V. Vaidyanathan & Co

V. Vaidyanathan & Co. Chartered Accountants

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INDEPENDENT AUDITOR'S REPORT

To
The Shareholders,
Regency Convention Centre & Hotels Limited

Report on the Audit of the Standalone Financial Statements

We have audited the accompanying standalone financial statements of the **M/s. REGENCY CONVENTION CENTRE & HOTELS LIMITED** ("the Company"), which comprise the Balance Sheet as at March 31, 2021, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date, and notes to the standalone financial statements including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone 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 prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015,as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2021, the profit and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing specified under section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the standalone 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 independence requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

Management's Responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS 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 the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments 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

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Chartered Accountants

completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management 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 management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone 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 SAs 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 standalone financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone 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 financial controls 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 system 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.

- Conclude on the appropriateness of management's 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 standalone 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.

- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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commented upon; and

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. Subject to the case referred to in Note No 2 on property, plant and equipment in the Notes to the Financial Statements as at and for the year ended 31st March 2021 the company does not have any other pending litigations which would impact its financial position.

   ii. The Company did not have any long term contracts including contracts for which there were any material foreseeable losses; and

   iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For ***V. Vaidyanathan & Co***
Firm No.: 111225W

(V. Vaidyanathan)
Partner
Membership No. 017905

Place: Mumbai
Date: 27-05-2021
UDIN : **21017905AAAACA2569**

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Chartered Accountants

ANNEXURE "A" TO THE AUDITORS REPORT to the members of M/s. REGENCY CONVENTION CENTRE & HOTELS LIMITED dated 26TH MAY, 2021

Report on the matters specified in paragraph 3 of the Companies (Auditor's Report) Order, 2016 ("the Order') issued by the Central Government of India in terms of section 143(11) of the Companies Act, 2013 ("the Act") as referred to in paragraph 1 of 'Report on Other Legal and Regulatory Requirements' section.

i. In respect of the Company's fixed assets:

   a) The amount shown under the head Fixed Assets represents the earnest money paid for the property and the expenditure incurred by the promoters on the property. The company had handed over the property to the Government on December 2001. As per the understanding with the Government the land will be leased back to the company for its operations. The expenditure incurred on this property till 31st March 2021 was capitalized with the fixed assets. There has been no expenditure identified to be directly connected to the fixed assets during the year .

   b) Since the company does not have any other assets other than rights in the property referred to above, the question of maintenance of property records of its fixed assets showing full particulars, including quantitative details and their location or physical verification etc does not arise.

ii. According to the information and explanation given to us and the records examined by us, the company is not having any inventory, therefore the provisions of clause 3(ii) of the said Order is not applicable to the company.

iii. The Company has not granted any loans, secured or unsecured, to companies, firms or other parties covered in the register maintained under section 189 of the Act. Therefore, the provisions of Clause 3 (iii) of the said order are not applicable to the company.

iv. As per the information and explanation given to us and on the basis of our examination of the records, the company has complied with provision of section 185 and 186 of the Act, with respect to the loans and investment made.

v. As the company has not accepted deposits, the directives issued by the Reserve Bank of India and provisions of sections 73 to 76 or any other provisions of the companies Act and rules framed there under, are not applicable.

vi. According to the information and explanation given to us,. the cost accounting records as prescribed by the Central Government under section 148(1) of The Companies Act, 2013, for the time being, are not applicable to the Company."

vii. (a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing undisputed statutory dues in respect of income tax, sales tax, service tax, goods and service tax, customs duty, excise duty, cess and other material statutory dues as applicable with the appropriate authorities. Provident fund, employees' state insurance is not applicable on the company. Further, there were no undisputed amounts outstanding at the year-end for a period of more than six months from the date they became payable.

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ANNEXURE B TO THE INDEPENDENT AUDITORS' REPORT to the members of **M/s. REGENCY CONVENTION CENTRE & HOTELS LIMITED** dated

Report on the matters specified in paragraph 3 of the Companies (Auditor's Report) Order, 2016 ("the Order') issued by the Central Government of India in terms of section 143(11) of the Companies Act, 2013 ("the Act") as referred to in paragraph 1 of 'Report on Other Legal and Regulatory Requirements' section.

