JDP & Associates
(Chartered Accountants)

I-163, Gali no.6, Raj Nagar 1, Palam, New Delhi - 110045

INDEPENDENT AUDITOR'S REPORT

To the Members of **Carnation Hotels Private Limited**

Report on the Audit of the Ind AS Financial Statements

Opinion

We have audited the Ind AS financial statements of **Carnation Hotels Private Limited** ("the Company"), which comprise the balance sheet as at March 31, 2019, and the statement of Profit and Loss, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid IND AS financial statements give the information required by the Companies Act, 2013 in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2019, and its profit including other comprehensive income, changes in equity and its cash flows for the year ended on that date

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS 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 together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 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.

Other Information

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

Our opinion on the Ind AS financial statements does not cover the other information and we do 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 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. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these IND AS financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. 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 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 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

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. Those Board of Directors are also responsible for overseeing the company's financial reporting process

Those charged with governance are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Ind AS Financial Statements

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 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 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 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 Companies Act, 2013, 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.

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- 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 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 financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable
2. As required by Section 143(3) of the Act, we report 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 purposes of our audit.

   (b) 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 Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;

   (d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;

   (e) On the basis of the written representations received from the directors as on March 31, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2019 from being appointed as a director in terms of Section 164(2) of the Act.

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(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2"

(g) 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, in our opinion and to the best of our information and according to the explanations given to us:

i. The Company has does not have any pending litigations which would impact its financial position;

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

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

For JDP & Associates
Firm Registration No: 026828N
Chartered Accountants

Jatin

Jatin Kumar
Partner
Membership No.: 531072
Place: New Delhi
Date: May 24, 2019

JDP & ASSOCIATES
New Delhi
Chartered Accountants

Annexure 1 referred to in paragraph 1 under the heading "Report on other legal and regulatory requirements" of our report of even date
Re: **Carnation Hotels Private Limited ("the Company")**

(i) a) The Company is maintaining proper records showing full particulars, including quantitative details and situation of fixed assets.

b) The Company has physically verified the fixed assets at reasonable intervals, there were no material discrepancy during the physical verification of fixed assets.

c) The company does not hold any land thus reporting provisions of clause 3(i)(c) is not applicable.

(ii) The Company does not have any inventory, thus reporting under clause 3(ii) is not applicable.

(iii) The Company has not granted any loan to a company covered in the register maintained under section 189 of the Companies Act, 2013. Accordingly, provisions of, clause 3(iii) (a), (b) and (c) of the Order are not applicable to the Company.

(iv) The Company has not made any loans, investments, guarantees, and securities during the year thus the provisions of clause 3 (iv) is not applicable.

(v) The Company has not accepted any deposits from the public in terms of directive issued by Reserve Bank of India and provision of section 73 to 76 of the Companies Act, 2013.

(vi) To the best of our knowledge and as explained, the central government has not prescribed the maintenance of cost records under sub-section (1) of section 148 of the Companies Act 2013.

(vii) a) Undisputed statutory dues including provident fund, employee state insurance, labour welfare fund, income-tax, goods and service tax, cess and other material statutory dues have generally been regularly deposited with the appropriate authorities though there has been a slight delay in a few cases. The provisions related to excise and customs duty are not applicable to the Company.

b) According to information and explanation given to us, there are no undisputed amounts payable in respect of income tax, sales tax, goods and service tax, duty of customs, value added tax, excise duty cess and other material statutory dues were outstanding for a period of more than six months from the date they become payable.

c) According to information and explanation given to us there are no dues of Income tax, sales tax, goods and service tax, duty of customs and cess which have not been deposited on account of dispute.

(viii) In our opinion and according to information and explanation given by the management, the Company has not defaulted in repayment of dues to Bank.

The Company did not have any outstanding dues in respect of financial institutions and debenture holders during the year.

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(ix) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) and there are no term loans outstanding during the year.

(x) To the best of our knowledge no fraud is committed by the company or any fraud on the company by its officers or employees has been noticed or reported during the year.

(xi) The managerial remuneration has been paid or provided during the year is in accordance with the requisite approval mandated by the provision of section 197 read with Schedule V to the Companies Act.

(xii) The company is not a Nidhi Company so Nidhi Rules, 2014 are not applicable to the company.

(xiii) All transactions with the related party are in compliance with sections 188 of Companies Act, 2013 where applicable and the details have been disclosed in the Financial Statements as required by applicable accounting standards. Provision of section 177 is not applicable to the Company.

(xiv) The company has not made any preferential allotment or private placement of shares or fully or partially convertible debentures

(xv) The Company has not entered into any non-cash transaction with the director or person connected with director as required under section 192 of The Companies Act, 2013.

(xvi) The company is not required to be registered under section 45-IA of the Reserve Bank of India, 1934.

For JDP & Associates
Firm Registration No: 026828N
Chartered Accountants

Jatin

Jatin Kumar
Partner
Membership No.: 531072
Place: New Delhi
Date: May 24, 2019

JDP & ASSOCIATES New Delhi Chartered Accountants

ANNEXURE TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF CARNATION HOTELS PRIVATE LIMITED

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of **Carnation Hotels Private Limited** ("the Company") as of March 31, 2019 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management 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 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 Companies Act, 2013.

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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial 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.

Our 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 financial statements, whether due to fraud or error.

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 system over financial reporting.

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New Delhi
Chartered Accountants

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Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting 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 control over financial reporting includes 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.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, 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 over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2019, 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".

For JDP & Associates
Firm Registration No: 026828N
Chartered Accountants

Jatin

Jatin Kumar
Partner
Membership No.: 531072
Place: New Delhi
Date: May 24, 2019

JDP & ASSOCIATES
New Delhi
Chartered Accountants

Carnation Hotels Private Limited
Balance Sheet as at March 31, 2019

	Notes	March 31, 2019 Rs in lakhs	March 31, 2018 Rs in lakhs
ASSETS			
Non-current assets			
Property, plant and equipment	3	**53.35**	52.63
Intangible assets	4	**1.35**	0.45
Financial assets	5		
Other financial assets		**19.94**	17.85
Other non-current assets	6	**664.14**	650.12
Deferred tax assets (net)	7	**19.22**	60.63
		758.00	781.68
Current assets			
Financial assets	8		
Trade receivables		**396.52**	282.10
Cash and Cash equivalents		**136.82**	68.20
Other financial assets		**0.30**	0.30
Other current assets	9	**64.92**	78.75
		598.56	429.35
Total Assets		**1,356.56**	1,211.03
EQUITY AND LIABILITIES			
Equity			
Share capital	10	**9.35**	9.35
Other Equity	11	**499.13**	48.16
Total Equity		**508.48**	57.51
Liabilities			
Non-current liabilities			
Financial liabilities	12		
Borrowings		**326.20**	323.28
Provisions	13	**10.71**	9.97
		336.91	333.25
Current liabilities			
Financial liabilities	14		
Borrowings		**257.72**	644.72
Trade payables		**7.10**	-
Other financial liabilities		**158.92**	122.00
Other current liabilities	15	**76.59**	42.37
Provisions	13	**10.84**	11.18
		511.17	820.27
Total Liabilities		**848.08**	1,153.52
Total Equity and Liabilities		**1,356.56**	1,211.03
Summary of significant accounting policies	2		

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For JDP & Associates
Firm Registration No. 026828N
Chartered Accountants

Jatin Kumar
Partner
Membership No. 531072

Place : New Delhi
Date : May 24, 2019

JDP & ASSOCIATES New Delhi Chartered Accountants

For and on behalf of the Board of Directors of Carnation Hotels Private Limited

Rattan Keswani
Whole Time Director
Din: 05317766

Kapil Sharma
Director
Din: 00352890

Carnation Hotels Private Limited
Statement of Profit and Loss for the year ended March 31, 2019

