

## **INDEPENDENT AUDITOR'S REPORT**

### **To The Members of Inovia Hotels & Resorts Limited**

### **Report on the Audit of the Ind AS Financial Statements**

#### **Opinion**

We have audited the accompanying standalone financial statements of Inovia Hotels & Resorts Limited ("the Company"), which comprise the Balance Sheet as at 31<sup>st</sup> March, 2019 and the Statement of Profit and Loss including Other Comprehensive Income, statement of Changes in Equity and Cash Flow Statement for the year then ended, and notes to 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 standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("IND AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31<sup>st</sup> March, 2019, and its profit, total comprehensive income, its cash flows and the changes in equity for the year ended on that date.

#### **Basis for Opinion**

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

#### **Information Other than the Financial Statements and Auditor's Report Thereon**

- The Company's Board of Directors is responsible for the other information. The other information obtained at the date of this auditor's report is information included in the Director's Report, Chairman's statement, but does not include the standalone financial statements and our auditor's report thereon.
- Our opinion on the standalone 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 standalone financial statements, our responsibility is to read



the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone 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.

### **Responsibilities of management and Those Charged with Governance for the Standalone Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity 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 standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

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

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

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

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal

control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls 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 the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

### **Other Matter**

The Ind AS financial statements of the Company for the year ended March 31, 2018, included in these Ind AS financial statements, have been audited by the predecessor auditor who expressed an unmodified opinion on those statements on May 23, 2018.

### **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 Act, we give in the "Annexure – A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
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.



# NANGIA & CO LLP

CHARTERED ACCOUNTANTS

- 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 other comprehensive income), and 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 standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, with read with Companies (Indian Accounting Standards) Rules, 2015, as amended.
- e) On the basis of the written representations received from the directors as on 31<sup>st</sup> March, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March, 2019 from being appointed as a director in terms of Section 164 (2) of the Act.
- f) With respect to the adequacy of the internal financial controls over financial reporting of the Company with reference to these Ind AS financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure B" to this report.
- g) The provisions of section 197 read with Schedule V of the Act are applicable to the Company for the year ended March 31, 2019;
- h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
  - i. The Company has disclosed the impact of pending litigations on its financial position in its Ind AS financial statements – Refer Note 28 to the Ind AS financial statements;
  - 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 Nangia & Co. LLP**  
**Chartered Accountants**  
**ICAI FRN 002391C/N500069**

*Prateek Agrawal*

**Prateek Agrawal**  
Partner  
Membership # 402826



Signed at Noida on May 22, 2019

**Annexure 'A' to the Independent Auditors Report**

[Refer to in our separate report of even date]

Annexure referred to under the heading of "Report on Other Legal and Regulatory Requirements" of our Report of even date to the members of **INOVOA HOTELS & RESORTS LIMITED** on the financial statements for the year ended on March 31, 2019 and based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given to us and the books of accounts and other records examined by us in the normal course of audit, we report that:

- I (a) The Company has maintained proper records showing full particulars including quantitative details and situation of its fixed assets.
- (b) As explained to us, fixed assets have been physically verified by the management in a phased periodical manner, which in our opinion is reasonable, having regard to the size of the Company and the nature of the assets. As informed to us no material discrepancies were noticed in such physical verification.
- (c) Title deeds in respect of all immovable properties are held in the name of the company.
- II As explained to us physical verification has been conducted by the management at reasonable interval in respect of inventories of finished goods, stores, spares parts and raw material. We informed that physical verification. In our opinion, the frequency of such verification is reasonable. We were explained that no material discrepancies have been noticed on physical verification.
- III According to the information and explanations given to us, the Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability Partnership or other parties covered in the register maintained under Section 189 of the Companies Act, 2013. Accordingly, the provisions of para 3(iii)(a) to 3(iii) (c) of the Order are not applicable to the Company.
- IV According to the information and explanations given to us, the Company has not given any loan to Directors or persons connected with them as per the provisions mentioned in section 185 of the Companies Act, 2013. According to the information and explanations given to us, the Company has not made any investments, loans, guarantees and securities to any person or other bodies corporates as per the provisions mentioned in section 186 of the Companies Act, 2013.