We have audited the internal financial controls over financial reporting of **of M/s. REGENCY CONVENTION CENTRE & HOTELS LIMITED** ("the Company") as of March 31, 2021 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Board of Directors of the company is responsible for establishing and maintaining internal financial controls based on "the internal control over financial reporting 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 issued by the Institute of Chartered Accountants of India". 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 its 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.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit.

We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financials Controls and, both issued by the Institute of Chartered Accountants of India. 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 over financial reporting was established and maintained and if such controls operated effectively in all material respects.

An audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness.

Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, 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 standalone financial statements, whether due to fraud or error.

V. Vaidyanathan & Co.
Mumbai
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Chartered Accountants

REGENCY CONVENTION CENTRE AND HOTELS LIMITED
CIN: U74899WB1994PLC160633
BALANCE SHEET AS AT 31.03.2021

Amount in Rs

Particulars	Note	As at 31.03.2021	As at 31.03.2020
ASSETS			
(1) **Non - current assets**			
(a) Property, plant and equipment	2	20,652,458	20,652,458
(b) Financial assets			
(i) Loans		-	-
		20,652,458	20,652,458
(2) **Current assets**			
(a) Financial assets			
(i) Cash and cash equivalents	3	84,709	(2,809)
(b) Other current assets	4	10,000	10,000
		94,709	7,191
Total Assets		**20,747,167**	**20,659,649**
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	5	1,593,050	1,593,050
(b) Other Equity	6	19,009,409	19,053,029
		20,602,459	20,646,079
LIABILITIES			
(1) Current liabilities			
(a) Financial liabilities			
(i) Borrowings	7	132,908	-
(i) Other financial liabilities	8	11,800	13,570
(b) Other current liabilities	9	-	-
		144,708	13,570
Total Equity & Liabilities		**20,747,167**	**20,659,649**

The accompanying notes form an integral part of the standalone financial statements.

As per our report of even date attached

For ***V. Vaidyanathan & Co.***
Chartered Accountants
Firm Registration. No. : 111225W

V. Vaidyanathan
Partner
Membership No. : 017905

Place: Mumbai
Date: 27th May, 2021

V. Vaidyanathan & Co.
Mumbai
FRN: 111225W
Chartered Accountants

For and on behalf of the Board of Directors

Umesh Saraf
Director
DIN: 00017985

Bimal K. Jhunjhunwala
Director
DIN: 00358072

Place: Kolkata
Date: 24th May, 2021

REGENCY CONVENTION CENTRE AND HOTELS LIMITED
CIN: U74899WB1994PLC160633
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2021

Amount in Rs

	Particulars	Note	Year ended 31.03.2021	Year ended 31.03.2020
I	Revenue from operations		-	-
II	Other income		-	-
III	Total income		-	-
IV	Expenses			
	Employee benefit expenses		-	-
	Other expenses	10	43,620	28,973
	Total expenses		43,620	28,973
V	Profit / (Loss) before exceptional items and tax		(43,620)	(28,973)
VI	Exceptional items		-	-
VII	Profit / (loss) before tax		(43,620)	(28,973)
VIII	Tax expense			
	(1) Current tax		-	-
	(2) Deferred tax		-	-
IX	Profit / (Loss) for the period		(43,620)	(28,973)
X	Other comprehensive income			
	A (i) Items that will not be reclassified to profit or loss		-	-
	(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
	B (i) Items that will be reclassified to profit or loss		-	-
	(ii) Income tax relating to items that will be reclassified to profit or loss		-	-
			-	-
XI	Total comprehensive income for the period		(43,620)	(28,973)
XII	Earnings per equity share	11		
	(1) Basic		(0.27)	(0.18)
	(2) Diluted		(0.27)	(0.18)

The accompanying notes form an integral part of the standalone financial statements.

