other information. The other information comprises the information included in the Directors' report but does not include the financial statements and our auditor's report thereon.

Chartered Accountants

Offices in Bengaluru, Chandigarh, Chennai, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune

Walker Chandiook & Co LLP is registered with limited liability with identification number AAC-2085 and its registered office at L-41 Connaught Circus, New Delhi, 110001, India

Walker ChandioK & Co LLP

Independent Auditor's Report to the members of Barque Hotels Private Limited on the financial statements for the year ended 31 March 2026 (cont'd)

Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

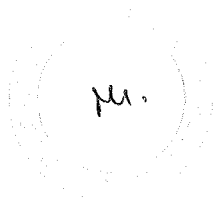
The Directors' report is not made available to us at the date of this auditor's report. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

5. The accompanying financial statements have been approved by the Company's Board of Directors. The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS specified under section 133 of the Act and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgements and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.
6. In preparing the financial statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
7. The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

8. Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.
9. As part of an audit in accordance with Standards on Auditing, specified under section 143(10) of the Act, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
 - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls;
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management;



Walker Chandiook & Co LLP

Independent Auditor's Report to the members of Barque Hotels Private Limited on the financial statements for the year ended 31 March 2026 (cont'd)

- Conclude on the appropriateness of Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern; and
 - Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
10. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Other Matter

11. The financial statements of the Company for the year ended 31 March 2025 were audited by the predecessor auditor, BSR & Co. LLP, who have expressed an unmodified opinion on those financial statements vide their audit report dated 28 May 2025.

Report on Other Legal and Regulatory Requirements

12. Based on our audit, we report that the Company has not paid or provided for any managerial remuneration during the year. Accordingly, reporting under section 197(16) of the Act is not applicable.
13. As required by the Companies (Auditor's Report) Order, 2020 ('the Order') issued by the Central Government of India in terms of section 143(11) of the Act we give in the Annexure A, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
14. Further to our comments in Annexure A, as required by section 143(3) of the Act, based on our audit, we report, to the extent applicable, that:
- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit of the accompanying financial statements;
 - b) Except for the matters stated in paragraph 14(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended), in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - c) The financial statements dealt with by this report are in agreement with the books of account;
 - d) In our opinion, the aforesaid financial statements comply with Ind AS specified under section 133 of the Act;
 - e) On the basis of the written representations received from the directors and taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2026 from being appointed as a director in terms of section 164(2) of the Act;
 - f) The qualification relating to the maintenance of accounts and other matters connected therewith are as stated in paragraph 14(b) above on reporting under section 143(3)(b) of the Act and paragraph 14(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended);
 - g) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company as on 31 March 2026 and the operating effectiveness of such controls, refer to our separate report in Annexure B wherein we have expressed an unmodified opinion; and

Walker Chandiook & Co LLP

Independent Auditor's Report to the members of Barque Hotels Private Limited on the financial statements for the year ended 31 March 2026 (cont'd)

- h) With respect to the other matters to be included in the Auditor's Report in accordance with rule 11 of the Companies (Audit and Auditors) Rules, 2014 (as amended), in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company, as detailed in note 35 to the financial statements, has disclosed the impact of pending litigations on its financial position as at 31 March 2026;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2026;
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2026;
 - iv. (a) The management has represented that, to the best of its knowledge and belief, as disclosed in note 46(v) to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any person(s) or entity(ies), including foreign entities ('the intermediaries'), with the understanding, whether recorded in writing or otherwise, that the intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ('the Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf the Ultimate Beneficiaries;

(b) The management has represented that, to the best of its knowledge and belief, as disclosed in note 46(vi) to the financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ('the Funding Parties'), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ('Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

(c) Based on such audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement.
 - v. The Company has not declared or paid any dividend during the year ended 31 March 2026; and
 - vi. Based on our examination which included test checks, the Company, in respect of financial year commencing on 1 April 2025, has used accounting software for maintaining its books of account which have a feature of recording audit trail (edit log) facility and the same have been operated throughout the year for all relevant transactions recorded in the respective software except that, the audit trail feature was not enabled at the database level for an accounting software used at hotel level to log any direct data changes. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with other than the consequential impact of the exception given above. Furthermore, other than the consequential impact of exception given above, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

For **Walker Chandiook & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Madhu Sudan

Madhu Sudan Malpani
Partner
Membership No.: 517440

UDIN: 26517440HLYKDC9996

Place: Gurugram
Date: 19 May 2026

Chartered Accountants

Walker Chandio & Co LLP

Annexure A referred to in paragraph 13 of the Independent Auditor's Report of even date to the members of Barque Hotels Private Limited on the financial statements for the year ended 31 March 2026

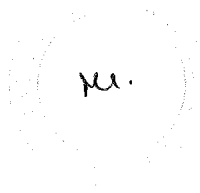
In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment, capital work-in-progress and relevant details of right-of-use assets.
- (B) The Company has maintained proper records showing full particulars of intangible assets.
- (b) The Company has a regular programme of physical verification of its property, plant and equipment, capital work-in-progress and relevant details of right-of-use assets under which the assets are physically verified once in three years, which in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. In accordance with this programme, all property, plant and equipment, capital work-in-progress and relevant details of right-of-use assets were verified during the year and no material discrepancies were noticed on such verification.
- (c) The title deeds of all the immovable properties held by the Company (other than the properties where the Company is the lessee and the lease arrangements are duly executed in favour of the lessee), disclosed in Note 3 to the financial statements, are held in the name of the Company. For title deeds of immovable properties in the nature of land situated at Gurugram, Haryana; Chennai, Tamil Nadu and Pimpri, Maharashtra with gross carrying values of Rs. 461.70 millions; Rs. 180.60 millions and Rs. 155.10 millions as at 31 March 2026 respectively, which have been mortgaged as security for loans or borrowings taken by the Company, confirmations with respect to title deeds of the Company have been directly obtained by us from the respective lenders.
- (d) The Company has adopted cost model for its property, plant and equipment (including right-of use assets) and intangible assets. Accordingly, reporting under clause 3(i)(d) of the Order is not applicable to the Company.
- (e) No proceedings have been initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 (as amended) and rules made thereunder.
- (ii) (a) The Company does not hold any inventory. Accordingly, reporting under clause 3(ii)(a) of the Order is not applicable to the Company.
- (b) As disclosed in Note 20 to the financial statements, the Company has been sanctioned a working capital limit in excess of Rs. 5 crores, by banks and financial institutions on the basis of security of current assets during the year. Pursuant to the terms of the sanction letter, the Company is not required to file any quarterly return or statement with such banks or financial institutions.
- (iii) The Company has not made investments in, granted any loans or advances in the nature of loans to companies, firms, limited liability partnerships during the year. Further, the Company has provided guarantee or security to a company during the year, in respect of which:
- (a) The Company has provided guarantee or security to others during the year as per details given below:

Particulars	Guarantees or Security (Rs. in millions)*
Aggregate amount provided/granted during the year – Others	1,049
Balance outstanding as at balance sheet date - Others	1,049

*The Company has given guarantee and its hotel property as security for the facility of its fellow subsidiary

- (b) In our opinion, and according to the information and explanations given to us, the terms and conditions of guarantees provided and security given are, prima facie, not prejudicial to the interest of the Company.



Walker Chandio & Co LLP

Annexure A referred to in Paragraph 13 of the Independent Auditor's Report of even date to the members of Barque Hotels Private Limited on the financial statements for the year ended 31 March 2026 (cont'd)

- (c) In respect of loans granted by the Company, the schedule of repayment of principal has not been stipulated and accordingly, we are unable to comment as to whether the repayments of principal are regular. Further, no interest is receivable on such loans.
- (d) In the absence of stipulated schedule of repayment of principal and payment of interest in respect of loans, we are unable to comment as to whether there is any amount which is overdue for more than 90 days. Reasonable steps have been taken by the Company for recovery of such principal amounts and interest.
- (e) In respect of loans granted by the Company, the schedule of repayment of principal has not been stipulated. Further, no interest is receivable on such loans. According to the information and explanation given to us, such loans have not been demanded for repayment as on date.
- (f) The Company has granted loans which are repayable at the option of the borrower, as per details below:

Particulars	Related Parties (Rs. millions)
Aggregate of loans – at the option of the borrower	147.68
Total	147.68
Percentage of loans to the total loans	100%

- (iv) The Company has not entered into any transaction covered under section 185 of the Act. As the Company is engaged in providing infrastructural facilities as specified in Schedule VI of the Act, provisions of section 186 except sub-section (1) of the Act are not applicable to the Company. In our opinion, and according to the information and explanations given to us, the Company has complied with the provisions of sub-section (1) of section 186 of the Act in respect of investments, as applicable.
- (v) In our opinion, and according to the information and explanations given to us, the Company has not accepted any deposits or there are no amounts which have been deemed to be deposits within the meaning of sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, reporting under clause 3(v) of the Order is not applicable to the Company.
- (vi) The Central Government has not specified maintenance of cost records under sub-section (1) of section 148 of the Act, in respect of Company's business activities. Accordingly, reporting under clause 3(vi) of the Order is not applicable.
- (vii) (a) In our opinion and according to the information and explanations given to us, undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, duty of customs, cess and other material statutory dues, as applicable, have generally been regularly deposited with the appropriate authorities by the Company, though there have been slight delays in a few cases. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us, we report that there are no statutory dues referred in sub-clause (a) which have not been deposited with the appropriate authorities on account of any dispute except for the following:

Walker Chandio & Co LLP

Annexure A referred to in Paragraph 13 of the Independent Auditor's Report of even date to the members of Barque Hotels Private Limited on the financial statements for the year ended 31 March 2026 (cont'd)

Name of the statute	Nature of dues	Gross amount (Rs. million)	Amount paid under protest (Rs. million)	Period to which the amount relates	Forum where dispute is pending
The Income-tax Act, 1961	Addition to the taxable income	296.96*	Nil	FY [^] 2016-17	Commissioner of Income Tax (Appeals)
The Income-tax Act, 1961	Penalty u/s 271C	0.12	Nil	FY 2015-16	Commissioner of Income Tax (Appeals)
Goods and Services Tax Act, 2017	Ineligible input tax credit	4.44	0.24	FY 2021-22	Appellate Authority
Goods and Services Tax Act, 2017	Ineligible input tax credit	17.93	1.79	FY 2020-21	Appellate Authority
Value Added Tax Act, 1991	Ineligible input tax credit	1.56	1.56	FY 2016-17	Appellate Authority

*Amount represents addition to taxable income.

[^]FY represents financial year.

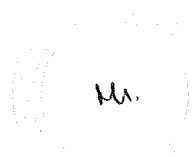
- (viii) According to the information and explanations given to us, we report that no transactions were surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961) which have not been previously recorded in the books of accounts.
- (ix) (a) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of its loans or borrowings or in the payment of interest thereon to any lender. Further, loans from Holding Company amounting to Rs. 2.40 millions are repayable on demand at the option of the Holding Company and Rs. 3,883.25 millions are repayable at the option of the Company. Such loans have not been demanded for repayment as on date. Further, no interest is payable on such loans or borrowings.
- (b) According to the information and explanations given to us including representation received from the management of the Company, and on the basis of our audit procedures, we report that the Company has not been declared a willful defaulter by any bank or financial institution or government or any government authority.
- (c) In our opinion and according to the information and explanations given to us, money raised by way of term loans were applied for the purposes for which these were obtained.
- (d) In our opinion and according to the information and explanations given to us, and on an overall examination of the financial statements of the Company, funds raised by the Company on short term basis have not been utilised for long term purposes except for borrowings amounting to Rs. 141.68 millions which has been utilised for repayment of equity component of interest free loans from Holding Company.
- (e) In our opinion and according to the information and explanations given to us and on an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiary .
- (f) In our opinion and according to the information and explanations given to us, the Company has not raised any loans during the year on the pledge of securities held in its subsidiary.



Walker Chandio & Co LLP

Annexure A referred to in Paragraph 13 of the Independent Auditor's Report of even date to the members of Barque Hotels Private Limited on the financial statements for the year ended 31 March 2026 (cont'd)

- (x) (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments), during the year. Accordingly, reporting under clause 3(x)(a) of the Order is not applicable to the Company.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or (fully, partially or optionally) convertible debentures during the year. Accordingly, reporting under clause 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or no fraud on the Company has been noticed or reported during the period covered by our audit.
- (b) According to the information and explanations given to us including the representation made to us by the management of the Company, no report under sub-section 12 of section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014, with the Central Government for the period covered by our audit.
- (c) According to the information and explanations given to us including the representation made to us by the management of the Company, there are no whistle-blower complaints received by the Company during the year.
- (xii) The Company is not a Nidhi Company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, reporting under clause 3(xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, all transactions entered into by the Company, with the related parties are in compliance with section 188 of the Act. The details of such related party transactions have been disclosed in the financial statements etc., as required under Indian Accounting Standard (Ind AS) 24, Related Party Disclosures specified in Companies (Indian Accounting Standards) Rules 2015 as prescribed under section 133 of the Act. Further, according to the information and explanations given to us, the Company is not required to constitute an audit committee under section 177 of the Act.
- (xiv) (a) In our opinion and according to the information and explanations given to us, the Company has an internal audit system which is commensurate with the size and nature of its business as required under the provisions of section 138 of the Act.
- (b) We have considered the reports issued by the Internal Auditors of the Company till date for the period under audit.
- (xv) According to the information and explanation given to us, the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and accordingly, reporting under clause 3(xv) of the Order with respect to compliance with the provisions of section 192 of the Act are not applicable to the Company.
- (xvi) (a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, reporting under clauses 3(xvi)(a), (b) and (c) of the Order are not applicable to the Company.
- (d) Based on the information and explanations given to us and as represented by the management of the Company, the Group (as defined in Core Investment Companies (Reserve Bank) Directions, 2016) does not have any CIC .
- (xvii) The Company has not incurred any cash losses in the current financial year as well as the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, reporting under clause 3(xviii) of the Order is not applicable to the Company.



Walker Chandiook & Co LLP

Annexure A referred to in Paragraph 13 of the Independent Auditor's Report of even date to the members of Barque Hotels Private Limited on the financial statements for the year ended 31 March 2026 (cont'd)

- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information in the financial statements, our knowledge of the plans of the Board of Directors and management and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) According to the information and explanations given to us, the Company has met the criteria as specified under sub-section (1) of section 135 of the Act read with the Companies (Corporate Social Responsibility Policy) Rules, 2014, however, in the absence of average net profits in the immediately three preceding years, there is no requirement for the Company to spend any amount under sub-section (5) of section 135 of the Act. Accordingly, reporting under clause 3(xx) of the Order is not applicable to the Company.
- (xxi) The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of standalone financial statements of the Company. Accordingly, no comment has been included in respect of said clause under this report.

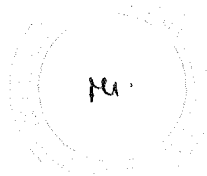
For **Walker Chandiook & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Madhu Sudan

Madhu Sudan Malpani
Partner
Membership No.: 517440

UDIN: 26517440HLYKDC9996

Place: Gurugram
Date: 19 May 2026



Walker Chandiook & Co LLP

Annexure B to the Independent Auditor's Report of even date to the members of Barque Hotels Private Limited on the financial statements for the year ended 31 March 2026

Independent Auditor's Report on the internal financial controls with reference to the financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

1. In conjunction with our audit of the financial statements of Barque Hotels Private Limited ('the Company') as at and for the year ended 31 March 2026, we have audited the internal financial controls with reference to financial statements of the Company as at that date.

Responsibilities of Management and Those Charged with Governance for Internal Financial Controls

2. The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting ('the Guidance Note') issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the Company's business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility for the Audit of the Internal Financial Controls with Reference to Financial Statements

3. Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the ICAI prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements, and the Guidance Note issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements includes obtaining an understanding of such internal financial controls, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.
5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statements.

Meaning of Internal Financial Controls with Reference to Financial Statements

6. A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements include those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.