V According to the information and explanations given to us, the Company has not accepted any deposits from the public within the meaning of Section 73 to 76 of the Companies Act, 2013 and the rules framed there-under. Therefore, the provisions of para 3(v) of the Order are not applicable to the Company.

VI In our opinion and according to information and explanations given to us, maintenance of cost records has not been prescribed by the Central Government under Section 148(1) of the Companies Act, 2013 for the services provided by the company.

VII a) According to the information and explanations given to us, the company is regular in depositing and based on our examination of the records of the company, amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Provident fund, Goods & Service tax, Sales Tax, Value added tax, Employee's State Insurance, duty of excise, duty of customs, Cess and other material statutory dues, have been generally regularly deposited during the year by the Company with appropriate authorities.

According to the information and explanations given to us, no undisputed amounts payable in respect of income tax, Provident fund, Goods & Service tax, Sales Tax, Value added tax, Employee's State Insurance, duty of excise, duty of customs, Cess and other material statutory dues, were in arrears as at March 31, 2019 for a period of more than six months from the date they became payable.

b) According to the information and explanations given to us, there are no amounts in respect of Income Tax, Goods & Service tax, Sales tax, Value added tax, Employee's State Insurance, duty of excise, duty of Customs, Cess and Service Tax etc. that have not been deposited with the appropriate authorities on account of any dispute.

VIII In our opinion and according to the information and explanation given to us, the Company has not defaulted in repayment of loans or borrowings from any financial institution or bank or Government. Further, the Company has not issued Debentures hence no comment is offered with respect to repayment of dues to debenture-holders.

IX According to the information and explanations given to us, term loans obtained during the year applied for the purpose for which the loans were obtained by the company. The company has not raised any money during the year by way of initial or further public offer.



# NANGIA & CO LLP

CHARTERED ACCOUNTANTS

- X According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the year.
- XI According to information and explanation given to us, the company has paid any managerial remuneration during the year in accordance with the provision of section 197 read with schedule V of the Companies Act,2013.
- XII As explained, the Company is not a Nidhi company. Therefore, the provisions of para 3(xii) of the Order are not applicable to the Company.
- XIII According to the information and explanations given to us, we are of the opinion that all related party transaction are in compliance with Section 188 and Section 177 of the Companies Act 2013 is not applicable. Necessary disclosure have been made in the financial statements as required by the applicable accounting standards.
- XIV According to the information and explanations given to us and based on our examination of the records, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Therefore, the provisions of para 3(xiv) of the Order are not applicable to the Company.
- XV According to the information and explanations given to us, no non-cash transactions with Directors or persons connected with him have been noticed or reported during the year as per the provisions of Section 192 of Companies Act, 2013.
- XVI The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Therefore, the provisions of para 3(xvi) of the Order are not applicable to the Company.

**For Nangia & Co. LLP**  
**Chartered Accountants**  
**ICAI FRN 002391C/N500069**

*Prateek Agrawal*

**Prateek Agrawal**

Partner,

Membership # 402826

Signed at Noida on May 22, 2019



## **Annexure 'B' to the Independent Auditors Report**

[Refer to in our separate report of even date]

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 **INOVOA HOTELS & RESORTS LIMITED ("the Company")** as of March 31, 2019 in conjunction with our audit of 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 the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the 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 as specified 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 judgment, 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 internal financial controls system over financial reporting.