As per our report of even date

For ***V. Vaidyanathan & Co.***
Chartered Accountants
Firm Registration. No. : 111225W

V. Vaidyanathan
Partner
Membership No. : 017905

Place: Mumbai
Date: 27th May, 2021

V. Vaidyanathan & Co.
Mumbai
FRN: 111225W
Chartered Accountants

For and on behalf of the Board of Directors

Umesh Saraf
Director
DIN: 00017985

Bimal K. Jhunjhunwala
Director
DIN: 00358072

Place: Kolkata
Date: 24th May, 2021

REGENCY CONVENTION CENTRE AND HOTELS LIMITED
CIN: U74899WB1994PLC160633
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED MARCH 31, 2021

Amount in Rs

Particulars	Equity Share Capital	Reserves and Surplus				Other Comprehensive Income		Total equity attributable to equity holders of the Company
		Retained earnings	Capital reserve	Securities premium account	Other reserves	Equity instruments through other comprehensive income	Other items of other comprehensive income	
As at 31.3.2019	1,553,570	(1,151,498)	-	-	-	-	-	402,072
Change in equity for the period April 2019 to March 2020								
Increase in share capital due to shares issued during the year	39,480							39,480
Premium on issue of shares	-	-	-	20,233,500				20,233,500
Profit / (Loss) for the period	-	(28,973)	-	-	-	-	-	(28,973)
As at 31.3.2020	1,593,050	(1,180,471)	-	20,233,500	-	-	-	20,646,079
Change in equity for the period April 2020 to March 2021								
Increase in share capital due to shares issued during the year	-							-
Premium on issue of shares	-	-	-	-	-	-	-	-
Profit / (Loss) for the period	-	(43,620)	-	-	-	-	-	(43,620)
As at 31.03.2021	1,593,050	(1,224,091)	-	20,233,500	-	-	-	20,602,459

The accompanying notes form an integral part of the standalone financial statements.

As per our report of even date attached

For ***V. Vaidyanathan & Co.***
Chartered Accountants
Firm Registration. No. : 111225W

V. Vaidyanathan
V. Vaidyanathan
Partner
Membership No. : 017905

Place: Mumbai
Date: 27th May, 2021

V. Vaidyanathan & Co.
Mumbai
FRN: 111225W
Chartered Accountants

For and on behalf of the Board of Directors

Umesh Saraf
Director
DIN: 00017985

Place: Kolkata
Date: 24th May, 2021

Bimal K. Jhunjhunwala
Director
DIN: 00358072

REGENCY CONVENTION CENTRE AND HOTELS LIMITED
CIN: U74899WB1994PLC160633
CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2021

Amount in Rs

	Particulars	Year ended 31.03.2021	Year ended 31.03.2020
A.	**CASH FLOW FROM OPERATING ACTIVITIES**		
	Profit before tax	(43,620)	(28,973)
	Adjustments to reconcile profit before tax to net cash flows	-	-
	Operating profit/(loss) before working capital changes	(43,620)	(28,973)
	Change in assets and liabilities		
	Other financial liabilities	(1,770)	7,670
	Loans	-	-
	Other current assets	-	-
	Other current liabilities	-	-
	Cash generated from operations	(45,390)	(21,303)
	Direct taxes	-	-
	Net Cash generated from/(used in) Operations	**(45,390)**	**(21,303)**
B.	**CASH FLOWS FROM INVESTING ACTIVITIES**		
	Expenditure on property, plant and equipment	-	-
	Net Cash flow from/(used in) Investing Activities	-	-
C.	**CASH FLOWS FROM FINANCING ACTIVITIES**		
	Proceeds (repayment) from short-term borrowings	132,908	(68,364)
	Proceeds from issue of shares	-	-
	Net cash flow from/(used in) Financing Activities	**132,908**	**(68,364)**
	Net increase/(decrease) in Cash and Cash Equivalents (A + B + C)	**87,518**	**(89,667)**
	Cash and cash equivalents at the beginning of the year	(2,809)	86,858
	Cash and cash equivalents at the end of the year	84,709	(2,809)