Walker Chandiok & Co LLP

Annexure B to the Independent Auditor's Report of even date to the members of Barque Hotels Private Limited on the financial statements for the year ended 31 March 2026 (Cont'd)

Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

7. Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

8. In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such controls were operating effectively as at 31 March 2026, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Madhu Sudan

Madhu Sudan Malpani
Partner
Membership No.: 517440

UDIN: 26517440HLYKDC9996

Place: Gurugram
Date: 19 May 2026



Barque Hotels Private Limited
CIN U55101DL2008PTC175957
Balance Sheet as at 31 March 2026
(All amounts are in Rupees millions, unless otherwise stated)

	Note	As at 31 March 2026	As at 31 March 2025
ASSETS			
Non-current assets			
Property, plant and equipment	3	3,025.21	2,858.78
Capital work-in-progress	3	5.65	166.27
Right of use assets	3	371.62	303.90
Intangible assets	4	31.07	35.30
Financial assets			
Investment in subsidiary	5	268.40	218.68
Other financial assets	6	95.48	156.99
Income tax assets	7	23.93	11.70
Deferred tax assets (net)	8	817.07	-
Other non-current assets	9	10.88	12.57
Total non-current assets		4,649.31	3,764.19
Current assets			
Financial assets			
Trade receivables	10	72.45	67.17
Cash and cash equivalents	11	22.01	23.37
Bank balances other than cash and cash equivalents above	12	1.92	-
Loans	13a	-	130.00
Other financial assets	13b	13.44	11.69
Other current assets	13	63.09	93.50
Total current assets		172.91	325.73
TOTAL ASSETS		4,822.22	4,089.92
EQUITY AND LIABILITIES			
Equity			
Equity share capital	14	383.75	383.75
Other equity	15	1,559.83	741.40
Total equity		1,943.58	1,125.15
Liabilities			
Non-current liabilities			
Financial liabilities			
Borrowings	16	1,979.03	2,162.72
Lease liabilities	17	87.86	107.97
Provisions	18	11.02	8.79
Other non-current liabilities	19	61.49	66.72
Total non-current liabilities		2,139.40	2,346.20
Current liabilities			
Financial liabilities			
Borrowings	20	451.06	346.57
Lease liabilities	21	33.55	33.47
Trade payables	22	-	-
- total outstanding dues of micro enterprises and small enterprises; and		18.82	8.86
- total outstanding dues of creditors other than micro enterprises and small enterprises		164.61	152.73
Other financial liabilities	23	31.36	42.14
Other current liabilities	24	32.39	28.51
Provisions	25	7.45	6.29
Total current liabilities		739.24	618.57
Total liabilities		2,878.64	2,964.77
TOTAL EQUITY AND LIABILITIES		4,822.22	4,089.92

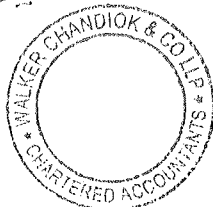
The notes from Note 1 to Note 48 form an integral part of these financial statements.

As per our report of even date attached

For **Walker Chandiook & Co LLP**
Chartered Accountants
ICAI Firm Registration No.: 001076N/N500013

Madhu Sudan
Madhu Sudan Malpani
Partner
Membership No.: 517440

Place: Gurugram
Date: 19 May 2026



For and on behalf of Board of Directors of
Barque Hotels Private Limited

Rajat Mehra
Rajat Mehra
Director
DIN: 06813081

Place: New Delhi
Date: 19 May 2026

Manish Bhagat
Manish Bhagat
Director
DIN: 08092409

Place: New Delhi
Date: 19 May 2026

Rinki Agarwal
Rinki Agarwal
Company Secretary
Membership No.: 42344

Place: New Delhi
Date: 19 May 2026

Barque Hotels Private Limited
CIN U55101DL2008PTC175957
Statement of Profit and Loss for the year ended 31 March 2026
(All amounts are in Rupees millions, unless otherwise stated)

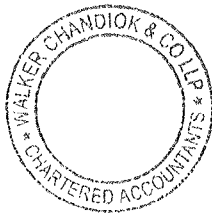
	Note	For the year ended 31 March 2026	For the year ended 31 March 2025
Income			
Revenue from operations	26	1,888.41	1,702.26
Other income	27	27.27	16.38
Total income		1,915.68	1,718.64
Expenses			
Cost of materials consumed	28	104.10	99.64
Employee benefits expense	29	288.49	248.57
Other expenses	32	985.79	828.74
		1,378.38	1,176.95
Earnings before finance costs, depreciation and amortisation, tax and exceptional items		537.30	541.69
Finance costs	30	225.52	238.35
Depreciation and amortisation expenses	31	225.88	178.83
		451.40	417.18
Profit before tax and exceptional items		85.90	124.51
Exceptional items	33	(141.35)	(75.29)
Profit before tax		227.25	199.80
Tax expense	8		
Current tax expense		-	-
Deferred tax credit		(817.07)	-
		(817.07)	-
Profit for the year		1,044.32	199.80
Other comprehensive income			
<i>Items that will not be reclassified to profit or loss</i>			
- Re-measurement loss on defined benefit obligations	29	(0.89)	(1.75)
- Income tax relating to item mentioned above		-	-
Other comprehensive income, net of tax		(0.89)	(1.75)
Total comprehensive income for the year		1,043.43	198.05
Earnings per equity share (face value of INR 10 each)			
Basic (INR)	34	27.21	5.21
Diluted (INR)		27.21	5.21

The notes from Note 1 to Note 48 form an integral part of these financial statements.

As per our report of even date attached

For **Walker Chandio & Co LLP**
Chartered Accountants
ICAI Firm Registration No.: 001076N/N500013

Madhu Sudan
Madhu Sudan Malpani
Partner
Membership No.: 517440



Place: Gurugram
Date: 19 May 2026

For and on behalf of Board of Directors of
Barque Hotels Private Limited

Rajat Mehra
Rajat Mehra
Director
DIN: 06813081

Place: New Delhi
Date: 19 May 2026

Manish Bhagat
Manish Bhagat
Director
DIN: 08092409

Place: New Delhi
Date: 19 May 2026

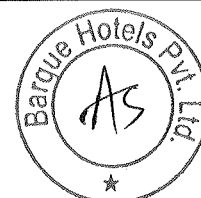
Rinki Agarwal
Rinki Agarwal
Company Secretary
Membership No.: 42344

Place: New Delhi
Date: 19 May 2026

Statement of Cash Flows for the year ended 31 March 2026

(All amounts are in Rupees millions, unless otherwise stated)

	For the year ended 31 March 2026	For the year ended 31 March 2025
A. Cash flows from operating activities		
Profit before tax	227.25	199.80
Adjustments for:		
Depreciation and amortisation expenses	225.88	178.83
Loss allowances for trade receivables	2.00	0.55
Finance costs	225.52	238.35
Interest income on fixed deposits	(2.71)	(2.57)
Interest on income tax refund	(1.54)	(1.50)
Amortisation of income received in advance	(5.23)	(5.23)
Reversal of provision for impairment in value of property, plant and equipment, right of use, asset and intangible assets	(91.63)	(75.29)
Reversal of provision for impairment in value of investment in subsidiary	(49.72)	-
Provision / liabilities no longer required written back	(4.42)	-
Government grant	(16.45)	-
Loss on disposal of property, plant and equipment	4.99	-
Unwinding of discount on security deposits	(0.86)	(9.05)
Operating cash flows before movement in assets and liabilities	513.08	523.89
Decrease in inventories	-	2.77
(Increase)/ decrease in trade receivables	(7.28)	13.13
(Increase) in other financial assets	(7.79)	(14.46)
Decrease/ (increase) in other assets	28.29	(14.85)
Increase / (decrease) in trade payables	21.84	(60.09)
(Decrease)/ increase in other liabilities	3.88	5.35
Increase in provisions	2.50	0.34
Increase / (decrease) in other financial liabilities	4.43	(0.98)
Cash generated from operating activities	558.95	455.10
Income taxes (paid) / refunded (net)	(10.69)	16.36
Net cash generated from operating activities	548.26	471.46
B. Cash flows from investing activities		
Purchase of property, plant and equipment, intangible assets and capital work-in progress	(121.64)	(390.10)
Loan given to holding company	-	(130.00)
Loan repaid by holding company	130.00	-
Loan provided to subsidiary	-	(27.50)
Loan repaid by subsidiary	-	175.00
Bank deposits matured	118.92	103.02
Bank deposits made	(126.44)	(114.45)
Interest received	2.71	2.39
Net cash generated from/(used in) investing activities	3.55	(381.64)
C. Cash flows from financing activities		
Proceeds from non-current borrowing	2,110.09	278.62
Repayment of non-current borrowings during the year	(2,308.31)	(52.39)
Proceeds/ (repayment) of current borrowings (net)	141.68	(93.68)
Current borrowings - Interest free loan from Holding Company received	272.00	1,575.50
Current borrowings - Interest free loan from Holding Company repaid	(290.00)	(1,555.10)
Payment for lease liability (including principal and interest)	(33.46)	(45.81)
Equity component of interest free loans repaid to holding company	(225.00)	-
Finance costs paid	(220.17)	(222.10)
Net cash used in financing activities	(553.17)	(114.96)
Net decrease in cash and cash equivalents (A+B+C)	(1.36)	(25.14)
Cash and cash equivalents at the beginning of the year	23.37	48.51
Cash and cash equivalents at the end of the year	22.01	23.37
Notes to Statement of Cash Flows		
	As at 31 March 2026	As at 31 March 2025
i. Components of Cash and cash equivalents		
Cash on hand	0.76	1.04
Balances with banks :		
- on current accounts	21.25	22.33
	22.01	23.37



Barque Hotels Private Limited
CIN U55101DL2008PTC175957

Statement of Cash Flows for the year ended 31 March 2026

(All amounts are in Rupees millions, unless otherwise stated)

ii. Movement in financial liabilities- Borrowings including interest accrued

	For the year ended 31 March 2026	For the year ended 31 March 2025
Opening Balance	2,512.71	2,359.36
Changes from financing cash flows		
Proceeds from non-current borrowings	2,110.09	278.62
Repayment of non-current borrowings	(2,308.31)	(52.39)
Current borrowings - Interest free loan from Holding Company received	272.00	1,575.50
Current borrowings - Interest free loan from Holding Company repaid	(290.00)	(1,555.10)
Proceeds/ (Repayment) of current borrowings (net)	141.68	(93.68)
Finance cost paid	(220.17)	(222.10)
Other non cash changes		
Finance cost	212.09	222.50
Closing Balance	2,430.09	2,512.71

iii. The cash flows from operating activities section of Statement of Cash Flows has been prepared in accordance with the 'Indirect Method' as set out in the Ind AS 7 "Statement of

iv. Movement in lease liabilities is as follows:

Particulars	As at 31 March 2026	As at 31 March 2025
Opening balance	141.44	171.40
Interest expense	13.43	15.85
Payment of lease liabilities	(33.46)	(45.81)
Closing Balance (Refer Note 17 and 21)	121.41	141.44

The notes from Note 1 to Note 48 form an integral part of these financial statements.

As per our report of even date attached

For Walker Chandiook & Co LLP

Chartered Accountants

ICAI Firm Registration No.: 001076N/N500013

Madhu Sudan

Madhu Sudan Malpani
Partner
Membership No.: 517440

Place: Gurugram
Date: 19 May 2026



For and on behalf of Board of Directors of
Barque Hotels Private Limited

Rajat Mehra

Rajat Mehra
Director
DIN: 06813081

Place: New Delhi
Date: 19 May 2026

Manish Bhagat

Manish Bhagat
Director
DIN: 08092409

Place: New Delhi
Date: 19 May 2026

Rinki Agarwal

Rinki Agarwal
Company Secretary
Membership No.: 42344

Place: New Delhi
Date: 19 May 2026

a. Equity share capital (refer note 14)

Particulars	Number of shares	Amount
As at 1 April 2024	38,375,080	383.75
Changes in equity share capital during the year	-	-
As at 31 March 2025	38,375,080	383.75
As at 1 April 2025	38,375,080	383.75
Changes in equity share capital during the year	-	-
As at 31 March 2026	38,375,080	383.75

b. Other equity (refer note 15)

Particulars	Equity component of Fully Compulsorily Convertible Debentures (FCCD's)	Equity component of concessional overdraft facility	Equity component of interest free loan from holding company	Equity component of convertible payment in kind (PIK) obligation	Reserves and surplus		Total
					Securities premium	Retained earnings	
Balance as at 1 April 2024	179.17	18.69	3,200.33	710.06	1,546.11	(5,111.01)	543.35
Profit for the year	-	-	-	-	-	199.80	199.80
Other comprehensive income (net of tax)	-	-	-	-	-	(1.75)	(1.75)
Total comprehensive income	-	-	-	-	-	198.05	198.05
Balance as at 31 March 2025	179.17	18.69	3,200.33	710.06	1,546.11	(4,912.96)	741.40
Profit for the year	-	-	-	-	-	1,044.32	1,044.32
Other comprehensive income (net of tax)	-	-	-	-	-	(0.89)	(0.89)
Total comprehensive income	-	-	-	-	-	1,043.43	1,043.43
Transactions with owners in their capacity as owners:	-	-	(225.00)	-	-	-	(225.00)
Repayment of equity component of interest free loan from holding company	-	-	2,975.33	-	-	-	2,975.33
Balance as at 31 March 2026	179.17	18.69	2,975.33	710.06	1,546.11	(3,869.53)	1,559.83

The notes from Note 1 to Note 48 form an integral part of these financial statements.

As per our report of even date attached

For Walker Chandniok & Co LLP
 Chartered Accountants
 ICAI Firm Registration No.: 001076NN500013

Madhu Sudan
 Madhu Sudan Malpani
 Partner
 Membership No.: 517440

Place: Gurugram
 Date: 19 May 2026



For and on behalf of Board of Directors of
 Barque Hotels Private Limited

Rajesh Mehra
 Director
 DIN: 06813081

Place: New Delhi
 Date: 19 May 2026

Manish Bhagat
 Director
 DIN: 08092409

Place: New Delhi
 Date: 19 May 2026

Rinki Agarwal
 Company Secretary
 Membership No.: 42344

Place: New Delhi
 Date: 19 May 2026

1.1 Corporate information

Barque Hotels Private Limited ('the Company') is a Company domiciled in India. The Company was incorporated in India on 27 March 2008 as per the provisions of Indian Companies Act and is limited by shares.

The Company is a hotel development and investment company with focus on operating internationally branded hotels across key cities in the Indian sub-continent. The registered and corporate office of the Company is at 5th Floor, Unit No. Office - 11, Worldmark 4, Asset Area No. LP-1B-04, Gateway District, Delhi Aerocity, Near Indira Gandhi International Airport, New Delhi - 110037, India.

1.2 Basis of preparation

A. Statement of compliance

These financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time notified under Section 133 of the Companies Act, 2013, (the 'Act') and other relevant provisions of the Act.

The financial statements were approved for issue in accordance with the resolution of the Company's Board of Directors on 19 May 2026.

Details of the Company's accounting policies, including changes thereto, are included in Note 2.

B. Functional and presentation currency

These financial statements are presented in Indian Rupees (INR), which is also the Company's functional currency. All amounts have been rounded-off to the nearest millions, unless otherwise indicated.

C. Basis of measurement

The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. The financial statements have been prepared under the the historical cost basis except for certain assets and liabilities (if any) which are measured at fair value.

D. Use of estimates and judgments

In preparing these financial statements, the management has made judgments and estimates that affect the application of Company's accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized prospectively.

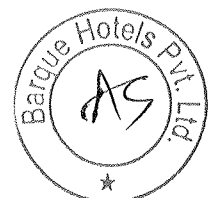
Information about assumptions and estimation uncertainties at the reporting date that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next financial year are:

i) Provisions and contingencies

The assessments undertaken in recognizing provisions and contingencies have been made in accordance with Ind AS 37, Provisions, Contingent Liabilities and Contingent Assets', which involves key assumptions about the likelihood and magnitude of an outflow of resources.

ii) Useful lives and impairment assessment of property, plant and equipment, capital work-in progress, right to use assets and other intangible assets

The estimated useful lives and recoverable amounts of property, plant and equipment, capital work-in progress, right to use assets and other intangible assets are based on estimates and assumptions regarding the expected market outlook, expected future cash flows, obsolescence, demand, competition and known technological advances. The Company reviews the useful lives and



recoverable amounts of property, plant and equipment, capital work-in progress, right to use assets and other intangible assets at the end of each reporting date.

iii) Employee benefit obligations

Employee benefit obligations (gratuity and compensated absences) are determined using actuarial valuations, which involves determination of the discount rate, salary growth rate and mortality rates. Due to the estimates involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

iv) Fair value measurement of financial instruments

The fair values of financial instruments recorded in the balance sheet in respect of which quoted prices in active markets are not available are measured using valuation techniques. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair values.

Judgments include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments. Also, refer Note 38 for further disclosures.

v) Measurement of expected credit loss allowance for trade receivables

The Company uses a provision matrix to determine impairment loss allowance on portfolio of its trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward-looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

vi) Recognition of deferred tax assets / liabilities

Recognition of deferred tax assets/liabilities involves making judgements and estimations about the availability of future taxable profit against which carried forward tax losses can be used. A deferred tax asset is recognised for unused tax losses and deductible temporary differences, to the extent that it is probable that future taxable profits will be available against which they can be utilized.

Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

vii) Going concern assumption

The financial statements of the Company have been prepared on a going concern basis. The Company has prepared budgets/cash flow forecasts, which involves judgement and estimation around the sources of funds required to meet the future financial obligations and cash flow requirements.

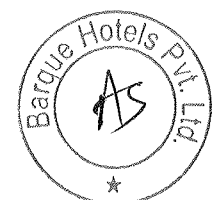
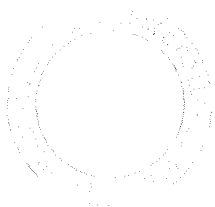
viii) Leases

Critical judgements in determining the lease period:

Ind AS 116 required lessees to determine the lease term as the non-cancellable period of a lease adjusted with an option to extend or terminate the lease, if the use of such option is reasonably certain. The Company makes an assessment on the expected lease term on a lease-by-lease basis and thereby assesses whether it is reasonably certain that any options to extend or terminate the contract will be exercised. In evaluating the lease term, the Company considers factors such as any significant leasehold improvements undertaken over the lease term, costs relating to the termination of the lease and the importance of the underlying asset to the Company's operations taking into account the location of the underlying asset and the availability of suitable alternatives. The lease term in the future possible periods are reassessed to ensure that the lease term reflects the current economic circumstances.