### **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 authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized 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 Nangia & Co. LLP**  
**Chartered Accountants**  
**ICAI FRN 002391C/N500069**

*Prateek Agrawal*

**Prateek Agrawal**

Partner,

Membership # 402826

Signed at Noida on May 22, 2019



Inovoa Hotels & Resorts Limited  
Balance Sheet as at March 31, 2019

(Rs in lakhs)

	Notes	March 31, 2019	March 31, 2018
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	3	5,015.51	5,260.94
Intangible assets	4	2.17	4.08
Financial assets	5		185.51
Other financial assets		196.47	
Deferred tax assets (net)	6	-	-
Other non-current assets	7	47.23	40.00
		<u>5,261.38</u>	<u>5,490.53</u>
<b>Current assets</b>			
Inventories	8	32.74	29.18
Financial assets	9		136.03
Trade receivables		39.36	
Cash and cash equivalents		115.66	104.22
Investments	5	364.16	116.01
Other financial assets		5.45	7.20
Other current assets	10	49.80	20.35
		<u>607.17</u>	<u>412.99</u>
<b>Total Assets</b>		<u><u>5,868.55</u></u>	<u><u>5,903.52</u></u>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity Share capital	11	3,828.00	3,828.00
Other Equity	12	(1,579.12)	(1,626.45)
<b>Total Equity</b>		<u>2,248.88</u>	<u>2,201.55</u>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Financial liabilities	13		3,354.25
Borrowings		3,187.61	
Provisions	14	7.33	6.94
		<u>3,194.94</u>	<u>3,361.19</u>
<b>Current liabilities</b>			
Financial liabilities	15		191.68
Trade payables		175.59	
Other financial liabilities		205.84	109.45
Other current liabilities	16	35.18	32.35
Provisions	14	8.12	7.30
		<u>424.73</u>	<u>340.78</u>
<b>Total Liabilities</b>		<u>3,619.67</u>	<u>3,701.97</u>
<b>Total Equity and Liabilities</b>		<u><u>5,868.55</u></u>	<u><u>5,903.52</u></u>

As per our report of even date

For Nangin & Co. LLP  
Chartered Accountants  
ICAI FRN 002391C/N500069

*Prateek Agrawal*

Prateek Agrawal  
Partner  
Membership No.: 402826



For and on behalf of the Board of Directors of  
Inovoa Hotels & Resorts Limited

*Suman Jaidka*  
Suman Jaidka  
Whole Time Director  
Din: 05201572

*Pooja Arora*  
Pooja Arora  
Company Secretary

*Cyrus Mehernosh Madan*  
Cyrus Mehernosh Madan  
Director  
Din: 02695031

*Inder Pal Batra*  
Inder Pal Batra  
Chief Financial Officer

Place: New Delhi  
Date: May 22, 2019

Signed at Noida on May 22, 2019



**Inovoa Hotels & Resorts Limited**  
**Statement of Profit and Loss for the year ended March 31, 2019**

(Rs in lakhs)

	Note	March 31, 2019	March 31, 2018
Revenue from operations	17	1,932.51	1,727.01
Other income	18	3.11	1.39
<b>Total Income</b>		<b>1,935.62</b>	<b>1,728.40</b>
<b>Expenses</b>			150.25
Cost of materials consumed	19	144.88	418.07
Employee benefits expense	20	421.80	660.65
Other expenses	21	739.97	1,228.97
<b>Total expenses</b>		<b>1,306.65</b>	<b>1,228.97</b>
<b>Earnings before interest, tax, depreciation and am (EBITDA)</b>		<b>628.97</b>	<b>499.43</b>
Finance costs	22	359.86	360.61
Depreciation and amortization expense	23	250.42	276.53
Finance Income	24	(27.50)	(16.90)
<b>Profit/(loss) before tax</b>		<b>46.19</b>	<b>(120.81)</b>
Tax expense:			
(1) Current tax		-	0.20
(2) Adjustment of tax relating to earlier periods		-	0.20
<b>Profit/(Loss) for the year</b>		<b>46.19</b>	<b>(121.01)</b>
Other comprehensive income		1.14	(0.17)
Remeasurements of defined benefit plans		1.14	(0.17)
<b>Total Comprehensive Income for the year (Comprising Profit/(Loss) and Other Comprehensive Income for the year)</b>		<b>47.33</b>	<b>(121.18)</b>
Earnings per equity share:			
(1) Basic	25	0.12	(0.46)
(2) Diluted	25	0.12	(0.46)