	Notes	March 31, 2019 Rs in lakhs	March 31, 2018 Rs in lakhs
Revenue From Operations	16	1,271.98	1,140.17
Other Income	17	-	0.90
Total Income		1,271.98	1,141.07
Expenses			
Employee benefits expense	18	496.56	442.19
Other expenses	19	72.47	441.99
Total expenses		569.03	884.18
Earnings before interest, tax, depreciation and amortisation (EBITDA)		702.95	256.89
Finance costs	20	57.05	66.05
Depreciation and amortization expense	21	8.26	6.91
Finance income	22	(2.08)	(2.24)
Profit/(loss) before tax		639.72	186.17
Tax expense:			
(1) Current tax		195.16	37.96
(2) Adjustment of tax relating to earlier periods		-	0.02
(3) Deferred tax		(4.70)	3.19
		190.46	41.17
Profit/(Loss) for the year		449.26	145.00
Other comprehensive income			
Other comprehensive income not to be reclassified to profit or loss in subsequent years:			
Re-measurement gains/ (losses) on defined benefit plans		2.37	(0.96)
Income tax effect		(0.66)	-
		1.71	(0.96)
Net other comprehensive income not to be reclassified to profit or loss in subsequent year		1.71	(0.96)
Other Comprehensive Income for the year, net of tax		1.71	(0.96)
Total comprehensive income for the year, net of tax		450.97	144.04
Earnings per equity share:			
(1) Basic	23	48.25	15.41
(2) Diluted	23	48.25	15.41
Summary of significant accounting policies	2		

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For JDP & Associates
Firm Registration No. 026828N
Chartered Accountants

Jatin

Jatin Kumar
Partner
Membership No. 531072

Place : New Delhi
Date : May 24, 2019

JDP & ASSOCIATES New Delhi Chartered Accountants

For and on behalf of the Board of Directors of Carnation Hotels Private Limited

Rattan Keswani
Whole Time Director
Din: 05317766

Kapil Sharma
Director
Din: 00352890

Carnation Hotels Private Limited
Cash flow statement for the year ended March 31, 2019

	March 31, 2019 Rs in lakhs	March 31, 2018 Rs in lakhs
Cash flow from operating activities		
Profit/ (Loss) before tax	639.72	186.17
Adjustments to reconcile profit/(loss) before tax to net cash flows:		
Depreciation and amortisation expenses	8.26	6.91
Fair valuation of security deposits	12.85	384.85
Finance income (including fair value change in financial instruments)	(2.08)	(1.87)
Finance costs (including fair value change in financial instruments)	56.98	7.17
Advance written off	-	0.35
Provision for gratuity	1.81	2.22
Provision for leave encashment	0.30	0.27
Excess provision/ credit balances written back	-	(0.89)
Net (gain)/ loss on sale of property plant and equipment	-	8.13
	717.82	593.31
Working Capital Adjustment:		
Change in trade receivables	(114.42)	(140.72)
Change in trade payables	7.10	-
Change in loans and advances and other current assets	21.10	(473.92)
Change in liabilities and provisions	69.27	74.37
	700.87	53.04
Income tax paid (net of refunds)	(183.16)	(31.14)
Net cash flow from operating activities	517.70	21.90
Investing activities		
Purchase of Property, Plant & Equipment	(9.89)	(56.84)
Proceeds from sale of property plant & equipment	-	8.00
(Purchase)/sale of current investments	-	-
Net Cash flow used in investing activities	(9.89)	(48.84)
Financing activities		
Proceeds from issuance of compund financial instrument	0.00	(0.00)
Repayment of long term borrowings	(2.56)	30.52
Proceeds from / (Repayment of) short term borrowings	(387.00)	32.29
Interest paid	(49.63)	-
Net Cash from financing activities	(439.19)	62.81
Net increase/(decrease) in cash and cash equivalents	68.62	35.87
Cash and cash equivalents at the beginning of the year	68.20	32.33
Cash and cash equivalents at the end of the year	136.82	68.20
Components of cash and cash equivalents		
Cash on Hand	0.29	1.01
Balances with Banks in		
Current accounts	136.53	67.19
Total cash and cash equivalents	136.82	68.20

Summary of significant accounting policies 2

As per our report of even date

For JDP & Associates
Firm Registration No. 026828N
Chartered Accountants

Jatin

Jatin Kumar
Partner
Membership No. 531072

JDP & ASSOCIATES * New Delhi * Chartered Accountants

Place : New Delhi
Date : May 24, 2019

For and on behalf of the Board of Directors of Carnation Hotels Private Limited

Rattan Keswani
Whole Time Director
Din: 05317766

Kapil Sharma
Director
Din: 00352890

Carnation Hotels Private Limited
Statement of Changes in Equity

A. Equity Share Capital

Equity shares of INR 1 each issued, subscribed and fully paid	**No. of shares**	**Amount Rs. In lakhs**
As at April 1, 2017	934,580	9.35
Issue of share capital	-	-
As at March 31, 2018	934,580	9.35
Issue of share capital	-	-
As at March 31, 2019	934,580	9.35

B. Other Equity
For the year ended 31 March, 2019

Rs. In lakhs

	Reserves and Surplus			
	Capital reserve	**Securities Premium Reserve**	**Retained Earnings**	**Total equity**
Balance at April 1, 2017	52.18	-	(148.06)	**(95.88)**
Total Comprehensive Income for the year	-	-	144.04	**144.04**
Balance at March 31, 2018	52.18	-	(4.02)	**48.16**
Total Comprehensive Income for the year	-	-	450.97	**450.97**
Balance at March 31, 2019	**52.18**	-	**446.95**	**499.13**

Summary of significant accounting policies 2

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For JDP & Associates
Firm Registration No. 026828N
Chartered Accountants

Jatin Kumar
Partner
Membership No. 531072

Place : New Delhi
Date : May 24, 2019

JDP & ASSOCIATES New Delhi Chartered Accountants

For and on behalf of the Board of Directors of Carnation Hotels Private Limited

Rattan Keswani
Whole Time Director
Din: 05317766

Kapil Sharma
Director
Din: 00352890

1. Corporate Information

Carnation Hotels Private Limited (the Company) is a private company domiciled in India and is incorporated under the provisions of the Companies Act applicable in India. The registered office of the company is located at Asset No. 6, Aerocity Hospitality District, New Delhi 110037.

The Company operates, manage and provide technical services to chain of hotels, motels, resorts, restaurants, etc.

The financial statements were authorised for issue in accordance with a resolution of the directors on May 24, 2019.

2 Basis of preparation

2.1 Significant accounting policies

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015.

The financial statements have been prepared on a historical cost or at amortised cost except for the following assets and liabilities:

- Net defined benefit (asset)/liability
- Certain financial assets and liabilities measured at fair value (refer accounting policy regarding financial instruments),

The financial statements are presented in Indian Rupees (INR) and all values are rounded to the nearest lakhs, expect where otherwise indicated.

2.2 Summary of significant accounting policies

(a) Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Company classifies all other liabilities as non-current.

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Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

(b) Foreign currencies

Transactions and balances

Transactions in foreign currencies are initially recorded by the Company's entities at their respective functional currency spot rates at the date the transaction first qualifies for recognition. However, for practical reasons, the Company uses an average rate if the average approximates the actual rate at the date of the transaction.

Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

Exchange differences arising on settlement or translation of monetary items are recognised in profit or loss

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in OCI or profit or loss are also recognised in OCI or profit or loss, respectively).

(c) Fair value measurement

The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date.

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

The principal or the most advantageous market must be accessible by the Company.

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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Chartered Accountants

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Company determines the policies and procedures for both recurring fair value measurement, such as derivative instruments and unquoted financial assets measured at fair value. External valuers are involved for valuation of significant assets and liabilities. The management selects external valuer on various criteria such as market knowledge, reputation, independence and whether professional standards are maintained by valuer. The management decides, after discussions with the Company's external valuers, which valuation techniques and inputs to use for each case.

At each reporting date, the management analyses the movements in the values of assets and liabilities which are required to be remeasured or re-assessed as per the Group's accounting policies. For this analysis, the Valuation Committee verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents.