Critical judgements in determining the discount rate:

The discount rate is generally based on the incremental borrowing rate specific to the lease being evaluated or for the portfolio of leases with similar characteristics.



E. Current and non-current classification

Based on the time involved between the acquisition of assets for processing and their realization in cash or cash equivalents, the Company has identified twelve months as its operating cycle for determining current and non-current classification of assets and liabilities in the balance sheet.

F. Measurement of fair values

A number of the Company's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. The Company has an established control framework with respect to the measurement of fair values. The finance team has overall responsibility for overseeing all significant fair value measurements, including Level 3 fair values, and reports directly to the Holding Company's Chief Financial Officer.

They regularly review significant unobservable inputs and valuation adjustments. If third party information is used to measure fair values then the finance team assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which such valuations should be classified.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

When measuring the fair value of an asset or a liability, the Company uses observable market data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety at the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognizes transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Further information about the assumptions made in measuring fair values is included in Note 38.

2. Material accounting policies

1) Property, plant and equipment

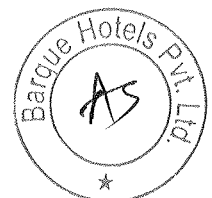
Recognition and measurement

Property, plant and equipment including capital work in progress are measured at cost less accumulated depreciation and any accumulated impairment losses if any.

Cost of property, plant and equipment not ready for use as at the reporting date are disclosed as capital work-in-progress.

Cost comprises the purchase price, import duties and other non-refundable taxes or levies, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for its intended use and estimated costs of dismantling and removing the item and restoring the site on which it is located. Any trade discounts and rebates are deducted in arriving at the purchase price.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.



Subsequent costs and disposal

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it is probable that the future economic benefits associated with the expenditure will flow to the Company. All other expenses on existing property, plant and equipment, including day-to-day repair and maintenance expenditure, are charged to the profit or loss for the period during which such expenses are incurred.

Gains or losses arising from derecognition of property, plant and equipment are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement profit and loss when the asset is derecognized.

Depreciation

Depreciation on property, plant and equipment is calculated using the straight-line method (SLM) to allocate their cost, net of their residual values, over their estimated useful lives (determined by the management based on technical estimates). The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period. In case of a revision, the unamortized depreciable amount is charged over the remaining useful life.

Depreciation on addition/ (disposals) is provided on a pro-rata basis i.e., from/ (up to) the date on which the asset is available for use/ (disposed off).

The management estimate of the useful life of various categories of assets is as follows:

Asset Category*	Management estimate of Useful Life	Useful life as per Schedule II to the Companies Act, 2013
Building	15-60 years	60 years
Computers and accessories	3-6 years	3-6 years
Plant and machinery	5-20 years	15 years
Furniture and fixtures	5-8 years	8 years
Vehicles	8 years	8 years
Office equipment	5 years	5 years

* For the above class of assets, the management based on technical evaluation, has determined that the useful lives as given above best represent the period over which management expects to use these assets. Hence, the useful lives of few assets included in the above asset categories are different from the useful lives as prescribed under Part C of Schedule II to the Act.

Freehold land is not depreciated.

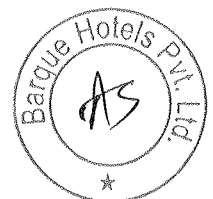
The residual values, useful lives and methods of depreciation of property plant and equipment's are reviewed by management at each reporting date and adjusted prospectively, as appropriate.

2) Intangible assets

Recognition and measurement

Intangible assets that are acquired by the Company are measured initially at cost. After initial recognition, an intangible asset is carried at its cost less accumulated amortisation and accumulated impairment loss, if any.

Subsequent expenditure is capitalised only when it increases the future economic benefits from the specific asset to which it relates.



Amortisation

Intangible assets of the Company represents computer software and are amortized using the straight-line method over the estimated useful life (at present three to ten years). The amortization period and the amortization method are reviewed at least at each financial year end. If the expected useful life of the asset is significantly different from previous estimates, the amortization period is changed accordingly.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the profit or loss when the asset is derecognized.

3) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

i. Recognition and initial measurement

Trade receivables and debt securities issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Company becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus or minus, for an item not at FVTPL, transaction costs that are attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

ii. Classification and subsequent measurement

Financial assets

On initial recognition, a financial asset is classified as measured at

- Amortised cost
- Debt investment measured at fair value through other comprehensive income (FVOCI)
- Fair value through profit or loss (FVTPL)
- Equity investments measured at fair value through other comprehensive income (FVOCI)

Financial assets are not reclassified subsequent to their initial recognition, except if and in the period the Company changes its business model for managing financial assets.

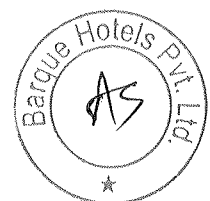
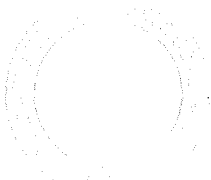
A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- the asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A debt investment is measure at FVOCI if it meets both of the following conditions and is not designated as at FVTPL:

- the asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL. This includes all derivative financial assets. On initial recognition, the Company may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI or at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.



Financial assets: Subsequent measurement and gains and losses

Financial assets at FVTPL	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.
Financial assets at amortised cost	These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.
Debt investments at FVOCI	These assets are subsequently measured at fair value. Interest income under the effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss.
Equity investments at FVOCI	These assets are subsequently measured at fair value. Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are not reclassified to profit or loss.

Financial liabilities: Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, or it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

iii. *Derecognition*
Financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control of the financial asset.

If the Company enters into transactions whereby it transfers assets recognised on its balance sheet but retains either all or substantially all of the risks and rewards of the transferred assets, the transferred assets are not derecognized.

Financial liabilities

The Company derecognises a financial liability when its contractual obligations are discharged or cancelled or expire.

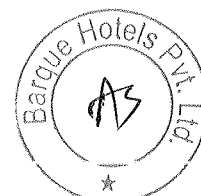
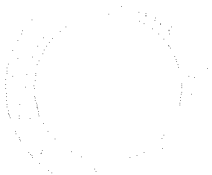
The Company also derecognises a financial liability when its terms are modified and the cash flows under the modified terms are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability extinguished and the new financial liability with modified terms is recognised in profit or loss.

iv. *Offsetting*

Financial assets and financial liabilities are offset and the net amount presented in the balance sheet when, and only when, the Company currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

v. *Compound financial instruments*

Compound financial instruments issued by the Company comprise compulsorily convertible debentures denominated in INR that can be converted to equity shares at the option of the holder, when the number of shares to be issued is fixed and does not vary with changes in fair value.



The liability component of a compound financial instrument is initially recognised at the fair value of a similar liability that does not have an equity conversion option. The equity component is initially recognised at the difference between the fair value of the compound financial instrument as a whole and the fair value of the liability component. Any directly attributable transaction costs are allocated to the liability and equity components in proportion to their initial carrying amounts.

Subsequent to initial recognition, the liability component of a compound financial instrument is measured at amortised cost using the effective interest method. The equity component of a compound financial instrument is not remeasured subsequently.

Interest related to the financial liability is recognised in profit or loss (unless it qualifies for inclusion in the cost of an asset). In case of conversion at maturity, the financial liability is reclassified to equity and no gain or loss is recognised.

vi. Interest free loans

The Company has obtained interest free loans from its holding company. Such interest free loans are measured at fair values determined using a present value technique with inputs that include future cash flows and discount rates that reflect assumptions that market participants would apply in pricing such loans. The difference between the transaction price and the fair value of such loans have been recognised as equity component in the books of the Company. The loan component is subsequently measured at amortised costs and interest expense is recognised using effective interest rate method. On modification in the terms of such loans wherein they became repayable at the option of the borrower resulting in it becoming perpetual debt such loans including accrued interest up to the date of modification have been treated as other equity.

vii. Non-convertible debentures

The Company had issued non-convertible debentures (NCDs) which have been treated as financial liability in books and carried at amortised cost.

Further, the Company has identified the redemption right as equity component. As the risks associated with the underlying variable are not closely related to the host instrument, the equity component has been separately accounted for from the NCDs in other equity. The equity component was fair valued through profit or loss at each balance sheet date till their maturity in the previous year.

viii. Modification of financial assets and liabilities

Financial assets:

If the terms of a financial asset are modified, the Company evaluates whether the cash flows of the modified asset are substantially different. If the cash flows are substantially different, then the contractual rights to cash flows from the original financial asset are deemed to have expired. In this case, the original financial asset is derecognized and a new financial asset is recognized at fair value.

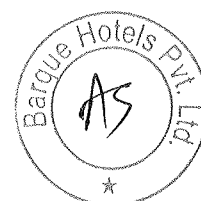
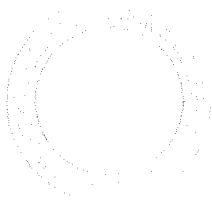
If the cash flows of the modified asset carried at amortized cost are not substantially different, then the modification does not result in derecognition of the financial asset. In this case, the Company recalculates the gross carrying amount of the financial asset and recognizes the amount arising from adjusting the gross carrying amount as a modification gain or loss in profit or loss.

Financial liabilities:

The Company derecognises a financial liability when its terms are modified, and the cash flows of the modified liability are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability extinguished and the new financial liability with modified terms is recognised in profit or loss.

ix. Concessional overdraft facility

The Company has availed overdraft facility from banks at an interest rate lower than the market rate, because its holding company has pledged fixed deposit with the banks for this overdraft facility. This difference between the interest rate charged by the bank and market rate is treated as deemed equity provided by the holding company, with a corresponding debit to the Statement of Profit and Loss.



4) Impairment

A. Impairment of financial assets

The Company recognises loss allowances for expected credit losses on financial assets measured at amortised cost.

At each reporting date, the Company assesses whether financial assets carried at amortised cost and debt securities at Fair value through profit and loss (FVTPL) are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or being past due for two years or more;
- the restructuring of a loan or advance by the Company on terms that the Company would not consider otherwise;
- it is probable that the borrower will enter bankruptcy or other financial reorganization; or
- the disappearance of an active market for a security because of financial difficulties.

The Company measures loss allowances at an amount equal to lifetime expected credit losses, except for the following, which are measured as 12 month expected credit losses

- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

Loss allowances for trade receivables are always measured at an amount equal to lifetime expected credit losses.

Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

12-month expected credit losses are the portion of expected credit losses that result from default events that are possible within 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).

In all cases, the maximum period considered when estimating expected credit losses is the maximum contractual period over which the Company is exposed to credit risk.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit losses, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Company's historical experience and informed credit assessment and including forward-looking information.

Measurement of expected credit losses

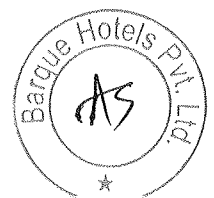
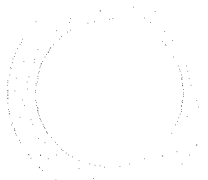
Expected credit losses are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the Company in accordance with the contract and the cash flows that the Company expects to receive).

As a practical expedient, the Company uses a provision matrix to determine impairment loss allowance on portfolio of its trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward-looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

Presentation of allowance for expected credit losses in the balance sheet

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

For debt securities at FVOCI, the loss allowance is charged to profit or loss and is recognised in OCI.



Write-off

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Company determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Company's procedures for recovery of amounts due.

B. Impairment of non-financial assets

The carrying amounts of assets are reviewed at each reporting date if there is any indication of impairment based on internal/external factors. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount is the greater of the asset's (or cash generating unit's) fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and risks specific to the asset (or cash generating unit (CGU)).

An impairment loss is recognised if the carrying amount of an asset or CGU exceeds its estimated recoverable amount. Impairment losses are recognised in the Statement of Profit and Loss. Impairment loss recognised in respect of a CGU is allocated first to reduce the carrying amount of any goodwill allocated, if any to the CGU, and then to reduce the carrying amounts of the other assets of the CGU (or group of CGUs) on a pro rata basis.

In respect of assets for which impairment loss has been recognised in prior periods, the Company reviews at each reporting date whether there is any indication that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. Such a reversal is made only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

5) Inventories

Inventories which comprise stock of food and beverages is carried at the lower of cost and net realisable value. Cost of inventories comprises all costs of purchase and other costs incurred in bringing the inventory to their present location and condition. In determining the cost, first in first out ("FIFO") method is used. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs to make the sale.

6) Government grants and subsidies

Grants and subsidies from the government are recognised when there is reasonable assurance that (i) the Company will comply with the conditions attached to them, and (ii) the grant/subsidy will be received.

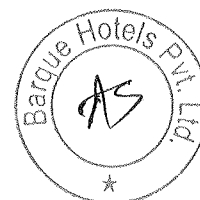
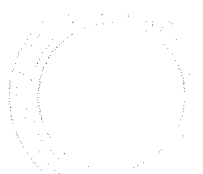
7) Provisions (other than employee benefits)

A provision is recognized when the Company has a present obligation as a result of past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, in respect of which a reliable estimate can be made of the amount of the obligation.

If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as finance cost.

8) Contingent liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation, or a present obligation whose amount cannot be estimated reliably. The Company does not recognize a contingent liability but discloses its existence in the financial statements.



9) Borrowing costs

Borrowing costs are interest and other costs (including exchange differences arising from foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs) incurred by the Company in connection with the borrowing of funds. Borrowing costs directly attributable to acquisition and/or construction of an asset which necessarily take a substantial period of time to get ready for their intended use are capitalised as part of cost of that asset. Capitalisation of borrowing costs is suspended in the period during which active development is delayed due to interruption, other than temporary interruption. Other borrowing costs are recognised as an expense in the statement of profit and loss in the period in which they are incurred.

10) Employee benefits

(a) Short-term employee benefits

Employee benefits payable wholly within twelve months of receiving employee services are classified as short-term employee benefits. These benefits include salaries and wages, short-term bonus and ex-gratia. The undiscounted amount of short-term employee benefits to be paid in exchange for employee services is recognised as an expense as the related service is rendered by employees.

(b) Post-employment benefits

Defined contribution plan – Provident fund and Employee state insurance

A defined contribution plan is a post-employment benefit plan under which an entity pays specified contributions and has no obligation to pay any further amounts. Provident fund scheme and employee state insurance are defined contribution schemes. The Company makes specified monthly contributions towards these schemes. The Company's contributions are recorded as an expense in the statement of profit and loss during the period in which the employee renders the related service. If the contribution already paid is less than the contribution payable under the scheme for service received before the balance sheet date, the deficit payable under the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to a reduction in future payment or a cash refund.

Defined benefit plan – Gratuity

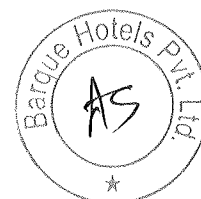
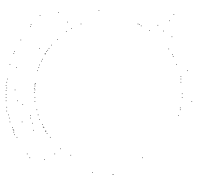
The Company's gratuity scheme is a defined benefit plan. The present value of obligations under such defined benefit plans are determined based on actuarial valuation carried out by an independent actuary using the Projected Unit Credit Method, which recognizes each period of service as giving rise to an additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

The obligation is measured at the present value of estimated future cash flows. The discount rates used for determining the present value of obligation under defined benefit plans, are based on the market yields on government securities as at the balance sheet date, having maturity period approximating to the terms of related obligations.

Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognized in the period in which they occur, directly in other comprehensive income and are never reclassified to profit or loss. Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognized immediately in the profit or loss as past service cost.

(c) Other long-term employee benefit obligations – Compensated absences

The employees can carry-forward a portion of the unutilized accrued compensated absences and utilize it in future service periods or receive cash compensation on termination of employment. Since, as per the policy of the Company, the compensated absences do not fall due wholly within twelve months after the end of the period in which the employees render the related service and are also not expected to be utilized wholly within twelve months after the end of such period, the benefit is classified as a long-term employee benefit. The Company records an obligation for such compensated absences in the period in which the employee renders the services that increase this entitlement. The obligation is measured on the basis of independent actuarial valuation using the projected unit credit method. Re measurements as a result of experience adjustments and changes in actuarial assumptions are recognized in the profit or loss.



11) Revenue recognition

Revenue is recognized at an amount that reflects the consideration to which the Company expects to be entitled in exchange for transferring the goods or services to a customer i.e. on transfer of control of the goods or service to the customer. Revenue is net of indirect taxes and discounts.

Contract asset represents the Company's right to consideration in exchange for services that the Company has transferred to a customer when that right is conditioned on something other than the passage of time.

When there is unconditional right to receive cash, and only passage of time is required to do invoicing, the same is presented as Unbilled revenue.

A contract liability is recognized if a payment is received or a payment is due (whichever is earlier) from a customer before the Company transfers the related goods or services and the Company is under an obligation to provide only the goods or services under the contract. Contract liabilities are recognized as revenue when the Company performs under the contract (i.e., transfers control of the related goods or services to the customer).