As per our report of even date

For Nangia & Co. LLP  
Chartered Accountants  
ICAI FRN 002391C/N500069

*Prateek Agrawal*  
Prateek Agrawal  
Partner  
Membership No.: 402826



For and on behalf of the Board of Directors of  
Inovoa Hotels & Resorts Limited

*Sumant Jaidka*  
Sumant Jaidka  
Whole Time Director  
Din: 05201572

*Cyrus Mehernosh Madan*  
Cyrus Mehernosh Madan  
Director  
Din: 02695031

*Pooja Arora*  
Pooja Arora  
Company Secretary

*Inder Pal Batra*  
Inder Pal Batra  
Chief Financial Officer

Place : New Delhi  
Date : May 22, 2019

Signed at Noida on May 22, 2019



Innova Hotels & Resorts Limited  
Cash flow statement for the year ended March 31, 2019

	(Rs in lakhs)	
	March 31, 2019	March 31, 2018
<b>A. Cash flow from operating activities</b>		
Profit/(Loss) before tax	46.19	(120.81)
Non-cash adjustments to reconcile profit/(loss) before tax to net cash flows:		
Depreciation and amortisation expenses	250.42	276.53
Finance income (including fair value change in financial instruments)	(27.50)	(16.90)
Finance costs (including fair value change in financial instruments)	335.51	343.86
Provision for gratuity	1.73	1.82
Provision for leave encasement	0.62	0.23
Excess provision/ credit balances written back	-	(0.02)
<b>Operating profit before working capital changes:</b>	<b>606.97</b>	<b>484.72</b>
Movements in working capital:		
Change in trade receivables	96.67	(91.44)
Change in loans and advances and other current assets	(38.60)	12.95
Change in inventories	(3.56)	(0.06)
Change in liabilities and provisions	16.96	14.92
<b>Cash Generated from Operations</b>	<b>678.44</b>	<b>421.09</b>
Direct taxes paid (net of refunds)	(7.41)	4.62
<b>Net cash flow from operating activities (A)</b>	<b>671.03</b>	<b>425.71</b>
<b>B. Cash flows used in investing activities</b>		
Purchase of Property, plant and equipment	(2.90)	(8.75)
Purchase of current investments	(300.00)	(115.00)
Sale of current investments	70.00	
Increase in interest receivable	9.34	15.89
<b>Net Cash flow used in investing activities (B)</b>	<b>(223.56)</b>	<b>(107.86)</b>
<b>C. Cash flows from financing activities</b>		
Proceeds from issue of share capital	-	1,710.24
Proceeds/(Repayment) from long term borrowings	(106.64)	(1,708.04)
Interest paid	(329.20)	(333.10)
<b>Net Cash from financing activities (C)</b>	<b>(436.84)</b>	<b>(330.90)</b>
<b>Net increase/(decrease) in cash and cash equivalents (A + B + C)</b>	<b>11.63</b>	<b>(13.06)</b>
Cash and cash equivalents at the beginning of the period	104.22	117.28
<b>Cash and cash equivalents at the end of the year</b>	<b>115.85</b>	<b>104.22</b>
<b>Components of cash and cash equivalents</b>		
Cash on hand	1.46	1.63
Balances with banks in		
Current accounts	114.20	102.59
<b>Total cash and cash equivalents ( refer note 9)</b>	<b>115.66</b>	<b>104.22</b>

Summary of significant accounting policies

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As per our report of even date

For Nangia & Co. LLP  
Chartered Accountants  
ICAI FRN 002391C/N500069

For and on behalf of the Board of Directors of  
Innova Hotels & Resorts Limited

Prateek Agrawal

Prateek Agrawal  
Partner  
Membership No.: 402826

Sumit Jaidka  
Whole Time Director  
Din: 0201572

Pooja Arora  
Company Secretary

Cyrus Mehernosh Madan  
Director  
Din: 02695031

Inder Pal Batra  
Chief Financial Officer



Signed at Noida on May 22, 2019

Place : New Delhi  
Date : May 22, 2019



Inovoa Hotels & Resorts Limited  
Statement of Changes in Equity

A. Equity Share Capital

Equity shares of INR 10 each issued, subscribed and fully paid  
At April 1, 2017  
Issue of share capital  
At March 31, 2018  
Issue of share capital  
At March 31, 2019