The accompanying notes form an integral part of the standalone financial statements.
As per our report of even date attached

For ***V. Vaidyanathan & Co.***
Chartered Accountants
Firm Registration. No. : 111225W

V. Vaidyanathan
Partner
Membership No. : 017905

Place: Mumbai
Date: 27th May, 2021

V. Vaidyanathan & Co.
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For and on behalf of the Board of Directors

Umesh Saraf
Director
DIN: 00017985

Bimal K. Jhunjhunwala
Director
DIN: 00358072

Place: Kolkata
Date: 24th May, 2021

1. Company Overview and Significant Accounting Policies

1.1 Company overview

The Company is a subsidiary of Asian Hotels (East) Limited, a Company listed in Bombay Stock Exchange and National Stock Exchange. The principle assets of the Company comprise of an interest in a parcel of land at Mumbai, such interest being the subject matter of dispute pending in the Bombay High Court.

1.2. Basis of preparation of financial statement

These financial statements are prepared in accordance with Indian Accounting Standards (Ind AS) under the historical cost convention on the accrual basis except for certain financial instruments which are measured at fair values, and the provisions of the Companies Act , 2013 (`Act') (to the extent notified). The Ind AS are prescribed under Section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

1.3 Functional & Presentation Currency

These Financial statements are presented in Indian Rupees (INR) which is also the company's functional currency.

1.4 Use of estimates

The preparation of the financial statements in conformity with Ind AS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

1.5 Significant accounting policies

Property Plant & Equipment:

Under the previous Indian GAAP, property plant and equipment were carried in the balance sheet on the basis of historical cost. The company has regarded the same as deemed cost & presented same values in Ind- AS compliant financials.

Plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Such cost includes the cost of replacing part of the plant and equipment and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred. The present value of the expected cost for the decommissioning of an asset after its use is included in the cost of the respective asset if the recognition criteria for a provision are met.

Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets .

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.

Financials Asset

Initial recognition and measurement

All financial assets are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in three categories:
(i) Financial Asset at amortized cost
(ii)Financial Asset At Fair Value through Other Comprehensive Income (OCI)
(iii)Financial Asset at Fair value through Profit or Loss (PL)

Financial Asset at amortized cost

A 'Financial Asset' is measured at the amortized cost if both the following conditions are met:
a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the statement of profit or loss.

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Financial Asset at Fair value through OCI (FVTOCI)

A 'Financial Asset' is classified as at the FVTOCI if both of the following criteria are met:
a) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
b) The asset's contractual cash flows represent SPPI.Financial Asset included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI).

Financial Asset at fair value through profit or loss (FVTPL)

FVTPL is a residual category for Financial Assets. Any financial asset, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.
In addition, the company may elect to designate a Financial asset, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch').

Derecognition of Financial asset

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized when:
- The rights to receive cash flows from the asset have expired, or
- The company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either
(a) the Company has transferred substantially all the risks and rewards of the asset, or
(b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of financial assets

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposure:
a) Financial assets that are debt instruments, and are measured at amortised cost e.g., loans, debt securities, deposits, trade receivables and bank balance.
b) Financial assets that are debt instruments and are measured as at FVTOCI.
c) Lease receivables under Ind AS 116.
d) Trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 115 (referred to as 'contractual revenue receivables)
e) Loan commitments which are not measured as at FVTPL
f) Financial guarantee contracts which are not measured as at FVTPL

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognising impairment loss allowance based on 12-month ECL.
Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument.

Financial Liabilities

Initial recognition and measurement

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs. For financial liabilities maturing within one year from the balance sheet date, the carrying amount approximate fair value due to the short maturity of these instruments.

Subsequent Measurement

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognized in the profit or loss.

Financial Liabilities at amortized cost

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

Cash and Cash Equivalents

Cash and Cash Equivalent in balance sheet comprise cash at banks and 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.