The specific recognition criteria described below must also be met before revenue is recognized:

Room revenue, sale of food and beverages and other services

Revenue is recognized at the transaction price that is allocated to the performance obligation. Revenue comprises room revenue, sale of food and beverages, recreation and other services relating to hotel operations. Revenue is recognised upon rendering of the services and sale of food and beverages which is recognised once the rooms are occupied, food and beverages are sold and other services have been provided as per the contract with the customer. Invoices are issued as per the general business terms and are payable in accordance with the contractually agreed credit period i.e., in the range of days of 0 to 90 days.

Space rental

Space rental income comprise amount earned for use of hotel premises space by other parties. The income is recognised when services are rendered as per the terms of the contract and no significant uncertainty exists regarding collection of consideration.

12) Recognition of dividend income, interest income or expense

Dividend income is recognised in profit or loss on the date on which the Company's right to receive payment is established.

Interest income or expense is recognised using the effective interest method.

The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:

- the gross carrying amount of the financial asset; or
- the amortised cost of the financial liability.

In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortised cost of the liability. However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

13) Foreign currency translation

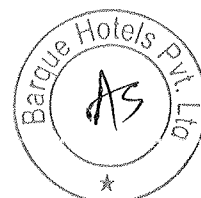
Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in the statement of profit and loss.

Foreign exchange differences regarded as an adjustment to borrowing costs are presented in the profit or loss, within finance costs. All other foreign exchange gains and losses are presented in the profit or loss on a net basis.

14) Income taxes

Income tax expense comprises current tax and deferred tax. It is recognised in profit or loss except to the extent that it relates to a business combination, or item recognised directly in equity or in other comprehensive income.



Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects uncertainty related to income taxes, if any. It is measured using tax rates enacted or substantively enacted at the reporting date.

Current tax assets and current tax liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

Deferred tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognised in respect of carried forward tax losses and tax credits.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Future taxable profits are determined based on the reversal of relevant taxable temporary differences. If the amount of taxable temporary differences is insufficient to recognize a deferred tax asset in full, then future taxable profits, adjusted for reversals of existing temporary differences, are considered, based on the business plans of the Company. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized; such reductions are reversed when the probability of future taxable profits improves.

Deferred tax is measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on the laws that have been enacted or substantively enacted by the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets and they relate to income tax levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or such tax assets and liabilities will be realised simultaneously.

15) Segment reporting

An operating segment is a component of the Company that engages in business activities from which it may earn revenue and incur expenses, including revenues and expenses that relate to transactions with any of the Company's other components, and for which discrete financial information is available. Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker (CODM). In accordance with Ind AS 108, "Operating Segments", the operating segments used to present segment information are identified on the basis of information reviewed by the CODM to allocate resources to the segments and assess their performance.

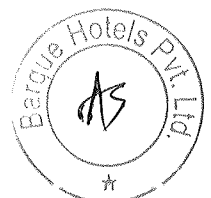
16) Earnings per share

Basic earnings per share

Basic earnings per share is calculated by dividing the profit (or loss) attributable to the owners of the Company by the weighted average number of shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for bonus issue, bonus element in a rights issue to existing shareholders, share split and reverse share split (consolidation of shares).

Diluted earnings per share

Diluted earnings per share is computed by dividing the profit (considered in determination of basic earnings per share) after considering the effect of interest and other financing costs or income (net of attributable taxes) associated with dilutive potential equity shares by the weighted average number of equity shares considered for deriving basis earnings per share that would have been issued upon conversion of all dilutive potential equity shares.



17) Cash and cash equivalents

Cash and cash equivalents comprises of cash at banks and on hand, cheques on hand and short-term, deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

18) Non-current assets held for sale

Non-current assets held for sale comprising assets and liabilities are classified as held for sale if it is highly probable that they will be recovered primarily through sale rather than through continuing use.

Such assets are generally measured at the lower of their carrying amount and fair value less costs to sell.

Any impairment loss on a disposal group is allocated first to goodwill, and then to the remaining assets and liabilities on a pro rata basis, except that no loss is allocated to inventories, financial assets, deferred tax assets, employee benefit assets, investment property or biological assets, which continue to be measured in accordance with the Company's other accounting policies.

Impairment losses on initial classification as held for sale and subsequent gains and losses on re-measurement are recognized in profit or loss.

Once classified as held for sale, property, plant and equipment are no longer depreciated.

19) Measurement of earnings before earnings before finance costs, depreciation and amortisation, tax and exceptional items

The Company has elected to present earnings before earnings before finance costs, depreciation and amortisation, tax and exceptional items as a separate line item on the face of the statement of profit and loss. The Company measures earnings before earnings before finance costs, depreciation and amortisation, tax and exceptional items on the face of profit/ (loss) from continuing operations. In the measurement, the Company does not include finance costs, depreciation and amortisation expense and tax expense.

20) Investment in subsidiary

Investment in subsidiary is carried at cost, less any impairment in the value of investment, in these separate financial statements.

21) Recent accounting pronouncements

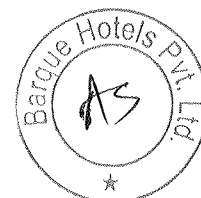
Ministry of Corporate Affairs ("MCA") notified new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules 2015, as issued from time to time.

New and amended standards

The Ministry of Corporate Affairs (MCA) has notified amendments to certain Ind AS standards effective 1 April 2025. Amendments to Ind AS 21 provide guidance on assessing exchangeability of currencies and determining spot rates where exchangeability is lacking, along with enhanced disclosures. Amendments to Ind AS 1 clarify principles for classification of liabilities as current or non-current, including the need for a substantive right to defer settlement and treatment of covenants and settlement through own instruments. Further, amendments to Ind AS 7 and Ind AS 107 introduce additional disclosures for supplier finance arrangements to enhance transparency on liquidity risk and cash flows. Amendments to Ind AS 12 introduce a temporary exception for deferred tax recognition relating to Pillar Two rules and require targeted disclosures. These amendments do not have a material impact on the Company's financial statements.

Standards notified but not yet effective

During the year ended 31 March 2026, MCA notified amendments to Ind AS 1 relating to classification of liabilities with covenants. The amendment revises paragraph 74 to require classification of a liability as current where a covenant breach at the reporting date makes the liability payable on demand, even if the lender subsequently waives the right before approval of financial statements. This reflects that the entity does not have a substantive right to defer settlement as of the reporting date. The amendment is effective for annual periods beginning on or after 1 April 2026 and is to be applied retrospectively in accordance with Ind AS 8. The Company does not expect this amendment to have a material impact on its financial statements.



3 Property, plant and equipment, Right of use assets and Capital work-in-progress

Reconciliation of carrying amount

	Freehold land	Buildings	Furniture and fixtures	Plant and machinery	Vehicles	Computers and accessories	Office equipment	Total Property, plant and	Right-of-use-assets	Capital work-in-progress
Gross carrying amount										
Balance as at 01 April 2024	872.40	1,905.37	244.34	1,032.52	2.41	81.27	43.49	4,181.80	419.74	103.30
Additions during the year	-	109.65	58.18	90.51	-	17.19	8.93	284.46	-	325.13
Capitalised during the year	-	-	-	-	-	-	-	-	-	(262.16)
Balance as at 31 March 2025	872.40	2,015.02	302.52	1,123.03	2.41	98.46	52.42	4,466.26	419.74	166.27
Additions during the year #	-	159.59	47.35	71.80	-	10.75	4.24	293.73	74.02	133.74
Deletions during the year	-	(12.39)	(45.29)	(36.26)	-	(4.89)	(2.54)	(101.37)	-	(294.36)
Balance as at 31 March 2026	872.40	2,162.22	304.58	1,158.57	2.41	104.32	54.12	4,658.62	493.76	5.65
Accumulated depreciation/ amortisation and impairment losses**										
Balance as at 01 April 2024	-	732.13	174.75	521.74	1.90	68.37	26.49	1,525.38	96.41	-
Depreciation charge for the year	-	82.00	16.46	51.97	0.29	3.42	3.01	157.15	19.43	-
Reversal of impairment loss **	-	(55.62)	(1.04)	(17.40)	-	(0.35)	(0.64)	(75.05)	-	-
Balance as at 31 March 2025	-	758.51	190.17	556.31	2.19	71.44	28.86	1,607.48	115.84	-
Depreciation charge for the year	-	99.33	27.95	66.75	0.05	7.37	4.08	205.53	14.51	-
Deletions during the year	-	(12.39)	(45.16)	(32.09)	-	(4.67)	(2.08)	(96.39)	-	-
Reversal of impairment loss **	-	(61.15)	(0.50)	(20.89)	-	(0.28)	(0.39)	(83.21)	(8.21)	-
Balance as at 31 March 2026	-	784.30	172.46	570.08	2.24	73.86	30.47	1,633.41	122.14	-
Net carrying amount										
Balance as at 31 March 2025	872.40	1,256.51	112.35	566.72	0.22	27.02	23.56	2,858.78	303.90	166.27
Balance as at 31 March 2026	872.40	1,377.92	132.12	588.49	0.17	30.46	23.65	3,025.21	371.62	5.65

For information on property, plant and equipment pledged as security by the Company, refer to Note 16 and Note 20.

** Accumulated depreciation includes impairment loss of Nil (31 March 2025 - INR 137.62). Also, refer note 47.

** Refer to note 47 for disclosure in relation to impairment reversal of property, plant and equipment and right of use assets.

#The addition to right-of-use-assets represents the reclassification of a portion of the security deposit as a right-of-use asset, arising from the exercise of the lease extension option for amortization purposes.

Title deeds of immovable property are held in the name of the Company.

Includes capitalised borrowing costs related to construction of the hotel of INR 4.96 (31 March 2025 - INR 6.56).

There has been no revaluation of property plant and equipment for the year ended 31 March 2026 and 31 March 2025.



3 Property, plant and equipment, Right of use assets and Capital work-in-progress (Continued)

Capital-Work-in-Progress (CWIP) – Disclosure of ageing schedule

a) CWIP ageing schedule

Ageing for capital work in progress as on 31 March 2026

CWIP	Amount in CWIP for a period of			Total
	Less than 1 year	1-2 years	More than 3 years	
Projects in progress	5.65	-	-	5.65

Ageing for capital work in progress as on 31 March 2025

CWIP	Amount in CWIP for a period of			Total
	Less than 1 year	1-2 years	More than 3 years	
Projects in progress	145.23	17.88	1.63	166.27

The Company does not have any capital work in progress where cost has exceeded from its original plan or any capital work in progress whose completion is overdue.

4 Intangible assets

Reconciliation of carrying amount

	Computer software	Total
Gross carrying amount		
Balance as at 01 April 2024	26.33	26.33
Additions during the year	27.51	27.51
Balance as at 31 March 2025	53.84	53.84
Additions during the year	1.42	1.42
Balance as at 31 March 2026	55.26	55.26

Accumulated amortisation *

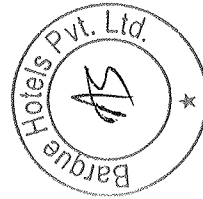
Balance as at 01 April 2024	16.52
Amortisation expense for the year	2.25
Reversal of impairment loss	(0.23)
Balance as at 31 March 2025	18.54
Amortisation expense for the year	5.84
Reversal of impairment loss	(0.19)
Balance as at 31 March 2026	24.19

Net carrying amount

Balance as at 31 March 2025	35.30
Balance as at 31 March 2026	31.07

* Accumulated amortisation includes impairment loss of Nil (31 March 2025 - INR 0.74)

(i) Refer to note 47 for disclosure in relation to impairment reversal of other intangible assets.



5 Investment in subsidiary

	As at 31 March 2026	As at 31 March 2025
Investments in equity instruments - at cost (unquoted)		
Paulmech Hospitality Private Limited, a wholly owned subsidiary 1,997,552 (31 March 2025 - 1,997,552) equity shares of INR 10 each, fully paid-up	120.72	120.72
Deemed investment in subsidiary (At cost)		
Interest free loans extended to Paulmech Hospitality Private Limited*	147.68	147.68
Less : Provision for impairment in value of investment in subsidiary (refer note 33)	-	(49.72)
	<u>268.40</u>	<u>218.68</u>
Aggregate amount of unquoted investments	120.72	120.72

* These are interest free loans extended by the Company to its subsidiary and are repayable at the option of the subsidiary (perpetual debt). The loans are provided for business requirements of subsidiary.

6 Non-current financial assets - Others

(Unsecured considered good)

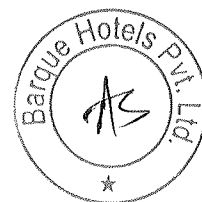
	As at 31 March 2026	As at 31 March 2025
Bank deposits (due to mature after 12 months from the reporting date) * #	68.82	62.80
Security deposits	26.66	94.19
	<u>95.48</u>	<u>156.99</u>

* Includes bank deposits under lien amounting to INR 68.13 (31 March 2025 - INR 62.20)

including interest accrued on bank deposits INR 0.69 (31 March 2025 - INR 0.60)

7 Income tax assets

	As at 31 March 2026	As at 31 March 2025
Tax deducted at source	23.93	11.70
	<u>23.93</u>	<u>11.70</u>



8 Income tax	For the year ended 31 March 2026	For the year ended 31 March 2025
A: The major components of income tax expense / (income) are		
Recognised in profit or loss		
Current tax	-	-
Deferred tax credit	(817.07)	-
	<u>(817.07)</u>	<u>-</u>
Recognised directly in Other comprehensive income		
Income tax on other comprehensive income	-	-
	<u>-</u>	<u>-</u>

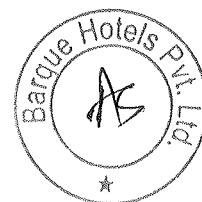
B. Reconciliation of effective tax rate (tax expense and the accounting profit multiplied by Company's domestic tax rate)

	For the year ended 31 March 2026		For the year ended 31 March 2025	
	%	Amount	%	Amount
Profit before tax		227.25		199.80
Tax using the Company's domestic tax rate	25.17	57.19	25.17	50.29
Tax effect of:				
Non recognition of deferred taxes on temporary differences for earlier years	(472.93)	(1,074.72)	(35.09)	(70.12)
Non-deductible differences	-	-	-	-
Others	88.21	200.46	9.92	19.83
Effective tax rate	<u>(359.55)</u>	<u>(817.07)</u>	<u>-</u>	<u>-</u>

C. Deferred tax assets / liabilities

	As at 31 March 2026	As at 31 March 2025
	Deferred tax assets	
Unabsorbed business losses and depreciation	980.63	1,228.68
Provision for employee benefits	9.79	8.00
Loss allowance for doubtful debts	1.36	0.85
Impairment in value of investments	-	12.51
Lease liabilities	30.55	35.60
Disallowance under Section 43B of the Income-tax Act, 1961	4.93	-
Others	48.35	29.15
	<u>1,075.61</u>	<u>1,314.79</u>
Deferred tax liabilities		
Property, plant and equipment and intangible assets	165.01	163.58
Right of use assets	93.53	76.49
	<u>258.54</u>	<u>240.07</u>
Deferred tax assets (net)	<u>817.07</u>	<u>1,074.72</u>
Deferred tax (assets)/ liabilities recognized *	<u>817.07</u>	<u>-</u>

* The Company has recognised deferred tax assets in respect of carry forward business losses, unabsorbed depreciation and other temporary differences in the year ended 31 March 2026. In assessing the realisability of its deferred tax assets, the management has considered future business projection and believes that such projections are reliable and represent convincing evidence that sufficient taxable profit will be available against which the carry forward losses and unabsorbed depreciation can be utilised.



8 Income tax (continued)

D. Movement in temporary differences

31 March 2026

Particulars	Balance as at 01 April 2025 (A)	Movement during the period (B)	Balance as at 31 March 2026 (C=A+B)
Property, plant and equipment, capital work-in-progress and intangible assets	(163.58)	(1.43)	(165.01)
Right of use assets	(76.49)	(17.04)	(93.53)
Lease liabilities	35.60	(5.05)	30.55
Impairment in value of investments	12.51	(12.51)	-
Unabsorbed business losses and depreciation	1,228.68	(248.05)	980.63
Loss allowance for doubtful debts	0.85	0.51	1.36
Provision for employee benefits	8.00	1.79	9.79
Disallowance under Section 43B of the Income-tax Act, 1961	-	4.93	4.93
Others	29.15	19.20	48.35
Total	1,074.72	(257.65)	817.07

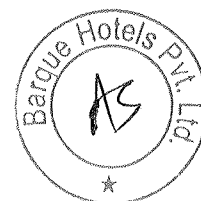
31 March 2025

Particulars	Balance as at 01 April 2024 (A)	Movement during the period (B)	Balance as at 31 March 2025 (C=A+B)
Property, plant and equipment, capital work-in-progress and intangible assets	(131.04)	(32.54)	(163.58)
Right of use assets	(81.38)	4.89	(76.49)
Lease liabilities	43.14	(7.54)	35.60
Impairment in value of investments	12.51	0.00	12.51
Unabsorbed business losses and depreciation	1,262.00	(33.32)	1,228.68
Loss allowance for doubtful debts	0.71	0.14	0.85
Provision for employee benefits	7.52	0.48	8.00
Others	31.38	(2.23)	29.15
Total	1,144.84	(70.12)	1,074.72

E. Tax losses and unabsorbed depreciation carried forward

Tax losses for which no deferred tax asset was recognised with expiry date as follows

	As at 31 March 2026	
	Amount	Expiry Date (Financial Year)
Business loss	364.06	2026-27
Business loss	33.73	2027-28
Business loss	146.87	2028-29
Business loss	209.29	2029-30
As at 31 March 2025		
	Amount	Expiry Date (Financial Year)
Business loss	224.30	2025-26
Business loss	494.41	2026-27
Business loss	261.74	2027-28
Business loss	445.30	2028-29
Business loss	579.26	2029-30
Business loss	679.02	2030-31
Unabsorbed depreciation	2,197.89	Never expire



9 Other non-current assets (Unsecured, considered good)	As at 31 March 2026	As at 31 March 2025
Capital advances	3.53	7.34
Prepaid expenses	3.76	5.23
Taxes paid under appeal	3.59	-
	<u>10.88</u>	<u>12.57</u>
10 Current financial assets - Trade receivables (Unsecured)	As at 31 March 2026	As at 31 March 2025
Trade receivables		
- considered good	63.13	57.23
- credit impaired	1.18	1.88
Unbilled revenue		
- considered good	13.53	11.45
	<u>77.84</u>	<u>70.56</u>
Less: Loss allowances for trade receivables	<u>(5.39)</u>	<u>(3.39)</u>
	<u>72.45</u>	<u>67.17</u>

a) The Company's exposure to credit risk and loss allowances related to trade receivables are disclosed in Note 38.

b) For receivables pledged against borrowings, refer to Note 16 and Note 20

c) There are no debts due by Directors or other officers of the company or any of them either severally or jointly with any other person or debts due by firms or private companies respectively in which any director is a partner or a director or a member.