	No. of shares	Amount (Rs in lakhs)
At April 1, 2017	21,480,000	2,148.00
Issue of share capital At March 31, 2018	16,800,000	1,680.00
Issue of share capital At March 31, 2019	38,280,000	3,828.00
	38,280,000	3,828.00

B. Other Equity

For the year ended March 31, 2019

(Rs in lakhs)

	Reserves and Surplus				Total equity
	Capital reserve	Securities Premium Reserve	Other Reserves	Retained Earnings	
Balance at April 1, 2017	1,675.89	415.20	0.67	(1,997.17)	94.60
Total Comprehensive Income for the year	-	-	-	(121.18)	(121.18)
Increase/(decrease) during the year	(1,630.10)	30.24	-	-	(1,599.86)
Balance at March 31, 2018	45.79	445.44	0.67	(2,118.35)	(1,626.45)
Total Comprehensive Income for the period	-	-	-	47.33	47.33
Issue of share capital	-	-	-	-	-
Increase/(decrease) during the period	-	-	-	-	-
Balance at March 31, 2019	45.79	445.44	0.67	(2,071.03)	(1,579.12)

Summary of significant accounting policies

2

As per our report of even date

For Nangia & Co. LLP  
Chartered Accountants  
ICAI FRN 002391C/N500069

Prateek Agrawal

Prateek Agrawal  
Partner  
Membership No.: 402826



For and on behalf of the Board of Directors of  
Inovoa Hotels & Resorts Limited

Sumant Jindka  
Whole Time Director  
Din: 05301572

Pooja Arora  
Company Secretary

Cyrus Mehrnosh Madan  
Director  
Din: 02695031

Inder Pal Batra  
Chief Financial Officer

Place : New Delhi  
Date : May 22, 2019

Place : New Delhi  
Date : May 22, 2019



**Inovoa Hotels & Resorts Limited**  
**Notes to financial statements for the year ended March 31, 2019**

**1. Corporate Information**

Inovoa Hotels & Resorts Limited (the Company) is a public 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 principal activities of the Company is to carry out business of developing, owning, acquiring, renovating and promoting hotels, motels, resorts, restaurants, etc..

The financial statements were authorized for issue in accordance with a resolution of the directors on May 22, 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 amortized 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),

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

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 realized or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized 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.

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 realization 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 recognized in profit or loss

**(c) Fair value measurement**

The Company measures financial instruments, such as, Investment in mutual funds 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, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized 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:





**Inovoa Hotels & Resorts Limited**  
**Notes to financial statements for the year ended March 31, 2019**

- 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 recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (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 Company's accounting policies. For this analysis, the management 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 summarizes accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

- Disclosures for valuation methods, significant estimates and assumptions (note 26)
- Quantitative disclosures of fair value measurement hierarchy (note 30)
- Financial instruments (including those carried at amortized cost) (note 30)

**(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.e Ind 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



**Inovoa Hotels & Resorts Limited**  
**Notes to financial statements for the year ended March 31, 2019**

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)/GST 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.

*Rooms, Restaurant, Banquets and Other Services*

Income from guest accommodation is recognized on a day to day basis after the guest checks into the Hotels and are stated net of allowances. Incomes from other services are recognized as and when services are rendered. Sales are stated exclusive of Service Tax, Value Added Taxes (VAT)/GST and Luxury Tax. Shortfall of revenue over the billed as at the year-end is carried in financial statement as unbilled revenue separately.

*Sale of goods*

Revenue from the sale of goods is recognized when the significant risks and rewards of ownership of the goods have passed to the buyer, sale of food and beverage are recognized at the points of serving these items to the guests. Sales are stated exclusive of Sales Tax / VAT/GST.

*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.

*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.



**(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 recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognized 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 recognized for all taxable temporary differences.

Deferred tax assets are recognized for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognized 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 utilized.