The management, in conjunction with the Company's external valuers, also compares the change in the fair value of each asset and liability with relevant external sources to determine whether the change is reasonable.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

This note summarises accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

- Disclosures for valuation methods, significant estimates and assumptions (note24)
- Quantitative disclosures of fair value measurement hierarchy (note 28)
- Financial instruments (including those carried at amortised cost) (note 28)

(d) Revenue recognition

Effective April 1, 2018, the Company has applied Ind AS 115 "Revenue from Contracts with Customers" which establishes a comprehensive framework to depict timing and amount of revenue to be recognised. The Company has adopted Ind AS 115 using cumulative catch-up transition method, where any effect arising upon application of this standard is recognised as at the date of initial application (i.e April 1, 2018). The standard is applied only to contracts that are not completed as at the date of initial application and the comparative information in the statement of profit and loss is not restated - i.e. the comparative information continues to be reported under previous standards on revenue i.eInd AS 18 and Ind AS 11. There was no impact on adoption of Ind AS 115 to the financial statements of the Company.

In arrangements for room revenue and related services, the Company has applied the guidance in Ind AS 115 for recognition of Revenue from contract with customer, by applying the revenue recognition criteria for each distinct performance obligation. The arrangements with customers generally meet the criteria for considering room revenue and related services as distinct performance obligations. For allocating the transaction price, the Company has measured the revenue in respect of each performance obligation of a contract at its relative standalone selling price. The price that is regularly charged for an item when sold separately is the best evidence of its standalone selling price.

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company 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 duty. The Company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Company has concluded that it is acting as a principal in all of its revenue arrangements. The specific recognition criteria described below must also be met before revenue is recognized.

Sales tax/ value added tax (VAT) is not received by the Company on its own account. Rather, it is tax collected on value added to the commodity by the seller on behalf of the government. Accordingly, it is excluded from revenue.

Income from services

Revenues from management and consultancy contracts are recognized pro-rata over the period of the contract as and when services are rendered. The company collects service tax on behalf of the government and, therefore, it is not an economic benefit flowing to the company. Hence, it is excluded from revenue.

Interest income

For all financial instruments measured at amortized cost and interest bearing financial assets classified as available for sale, interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial asset or liability. Interest income is included in finance income in the income statement.

Dividends

Revenue is recognized when the Company's right to receive the payment is established, which is generally when shareholders approve the dividend.

Management Fee

Revenue from management services comprises fixed & variable income. Fixed income is recognised pro-rata over the period of the contract as and when services are rendered. Variable income is recognised on an accrual basis in accordance with the terms of the relevant agreement.

Gain/(loss) on sale of investment in mutual funds

Gain/(loss) on sale of investment in mutual funds is recorded as other income on transfer of title from the Company and is determined as the difference between the redemption price and carrying value of the investments.

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(e) Taxes

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date in the countries where the Company operates and generates taxable income.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

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.

Deferred tax liabilities are recognised for all taxable temporary differences.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised,

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 realised 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 recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised 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.

(f) Property, plant and equipment

Plant and equipment is 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.

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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 recognised 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 recognised 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 on fixed assets is provided as per Schedule II of Companies Act, 2013 on Straight Line Method over its economic useful life of fixed assets as follows:

Fixed Assets	Useful life considered (SLM)
Plant & Machinery	15 Year
Building	60 Years
Electrical installations and fittings	10 Years
Office Equipment's	5 Years
Furniture and Fixtures	10 Years
Vehicles	8 Years
Computers	3 Years

The Company, based on management estimates, depreciates certain items of building, plant and equipment over estimated useful lives which are lower than the useful life prescribed in Schedule II to the Companies Act, 2013. The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognized.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end, and adjusted prospectively if appropriate.

(g) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

(h) Leases

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

For arrangements entered into prior to April 1, 2015, the Company has determined whether the arrangement contain lease on the basis of facts and circumstances existing on the date of transition.

Company as a lessee

A lease is classified at the inception date as a finance lease or an operating lease. A lease that transfers substantially all the risks and rewards incidental to ownership to the Company is classified as a finance lease.All other leases are classified as operating lease.

Finance leases are capitalised at the commencement of the lease at the inception date fair value of the leased property or, if lower, at the present value of the minimum lease payments. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised in finance costs in the statement of profit and loss, unless they are directly attributable to qualifying assets, in which case they are capitalized in accordance with the Company's general policy on the borrowing costs (See note 2.2.g). Contingent rentals are recognised as expenses in the periods in which they are incurred.

A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the Company will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

Operating lease payments are recognised as an expense in the statement of profit and loss on a straight-line basis over the lease termunless either:

(a) Another systematic basis is more representative of the time pattern of the user's benefit even if the payments to the lessors are not on that basis, or
(b) The payments to the lessor are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases. If payments to the lessor vary because of factors other than general inflation, then this condition is not met.

Company as a lessor

Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Company to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Company's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

(i) Impairment of non-financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair valueless costs of disposal and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from

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other assets or Company of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. 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 the risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

The Company bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of the Company's CGUs to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year. To estimate cash flow projections beyond periods covered by the most recent budgets/forecasts, the Company extrapolates cash flow projections in the budget using a steady or declining growth rate for subsequent years, unless an increasing rate can be justified. In any case, this growth rate does not exceed the long-term average growth rate for the products, industries, or country in which the entity operates, or for the market in which the asset is used.

Impairment losses of continuing operations, including impairment on inventories, are recognised in the statement of profit and loss.

For assets excluding goodwill, an assessment is made at each reporting date to determine whether there is an indication that previously recognised impairment losses no longer exist or have decreased. If such indication exists, the Company estimates the asset's or CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the statement of profit or loss unless the asset is carried at a revalued amount, in which case, the reversal is treated as a revaluation increase.

(j) Provisions

General

Provisions are recognised 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. When the Company expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

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 recognised as a finance cost.

(k) Retirement and other employee benefits

Retirement benefit in the form of provident fund is a defined contribution scheme. The group has no obligation, other than the contribution payable to the provident fund. The group recognizes contribution payable to the provident fund scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to 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, for example, a reduction in future payment or a cash refund.

Gratuity liability is defined benefit obligation and is provided for on the basis of an actuarial valuation on projected unit credit method made at the end of each financial year.

Short term compensated absences are provided for based on estimates. Long term compensated absences are provided for based on actuarial valuation. The actuarial valuation is done as per projected unit credit method.

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

Past service costs are recognised in profit or loss on the earlier of:

- The date of the plan amendment or curtailment, and
- The date that the Company recognises related restructuring costs

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset.The Company recognises the following changes in the net defined benefit obligation as an expense in the consolidated statement of profit and loss:

- Service costs comprising current service costs, past-service costs, gains and losses on curtailments and non-routine settlements; and
- Net interest expense or income

The company treats leaves expected to be carried forward for measurement purposes. Such compensated absences are provided for based on the actuarial valuation using the projected unit credit method at the year-end. Actuarial gains/losses are immediately taken to the statement of profit and loss and are not deferred. The company presents the entire leave as a current liability in the balance sheet, since it does not have an unconditional right to defer its settlement for 12 months after the reporting date. Where Company has the unconditional legal and contractual right to defer the settlement for a period beyond 12 months, the same is presented as non-current liability

(l) 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.

Financial assets

Initial recognition and measurement

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits

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to purchase or sell the asset.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in following categories:

- Debt instruments at amortised cost
- Debt instruments at fair value through other comprehensive income (FVTOCI)
- Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)
- Equity instruments measured at fair value through other comprehensive income (FVTOCI)
- Equity instruments in subsidiaries carried at cost

Debt instruments at amortised cost

A debt instrument is measured at the amortised 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.

This category is the most relevant to the Company. After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised 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 amortisation is included in finance income in the profit or loss. The losses arising from impairment are recognised in the profit or loss. This category generally applies to trade and other receivables, loans to subsidiaries etc. For more information on receivables, refer to Note 8.

Debt instrument at FVTOCI

A debt instrument 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.