Provisions, Contingent liabilities

Provisions are recognized when the company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. The expense relating to a provision is presented in the statement of profit and loss.
If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.
A contingent liability is disclosed in case of;
- a present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation;
- a present obligation arising from past events, when no reliable estimate is possible ;
- a possible obligation arising from past events, unless the probability of outflow of resources is remote.

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each balance sheet date.

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Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

Deferred Tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date. The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.
Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Deferred tax relating to items recognized outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.
Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Earnings per share

Basic Earnings per share are calculated by dividing the net profit or loss for the period attributable to the equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as fraction of equity shares to the extent that they are entitled to participate in dividends relative to a fully paid equity shares during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in a right issue, share split, and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earning per share, the net profit or loss for the period attributable to Equity Shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

Fair Value Measurement

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use. The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

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2. PROPERTY, PLANT & EQUIPMENT

Amount in Rs

Particulars	Land *	Property & Plant	Others
Gross Block (at cost)			
As at 31.03.2019	20,652,458	-	-
Additions	-	-	-
Disposals	-	-	-
As at 31.03.2020	20,652,458	-	-
Additions	-	-	-
Disposals	-	-	-
As at 31.03.2021	20,652,458	-	-
Depreciation			
As at 31.03.2019	-	-	-
Charge for the year	-	-	-
As at 31.03.2020	-	-	-
Charge for the year	-	-	-
As at 31.03.2021	-	-	-
Net Block			
As at 31.03.2020	20,652,458	-	-
As at 31.03.2021	20,652,458	-	-

* The cost of land represents the earnest money paid for the land, the incidental expenditure, legal expenses and the pre-operative expenditure capitalized. The Company has handed over the property to the Airport Authority of India (AAI). As per the understanding with the AAI the land will be leased back to the Company for its operations.

Pursuant to the earlier understanding in terms of the share purchase agreement with the erstwhile holding company Asian Hotels Limited, New Delhi, the present holding company, Asian Hotels (East) Limited (Asian) has acquired the equity shares of the Company's other shareholders in the Financial Year 2019-20 and accordingly the Company has now become a wholly-owned subsidiary of Asian.

In connection with the legal Suit No. 6846 of 1999 with the Airport Authority of India (AAI) & Ors in the High Court of Judicature at Bombay and its slow progress in more than last 20 years and pursuant to the discussion and understanding with Mumbai International Airport Limited (MIAL), the holding company, Asian Hotels (East) Limited (Asian) considered the prospect of amicable settlement of the dispute with MIAL and accordingly Asian, the Company and MIAL have executed a Share Purchase Agreement dated 20th April 2019 (SPA) wherein MIAL has agreed to buy Asian's 100% investment in the Company at a purchase consideration of Rs.64 crores against which the holding company Asian has received an advance of Rs.23 crores from MIAL to buy out other shareholders' holding in the company. The SPA is subject to fulfilment of certain conditions including withdrawal of the legal Suit by the holding company Asian. However, the terms of the SPA could not be fulfilled by the Long Stop Date 30th June 2019 mentioned therein. Hence, MIAL had extended the Long Stop Date from 30th June 2019 to 31st March 2021 to pay the balance consideration of Rs.41 crores with an interest at the rate of 8.25% p.a. Again, due to change in MIAL's management, MIAL has now proposed to extend the Long Stop Date further to 31st May 2021 from 31st March 2021 with an enhanced interest rate of 8.36% p.a.for the period commencing from 1st July 2019 till the date of payment of the balance consideration of Rs.41 Crores to complete the transaction. Notwithstanding the above development, the holding company Asian is always open to consider a hotel project in future at the CSI Airport, Mumbai subject to a suitable opportunity, terms, process, business and economic environment. Asian shall pursue the legal case till the completion of the transaction.