Trade receivables ageing schedule

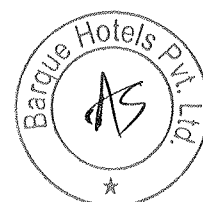
As at 31 March 2026

Particulars	Outstanding for following periods from date of transaction						Total
	Unbilled Revenue	Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Undisputed Trade receivables – considered good	13.53	49.47	7.16	6.50	-	-	76.66
Undisputed Trade receivables – credit impaired	-	-	-	-	0.44	0.74	1.18
Total	13.53	49.47	7.16	6.50	0.44	0.74	77.84

As at 31 March 2025

Particulars	Outstanding for following periods from date of transaction						Total
	Unbilled Revenue	Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Undisputed Trade receivables – considered good	11.45	51.18	4.57	1.48	-	-	68.68
Undisputed Trade receivables – credit impaired	-	-	-	-	1.23	0.65	1.88
Total	11.45	51.18	4.57	1.48	1.23	0.65	70.56

The Company does not have any disputed receivables and any receivables which have significant increase in credit risk as at 31 March 2026 and 31 March 2025.



Barque Hotels Private Limited

CIN U55101DL2008PTC175957

Notes to the financial statements for the year ended 31 March 2026*(All amounts are in Rupees millions, unless otherwise stated)***11 Current financial assets - Cash and cash equivalents**

	As at 31 March 2026	As at 31 March 2025
Cash on hand	0.76	1.04
<i>Balances with banks :</i>		
- on current accounts	21.25	22.33
	<u>22.01</u>	<u>23.37</u>

Note: There are no repatriation restrictions with regard to cash and cash equivalents as at the end of the reporting year and prior year.

12 Current financial assets - Bank balances other than cash and cash equivalents above

	As at 31 March 2026	As at 31 March 2025
Bank deposits (with original maturity of more than 3 months but less than 12 months) *	1.92	-
	<u>1.92</u>	<u>-</u>

* including interest accrued on bank deposits INR 0.14 (31 March 2025 - INR Nil)

13a Current financial assets - Loans*(Unsecured, considered good)***To related parties**

	As at 31 March 2026	As at 31 March 2025
Intercorporate loan to holding company (refer note 37)*	-	130.00
	<u>-</u>	<u>130.00</u>

* The Company has provided loan to SAMHI Hotels Limited, the holding company. The loan is repayable on demand and carries an interest rate of Nil (31 March 2025 - 10% p.a.).

13b Current financial assets - Others*(Unsecured, considered good)*

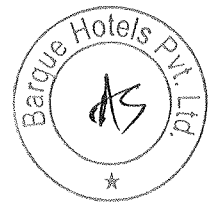
	As at 31 March 2026	As at 31 March 2025
Bank deposits (due to mature within 12 months from the reporting date) *	-	0.41
Other receivables (refer note 37)	13.44	11.28
	<u>13.44</u>	<u>11.69</u>

* includes interest accrued on bank deposits amounting to INR Nil (31 March 2025 - INR 0.03)

13 Other current assets*(Unsecured, considered good)*

	As at 31 March 2026	As at 31 March 2025
Balance with government authorities	30.24	55.57
Advance to suppliers	10.60	19.97
Prepaid expenses *	19.01	15.36
Staff advance	3.24	2.60
	<u>63.09</u>	<u>93.50</u>

*Includes current portion of non-current prepaid expenses amounting to INR 3.48 (31 March 2025 - INR 2.59)



14 Equity share capital	As at 31 March 2026		As at 31 March 2025	
	Number of shares	Amount	Number of shares	Amount
Authorised share capital				
Equity shares of INR 10 each	38,378,975	383.79	38,378,975	383.79
	<u>38,378,975</u>	<u>383.79</u>	<u>38,378,975</u>	<u>383.79</u>
Issued, subscribed and fully paid up				
Equity shares of INR 10 each	38,375,080	383.75	38,375,080	383.75
	<u>38,375,080</u>	<u>383.75</u>	<u>38,375,080</u>	<u>383.75</u>

a) Reconciliation of the equity shares outstanding at the beginning and at the end of reporting period

	For the year ended 31 March 2026		For the year ended 31 March 2025	
	Number of shares	Amount	Number of shares	Amount
Authorised share capital				
At the beginning of the year	38,378,975	383.79	38,378,975	383.79
Balance at the end of the year	<u>38,378,975</u>	<u>383.79</u>	<u>38,378,975</u>	<u>383.79</u>
Issued, subscribed and fully paid up				
At the beginning of the year	38,375,080	383.75	38,375,080	383.75
Balance at the end of the year	<u>38,375,080</u>	<u>383.75</u>	<u>38,375,080</u>	<u>383.75</u>

b) Rights, preferences and restrictions attached to equity shares

The Company has only one class of equity shares having the par value of INR 10 per share. Each holder of equity share is entitled to one vote per share. The equity shares are entitled to receive dividend as and when declared. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

c) Details of shareholders holding more than 5% equity shares

Name of shareholder	As at 31 March 2026		As at 31 March 2025	
	Number of shares	% of holding	Number of shares	% of holding
Equity shares on INR 10 each				
SAMHI Hotels Limited, Holding Company*	38,375,080	100%	38,375,080	100%

*1 equity share is held by Mr. Gyana Das as a nominee shareholder

As per records of the Company, including its register of shareholders/ members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

d) No shares have been allotted without payment of cash or by way of bonus shares or bought back during the period of five years immediately preceding the Balance Sheet date.

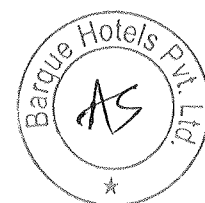
e) Details of promoters shareholding as at year end :

As at 31 March 2026

S.no	Promoter	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
1	SAMHI Hotels Limited (Holding Company)	3,83,75,080	-	3,83,75,080	100%	-

As at 31 March 2025

S.no	Promoter	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
1	SAMHI Hotels Limited (Holding Company)	38,375,080	-	38,375,080	100%	-



Barque Hotels Private Limited

CIN U55101DL2008PTC175957

Notes to the financial statements for the year ended 31 March 2026*(All amounts are in Rupees millions, unless otherwise stated)***15 Other equity**

	As at 31 March 2026	As at 31 March 2025
Securities premium	1,546.11	1,546.11
Retained earnings	(3,869.53)	(4,912.96)
Equity component of concessional overdraft facility	18.69	18.69
Equity component of interest free loans from Holding company	2,975.33	3,200.33
Equity component of convertible PIK obligation	710.06	710.06
Equity component of fully compulsorily convertible debentures	179.17	179.17
	<u>1,559.83</u>	<u>741.40</u>

a) Securities premium

Balance at the beginning of the year	1,546.11	1,546.11
Balance at the end of the year	<u>1,546.11</u>	<u>1,546.11</u>

Securities premium is used to record the premium received on issue of shares. It is utilized in accordance with the provisions of the Companies Act 2013.

b) Retained earnings

Balance at the beginning of the year	(4,912.96)	(5,111.01)
Profit for the year	1,044.32	199.80
Transferred from other comprehensive income	(0.89)	(1.75)
Balance at the end of the year	<u>(3,869.53)</u>	<u>(4,912.96)</u>

Retained earnings represent the amount of accumulated profits/(losses) of the Company.

c) Other comprehensive income - Remeasurement of defined benefit plans (net of tax)

Balance at the beginning of the year	-	-
Remeasurements of defined benefit liability / asset (net of tax)	(0.89)	(1.75)
Transferred to retained earnings	0.89	1.75
Balance at the end of the year	<u>-</u>	<u>-</u>

Remeasurements of defined benefit liability / asset comprises actuarial gains and losses.

d) Equity component of concessional overdraft facility

Balance at the beginning of the year	18.69	18.69
Balance at the end of the year	<u>18.69</u>	<u>18.69</u>

This represents the impact of overdraft facility availed by the Company at an interest rate lower than the market interest rate from the holding company.

e) Equity component of fully compulsorily convertible debentures

Balance at the beginning of the year	179.17	179.17
Balance at the end of the year	<u>179.17</u>	<u>179.17</u>

This represents the fair value of equity component of fully compulsorily convertible debentures.

f) Equity component of convertible PIK obligation

Balance at the beginning of the year	710.06	710.06
Balance at the end of the year	<u>710.06</u>	<u>710.06</u>

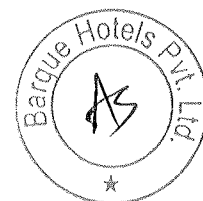
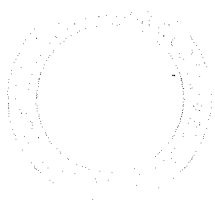
This represents the fair value of convertible payment in kind (PIK) obligation of non-convertible debentures. In earlier years, the Holding company has settled convertible PIK obligation through issue of equity shares of SAMHI Hotels Limited (Holding Company).

g) Equity component of interest free loans from Holding company

Balance at the beginning of the year	3,200.33	3,200.33
Add : Loan from Holding Company repaid - recognized directly in other equity	(225.00)	-
Balance at the end of the year	<u>2,975.33</u>	<u>3,200.33</u>

This represents the equity component of the interest free loan received from SAMHI Hotels Limited, the Holding Company. Below are the terms of unsecured loan from Holding Company :

- Loan to be considered as perpetual debt
- Nil rate of interest
- Repayable at the option of the Company.



16 Non-current financial liabilities - Borrowings

- a) From banks (secured)
 Term loans
- b) From financial institutions (secured)
 Term loans

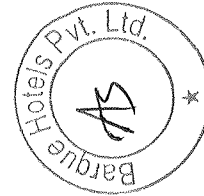
Less: Interest accrued but not due on borrowings (refer note 23)
 Less: Current maturities of long-term borrowings (refer note 20)

A. Terms & conditions

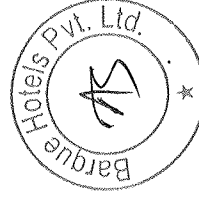
- (i) Term loans from banks:

	As at 31 March 2026	As at 31 March 2025
	2,042.14	1,903.35
	-	345.09
	-	(3.42)
	(63.11)	(82.50)
	<u>1,979.03</u>	<u>2,162.72</u>

Particulars	Carrying Amount as on 31 March 2026 (including interest accrued thereon) (INR Millions)	Carrying Amount as on 31 March 2025 (including interest accrued thereon) (INR Millions)	Sanctioned Amount (INR Millions)	Interest rate charged per annum		Repayment Terms	Security details
				As at 31 March 2026	As at 31 March 2025		
Indusind Bank Limited	2,042.14	-	2,103.74	Repo + Margin (2.03%) i.e. 7.30%	-	The loan is repayable in 48 structured quarterly installments starting from 31 December 2023.	1. Exclusive Charge over Current Assets, Receivables and Movable Assets (Both Present and Future) over 11 Hotels of the Borrower. 2. Exclusive Charge over Hotel Land and Building owned by the Borrower. (In case of leased assets, exclusive charge over leasehold rights) 3. Pledge over 30% Shareholding of Borrower and NDU over 21% Shareholding of the Borrower held by Holding Company, SAMHI Hotels Limited 4. Cross Collateralization by way of creating Exclusive Charge over Current Assets, Movable and Immovable Assets of Argon Hotels Private Limited (fellow subsidiary). 5. Corporate Guarantee of Holding Company (SAMHI Hotels Limited) and Argon Hotels Private Limited (Fellow Subsidiary).
Citibank, N.A.	-	435.06	2,232.00	-	3 months T-bill rate + Margin (3.75%) i.e. 9.18%	The loan is repayable in 44 structured quarterly installments starting after 12 months from the first disbursement date i.e. 27 February 2023. During the previous year, loan from Citi Bank NA was sell-down lenders: 1. HDFC Bank Limited : INR 468.00 2. Federal Bank Limited : INR 725.00 3. IDFC First Bank Limited : INR 274.00 During the FY 25-26, this term loan has been refinanced with Indusind Bank Limited.	i) First exclusive mortgage on the Assets of borrower and Assets of Co-Borrowers (SAMHI JV Business Hotels Private Limited and Argon Hotels Private Limited), including mortgage over leasehold rights for leased assets. ii) Hypothecation on the receivables and Bank accounts iii) 99% of share pledge of the borrowers shares and Non disposal undertaking on the balance un-pledged from SAMHI Hotels Limited. iv) Corporate Guarantee of SAMHI Hotels Limited.
Federal Bank Limited	-	590.47	725.00	-	Repo + Margin (3.75%) i.e. 9.25%	The loan is repayable in 42 structured quarterly installments starting from 31 March 2024. During the FY 25-26, this term loan has been refinanced with Indusind Bank Limited.	i) First exclusive mortgage on the Assets of borrower and Assets of Co-Borrowers (SAMHI JV Business Hotels Private Limited and Argon Hotels Private Limited), including mortgages over leasehold rights for leased assets. ii) Hypothecation on the receivables and Bank accounts iii) 99% of share pledge of the borrowers shares and Non disposal undertaking on the balance un-pledged from SAMHI Hotels Limited. iv) Corporate Guarantee of SAMHI Hotels Limited.



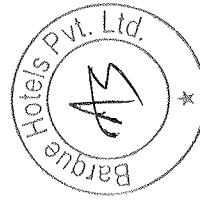
Particulars	Carrying Amount as on 31 March 2026 (including interest accrued thereon) (INR Millions)	Carrying Amount as on 31 March 2025 (including interest accrued thereon) (INR Millions)	Sanctioned Amount (INR Millions)	Interest rate charged per annum		Repayment Terms	Security details
				As at	As at		
HDFC Bank Limited	-	343.20	468.00	-	3 months T-bill rate + Margin (3.75%) i.e. 9.25%	The loan is repayable in 42 structured quarterly installments starting from 31 March 2024. During the FY 25-26, this term loan has been refinanced with Indusind Bank Limited.	i) First exclusive mortgage on the Assets of borrower and Assets of Co-Borrowers (SAMHI JV Business Hotels Private Limited and Argon Hotels Private Limited), including mortgage over leasehold rights for leased assets. ii) Hypothecation on the receivables and Bank accounts iii) 99% of share pledge of the borrowers shares and Non disposal undertaking on the balance un-pledged from SAMHI Hotels Limited. iv) Corporate Guarantee of SAMHI Hotels Limited.
HDFC Bank Limited	-	270.91	300.00	-	Repo + Margin (3.75%) i.e. 9.25%	The loan is repayable in 40 structured quarterly installments starting from 31 March 2025. During the FY 25-26, this term loan has been refinanced with Indusind Bank Limited.	i) First ranking mortgage on a pari-passu basis over the immovable property of Barque Hotels Private Limited, situated in Chennai OMR, Tamil Nadu, and Gurgaon, Haryana. ii) First ranking mortgage on pari-passu basis over the immovable property of SAMHI JV Business Hotels Private Limited, situated in Bangalore, iii) First ranking hypothecation on pari-passu basis over the movable assets, current assets, receivables, and insurance receipts of the Barque Hotels Private Limited, Argon Hotels Private Limited, SAMHI JV Business Hotels Private Limited, ("Co-Borrowers") iv) First ranking pledge pari-passu basis over 30% (thirty per cent) of the total paid-up share capital of the Co-Borrowers held by SAMHI Hotels Limited. v) Non-Disposal undertaking over the unencumbered equity shares of the Co-Borrowers held by SAMHI Hotels Limited. vi) Insurance policies of the assets to record lender/Security trustee of the lender as the beneficiary and hypothecation over any insurance proceeds. vii) Co-borrowers to be liable jointly and severally for all obligation under the Facilities/Cross guarantee of all three Borrowers. viii) Corporate Guarantee of SAMHI Hotels Limited.
IDFC First Bank Limited	-	263.71	274.00	-	Repo + Margin (3.75%) i.e. 9.50%	The loan is repayable in 42 structured quarterly installments starting from 31 March 2024. During the FY 25-26, this term loan has been refinanced with Indusind Bank Limited.	i) First exclusive mortgage on the Assets of borrower and Assets of Co-Borrowers (SAMHI JV Business Hotels Private Limited and Argon Hotels Private Limited), including mortgage over leasehold rights for leased assets. ii) Hypothecation on the receivables and Bank accounts iii) 99% of share pledge of the borrowers shares and Non disposal undertaking on the balance un-pledged from SAMHI Hotels Limited. iv) Corporate Guarantee of SAMHI Hotels Limited.