Debt instruments 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). However, the Company recognizes interest income, impairment losses & reversals and foreign exchange gain or loss in the P&L. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to P&L. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

Debt instrument at FVTPL

FVTPL is a residual category for debt instruments. Any debt instrument, 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 debt instrument, 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'). The Company has not designated any debt instrument as at FVTPL.

Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognised (i.e. removed from the Company's consolidated balance sheet) 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.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

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 17
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 11 and Ind AS 18
e) Loan commitments which are not measured as at FVTPL
f) Financial guarantee contracts which are not measured as at FVTPL

The Company follows 'simplified approach' for recognition of impairment loss allowance on:

- Trade receivables or contract revenue receivables; and
- All lease receivables resulting from transactions within the scope of Ind AS 17

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

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. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. When estimating the cash flows, an entity is required to consider:

- All contractual terms of the financial instrument (including prepayment, extension, call and similar options) over the expected life of the financial instrument. However, in rare cases when the expected life of the financial instrument cannot be estimated reliably, then the entity is required to use the remaining contractual term of the financial instrument
- Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms

Debt instruments measured at FVTOCI: Since financial assets are already reflected at fair value, impairment allowance is not further reduced from its value. Rather, ECL amount is presented as 'accumulated impairment amount' in the OCI.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, financial guarantee contracts and derivative financial instruments.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:
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 recognised in the profit or loss.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognized in OCI. These gains/ loss are not subsequently transferred to P&L. However, the Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit or loss. The Company has not designated any financial liability as at fair value through profit and loss.

Loans and borrowings

This is the category most relevant to the Company. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised 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 amortisation is included as finance costs in the statement of profit and loss.

This category generally applies to borrowings.

Financial guarantee contracts

Financial guarantee contracts issued by the group Company are those contracts that require a payment to be made to reimburse the guarantee holder for a loss it incurs because the Company fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantees issued by the group Company on behalf the Company are designated as 'Insurance Contracts'.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

Contributed equity

Equity shares are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

Reclassification of financial assets

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

The following table shows various reclassification and how they are accounted for:

Original classification	Revised classification	Accounting treatment
Amortised cost	FVTPL	Fair value is measured at reclassification date. Difference between previous amortized cost and fair value is recognised in P&L.
FVTPL	Amortised Cost	Fair value at reclassification date becomes its new gross carrying amount. EIR is calculated based on the new gross carrying amount.
Amortised cost	FVTOCI	Fair value is measured at reclassification date. Difference between previous amortised cost and fair value is recognised in OCI. No change in EIR due to reclassification.
FVTOCI	Amortised cost	Fair value at reclassification date becomes its new amortised cost carrying amount. However, cumulative gain or loss in OCI is adjusted against fair value. Consequently, the asset is measured as if it had always been measured at amortised cost.
FVTPL	FVTOCI	Fair value at reclassification date becomes its new carrying amount. No other adjustment is required.
FVTOCI	FVTPL	Assets continue to be measured at fair value. Cumulative gain or loss previously recognized in OCI is reclassified to P&L at the reclassification date.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the consolidated balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

(m) Redeemable Preference Shares

Redeemable Preference Shares are separated into liability and equity components based on the terms of the contract.

On issuance of the Redeemable preference shares, the fair value of the liability component is determined using a market rate for an equivalent non-convertible instrument. This amount is classified as a financial liability measured at amortised cost (net of transaction costs) until it is extinguished on conversion or redemption.

(n) Cash and cash equivalents

Cash and cash equivalent in the 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.

(o) Measurement of EBITDA

As permitted by the Guidance Note on the Revised Schedule VI to the Companies Act, 1956, the company has elected to present earnings before interest, tax, depreciation and amortization (EBITDA) as a separate line item on the face of the statement of profit and loss. In its measurement, the company does not include depreciation and amortization expense, finance costs and tax expense.

(p) Segment reporting policies

Identification of segments

The management of the Company reviews the specific performance of its respective hotel properties. However, since all hotels have similarity in terms of products and services, customer classes, method of providing services and the regulatory environment, the individual hotels qualify for aggregation. Thus, the management has considered aggregating all the hotels as one reportable operating segment. Accordingly, the figures appearing in these financial statements relate to the Company's single operating segment.

(q) Earnings per share

Basic earnings per share

Basic earnings per share is calculated by dividing:

- The profit attributable to owners of the Company
- By the weighted average number of equity shares outstanding during the financial year, adjusted for bonus elements in equity shares issued during the year, if any.

Diluted earnings per share

Diluted earnings per share adjusts the figures used in the determination of basic earnings per share to take into account:

- The after income tax effect of interest and other financing costs associated with dilutive potential equity shares, and
- The weighted average number of additional equity shares that would have been outstanding assuming the conversion of all dilutive potential equity shares.

(r) Recent accounting pronouncement issued but not yet effective upto the date of issuance of financial statements

I. Ind AS 116, Leases

Ind AS 116 – 'Leases' was notified on 30th March 2019, which is applicable for the accounting period beginning from 1st April 2019. For lessees, the standard eliminates the classification of leases as either operating or finance, as required by Ind AS 17, and instead introduces a single lease accounting model. Applying that model a lessee is required to recognize, (a) assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value and (b) depreciation of leased assets separately from interest on lease liabilities in the income statement. Lessor Accounting under Ind AS 116 will not be having any transitional impact on initial recognition. Under Ind AS 17, the company was charging lease rental in statement of Profit and loss, which would be charged as depreciation and finance cost under Ind AS 116, having a favourable impact on EBITDA.

A lessor shall recognise lease payments from leases as income on either straight-line or another systematic basis. The standard permits two possible methods of transition:

• Full retrospective - Retrospectively to each prior period presented applying Ind AS 8 Accounting Policies, Changes in Accounting Estimates and Errors.

• Modified retrospective - Retrospectively, with the cumulative effect of initially applying the Standard recognized at the date of initial application.

Under modified retrospective approach, the lessee records the lease liability at the present value of the remaining lease payments, discounted at the incremental borrowing rate and theright of use asset either at:

• Its carrying amount as if the standard had been applied since the commencement date, but discounted at lessee's incremental borrowing rate at the date of initial application or

• An amount equal to the lease liability, adjusted by the amount of any prepaid or accrued lease payments related to that lease recognized under Ind AS 17 immediately before the date of initial application.

The company is in the process of evaluating the impact of transitioning from old standard i.eInd AS 17 to new standard i.eInd AS 116 and the transition approach.

II. Amendment to Ind AS 19- Employee Benefits

On March 30, 2019, the amendments to Ind AS 19, in connection with accounting for plan amendments, curtailments and settlements. The amendments require an entity, to use updated assumptions to determine current service cost and net interest for the remainder of the period after a plan amendment, curtailment or settlement; and to recognise in profit or loss as part of past service cost, or a gain or loss on settlement, any reduction in a surplus, even if that surplus was not previously recognised because of the impact of the asset ceiling.