3. CASH & CASH EQUIVALENTS

Amount in Rs

Particulars	Current	
	As at 31.03.2021	As at 31.03.2020
Balances with banks in current account	82,901	(4,617)
Cash in hand	1,808	1,808
	84,709	**(2,809)**

4. OTHER CURRENT ASSETS

Amount in Rs

Particulars	Current	
	As at 31.03.2021	As at 31.03.2020
Security Deposit	10,000	10,000
	10,000	**10,000**

5. SHARE CAPITAL

Amount in Rs

Particulars	As at 31.03.2021	As at 31.03.2020
Authorised Shares		
2,50,000 Equity Shares of Rs 10/- each	2,500,000	2,500,000
Issued, subscribed & paid up		
1,59,305 Equity Shares of Rs 10/- each	1,593,050	1,593,050
Total	**1,593,050**	**1,593,050**

Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity Shares	As at 31.03.2021	As at 31.03.2020
At the beginning of the year	159,305	155,357
Issued/(buy back) during the year	-	3,948
At the end of the year	**159,305**	**159,305**

Terms/rights attached to Equity Shares

The Company has only one class of equity shares having a par value of Rs 10 per share. Each holder of equity shares is entitled to one vote per share.

In the event of liquidation of the Company, the holders 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.

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Shares held by Holding/ultimate Holding Company and/or their subsidiaries/associates

Out of equity shares issued by the Company, shares held by its Holding Company is as below:

	As at 31.03.2021	As at 31.03.2020
Asian Hotels (East) Limited, the Holding Company		
159,305 equity shares of Rs 10 each fully paid	1,593,050	1,593,050

Details of shareholders Holding more than 5% shares in the Company

Equity shares	% of Holding	As at 31.03.2021	As at 31.03.2020
		No. of Shares	No. of Shares
Asian Hotels (East) Limited	100.00	159,305	159,305

6. OTHER EQUITY

Amount in Rs

Particulars	As at 31.03.2021	As at 31.03.2020
Retained earnings	(1,224,091)	(1,180,471)
Securities premium account	20,233,500	20,233,500
	19,009,409	**19,053,029**

7. BORROWINGS

Amount in Rs

	Current	
Particulars	**As at 31.03.2021**	**As at 31.03.2020**
Unsecured, repayable on demand		
Loan from related party (Refer Note 12)	132,908	-
Loan from other parties	-	-
	132,908	-

Note: The Company had received unsecured interest free loan from its Holding Company, Asian Hotels (East) Limited for the purposes of Company's day to day operations /working capital.

8. OTHER FINANCIAL LIABLITIES

Amount in Rs

	Current	
Particulars	**As at 31.03.2021**	**As at 31.03.2020**
Expenses payable	11,800	13,570
	11,800	**13,570**

9. OTHER CURRENT LIABLITIES

Amount in Rs

	Current	
Particulars	**As at 31.03.2021**	**As at 31.03.2020**
TDS payable	-	-
Professional Tax Payable	-	-
	-	-

10. OTHER EXPENSES

Amount in Rs

Particulars	Year Ended 31st March 2021	Year Ended 31st March 2020
Rates and taxes	2,500	2,500
Legal & professional expenses	10,200	4,000
Filing fees	2,500	1,550
Certification Fees	1,770	1,770
Audit fees	11,800	11,800
Annual Custody Fees	11,308	-
Bank Charges	3,542	-
Miscellaneous expenses	-	7,353
	43,620	**28,973**

11. EARNINGS PER SHARE

Particulars	Year Ended 31st March 2021	Year Ended 31st March 2020
(i) Profit available for equity shareholders	(43,620)	(28,973)
(ii) Weighted average number of equity shares @ Rs 10 each	159,305	157,331
(iii) Earnings/(Loss) per share (Rs)	(0.27)	(0.18)

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12. In accordance with the Accounting Standard on " Related Party Disclosures" (Ind AS-24), the disclosures in respect of Related Parties and transactions with them, as identified and certified by the management, are as follows: -

Related Party Disclosures

(i) List of Related Parties

(a) Holding Company :

Asian Hotels (East) Limited

(b) Fellow Subsidiary Company :

GJS Hotels Limited

Robust Hotels Private Limited

(c) Entities over which directors or their relatives can exercise significant influence/control :