(ii) Term loans from financial institutions:

Particulars	Carrying Amount as on 31 March 2026 (including interest accrued thereon) (INR Millions)	Carrying Amount as on 31 March 2025 (including interest accrued thereon) (INR Millions)	Sanctioned Amount (INR Millions)	Interest rate charged per annum		Repayment Terms	Security details
				As at 31 March 2026	As at 31 March 2025		
Citicorp Finance India Limited. ("CFIL")	-	153.27	520.00	-	3 months T-bill rate + Margin (3.60%) i.e. 9.75%	The loan is repayable in 44 structured quarterly installments starting after 12 months from the first disbursement date i.e. 27 February 2023. During the previous year, loan from Citicorp Finance (India) Limited was sold to below lenders: I. Aditya Birla Finance Limited : INR 289.00. During the FY 25-26, this term loan has been refinanced with Indusind Bank Limited.	i) First exclusive mortgage on the Assets of borrower and Assets of Co-Borrowers (SAMHI JV Business Hotels Private Limited and Argon Hotels Private Limited), including mortgage over leasehold rights for leased assets. ii) Hypothecation on the receivables and Bank accounts iii) 99% of share pledge of the borrowers shares and Non disposal undertaking on the balance un-pledged from SAMHI Hotels Limited. iv) Corporate Guarantee of SAMHI Hotels Limited.
Aditya Birla Finance Limited	-	191.82	289.00	-	3 months T-bill rate + Margin (3.60%) i.e. 10.00%	The loan is repayable in 40 structured quarterly installments starting from 31 March 2024. During the FY 25-26, this term loan has been refinanced with Indusind Bank Limited.	i) First exclusive mortgage on the Assets of borrower and Assets of Co-Borrowers (SAMHI JV Business Hotels Private Limited and Argon Hotels Private Limited), including mortgage over leasehold rights for leased assets. ii) Hypothecation on the receivables and Bank accounts iii) 99% of share pledge of the borrowers shares and Non disposal undertaking on the balance un-pledged from SAMHI Hotels Limited. iv) Corporate Guarantee of SAMHI Hotels Limited.

The Company did not have any continuing defaults in the repayment of loans and interest. There has been no loan covenant defaults and there has been no intimation from the banks/ financial institutions for recalling any loan facility.



Barque Hotels Private Limited

CIN U55101DL2008PTC175957

Notes to the financial statements for the year ended 31 March 2026

(All amounts are in Rupees millions, unless otherwise stated)

17 Non-current financial liabilities - Lease liabilities

As at 31 March 2026	As at 31 March 2025
87.86	107.97
87.86	107.97

Lease liabilities (refer note 42)

18 Non-current provisions

As at 31 March 2026	As at 31 March 2025
5.64	3.96
5.38	4.83
11.02	8.79

Provision for employee benefits

Gratuity (Refer note 29)

Compensated absences (Refer note 29)

19 Other non-current liabilities

As at 31 March 2026	As at 31 March 2025
61.49	66.72
61.49	66.72

Income received in advance

20 Current financial liabilities - Borrowings

(Secured)

As at 31 March 2026	As at 31 March 2025
63.11	82.30
385.55	243.87
451.06	346.57

Current maturities of long-term borrowings (Refer note 16)

Cash credit and overdraft facilities from bank (secured) *

Unsecured, repayable on demand

Interest free loan from Holding Company (refer note 37)

*Includes interest accrued amounting to Nil (31 March 2025 - INR 0.35)

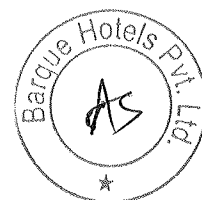
Particulars	Sanctioned Amount (INR Millions)	Interest rate charged per annum		Repayment Terms	Security details
		As at 31 March 2026	As at 31 March 2025		
Indusind Bank Limited	400.00	Repo + Margin (2.05%) i.e. 7.30%	Nil	Repayable on demand.	Same as security details for term loans mentioned in Note 16.
Citibank, N.A.	400.00	Nil	3 months T-bill rate + Margin (3.75%) i.e. 9.69%	Repayable on demand.	i) First exclusive mortgage on the Assets of borrower and Assets of Co-Borrowers (SAMHI JV Business Hotels Private Limited and Argon Hotels Private Limited), including mortgage over leasehold rights for leased assets. ii) Hypothecation on the receivables and Bank accounts iii) 99% of share pledge of the borrowers shares and Non disposal undertaking on the balance unpledged from SAMHI Hotels Limited. iv) Corporate Guarantee of SAMHI Hotels Limited. During the FY 25-26, this loan has been refinanced with Indusind Bank Limited.

Incorporate borrowings from related parties					
Particulars	Amount as on		Interest rate charged per annum		Terms of repayment
	31 March 2026	31 March 2025	31 March 2026	31 March 2025	
SAMHI Hotels Limited	2.40	20.40	NA	NA	Interest free loan repayable on demand

21 Current financial liabilities - Lease liabilities

As at 31 March 2026	As at 31 March 2025
33.55	33.47
33.55	33.47

Lease liabilities (refer note 42)



Notes to the financial statements for the year ended 31 March 2026

(All amounts are in Rupees millions, unless otherwise stated)

22 Current financial liabilities - Trade payables

	As at 31 March 2026	As at 31 March 2025
Trade payables		
- total outstanding dues of micro enterprises and small enterprises; and	18.82	8.86
- total outstanding dues of creditors other than micro enterprises and small enterprises	164.61	152.73
	<u>183.43</u>	<u>161.59</u>

a) Refer note 37 for dues to related parties

b) The Company's exposure to liquidity risks related to trade payables is disclosed in Note 38.

c) Refer note 41 for disclosures under Micro, Small and Medium Enterprises Development Act 2006 (MSMED)

e) The company does not has any dispute which are payable as at 31 March 2026 and 31 March 2025.

Trade payables Ageing Schedule

As at 31 March 2026

Particulars	Provision for expenses	Outstanding for following periods from due date of transaction				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	9.08	8.74	0.06	0.19	0.75	18.82
Others	63.47	99.66	0.65	0.18	0.65	164.61
Total	72.55	108.40	0.71	0.37	1.40	183.43

As at 31 March 2025

Particulars	Provision for expenses	Outstanding for following periods from due date of transaction				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	-	7.82	0.29	0.25	0.50	8.86
Others	84.84	66.10	1.14	0.65	-	152.73
Total	84.84	73.92	1.43	0.90	0.50	161.59

23 Current financial liabilities - Others

	As at 31 March 2026	As at 31 March 2025
Employee related payables	21.38	20.72
Payable for capital assets*	9.98	17.35
Other payable (refer note 37)	-	0.65
Interest accrued but not due on borrowings (refer note 16)	-	3.42
	<u>31.36</u>	<u>42.14</u>

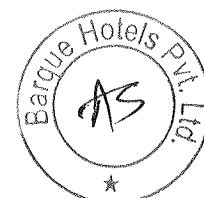
*Does not include dues to Micro and Small Enterprises.

24 Other current liabilities

	As at 31 March 2026	As at 31 March 2025
Advance from customers	10.68	8.86
Income received in advance	5.23	5.23
Statutory dues payable	16.48	14.42
	<u>32.39</u>	<u>28.51</u>

25 Current provisions

	As at 31 March 2026	As at 31 March 2025
Provision for employee benefits		
Gratuity (refer note 29)	3.43	2.57
Compensated absences (refer note 29)	4.02	3.72
	<u>7.45</u>	<u>6.29</u>



Barque Hotels Private Limited
CIN U55101DL2008PTC175957
Notes to the financial statements for the year ended 31 March 2026
(All amounts are in Rupees millions, unless otherwise stated)

26 Revenue from operations

	For the year ended 31 March 2026	For the year ended 31 March 2025
<i>Sale of products and services</i>		
- Room revenue	1,712.11	1,536.66
- Food and beverage revenue	156.72	144.35
- Recreation and other services	13.56	18.57
	1,882.39	1,699.58
<i>Other operating revenues</i>		
- Space rentals	6.02	2.68
	6.02	2.68
	1,888.41	1,702.26

Disaggregation of revenue information

a) Revenue based on services

- Revenue from services transferred to customers at a point of time	1,888.41	1,702.26
- Revenue from services transferred to customers at a point over time	-	-
	1,888.41	1,702.26

b) Revenue based on services

-Contracted price revenue/ revenue from contract with customers	1,888.41	1,702.26
	1,888.41	1,702.26

The contract liabilities primarily relate to the advance consideration received from customers for which revenue is recognized when the performance obligation is over/ services delivered. Advance collection is recognised when payment is received before the related performance obligation is satisfied. This includes advances received from the customer towards rooms/restaurant. Revenue is recognised once the performance obligation is met i.e. on room stay/ sale of food and beverage. Excess of revenue over invoicing is recorded as unbilled revenue. Revenue recognised in the Statement of Profit and Loss is same as the contracted price.

	As at 31 March 2026	As at 31 March 2025
Contract liabilities		
Advance from customers	10.68	8.86
Contract Assets		
Trade Receivables	72.45	67.17

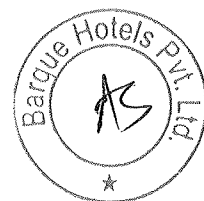
Note: Considering the nature of business of the Company, the above contract liabilities are generally materialised as revenue and trade receivables is converted into cash within the same operating cycle.

27 Other income

	For the year ended 31 March 2026	For the year ended 31 March 2025
Interest income from financial assets at amortised cost		
- bank deposits	2.71	2.57
Government grant	16.45	-
Unwinding of discount on security deposit	0.86	9.05
Interest on income tax refund	1.54	1.50
Provision / liabilities no longer required written back	4.42	-
Insurance Income	1.29	3.26
	27.27	16.38

28 Cost of materials consumed

	For the year ended 31 March 2026	For the year ended 31 March 2025
Consumption of food and beverages		
Inventory at the beginning of the year	-	2.77
Add: Purchases	104.10	96.87
Inventory at the end of the year	-	-
	104.10	99.64



29 Employee benefits expense

	For the year ended 31 March 2026	For the year ended 31 March 2025
Salaries, wages and bonus	228.30	200.60
Contribution to provident fund and other funds (refer 'a' below)	15.30	14.02
Compensated absences (refer 'b' below)	5.18	3.61
Staff welfare expenses	39.71	30.34
	288.49	248.57

a. Defined Contribution plans

The Company makes contributions, determined as a specified percentage of employee salaries, in respect of qualifying employees towards Provident Fund, Labour Welfare Fund and Employees' State Insurance, which are defined contribution plans. The Company has no obligations other than to make the specified contributions. The contributions are charged to profit or loss as they accrue. The amount recognised as an expense towards contribution to Provident Fund, Labour Welfare Fund and Employees' State Insurance for the year aggregated to INR 15.30 (31 March 2025 - INR 14.02).

b. Compensated absences

The Principal assumptions used in determining the obligation are as given below:

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
	%	%
Discounting rate (p.a.)	6.02	6.49
Future salary increase (p.a.)	5.50	5.50

c. Defined Benefit Plan

The Company has a defined benefit gratuity plan. Every employee who has completed five years or more of service gets a gratuity on departure at 15 days salary (last drawn salary) for each completed year of service or part thereof in excess of six months. The scheme is not funded.

These plans typically expose the Company to actuarial risks such as: investment risk, inherent interest rate risk , longevity risk and salary risk.

Investment risk

The present value of the defined benefit plan liability (denominated in Indian Rupee) is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds.

Inherent interest rate risk

The defined benefit obligation calculated uses a discount rate based on government bonds. If bond yields fall, the defined benefit obligation will tend to increase.

Longevity risk

The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.

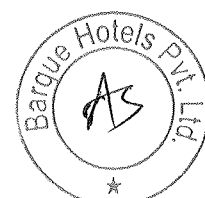
Salary risk

Higher than expected increases in salary will increase the defined benefit obligation.

The following tables summarise the components of net benefit expense recognized in profit or loss and amounts recognized in the Balance Sheet for the said plan:

a) Expense recognised in statement of profit and loss

	For the year ended 31 March 2026	For the year ended 31 March 2025
Current service cost	1.30	1.09
Past service cost (refer note 44)	1.74	-
Interest cost	0.42	0.34
Total included in 'Employee benefits expense'	3.46	1.43



b) Remeasurements recognized directly in other comprehensive income

	For the year ended 31 March 2026	For the year ended 31 March 2025
Net actuarial loss/ (gain) recognized in the year from:		
- changes in demographic assumptions	-	(0.70)
- changes in financial assumptions	0.78	0.75
- changes in experience adjustments	0.11	1.70
Amount recognized in other comprehensive income	0.89	1.75

c) Change in present value of benefit obligation

	For the year ended 31 March 2026	For the year ended 31 March 2025
Present value of obligation as at the beginning of the year	6.53	4.80
Current service cost	1.30	1.09
Past service cost (refer note 44)	1.74	-
Interest cost	0.42	0.34
Remeasurements of defined benefit liability / asset (net of tax)	0.89	1.75
Benefits paid	(1.81)	(1.46)
Present value of obligation as at the end of the year	9.07	6.52

d) Amounts to be recognized in Balance Sheet

	As at 31 March 2026	As at 31 March 2025
Present value of the defined benefit obligation at the end of the year	9.07	6.52
Funded status	-	-
Net liability recognized in the Balance Sheet	9.07	6.52
Non-current	5.64	3.96
Current	3.43	2.57

e) The Principal assumptions used in determining the gratuity benefit obligation are as given below:

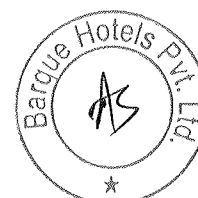
	As at 31 March 2026 %	As at 31 March 2025 %
Economic assumptions		
Discounting rate (p.a.)	6.02	6.49
Future salary increase (p.a.)	5.50	5.50

The discount rate is generally based upon the market yields available on Government bonds at the accounting date with a term that matches that of the liabilities. The weighted average duration of the defined benefit obligation is 0.89 years (31 March 2025 - 0.71 years)

The salary growth rate takes account of inflation, seniority, promotion and other relevant factors on long term basis.

Demographic assumptions	As at 31 March 2026	As at 31 March 2025
Retirement Age (years)	58	58
Withdrawal Rate		
Ages		
Up to 30 Years	78%	78%
From 31 to 44 years	78%	78%
Above 44 years	78%	78%
Mortality rate	100% Indian assured lives mortality (2012 - 14)	100% Indian assured lives mortality (2012 - 14)

f) The Company's best estimate of expense for the next year is INR 1.71 (31 March 2025: INR 1.22)



iii. Sensitivity analysis

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown below.

	31 March 2026	
	Increase *	Decrease *
Discount rate (0.5% movement)	(0.08)	0.08
Future salary growth (0.5% movement)	0.08	(0.08)

	31 March 2025	
	Increase *	Decrease *
Discount rate (0.5% movement)	(0.06)	0.06
Future salary growth (0.5% movement)	0.06	(0.06)

Although the analysis does not take account of the full distribution of cash flows expected under the plan, it does provide an approximation of the sensitivity of the assumptions shown.

(Weighted average duration of defined benefit obligation is 0.89 years (31 March 2025: 0.71 years).

* Positive amount represents increase in provision and negative amount represents decrease in provision

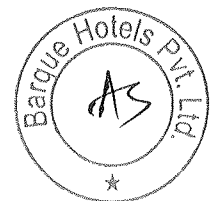
Sensitivity changes due to withdrawal and mortality are not material and hence not disclosed.