Effective date for application of this amendment is annual period beginning on or after April 1, 2019. The Company does not have any impact on account of this amendment

Rs. In lakhs

3 Property, plant and equipment	Office Furniture	Office equipments	Computers	Vehicles	Total
Cost or valuation					
As at April 1, 2017	-	0.27	0.73	30.40	31.40
Additions	0.16	-	1.00	55.21	56.37
Disposals	-	-	-	30.40	30.40
As at March 31, 2018	**0.16**	**0.27**	**1.73**	**55.21**	**57.37**
Additions	-	-	0.52	8.29	8.81
Disposals	-	-	-	-	-
As at March 31, 2019	**0.16**	**0.27**	**2.25**	**63.50**	**66.18**
Depreciation					
As at April 1, 2017	-	0.24	0.24	11.66	12.14
Charge for the year	0.01	0.03	0.37	6.47	6.89
Disposals	-	-	-	14.27	14.27
As at March 31, 2018	**0.01**	**0.27**	**0.61**	**3.86**	**4.75**
Charge for the year	0.02	-	0.61	7.45	8.08
Disposals	-	-	-	-	-
As at March 31, 2019	**0.03**	**0.27**	**1.22**	**11.31**	**12.83**
Net Book value					
As at March 31, 2019	**0.13**	-	**1.04**	**52.19**	**53.35**
As at March 31, 2018	0.15	-	1.12	51.35	52.63

4 **Intangible Assets**

Rs. In lakhs

Particulars	Software	Total
Cost or valuation		
As at April 1, 2017	-	-
Additions	0.47	0.47
Disposals	-	-
As at March 31, 2018	**0.47**	**0.47**
Additions	1.08	1.08
Disposals	-	-
As at March 31, 2019	**1.54**	**1.54**
Amortisation and impairment		
As at April 1, 2017	-	-
Amortisation	0.02	0.02
Disposals	-	-
As at March 31, 2018	**0.02**	**0.02**
Amortisation	0.18	0.18
Disposals	-	-
As at March 31, 2019	**0.20**	**0.20**
Net Block		
As at March 31, 2019	**1.35**	**1.35**
As at March 31, 2018	0.45	0.45

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		March 31, 2019	March 31, 2018
5	**Financial assets**	**Rs. In lakhs**	Rs. In lakhs
(i)	**Other financial assets**		
	Security Deposits	19.94	17.85
		19.94	17.85
	Break up of non-current financial assets carried at amortised cost		
	Security Deposits	19.94	17.85
	Total current financial assets carried at amortised cost	19.94	17.85

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6 Other non-current assets

	March 31, 2019 Rs. In lakhs	March 31, 2018 Rs. In lakhs
Advances other than capital advances		
Others		
Advance Income Tax (net of provision for taxation)	119.72	85.59
Prepaid expenses	197.56	204.82
Prepayments	346.86	359.71
Total	**664.14**	650.12

7 Deferred tax Liabilites/Deferred tax assets (Net)

	March 31, 2019 Rs. In lakhs	March 31, 2018 Rs. In lakhs
Deferred tax Liabilities		
DTL on split accounting done for preference shares	14.13	16.18
Deferred tax Liabilities	**14.13**	16.18
Deferred tax Assets		
Fixed assets : Impact of difference between tax depreciation and depreciation/ amortization charged for financial year	0.69	1.38
Impact of expenditure charged to the statement of profit and loss in the current/ earlier period but allowable for tax purposes on payment basis	17.38	19.05
Effect of unabsorbed depreciation and business loss	-	-
DTA on security deposits as per Ind AS	9.56	6.57
DTA on amortisation of prepaid expenses as per Ind AS	5.71	3.69
MAT credit entitlement receivable	-	46.12
Deferred tax Assets	**33.35**	76.81
Deferred tax Liabilites/Deferred tax assets (Net)	**19.22**	60.63

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2019 and March 31, 2018

Accounting profit / (loss) before income tax	**639.72**	186.17
Tax rate	**27.82%**	27.55%
At India's statutory income tax rate of 27.82%	**177.97**	51.29
Effect of incomes taxable at nil/lower/MAT rate	-	(13.34)
Effect of non-deductible expenses	**12.29**	0.84
Set off of unabsorbed depreciation and business loss		
Income tax charge/ (credit) in respect of earlier year	-	0.02
Impact of change in tax rate	**0.20**	2.35
	190.46	41.17

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Notes to financial statements for the year ended March 31, 2019

		March 31, 2019 Rs. In lakhs	March 31, 2018 Rs. In lakhs
8	**Financial assets**		
(i)	**Trade receivables**	**396.52**	282.10
		396.52	282.10
	Break-up for Trade receivables:		
	Unsecured, considered good	**396.52**	282.10
	Doubtful	**-**	-
		396.52	282.10
(ii)	**Cash and cash equivalents**		
	Balance with banks		
	On current accounts	**136.53**	67.19
	Cash on hand	**0.29**	1.01
		136.82	68.20

Cash at banks does not earn any interest.
Cash at bank are non-interest bearing financial assets.

		March 31, 2019 Rs. In lakhs	March 31, 2018 Rs. In lakhs
(iii)	**Other financial assets**		
	Security deposits	**0.30**	0.30
		0.30	0.30
	Break up of current financial assets carried at amortised cost		
	Trade receivables	**396.52**	282.10
	Cash and cash equivalents	**136.82**	68.20
	Security deposits	**0.30**	0.30
	Total current financial assets carried at amortised cost	**533.64**	350.60
9	**Other current assets**		
	Advances recoverable in cash or kind		
	- Others	**62.84**	77.64
	Balance with statutory/ government authorities	**1.49**	0.93
	Accrued revenue	**-**	-
	Prepaid Expenses	**0.59**	0.18
	Total	**64.92**	78.75

Carnation Hotels Private Limited
Notes to financial statements for the year ended March 31, 2019

10 Share capital

Authorised Share Capital

	Equity shares	
	No. of shares	Rs. In Lakhs
As at April 1, 2017	1,000,000	10.00
Increase/(decrease) during the year	-	-
As at March 31, 2018	1,000,000	10.00
Increase/(decrease) during the year	-	-
As at March 31, 2019	1,000,000	10.00

5% Redeemable Non-Cumulative Preference Shares

	No. of shares	Rs. In lakhs
As at April 1, 2017	350,000	350.00
Increase/(decrease) during the year	-	-
As at March 31, 2018	350,000	350.00
Increase/(decrease) during the year	-	-
As at March 31, 2019	350,000	350.00

Terms/rights attached to equity shares

The company has only one class of equity shares having par value of Rs. 1 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.

The Preference shares are not convertible into equity shares and are reflected in financial liabilites

Issued equity capital

Equity shares of INR 1 each issued, subscribed and fully paid	No. of shares	Rs. In lakhs
As at April 1, 2017	934,580	9.35
Increase/(decrease) during the year	-	-
As at March 31, 2018	934,580	9.35
Increase/(decrease) during the year	-	-
As at March 31, 2019	934,580	9.35

Shares held by holding company:-	March 31, 2019		March 31, 2018	
	No. of shares	Rs. In lakhs	No. of shares	Rs. In lakhs
Equity shares of Rs. 1 each fully paid up				
Lemon Tree Hotels Limited	700,000	7.00	934,580	9.35

Details of shareholders holding more than 5% shares in the company:-

Name of the shareholder	March 31, 2019		March 31, 2018	
	No. of shares	% Shareholding	No. of shares	% Shareholding
Equity shares of Rs. 1 each fully paid up				
Lemon Tree Hotels Limited	700,000	74.90%	934,580	100.00%
Rattan Keswani	234,580	25.10%	-	-

The Company has not issued Bonus Share, Share for consideration other than Cash and has not bought back shares during the period of five years immediately preceding the reporting date.

11 Other equity

Retained Earnings	Rs. In lakhs
As at April 1, 2017	(148.06)
Profit for the year	144.04
As at March 31, 2018	(4.02)
Profit for the year	450.97
As at March 31, 2019	446.95

Capital Reserve(Equity Component of Reedemable Preference shares)	Rs. In lakhs
As at April 1, 2017	52.18
Increase/(decrease) during the year	-
As at March 31, 2018	52.18
Increase/(decrease) during the year	-
As at March 31, 2019	52.18

	March 31, 2019	March 31, 2018
	Rs. In lakhs	Rs. In lakhs
Other reserves		
Retained Earnings	446.95	(4.02)
Capital Reserve(Equity Component of Reedemable Preference shares)	52.18	52.18
	499.13	48.16

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12 **Borrowings**	**Effective Rate of Interest (%)**	**Maturity**	**March 31, 2019 Rs. In lakhs**	March 31, 2018 Rs. In lakhs
Non-current borrowings				
Term Loans				
Indian rupee loans from Banks (Secured)				
Vehicle loans (Refer note 1 below)	7.80%	2021-2022	**20.43**	24.85
Liability component of compound financial instrument				
Non Convertible preference shares (unsecured)(Refer note 2 below)	5.00%	2024-2027	**305.77**	298.43
Total non-current borrowings			**326.20**	323.28
Current borrowings				
Term Loans				
Current maturity of long term loans				
Vehicle loans (Refer note 1 below)	7.80%	2021-2022	**10.52**	8.66
Total current borrowings			**10.52**	8.66
Less: Amount clubbed under "other financial liabilities"			**(10.52)**	(8.66)
Net current borrowings			**-**	-

Term loans

1.) Vehicle loans are taken from BMW financial services and HDFC Bank and are secured by hypothecation of underlying motor vehicle acquired out of such loans. Rate of interest of the loans ranges from 7.80% to 8.70%. The loan is repaid on agreed monthly installments.