(i) Unison Hotels Private Limited
(ii) Juniper Hotels Private Limited
(iii) Chartered Hotels Pvt. Ltd.
(iv) Chartered Hampi Hotels Pvt. Ltd.
(v) Triumph Realty Pvt. Ltd.
(vi) Juniper Investments Limited
(vii) Blue Energy Private Limited
(viii) Footsteps of Buddha Hotels Private Limited
(ix) Samra Importex Private Limited
(x) Vedic Hotels Limited
(xi) Unison Power Limited
(xii) Unison Hotels South Private Limited
(xiii) Sara International Limited, Hong Kong
(xiv) Sara Hospitality Limited, Hong Kong
(xv) Saraf Industries Limited, Mauritius
(xvi) Saraf Hotels Limited, Mauritius
(xvii) Saraf Investments Limited, Mauritius
(xviii) Nepal Travel Agency Pvt. Ltd., Nepal
(xix) Yak & Yeti Hotels Limited, Nepal
(xx) Taragaon Regency Hotels Limited, Nepal

(ii) Details of transactions with related parties during the year :

Amount in Rs

Transactions	31st March 2021	31st March 2020
Investment made by Holding Company		
During the year	-	20,856,460
Year end balance	21,826,550	21,826,550
Loans & Advances taken (repaid) from Holding Company		
During the year loan taken from or (repaid) to Holding Company	132,908	(68,364)
Conversion of Loan into Equity	-	(20,272,980)
Year end balance	132,908	-

13. No amount is due to Micro, Small and Medium enterprises (identified on the basis of information made available during the year by such enterprises to the Company). No interest in terms of Micro, Small and Medium Enterprises Development Act, 2006 has been either paid or accrued during the year.

14. The loans outstanding to Holding Company carrying no interest and repayable on demand as at 31st March 2021 :

	Maximum amount outstanding during the year	
Holding Company	**31st Mar 2021**	**31st March 2020**
Asian Hotels (East) Limited	132,908	20,341,344

	Outstanding as on	
Holding Company	**31st Mar 2021**	**31st March 2020**
Asian Hotels (East) Limited	132,908	-

15. FINANCIAL INSTRUMENTS

Financial instruments by category

The carrying value and fair value of financial instruments by categories as on March 31, 2021 are as follows:

Amount in Rs

Particulars	Amortised Cost	Fair Value through PL	Fair Value through OCI	Total Carrying Value	Total Fair Value
Assets:					
Cash & cash equivalents	84,709	-	-	84,709	84,709
Loans	-	-	-	-	-
Total	**84,709**	-	-	**84,709**	**84,709**
Liabilities:					
Borrowings	132,908	-	-	132,908	132,908
Other financial liabilities	11,800	-	-	11,800	11,800
Total	**144,708**	-	-	**144,708**	**144,708**

The carrying value and fair value of financial instruments by categories as on March 31, 2020 are as follows:

Amount in R

Particulars	Amortised Cost	Fair Value through PL	Fair Value through OCI	Total Carrying Value	Total Fair Value
Assets:					
Cash & cash equivalents	-2,809	-	-	-2,809	-2,809
Loans	-	-	-	-	-
Total	**-2,809**	-	-	**-2,809**	**-2,809**
Liabilities:					
Borrowings	-	-	-	-	-
Other financial liabilities	13,570	-	-	13,570	13,570
Total	**13,570**	-	-	**13,570**	**13,570**

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Fair value hierarchy

This section explains the estimates and judgements made in determining the fair values of Financial Instruments that are measured at fair value and amortised cost and for which fair values are disclosed in financial statements. To provide an indication about reliability of the inputs used in determining the fair values, the company has classified its financial instruments into the three levels prescribed under accounting standards. An explanation of each level follows underneath the table:

Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities;
Level 2 - Observable direct or indirect inputs other than Level 1 inputs; and
Level 3 - Unobservable inputs (i.e; not derived from market data).