There was no change in the method and assumptions used in preparing the sensitivity analysis from prior years.

g) Maturity profile of defined benefit obligation

	As at
Year	31 March 2026
1 Year	3.43
2 to 5 Years	5.73
6 to 10 Years	0.33
More than 10 Years	0.51
	10.00

	As at
Year	31 March 2025
1 Year	3.23
2 to 5 Years	4.74
6 to 10 Years	0.24
More than 10 Years	-
	8.21



Barque Hotels Private Limited

CIN U55101DL2008PTC175957

Notes to the financial statements for the year ended 31 March 2026

(All amounts are in Rupees millions, unless otherwise stated)

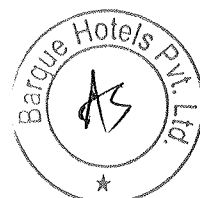
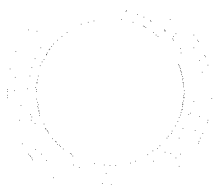
30 Finance costs	For the year ended 31 March 2026	For the year ended 31 March 2025
Interest expense on financial liabilities carried at amortised cost		
Loans from banks and financial institutions	208.43	223.20
Interest expense on lease liabilities	13.43	15.85
Interest expense on delay in deposit of statutory dues	-	0.05
Other finance costs	8.62	5.81
Less: Transferred to capital work-in-progress	<u>(4.96)</u>	<u>(6.56)</u>
	<u>225.52</u>	<u>238.35</u>
31 Depreciation and amortisation expense		
Depreciation on property, plant and equipment	205.53	157.12
Depreciation on Right-of-use assets	14.51	19.43
Amortisation of intangible assets	<u>5.84</u>	<u>2.28</u>
	<u>225.88</u>	<u>178.83</u>
32 Other expenses		
Rates and taxes	66.94	14.69
Training expenses	7.69	3.29
Power, fuel and water	95.98	92.05
Loss on disposal of property, plant and equipment	4.99	-
Rent (refer Note 42)	191.76	133.74
Commission	194.44	152.41
Management and incentive fees	50.89	77.17
Repair and maintenance		
- Building	21.57	11.80
- Machinery	25.36	22.96
- Others	0.11	0.39
Travelling and conveyance	15.31	16.39
Communication	25.87	26.15
Insurance	5.49	6.26
Loss allowances for trade receivables	2.00	0.55
Consumption of stores and supplies	69.81	58.54
Facility management and other administration expenses	15.52	15.88
Contractual labour	61.27	55.48
Payment to auditors (refer below) *	2.31	2.44
Legal and professional fees (refer note 37)	59.87	78.34
Advertisement and business promotion	68.61	59.74
Miscellaneous expenses	<u>-</u>	<u>0.47</u>
	<u>985.79</u>	<u>828.74</u>
*Payment to auditors		
Statutory audit	2.20	2.20
Reimbursement of expenses	<u>0.11</u>	<u>0.22</u>
	<u>2.31</u>	<u>2.42</u>
33 Exceptional items		
Reversal of provision for impairment in value of property, plant and equipment, right of use asset and intangible assets (refer note 47).	(91.63)	(75.29)
Reversal of provision for impairment in value of investment in subsidiary (refer note 5)	<u>(49.72)</u>	<u>-</u>
	<u>(141.35)</u>	<u>(75.29)</u>

34 Earnings per share (EPS)

Basic EPS is calculated by dividing the profit for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

Diluted EPS is calculated by dividing the profit for the year attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares.

	For the year ended 31 March 2026	For the year ended 31 March 2025
Net profit attributable to equity shareholders	1,044.32	199.80
Weighted average number of equity shares outstanding during the year for calculation of basic EPS	38,375,080	38,375,080
Weighted average number of equity shares outstanding during the year for calculation of diluted EPS	38,375,080	38,375,080
Nominal value of equity share (INR)	10.00	10.00
Basic earning per share (INR)	27.21	5.21
Diluted earning per share (INR)	27.21	5.21



35 Contingent liabilities and commitments

	For the year ended 31 March 2026	For the year ended 31 March 2025
Commitments		
Estimated amount of contracts remaining to be executed on capital account and others, and not provided for	14.74	33.39
Contingent liabilities <i>(to the extent not provided for)</i>	24.05	1.13

(i) The Company is subject to legal proceedings and claims on account of Hosur land dispute. In earlier years, the Company had received a favourable order from the High Court of Karnataka wherein the High Court has quashed the proceedings and directed Karnataka Industrial Areas Development Board (KIADB) to release the compensation of INR 29.84 to the Company. Subsequently the opposing parties moved applications before lower courts seeking multiple reliefs against which the Company has filed counter claims and appeals. Despite the favourable order from the High Court of Karnataka, KIADB has passed an order to continue to deposit compensation amount with the civil court during current year. The Company has filed a Writ Petition challenging the aforesaid order of KIADB. Based on the facts of the matter and internal assessment, the Company is of the view that the outcome will be in its favor and no provision is required to be created in the books.

(ii) The Company had received an assessment order for financial year 2016-17 whereby an addition of INR 296.97 had been made to the total income of the Company. The addition pertains to unreasonable share premium under Section 56(2)(viib) of the Income Tax Act, 1961 and unbilled revenue, not included in income offered to tax. The Company has filed an appeal before the Commissioner of Income-tax (Appeals) against the said addition which is pending for disposal. Based on the facts of the matter and internal assessment, the Company is of the view that the outcome will be in its favor and no provision is required to be created in the books.

(iii) Applications have been filed before the Commissioner under the Employee's Compensation Act, 1923 by the legal heirs of two employees of the Company's Hotel situated in Gurgaon and had met with an unfortunate fatal accident approximately, seven hours after end of their shift. By way of the aforesaid applications, the families of the deceased were seeking amounts upto INR 7.00 from the Hotel allegedly claiming that the accident had occurred during and arising out of the course of their employment against which the Company had reasonable grounds to contest. During the current year, the case has been dismissed in default, since the claimants failed to appear before the authority.

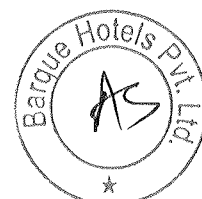
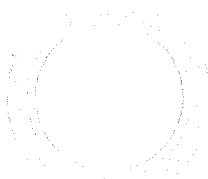
(iv) The Company has filed an appeal against the GST demand order for FY 2021-22 amounting to INR 4.44 (including tax, interest, and penalty, if applicable) before the Gujarat appellate authority. Based on legal advice and management assessment, the Company believes that it has a strong case on merits and accordingly no provision has been considered necessary in the financial statements. The matter is disclosed as a contingent liability pending final adjudication. Further, the Company has pre deposited tax of INR 0.24 against such demand. Based on the facts of the matter and internal assessment, the Company is of the view that the outcome will be in its favor and no provision is required to be created in the books.

(v) The Company has filed an appeal against the GST demand order for FY 2020-21 amounting to INR 17.93 (including tax, interest, and penalty, if applicable) before the Maharashtra appellate authority. Based on legal advice and management assessment, the Company believes that it has a strong case on merits and accordingly no provision has been considered necessary in the financial statements. The matter is disclosed as a contingent liability pending final adjudication. Further, the Company has pre deposited tax of INR 1.79 against such demand. Based on the facts of the matter and internal assessment, the Company is of the view that the outcome will be in its favor and no provision is required to be created in the books.

(vi) The Company has filed an appeal against the VAT demand order for FY 2016-17 amounting to INR 1.56 (including tax, interest, and penalty, if applicable) before the Uttar Pradesh appellate authority. Based on legal advice and management assessment, the Company believes that it has a strong case on merits and accordingly no provision has been considered necessary in the financial statements. The matter is disclosed as a contingent liability pending final adjudication. Further, the Company has pre deposited tax of INR 1.56 against such demand. Based on the facts of the matter and internal assessment, the Company is of the view that the outcome will be in its favor and no provision is required to be created in the books.

36 Operating Segments

The chief operating decision maker (CODM) examines the Company's performance from a product perspective and has identified "Developing and running of hotels" as a single business segment. The Company is operating in India which constitutes a single geographical segment. Hence, no further disclosures are required to be furnished as per Indian Accounting Standard 108, Operating Segments.



37 Related party disclosures

a) Related party and nature of related party relationship where control exists:

Nature	Name of related party
Holding Company	SAMHI Hotels Limited
Subsidiary	Paulmech Hospitality Private Limited

b) Related parties with whom transactions have taken place during the current year/previous year:

Description of relationship	Name of related party
Holding Company	SAMHI Hotels Limited
Subsidiary	Paulmech Hospitality Private Limited

c) Related party transactions during the current year/previous year:

Particulars	Holding Company		Fellow Subsidiary/Subsidiary	
	31 March 2026	31 March 2025	31 March 2026	31 March 2025
Repayment of interest free loan given				
Paulmech Hospitality Private Limited	-	-	-	175.00
Interest free loan given - directly recognised as deemed investment				
Paulmech Hospitality Private Limited	-	-	-	27.50
Interest free loan from Holding Company repaid - recognised in other equity				
SAMHI Hotels Limited	225.00	-	-	-
Current borrowings - Interest free loan from Holding Company received				
SAMHI Hotels Limited	967.00	1,575.50	-	-
Current borrowings - Interest free loan from Holding Company repaid				
SAMHI Hotels Limited	985.00	1,555.10	-	-
Intercorporate loan to holding company paid				
SAMHI Hotels Limited	-	130.00	-	-
Intercorporate loan to holding company received back				
SAMHI Hotels Limited	130.00	-	-	-
Legal and professional fees				
SAMHI Hotels Limited	45.85	66.26	-	-
Property, plant and equipment				
SAMHI Hotels Limited	4.39	32.49	-	-
Other payables				
SAMHI Hotels Limited	-	0.65	-	-
Reimbursement of expenses incurred				
SAMHI Hotels Limited	1.40	5.84	-	-
Reimbursement of expenses received				
Paulmech Hospitality Private Limited	-	-	13.44	11.28

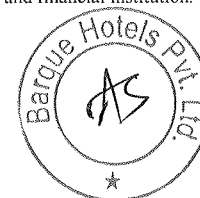
In addition to transactions mentioned above,

-The Holding Company has given a guarantee for refund of professional fee to InterContinental Hotels Group (India) Private Limited ("Manager") / InterContinental Hotels Group (Asia Pacific) Pte. Ltd. ("Licensor") in case of cancellation of the Operating Services agreement with the operator.

- The Company has provided securities to its fellow subsidiaries as disclosed below:

Particulars	31 March 2026	31 March 2025
- Samhi JV Business Hotels Private Limited	-	4,360
- Argon Hotels Private Limited	1,049	1,338
(Represents the limits sanctioned by banks and financial institutions to fellow subsidiaries on account of the security given by the Company)		

- Refer Note 16 and 20 for the securities/ guarantees provided/ received by the Company on behalf of its related entities for loans obtained from banks and financial institution.



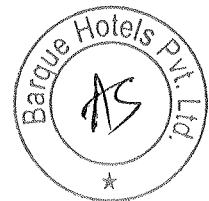
37 Related party disclosures (continued)
d) Related party balances as at year end

Particulars	Holding Company		Fellow Subsidiary/Subsidiary	
	31 March 2026	31 March 2025	31 March 2026	31 March 2025
Equity component of Fully compulsorily convertible debentures				
SAMHI Hotels Limited	179.17	179.17	-	-
Equity component of concessional overdraft facility				
SAMHI Hotels Limited	18.69	18.69	-	-
Equity component of interest free loans from Holding company				
SAMHI Hotels Limited	2,975.33	3,200.33	-	-
Equity component of convertible PIK obligation				
SAMHI Hotels Limited	710.06	710.06	-	-
Current borrowings				
SAMHI Hotels Limited	2.40	20.40	-	-
Current loans				
SAMHI Hotels Limited	-	130.00	-	-
Trade payables				
SAMHI Hotels Limited	58.56	35.72	-	-
Payable for capital assets				
SAMHI Hotels Limited	0.59	1.87	-	-
Other receivables				
Paulmech Hospitality Private Limited	-	-	13.44	11.28
Other payables				
SAMHI Hotels Limited	-	0.65	-	-
Investment in subsidiary				
Paulmech Hospitality Private Limited	-	-	120.72	120.72
Provision for impairment in value of investments in subsidiary				
Paulmech Hospitality Private Limited	-	-	-	49.72
Deemed investment - Unsecured interest free loans				
Paulmech Hospitality Private Limited	-	-	147.68	147.68

e) Outstanding balances from related parties at the year-end are unsecured and settlement occurs in cash.

f) Unless otherwise stated, all related party transactions have been entered on terms equivalent to those that prevail in arm's length transactions.

g) For the year ended 31 March 2026 and 31 March 2025, the Company has not recorded any impairment of receivables relating to amounts owed by related parties. This assessment is undertaken at each reporting period.



38 Financial instruments – Fair values and risk management

A) Financial instruments by category and fair value

The below table summarizes the judgements and estimates made in determining the fair values of the financial instruments that are (a) recognized and measured at fair value and (b) measured at amortised cost and for which fair values are disclosed in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the Company has classified its financial instruments into the three levels prescribed under the accounting standard.

Particulars	As at 31 March 2026			
	Level of hierarchy	Fair Value Through Profit or Loss (FVTPL)	Fair Value Through Other Comprehensive Income (FVTOCI)	Amortised Cost
Financial assets				
Non-current financial assets - Others		-	-	95.48
Current financial assets - Trade receivables		-	-	72.45
Current financial assets - Cash and cash equivalents		-	-	22.01
Current financial assets - Bank balances other than cash and cash equivalents above		-	-	1.92
Current financial assets - Others		-	-	13.44
Total financial assets		-	-	205.30
Financial liabilities				
Non-current financial liabilities - Borrowings	2	-	-	1,979.03
Non-current financial liabilities - Lease liabilities		-	-	87.86
Current financial liabilities - Current borrowings	2	-	-	451.06
Current financial liabilities - Trade payables		-	-	183.43
Current financial liabilities - Lease liabilities		-	-	33.55
Current financial liabilities - Others		-	-	31.36
Total financial liabilities		-	-	2,766.29

Particulars	As at 31 March 2025			
	Level of hierarchy	Fair Value Through Profit or Loss (FVTPL)	Fair Value Through Other Comprehensive Income (FVTOCI)	Amortised Cost
Financial assets				
Non-current financial assets - Others		-	-	156.99
Current financial assets - Trade receivables		-	-	67.17
Current financial assets - Cash and cash equivalents		-	-	23.37
Current financial assets - Others		-	-	11.69
Current financial assets - Loans		-	-	130.00
Total financial assets		-	-	389.22
Financial liabilities				
Non-current financial liabilities - Borrowings	2	-	-	2,162.72
Non-current financial liabilities - Lease liabilities		-	-	107.97
Current financial liabilities - Current borrowings	2	-	-	346.57
Current financial liabilities - Trade payables		-	-	161.59
Current financial liabilities - Lease liabilities		-	-	33.47
Current financial liabilities - Others		-	-	42.14
Total financial liabilities		-	-	2,854.46

Financial assets and liabilities measured at amortised cost - Fair value measurements

The fair value of trade receivables, cash and cash equivalents, other bank balances, other current financial assets, current borrowings, trade payables, and other current financial liabilities approximate their carrying amounts, due to their short-term nature. Interest rates on non-current borrowings (from financial institution and bank) are equivalent to the market rate. Such borrowings are contracted at floating rates and rates are reset at short intervals. Accordingly, the carrying value of such borrowings approximates fair value.

Fair value of bank deposits included in other non-current financial assets and loan to subsidiary included in non-current loans are equivalent to their carrying amount, as the interest rate on them is equivalent to market rate.

The carrying value of security deposits and lease liabilities approximates the fair values as on the reporting date, as these are carried at amortised cost and are based on the net present value of the anticipated future cash flows using applicable discount rate.

B) Measurement of fair values

Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques. There has been no transfer between Level 1, Level 2 and Level 3 for the year ended 31 March 2026 and 31 March 2025.

There have been no transfers in either direction for the years ended 31 March 2026 and 31 March 2025.

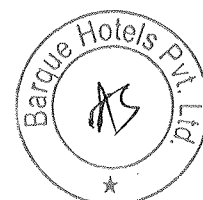
The Company's policy is to recognise transfers into and transfers out of fair value hierarchy levels as at the end of the reporting period.

C) Financial risk management

Risk management framework

The Company's activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk.

The Holding Company's Chief Financial Officer under the directions of the Board of Directors implements financial risk management policies across the Company. The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls, to monitor risks and adherence to limits in order to minimize the financial impact of such risks. The risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities.



38 Financial Instruments – Fair values and risk management (continued)

i. Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The carrying amount of financial assets represent the maximum credit risk exposure. The Company has credit policies in place and the exposures to these credit risks are monitored on an ongoing basis.

The Company's policy is to place cash and cash equivalents and other bank balances with banks and financial institution counterparties with good credit rating.

The Company has given security deposits to various statutory authorities and vendors for securing services from them and rental deposits for employee accommodations.

In respect of credit exposures from trade receivables, the Company has established a credit policy under which each new customer is analysed individually for creditworthiness before entering into contract. Credit limits are established for each customer, reviewed regularly and any sales exceeding those limits require approval from the appropriate authority. Sales to other customers are made in cash or by credit cards.

The Company establishes an allowance for impairment that represents its expected credit losses in respect of trade receivables. The management uses a simplified approach for the purpose of computation of expected credit loss for trade receivables. In monitoring customer credit risk, customers are grouped according to their credit characteristics, including whether they are an individual or legal entity, their geographical location, industry and existence of previous financial difficulties, if any.

There are no significant concentrations of credit risk within the Company.

The Company considers a financial asset to be in default when:

- the debtor is unlikely to pay its credit obligations to the Group in full, or
- the financial asset is more than two years past due.

The provision matrix used for determining loss allowance on trade receivables as at 31 March 2026 is 0-180 days: 1.01% (31 March 2025: 0.70%), 180-365 days: 11.83% (31 March 2025: 11.46%), 366-547 days: 42.81% (31 March 2025: 47.91%), 548-729 days: 78.43% (31 March 2025: 82.09%), >= 730 days: 100% (31 March 2025: 100%).