2.)Liability component of compound financial instrument represent 5% Redeemable Preference shares, these share shall be non-cumulative, non-convertible, non-participating and shall carry a preferential right, vis-à-vis Equity Shares of the Company, with respect to payment of dividend and repayment in case of a winding up or repayment of capital and shall carry voting rights as per the provisions of Section 47(2) of the Act.

The 5% Redeemable Preference Shares will be redeemed (a) at par, (b) either at Company's option or Shareholder's option and (c) anytime after expiry of one (1) year but on or before expiry of ten (10) years from the date of allotment of the preference shares or on such other terms as varied as per the provisions of Section 48 of the Act.

13 **Provisions**	**March 31, 2019 Rs. In lakhs**	March 31, 2018 Rs. In lakhs
Provision for gratuity	**14.72**	14.62
Current	4.01	4.65
Non-current	10.71	9.97
Provision for leave benefits	**6.82**	6.53
Current	6.82	6.53
Non-current	-	-
Total current	**10.84**	11.18
Total non-current	**10.71**	9.97

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Carnation Hotels Private Limited
Notes to financial statements for the year ended March 31, 2019

	March 31, 2019	March 31, 2018
14 Financial liabilities	**Rs. In lakhs**	Rs. In lakhs
(i) Borrowings		
Loan from Holding company	**257.72**	644.72
	257.72	644.72

*Loan bears interest rate of 10.25% and is repayable on demand.

	31-Mar-19	31-Mar-18
	Rs. In lakhs	Rs. In lakhs
(ii) Trade payables		
Trade Payables		
-Micro and small enterprises	-	-
-Other than Micro and small enterprises	**7.10**	-
	7.10	-
(iii) Other financial liabilities		
Current maturities of long-term borrowings	**10.52**	8.66
Interest accrued but not due on borrowings	**94.09**	51.74
Outstanding dues of other creditors	**54.31**	61.60
	158.92	122.00
15 Other current liabilities		
Advance from customers	-	-
Statutory dues	**76.59**	42.37
	76.59	42.37

Carnation Hotels Private Limited
Notes to financial statements for the year ended March 31, 2019

16 Revenue From Operations	March 31, 2019 Rs. In lakhs	March 31, 2018 Rs. In lakhs
Sale of products and services		
Consultancy for hotel design, development & management	1,222.30	772.11
Management fee	49.68	368.06
	1,271.98	1,140.17

17 Other income	March 31, 2019 Rs. In lakhs	March 31, 2018 Rs. In lakhs
Excess provision/ credit balances written back	-	0.89
Miscellaneous income	-	0.01
Total	-	0.90

18 Employee benefit expense	March 31, 2019 Rs. In lakhs	March 31, 2018 Rs. In lakhs
Salaries, wages and bonus	487.34	427.93
Contribution to provident fund and other funds	5.00	4.49
Staff recruitment and training expenses	0.17	-
Gratuity expense	2.47	2.38
Leave compensation expenses	0.80	0.49
Staff welfare expenses	0.78	6.90
Total	496.56	442.19

19 Other expenses	March 31, 2019 Rs. In lakhs	March 31, 2018 Rs. In lakhs
Subscription charges	-	0.72
Repair and maintenance		
- Others	9.00	7.27
Rent	12.85	384.85
Rates and taxes	0.16	0.05
Insurance	0.01	-
Communication costs	0.71	2.86
Printing and stationery	0.01	0.01
Traveling and conveyance	10.92	4.12
Vehicle running and maintenance	0.80	3.27
Training expenses	9.00	12.00
Legal and professional fees	28.28	17.70
Bad debts and advances written off	-	0.35
Loss on sale of property, plant & equipment (net)	-	8.13
Payment to auditors	0.40	0.40
Miscellaneous expenses	0.33	0.26
Total	72.47	441.99

Payment to auditor		
Statutory audit fees	0.40	0.40
	0.40	0.40

Carnation Hotels Private Limited
Notes to financial statements for the year ended March 31, 2019

20 **Finance cost**	**March 31, 2019 Rs. In lakhs**	March 31, 2018 Rs. In lakhs
Interest		
- on loans from others	**47.05**	57.50
- on vehicle loans	**2.59**	1.36
- on others	**7.34**	7.17
Bank charges	**0.07**	0.02
Total	**57.05**	66.05

21 **Depreciation and Amortization Expense**	**March 31, 2019 Rs. In lakhs**	March 31, 2018 Rs. In lakhs
Depreciation of tangible assets	**8.08**	6.89
Amortization of intangible assets	**0.18**	0.02
Total	**8.26**	6.91

22 **Finance income**	**March 31, 2019 Rs. In lakhs**	March 31, 2018 Rs. In lakhs
Interest Income on :		
- Interest on income tax refund	-	0.37
-Others	**2.08**	1.87
	2.08	2.24

23 **Earnings Per Share (Basic And Diluted)**	**March 31, 2019**	March 31, 2018
Profit/(Loss) after Tax (Rs. In lakhs)	**450.97**	144.04
Weighted Average Number of Equity Shares	**934,580**	934,580
Basic & Diluted EPS	**48.25**	15.41

24. Significant accounting judgments, estimates and assumptions

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilitiesaffected in future periods.

Judgements

In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the financial statements:

Operating lease commitments – Company as lessee

The Company has taken certain land and land and building on long term lease basis. The Company has determined, based on an evaluation of the terms and conditions of the arrangements, such as the lease term not constituting a major part of the economic life of the property and the fair value of the asset, that it does not have all the significant risks and rewards of ownership of these properties and accounts for the contracts as operating leases.

Contingent liabilities

Contingent liabilities may arise from the ordinary course of business in relation to claims against the Company, including legal, land access and other claims. By their nature, contingencies will be resolved only when one or more uncertain future events occur or fail to occur. The assessment of the existence, and potential quantum, of contingencies inherently involves the exercise of significant judgement and the use of estimates regarding the outcome of future events.

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the standalone financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

Fair value measurement of financial instruments

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using other valuation techniques. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements 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.

Impairment of non-financial assets

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a DCF model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the Company is not yet committed to or significant future investments that will enhance the asset's performance of the CGUbeing tested. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes.

Taxes

Deferred tax assets are recognised for unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies.

Defined benefit plans (gratuity benefits)

The cost of the defined benefit gratuity plan and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities 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.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds in currencies consistent with the currencies of the post-employment benefit obligation.

The mortality rate is based on publicly available mortality tables for the specific countries. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases and gratuity increases are based on expected future inflation rates for the respective countries.

Further details about gratuity obligations are given in Note 25.

25. Gratuity and other post-employment benefit plans

Rs. In lakhs

	March 31, 2019	March 31, 2018
Gratuity plan	**14.72**	14.62
Total	**14.72**	14.62

The Company has a defined benefit gratuity plan. The gratuity plan is governed by the Payment of Gratuity Act, 1972. Under the act, employee who has completed five years of service is entitled to specific benefit. The level of benefits provided depends on the member's length of service and salary at retirement age. The Company makes provision of such gratuity asset/ liability in the books of accounts on the basis of actuarial valuation as per the Projected unit credit method.