The following table presents fair value hierarchy of assets and liabilities measured at fair value as of March 31, 2021:

Particulars	Fair Value	Fair value measurement using		
		Level 1	Level 2	Level 3
Assets:				
Cash & cash equivalents	84,709	-	-	84,709
Loans	-	-	-	-
Total	**84,709**	-	-	**84,709**
Liabilities:				
Borrowings	132,908	-	-	132,908
Other financial liabilities	11,800	-	-	11,800
Total	**144,708**	-	-	**144,708**

The following table presents fair value hierarchy of assets and liabilities measured at fair value as of March 31, 2020:

Particulars	Fair Value	Fair value measurement using		
		Level 1	Level 2	Level 3
Assets:				
Cash & cash equivalents	-2,809	-	-	-2,809
Loans	-	-	-	-
Total	**-2,809**	-	-	**-2,809**
Liabilities:				
Borrowings	-	-	-	-
Other financial liabilities	13,570	-	-	13,570
Total	**13,570**	-	-	**13,570**

16. FINANCIAL RISK MANAGEMENT

Financial risk factors

The Company's activities expose it to only liquidity risk and credit risk.

Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting its obligations associated with its financial liabilities.

The Company maintains sufficient cash and cash equivalent to manage its operating requirements and has the financial support and call for additional loan from its holding company, to settle to its financial liabilities when they fall due for repayment.

The table below provides details regarding the contractual maturities of financial liabilities as of March 31, 2021:

Amount in Rs

Particulars	on demand	less than 3 months	3-12 months	1-5 years	Total
Borrowings	132,908	-	-	-	132,908
Other financial liabilities	-	11,800	-	-	11,800

The table below provides details regarding the contractual maturities of financial liabilities as of March 31, 2020:

Amount in Rs

Particulars	on demand	less than 3 months	3-12 months	1-5 years	Total
Borrowings	-	-	-	-	-
Other financial liabilities	-	11,800	1,770	-	13,570

Credit Risk

Credit risk is the risk that counter party will not meet its obligation under a financial instrument leading to a financial loss. The company is exposed to credit risk from cash and cash equivalents and loans given.
The Company's credit risk is minimised as the Company's financial assets are carefully allocated to counter parties reflecting the credit worthiness.

The maximum exposure of financial asset to credit risk are as follows :

Particulars	31st March 2021	31st March 2020
	Amount in Rs	
Loans	-	-
Cash & cash equivalents	84,709	-2,809

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17. CAPITAL MANANGEMENT

For the purpose of managing capital, Capital includes issued equity share capital and reserves attributable to the equity holders.

The objective of the company's capital management are to:

- Safeguard their ability to continue as going concern so that they can continue to provide benefits to their shareholders.
- Maximization the wealth of the shareholder.
- Maintain optimum capital structure to reduce the cost of the capital.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and requirement of financial covenants. In order to maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares . The company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt.

Gearing Ratio is as follows : Amount in Rs

Particulars	31st March 2021	31st March 2020
Net debt	132,908	-
Total net debt and equity	20,735,367	20,646,079
Gearing Ratio	0.64%	0.00%

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the loans and borrowings that define capital structure requirements. There have been no breaches in the financial covenants of any loans and borrowing in the current period.

No changes were made in the objectives, policies or processes for managing capital during the years ended 31st March 2021 and 31st March 2020.

18. Previous year figures have been re-grouped and re-classified wherever considered necessary to confirm to current year's classification.

As per our report of even date attached

For V. Vaidyanathan & Co.
Chartered Accountants
Firm Registration. No. : 111225W

V. Vaidyanathan
Partner
Membership No. : 017905

Place: Mumbai
Date: 27th May, 2021

V. Vaidyanathan & Co.
Mumbai
FRN: 111225W
Chartered Accountants

For and on behalf of the Board of Directors

Umesh Saraf
Director
DIN: 00017985

Bimal K. Jhunjhunwala
Director
DIN: 00358072

Place: Kolkata
Date: 24th May, 2021