Reconciliation of loss allowance provision

	For the year ended 31 March 2026	For the year ended 31 March 2025
Opening balance	3.39	2.84
Changes in loss allowance	2.00	0.55
Closing balance	5.39	3.39

ii. Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to Company's reputation.

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows to ensure it has sufficient cash to meet operational needs. Such forecasting takes into consideration the Company's debt refinancing plans, undrawn committed borrowing facilities and covenant compliance.

Ultimate responsibility for liquidity risk management rests with the board of directors, which has established an appropriate liquidity risk management framework for the management of the Company's short-term, medium term and long-term funding and liquidity management requirements.

(a) Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted and do not include interest.

31 March 2026	Contractual cash flows					
	Carrying amount	Total	0-1 year	1-2 years	2-5 years	More than 5 years
Non-current borrowings	1,979.03	2,009.07	-	94.67	488.91	1,425.49
Current borrowings	451.06	451.06	451.06	-	-	-
Lease liabilities	121.41	281.66	33.55	24.33	45.28	178.50
Current Trade payables	183.43	194.32	194.32	-	-	-
Other current financial liabilities	31.36	31.36	31.36	-	-	-
	2,766.29	2,967.47	710.29	119.00	534.19	1,603.99

31 March 2025	Contractual cash flows					
	Carrying amount	Total	0-1 year	1-2 years	2-5 years	More than 5 years
Non-current borrowings	2,162.72	2,188.95	-	141.25	636.60	1,411.10
Current borrowings	346.57	326.17	326.17	-	-	-
Lease liabilities	141.44	315.19	33.47	33.62	45.37	202.73
Current Trade payables	161.59	160.28	160.28	-	-	-
Other current financial liabilities	42.14	41.49	41.49	-	-	-
	2,854.46	3,032.08	561.41	174.87	681.97	1,613.83

(b) Financing arrangements

The company had access to the following undrawn borrowing facilities at the end of the reporting period:

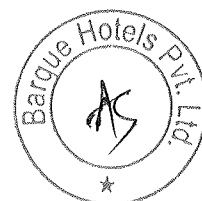
	As at 31 March 2026	As at 31 March 2025
Floating rate		
Cash credit and overdraft facilities from bank	14.45	156.48
Term loan from bank	-	24.38
	14.45	180.86

iii. Market risk

Market risk is the risk that the changes in market prices such as foreign exchange rates and interest rates, that will affect the Company's expense or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's borrowings with floating interest rates.

The Company evaluates the interest rates in the market on a regular basis to explore the option of refinancing of the borrowings of the Company. Moreover, the Company's current borrowings are linked to floating interest rates, thereby resulting in the adjustments of its borrowing costs in line with the market interest.



Exposure to interest rate risk

The interest rate profile of the Company's interest-bearing financial instruments is as follows:

	Nominal amount	
	31 March 2026	31 March 2025
Fixed-rate instruments		
Financial assets - bank deposits	70.74	63.21
Current financial assets - Loans	-	130.00
Variable-rate instruments		
Financial liabilities - Cash credit and overdraft facilities from banks	385.55	243.87
Financial liabilities - Term loans from banks	2,042.14	1,903.35
Financial liabilities - Term loans from financial institutions	-	345.09

Fair value sensitivity analysis for fixed-rate instruments

The Company does not account for any fixed-rate financial assets or financial liabilities at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

Sensitivity analysis for variable-rate instruments

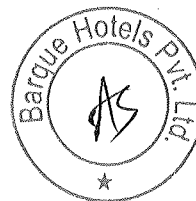
A reasonably possible change of 100 basis points in interest rates at the reporting date would have increased (decreased) equity and profit or loss by the amounts shown below. This analysis assumes that all other variables, remain constant.

	(Profit) / loss		Equity, net of tax (increase) / decrease	
	100 bps increase	100 bps decrease	100 bps increase	100 bps decrease
31 March 2026				
Financial liabilities	21.88	(21.88)	21.88	(21.88)
	21.88	(21.88)	21.88	(21.88)
31 March 2025				
Financial liabilities	21.56	(21.56)	21.56	(21.56)
	21.56	(21.56)	21.56	(21.56)

39 Capital Management

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Board of Directors seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowing and the advantages and security afforded by a sound capital position. The Company monitors capital using loan to value (LTV) method to ensure that the loan to value does not increase beyond 65% on any given reporting date at company level. The Company is not subject to externally imposed capital requirements.

As a part of its capital management policy, the Company did not have any defaults in the repayment of loans and interest. Further, there have been no loan covenant defaults. Refer note 45 for key financial ratios.



40 Disclosure as per Ind AS 27 - Separate Financial Statements

Name of subsidiary	Principal activity	Principal place of business	Ownership interest at	
			As at 31 March 2026	As at 31 March 2025
Paulmech Hospitality Private Limited	Hotels	India	100%	100%

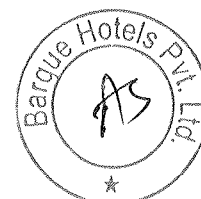
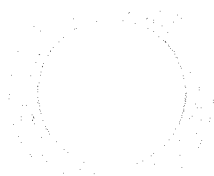
The above investments in subsidiary is measured at cost.

According to paragraph 4(a) of Ind AS 110: Consolidated Financial Statements, the Company has elected not to prepare consolidated financial statements as it is a wholly-owned subsidiary of SAMHI Hotels Limited having its place of business in India and instead prepares separate financial statements. The consolidated financial statements are prepared at SAMHI Hotels Limited level and kept at their place of business (i.e. 5th Floor, Unit No. Office - 11, Worldmark 4, Asset Area, No. LP-1B-04, Gateway District, Delhi Aerocity, Near Indira Gandhi International Airport, IGI Airport, South West Delhi, New Delhi, Delhi, India, 110037). The Company holds 100% shares in Paulmech Hospitality Private Limited having a place of business in India.

41 Disclosures under Micro, Small and Medium Enterprises Development Act, 2006 (MSMED)

	As at 31 March 2026	As at 31 March 2025
Dues to micro enterprises and small enterprises		
The amounts remaining unpaid to any supplier as at the end of the year:		
Principal amount	18.82	8.86
Interest thereon	1.16	0.99
The amount of interest paid by the buyer as per the Micro Small and Medium Enterprises Development Act, 2006 (MSMED Act, 2006)	-	-
The amount of payments made to Micro and Small Suppliers beyond the appointed day during each accounting year	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act 2006.	0.17	0.05
The amount of interest accrued and remaining unpaid at the end of each accounting year	1.16	0.99
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act 2006.	1.16	0.99

The management has identified enterprises which have provided goods and services to the Company and which qualify under the definition of micro and small enterprises, as defined under Micro, Small and Medium Enterprises Development Act, 2006 (MSMED). Accordingly, the disclosure in respect of the amounts payable to such enterprises as at 31 March 2026 and 31 March 2025 has been made in the financial statements based on information received and available with the Company.



42 Lease disclosures

Details of rent expenses:

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Expense relating to variable lease payments	191.76	133.74
Total Rent	191.76	133.74

The following table presents a maturity analysis of expected undiscounted cash flows for lease liabilities:

Particulars	As at 31 March 2026	As at 31 March 2025
0-1 year	33.55	33.47
1-2 years	24.33	33.62
2-5 years	45.28	45.37
More than 5 years	178.50	202.73
Total Lease payments	281.66	315.19

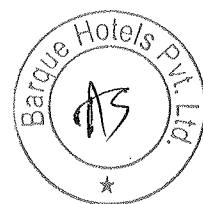
The reconciliation of lease liabilities is as follows:

Particulars	As at 31 March 2026	As at 31 March 2025
Opening balance	141.44	171.40
Interest expense	13.43	15.85
Payment of lease liabilities	(33.46)	(45.81)
Closing Balance (Refer Note 17 and 21)	121.41	141.44

Non current lease liabilities	87.86	107.97
Current lease liabilities	33.55	33.47

Leases entered by the Company are long term in nature and the underlying leased properties are being used as hotel properties.

- 43** During the current year, SAMHI Hotels Limited (the Holding Company) has allocated expenses amounting INR 50.24 (31 March 2025 - INR 98.75) as Company's share of project expenses and other cost incurred. Out of this allocated cost, INR 4.39 (31 March 2025 - INR 32.49) has been transferred to capital work-in-progress as these costs were attributable to the construction of projects.



44 Effective 21 November 2025, the Government of India has consolidated multiple existing labour legislations into a unified framework comprising four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020, collectively referred to as the 'New Labour Codes'. The enactment of these codes has resulted in changes to the computation of certain employee benefits. The Company has assessed the impact of these changes in accordance with Ind AS 19 "Employee Benefits" and the guidance issued by the Institute of Chartered Accountants of India (ICAI). The resulting additional employee benefits expense of INR 1.74, is included under 'Employee benefits expense' in the financial statements for the year ended 31 March 2026.

45 Ratios as required by Schedule III to the Companies Act, 2013:

Ratio	in times/%	Numerator	Denominator	31 March 2026	31 March 2025	Increase/ (decrease) %	Remarks
Current Ratio	In times	Total Current Assets	Total Current Liabilities	0.23	0.53	-56%	Current ratio decreased due to inter corporate loan repaid by holding company and subsequent utilisation in capex.
Debt-Equity Ratio	In times	Total Borrowings	Total Equity	1.25	2.23	-44%	Debt-Equity Ratio has decreased due to increase in other equity on account of current year profit.
Debt Service Coverage Ratio	In times	Earnings before finance costs, depreciation and amortisation, tax and exceptional items	Finance costs paid + Principal repayments of long term borrowings	2.20	1.97	12%	Since the variance is less than 25% there is no requirement to disclose the reason.
Return on Equity Ratio	In %	Profit for the year	Average Total Equity	14.81%	19.47%	-24%	Return on equity ratio has decreased despite increase in profits due to increase in other equity.
Inventory turnover ratio *	In times	Cost of goods sold	Average Inventory	NA	NA	NA	NA
Trade Receivables turnover ratio	In times	Revenue from operations	Average Trade Receivables	27.05	23.00	18%	Since the variance is less than 25% there is no requirement to disclose the reason.
Trade payables turnover ratio	In times	Cost of materials, consumed + Other expenses	Average Trade Payables	6.32	4.88	29%	Trade payable turnover ratio has increased despite increase in cost of material consumed and other expenses because of decrease in trade payable on account of timely payments.
Net capital turnover ratio	In times	Revenue from operations	Average working capital: Current assets - Current liabilities	(4.40)	(4.12)	7%	Since the variance is less than 25% there is no requirement to disclose the reason.
Net profit ratio	In %	Profit for the year	Revenue from operations	55.30%	11.74%	371%	Net profit ratio increased due to improvement in business activity during the year.
Return on Capital employed	In %	Profit before finance costs and taxes	Capital Employed : Tangible Net Worth + Total Borrowings	10.43%	12.17%	-14%	Since the variance is less than 25% there is no requirement to disclose the reason.
Return on investment #	In %	Interest (Finance Income)	Investment	NA	NA	NA	NA

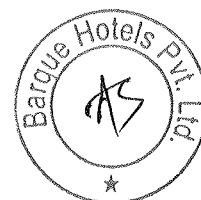
The Company has not presented the following ratios due to the reasons given below:

* **Inventory turnover ratio:** Since the value of inventory is insignificant as compared to the total assets.

Return on investments: Since the Company invests surplus temporary funds in short-term bank deposits and the income generated from it is insignificant to total turnover.

46 Other statutory information

- (i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- (ii) The Company does not have any transactions with companies struck off.
- (iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- (iv) The Company has not traded or invested in Crypto currency or Virtual currency during the financial year.
- (v) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- (vi) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (vii) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- (viii) The Company has not been declared a willful defaulter by any bank or other lender (as defined under the Companies Act, 2013), in accordance with the guidelines on willful defaulters.
- (ix) The title deeds of immovable properties (other than immovable properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) disclosed in the financial statements are held in the name of the Company. However, original title deeds are held by trustee during the year ended 31 March 2026 except for the land situated in Hosur.
- (x) The Company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. As per the terms of sanction letters of such limits, there are no requirements on the Company to submit quarterly returns or statements with such bank or financial institution.
- (xi) The Company has not granted any loans or advances in the nature of loans to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013) either severally or jointly with any other person that are repayable on demand or without specifying any terms or period of repayment.
- (xii) The Company has used the borrowings from bank and financial institution for the specific purpose for which it was taken.
- (xiii) The Company has complied with the number of layers prescribed under the Companies Act, 2013.
- (xiv) The Company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial years.
- (xv) The Company has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during current or previous years.



47 Impairment of asset

Impairment testing for cash-generating units

In accordance with Ind AS 36 "Impairment of Assets", the Company had identified individual hotels (consisting of property, plant and equipment, right of use assets and other intangible assets) as a separate cash generating unit for the purpose of impairment review. Management periodically assesses whether there is an indication that an asset may be impaired (including impairment reversal) using a comparison between carrying value of assets in book and the recoverable value. Recoverable value is considered as higher of fair value less costs of disposal and value in use.

Recoverable amount is the value in use of the hotel and is based on discounted cash flow method which was classified as a level 3 fair value in the fair value hierarchy due to the inclusion of one or more unobservable inputs. There has been no change in the valuation technique as compared to previous years.

As at 31 March 2026, impairment loss recognised in books in respect to the carrying value of property, plant and equipments, right of use assets and other intangible assets is as follows:

Asset	As at 1 April 2025	Impairment loss/ (Reversal)	As at 31 March 2026
Holiday Inn Express - Nashik, Ambad	45.06	(45.06)	-
Holiday Inn Express - Chennai, OMR	93.30	(93.30)	-
Total	138.36	(138.36)	-

* During the current financial year ended 31 March 2026, the Company has remeasured the carrying value of the assets for Holiday Inn Express - Nashik, Ambad and Chennai, OMR reversed the impairment loss of INR 83.23 in property plant and equipment (net of depreciation), INR 8.21 in right of use assets (net of depreciation) and INR 0.19 in intangible assets (net of amortization) recorded in books in earlier years (refer note 3 and 4). The reason for reversal of impairment is due to improved actual performance of this CGU as compared to budgets. The same has been recorded as gain on reversal of impairment under the head exceptional item in the current year.

* During the previous financial year ended 31 March 2025, the Company has remeasured the carrying value of the assets for Holiday Inn Express - Pune - Hinjewadi and Pune - Pimpri and reversed the impairment loss of INR 75.29 (net of depreciation) recorded in books in earlier years. The reason for reversal of impairment is due to improved actual performance of this CGU as compared to budgets. The same has been recorded as gain on reversal of impairment under the head exceptional item in the current year.

Based on the impairment analysis carried out by the management, no further impairment loss is required to be recorded in the financial statements in the current year.

The cash flow projections include specific estimates for five years and a terminal value EBITDA multiple thereafter. The terminal growth rate has been determined based on management's estimate of the long-term compound annual growth rate, consistent with the assumptions that a market participant would make.

As at 31 March 2025, impairment loss recognised in books in respect to the carrying value of property, plant and equipments, right of use assets and other intangible assets is as follows:

Asset	As at 1 April 2024	Impairment loss/ (Reversal)	As at 31 March 2025
Holiday Inn Express - Pune, Hinjewadi	32.79	(32.79)	-
Holiday Inn Express - Pune, Pimpri	82.05	(82.05)	-
Holiday Inn Express - Nashik, Ambad	45.06	-	45.06
Holiday Inn Express - Chennai, OMR	93.30	-	93.30
Total	253.20	(114.84)	138.36

The key assumptions used in the estimation of the recoverable amount are set out below.

Assumptions

	As at 31 March 2026	As at 31 March 2025
Discount rate Pre tax / Post Tax	13.00%	13.20% / 13.00%
Average Room Revenue (ARR) growth rate	5% to 11%	5% to 15%
Terminal Value EBITDA multiple	16.67 times	16.67 times
Occupancy rate	72% to 82%	52% to 86%

The discount rate used at the time of recording the impairment charge during the year ended 31 March 2020 was 11.40%.

Based on the impairment testing performed, the management believes that any reasonably possible change in the key assumptions would not cause the recoverable amount to be lower than carrying amount of the CGU.

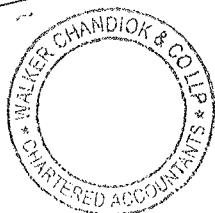
48 Previous year figures have been regrouped/reclassified to conform to the current year's classification. The impact of such reclassification/regrouping is not material to the financial statements.

As per our report of even date attached

For Walker Chandiook & Co LLP
Chartered Accountants
ICAI Firm Registration No.: 001076N/N500013

Madhu Sudan Malpani
Partner
Membership No.: 517440

Place: Gurugram
Date: 19 May 2026



For and on behalf of Board of Directors of
Barque Hotels Private Limited

Rajat Mehra
Rajat Mehra
Director
DIN: 06813081

Place: New Delhi
Date: 19 May 2026

Manish Bhagat
Manish Bhagat
Director
DIN: 08092409

Place: New Delhi
Date: 19 May 2026

Rinki Agarwal
Rinki Agarwal
Company Secretary
Membership No.: 42344

Place: New Delhi
Date: 19 May 2026