Changes in the defined benefit obligation and fair value of plan assets as at March 31, 2019:

Rs. in lakhs

		Gratuity cost charged to profit or loss				Remeasurement gains/(losses) in other comprehensive income						
	April 1, 2018	**Service cost**	**Net interest expense**	**Sub-total included in profit or loss**	**Benefits paid**	**Return on plan assets (excluding amounts included in net interest expense)**	**Actuarial changes arising from changes in demographic assumptions**	**Actuarial changes arising from changes in financial assumptions**	**Experience adjustments**	**Sub-total included in OCI**	**Contributions by employer**	**March 31, 2019**
Defined benefit obligation	14.62	1.42	1.05	2.47	-	-	-	0.12	(2.49)	(2.37)	-	14.72
Fair value of plan assets	-	-	-	-	-	-	-	-	-	-	-	-
Benefit liability	**14.62**	**1.42**	**1.05**	**2.47**	-	-	-	**0.12**	**(2.49)**	**(2.37)**	-	**14.72**

Changes in the defined benefit obligation and fair value of plan assets as at March 31, 2018:

		Gratuity cost charged to profit or loss				**Remeasurement gains/(losses) in other comprehensive income**						*Rs. in lakhs*
	April 1, 2017	**Service cost**	**Net interest expense**	**Sub-total included in profit or loss**	**Benefits paid**	**Return on plan assets (excluding amounts included in net interest expense)**	**Actuarial changes arising from changes in demographic assumptions**	**Actuarial changes arising from changes in financial assumptions**	**Experience adjustments**	**Sub-total included in OCI**	**Contributions by employer**	**March 31, 2018**
Defined benefit obligation	11.44	1.54	0.84	2.38	(0.16)	-	-	0.08	0.88	0.96	-	14.62
Fair value of plan assets	-	-	-	-	-	-	-	-	-	-	-	-
Benefit liability	**11.44**	**1.54**	**0.84**	**2.38**	**(0.16)**	-	-	**0.08**	**0.88**	**0.96**	-	**14.62**

The principal assumptions used in determining gratuity obligations for the Company's plans are shown below:

	March 31, 2019	March 31, 2018
	%	%
Discount rate:		
Pension plan	6.90%	7.20%
Future salary increases:		
Pension plan	5.00%	5.00%
Life expectation for pensioners at the age of 65:	Years	Years
Pension plan		
Male	60	60
Female	60	60

A quantitative sensitivity analysis for significant assumption as at March31, 2019 is as shown below:

India gratuity plan:

	March 31, 2019	March 31, 2019	March 31, 2019	March 31, 2019
Assumptions	Discount rate		Future salary increases	
Sensitivity Level	1% increase	1% decrease	1% increase	1% decrease
Impact on defined benefit obligation	0.38	0.40	0.41	0.39

	March 31, 2018	March 31, 2018	March 31, 2018	March 31, 2018
Assumptions	Discount rate		Future salary increases	
Sensitivity Level	1% increase	1% decrease	1% increase	1% decrease
Impact on defined benefit obligation	0.37	0.39	0.40	0.38

The sensitivity analyses above have been determined based on a method that extrapolates the impact on defined benefit obligation as a result of reasonable changes in key assumptions occurring at the end of the reporting period.

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The following payments are expected contributions to the defined benefit plan in future years:

Rs. in lakhs

Duration (Years)	For the year ended March 31, 2019	For the year ended March 31, 2018
1	4.15	4.82
2	4.74	3.06
3	2.06	3.37
4	1.60	1.55
5	1.27	1.20
Above 5	4.35	4.14
Total expected payments	**18.17**	**18.14**

The average duration of the defined benefit plan obligation at the end of the reporting period is 4years (March 31, 2018: 4years).

26. **Commitments and contingencies**

a. Leases

Operating lease commitments — Company as lessee

The Company has entered into operating leases on hotel buildings, with lease terms between Thirty years. All leases include a clause to enable upward revision of the rental charge on an annual basis according to prevailing market conditions.

The Company has paid Rs. 384.85lakhs(March 31, 2018Rs. 384.85lakhs) during the year towards minimum lease payment.

Future minimum rentals payable under non-cancellable operating leaseare, as follows:

Rs. In lakhs

	March 31, 2019	March 31, 2018
Within one year	372.00	372.00
After one year but not more than five years	1,694.25	1,619.25
More than five years	15,958.93	16,405.93
	18,025.18	**18,397.18**

b. Commitments

Estimated amount of contracts remaining to be executed on capital account and not provided for:

At March 31, 2019, the Company had commitments of Rs. Nil(March 31, 2018: Nil)

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27. **Related Party Transactions**

a) Names of related parties

Holding company	- Lemon Tree Hotels Limited
Enterprise in which Holding company has Significant influence	- Mind Leaders Learning India Private Limited
Key Management Personnel	- Mr Rattan Keswani (Whole Time Director) -Mr. PatanjaliGovindKeswani (Director) - Mr. Kapil Sharma(Director)

The following table provides the total amount of transactions that have been entered into with related parties for the relevant financial year

Rs. in lakhs

Transactions with Related party	Year Ended	Holding Company	Key Management Personnel	Enterprise in which Holding company has significant influence
Loan taken				
Lemon Tree Hotels Limited	31-Mar-19	**78.00**	-	-
	31-Mar-18	118.00	-	-
Repayment Of Loan Taken				
Lemon Tree Hotels Limited	31-Mar-19	**465.00**	-	-
	31-Mar-18	85.00	-	-
Reimbursement of expenses				
Lemon Tree Hotels Limited	31-Mar-19	**7.89**		
	31-Mar-18	7.83		
Training Fee				
Mind Leaders Learning India Private Limited	31-Mar-19	-	-	**9.72**

Transactions with Related party	Year Ended	Holding Company	Key Management Personnel	Enterprise in which Holding company has significant influence
	31-Mar-18	-	-	12.96
Interest Expense				
Lemon Tree Hotels Limited	31-Mar-19	**47.05**	-	-
	31-Mar-18	57.50	-	-
Salary Paid/Payable				
Rattan Keswani	31-Mar-19	-	**218.18**	-
	31-Mar-18	-	215.36	-
Interest accrued but not due on borrowings				
Lemon Tree Hotels Limited	31-Mar-19	94.09	-	-
	31-Mar-18	51.74	-	-
Balance outstanding as at year end				
Lemon Tree Hotels Limited	31-Mar-19	**265.57**	-	-
	31-Mar-18	644.72	-	-
Rattan Keswani	31-Mar-19	-	**1.55**	-
	31-Mar-18	-	3.50	-
Mind Leaders Learning India Private Limited	31-Mar-19	-	-	**6.48**
	31-Mar-18	-	-	-

Commitments with related parties

The company has not entered into any commitments with related parties during the year.

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28. **Fair values**

This section gives an overview of the significance of financial instruments for the company and provides additional information on the balance sheet. Details of significant accounting policies, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument.

a. Financial instruments by category

Rs. in lakhs

	31-March-2019		31-March-18	
	FVTPL	Amortised Cost	FVTPL	Amortised Cost
Financial Assets				
Trade Receivables	-	**396.52**	-	282.10
Security Deposits	-	**20.24**	-	18.15
Cash and Cash Equivalents	-	**136.82**	-	68.20
Total Financial Assets	-	**553.58**	-	368.45

Rs. in lakhs

	31-March-19		31-March-18	
	FVTPL	Amortised Cost	FVTPL	Amortised Cost
Financial Liabilities				
Borrowings	-	583.92	-	968.00
Other Financial Liabilities	-	158.92	-	122.00
Total Financial Liabilities		**742.84**		1,090.00

b. Fair value measurement hierarchy for assets and liabilities

Fair value measurement

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 under current market conditions.

The Company categorizes assets and liabilities measured at fair value into one of three levels depending on the ability to observe inputs employed in their measurement which are described as follows:

i) Level 1

Inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities.

ii) Level 2

Inputs are inputs that are observable, either directly or indirectly, other than quoted prices included within level 1 for the asset or liability.

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iii) Level 3

Inputs are unobservable inputs for the asset or liability reflecting significant modifications to observable related market data or Company's assumptions about pricing by market participants.

The following table provides the fair value measurement hierarchy of the Company's assets and liabilities:

Financial assets and liabilities measured at fair value

Rs. in lakhs

	March 31, 2019			
	Level 1	Level 2	Level 3	Total
Financial assets				
Financial investments as FVTPL	-	-	-	-

Rs. in lakhs

	March 31, 2018			
	Level 1	Level 2	Level 3	Total
Financial assets				
Financial investments as FVTPL	-	-	-	-

The management assessed that fair values of cash and cash equivalents, trade receivables, trade payables, bank overdrafts, Interest accrued on bank deposits with banks, other current financial assets and other current financial liabilities approximates their carrying amounts largely due to the short-term maturities of these instruments.

The fair values of loans, security deposits, borrowings and other financial assets and liabilities are considered to be the same as their fair values, as there is an immaterial change in the lending rates.

29. **Financial risk management objectives and policies**

The Company's principal financial liabilities comprise loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations and to support its operations. The Company's financial assets include loans, trade and other receivables, and cash & cash equivalents that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The Company's senior management is supported by a financial risk committee that advises on financial risks and the appropriate financial risk governance framework for the Company. This financial risk committee provides assurance to the Company's senior management that the Company's financial risk activities are governed by appropriate policies and procedure and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. The Board of Directors reviews and agrees policies for managing each risk, which are summarised as below:

Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate

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because of changes in market prices. Market risk comprises three types of risk: interest rate risk, currency risk and other price risk. Financial instruments affected by market risk include loans and borrowings, deposits and payables/receivables in foreign currencies.

Interest rate risk

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 long-term debt obligations with floating interest rates. The Company is carrying its borrowings primarily at variable rate. The Company expects the variable rate to decline, accordingly the Company is currently carrying its loans at variable interest rates.

Trade receivables and Security Deposits

Customer credit risk is managed by business through the Company's established policy, procedures and control relating to customer credit risk management. Credit quality of each customer is assessed and credit limits are defined in accordance with this assessment. Outstanding customer receivables and security deposits are regularly monitored.

An impairment analysis is performed for all major customers at each reporting date on an individual basis. In addition, a large number of minor receivables are grouped into homogenous group and assessed for impairment collectively. The calculation is based on historical data. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets disclosed in note 27. The Company evaluates the concentration of risk with respect to trade receivables as low, as its customers are located in several jurisdictions and industries and operate in largely independent markets.

Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates. The Company has no exposure in foreign currency.

Creditrisk

Creditriskis the riskthatcounterpartywill not meetits obligations under a financial instrument or customercontract, leading to a financialloss. The Companyisexposed to creditriskfromits operating activities (primarilytradereceivables) and fromitsfinancingactivities, includingloans to related parties, depositswithbanks and financial institutions and otherfinancial instruments.

(a) Trade receivables

Customer credit risk is managed by each business location subject to the Company's established policy, procedures and control relating to customer credit risk management. Credit quality of a customer is assessed and individual credit limits are defined in accordance with the assessment both in terms of number of days and amount.

An impairment analysis is performed at each reporting date on an individual basis for major clients. In addition, a large number of minor receivables are grouped into homogenous groups and assessed for impairment collectively. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets disclosed in Note 27. The Company does not hold collateral as security.

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(b) Financial instruments and cash deposits

Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investment of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. The Company's maximum exposure to credit risk for the components of the balance sheet at 31 March 2019 and 31 March 2018 is the carrying amount as illustrated in Note 28.

Rs. in lakhs

Ageing	31-March-19	31-March-18
Not due	-	-
0-60 days past due	209.33	202.16
61-120 days past due	105.94	63.70
121-180 days past due	31.82	9.90
180-365 days past due	41.76	6.34
365-730 days past due	7.67	-
more than 730 days	-	-

Liquidity risk

The Company monitors its risk of a shortage of funds by estimating the future cash flows. The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank overdrafts, cash credit facilities and bank loans. The Company assessed the concentration of risk with respect to refinancing its debt and concluded it to be low. The Company has access to a sufficient variety of sources of funding and debt maturity within 12 months can be rolled over with existing lenders. The Company had access to the following undrawn borrowing facilities at the end of the reporting periods.

The table below summarises the maturity profile of the Company's financial liabilities based on contractual undiscounted payments.

Rs. In lakhs

	On demand	Less than 3 months	3 to 12 months	1 to 5 years	> 5 years	Total
Year ended March 31, 2019						
Borrowings (other than Preference Shares)	257.72	1.51	9.01	20.43	-	288.67
Trade Payables	7.10	-	-	-	-	7.10
Financial Liabilities	148.40	-	-	-	-	148.40
	413.22	**1.51**	**9.01**	**20.43**	-	**444.17**
Year ended March 31, 2018						
Borrowings (other than Preference Shares)	644.72	2.10	6.56	24.85	-	678.23
Financial Liabilities	113.33	-	-	-	-	113.33

On demand	Less than 3 months	3 to 12 months	1 to 5 years	> 5 years	Total
758.05	1.40	7.27	24.85	-	791.56

30. **Capital management**

For the purpose of the Company's capital management, capital includesissuedequity capital, share premium and all otherequityreservesattributable to the equityholders of the Company. The primary objective of the Company's capital management is to maximise the shareholder value.

The Company manages its capital structure and makesadjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Companymayadjust the dividendpayment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, whichis net debtdivided by total capital plus net debt. The Companyincludeswithin net debt, interestbearingloans and borrowings, trade payables, less cash and cash equivalents.

Rs. In lakhs

	31-March-19	31-March-18
Borrowings (other than preference share)	288.67	678.23
Other financial liabilities	148.40	113.35
Less: cash and cash equivalents (Note 8)	136.82	68.20
Net debt	**300.25**	**723.28**
Total capital(Including preference share)	814.25	355.93
Capital and net debt	1,114.50	1,079.21
Gearing Ratio	26.94%	67.01%

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 interest-bearing loans and borrowings that define capital structure requirements.

Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current period.

No changes were made in the objectives, policies or processes for managing capital during the years ended 31 March 2019 and 31 March 2018.

31. There is no unhedged foreign currency exposure as at the balance sheet date.

32. The Company's holding company has confirmed that it shall provide continuing financial support to the Company to pay off its debts, as and when they fall due. Accordingly, these financial statements have been prepared on a going concern basis.

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33. **Sgement reporting:**

The Company is into Hoteliering business. The Board of Directors of the Company, which has been identified as being the chief operating decision maker (CODM), evaluates the Company performance, allocate resources based on the analysis of the various performance indicator of the Company as a single unit. Therefore there is no reportable segment for the Company as per the requirements of Ind AS 108 – "Operating Segments".

Information about geographical areas

The Company has only domestic operations and hence no information required for the Company as per the requirements of Ind AS 108 – "Operating Segments".

Information about major customers

Below is the detail of customer individually accounted for more than 10% of the revenue.

Rs. In Lakhs

Party	Amount
Kumar Infratrade Enterprises Private Limited	**117.89**
Sandal Suites Private Limited	**148.84**

34. **Details of dues to Micro, Small and Medium Enterprises as per MSMED Act, 2006.**

	March 31, 2019	March31, 2018
the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year	Nil	Nil
the amount of interest paid by the buyer in terms of section 16 of the Micro Small and Medium Enterprise Development Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	Nil	Nil
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 Micro Small and Medium Enterprise Development Act, 2006.	Nil	Nil
the amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil	Nil
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 enterprisefor the purpose of disallowance as a deductible expenditure under section 23 of the Micro Small and Medium Enterprise Development Act, 2006	Nil	Nil

For JDP & Associates
Firm Registration No. 026828N
Chartered Accountants

For and on behalf of the Board of Directors of
Carnation Hotels Private Limited

Jatin Kumar
Partner
Membership No. 531072

Rattan Keswani
Whole Time Director
Din: 05317766

Kapil Sharma
Director
Din: 00352890

Place :New Delhi
Date :May 24, 2019