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 utilized. Unrecognized deferred tax assets are reassessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

**(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.



**Inovoa Hotels & Resorts Limited****Notes to financial statements for the year ended March 31, 2019**

When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

The present value of the expected cost for the decommissioning of an asset after its use is included in the cost of the respective asset if the recognition criteria for a provision are met.

Depreciation 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
Crockery, cutlery and soft furnishings	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) Intangible assets**

Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortization and accumulated impairment losses. Internally generated intangibles, excluding capitalized development costs, are not capitalized and the related expenditure is reflected in profit or loss in the period in which the expenditure is incurred.

The useful lives of intangible assets are assessed as 3 years and the same shall be amortised on Straight line basis over its useful life.

Intangible assets with indefinite useful lives are not amortized, but are tested for impairment annually either individually or at the cash generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.



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

**(h) 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.

**(i) Inventories**

Stock of food & beverages, stores and operating supplies are valued at lower of cost and net realisable Value. Cost includes cost of purchase and other costs incurred in bringing the inventories to their present location and condition. Cost is determined on a first in first out basis. Net realisable value is the estimated selling price in the ordinary course of business less estimated cost of completion and estimated costs necessary to make sale.

**(j) 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 units (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 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 recognized 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 recognized 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 recognized 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 recognized. 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 recognized for the asset in prior years. Such reversal is recognized 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.

**(k) Provisions**

*General*

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Company expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognized 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 recognized as a finance cost.

**(l) 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 recognized 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 recognized in profit or loss on the earlier of:

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



Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. The Company recognizes 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.

**(m) 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 recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are 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 recognized on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

*Subsequent measurement*

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

- Debt instruments at amortized 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 amortized cost*

A debt instrument is measured at the amortized cost if both the following conditions are met:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

This category is the most relevant to the Company. After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on



## Inovoa Hotels & Resorts Limited

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

acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized 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 9.

#### *Debt instrument at FVTOCI*

A debt instrument is classified as at the FVTOCI if both of the following criteria are met:

- The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- 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 recognized 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 derecognized (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 recognize the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognizes 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.





## Inovoa Hotels & Resorts Limited

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

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 amortized 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 recognizes 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 recognizing 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

ECL impairment loss allowance (or reversal) recognized during the period is recognized as income/ expense in the statement of profit and loss (P&L). This amount is reflected under the head 'other expenses' in the P&L. The balance sheet presentation for various financial



instruments is described below:

- Financial assets measured as at amortized cost, contractual revenue receivables and lease receivables: ECL is presented as an allowance, i.e., as an integral part of the measurement of those assets in the balance sheet. The allowance reduces the net carrying amount. Until the asset meets write-off criteria, the Company does not reduce impairment allowance from the gross carrying amount.

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 recognized 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 recognized 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 recognized 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 amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process.

Amortized cost is calculated by taking into account any discount or premium on acquisition



# Inovoa Hotels & Resorts Limited

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

and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

This category generally applies to borrowings. For more information refer Note 13.

### *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 derecognized 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 recognized 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 recognized 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
Amortized cost	FVTPL	Fair value is measured at reclassification date. Difference between previous amortized cost and fair value is recognized in P&L.
FVTPL	Amortized Cost	Fair value at reclassification date becomes its new gross carrying amount. EIR is calculated based on the new gross carrying amount.
Amortized cost	FVTOCI	Fair value is measured at reclassification date. Difference between previous amortized cost and fair value is recognized in OCI. No change in EIR due to



**Inovoa Hotels & Resorts Limited**  
**Notes to financial statements for the year ended March 31, 2019**

		reclassification.
FVTOCI	Amortized cost	Fair value at reclassification date becomes its new amortized 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 amortized 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 recognized amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

**(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) 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.

**(p) Recent accounting pronouncements issued but not yet effective upto date of issuance of financial statements**

**a) 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 the right 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.e Ind AS 17 to new standard i.e Ind AS 116 and the transition approach.

**b) Appendix C to Ind AS 12, Uncertainty over Income Tax Treatments**

This Appendix clarifies how to apply the recognition and measurement requirements in Ind AS 12 when there is uncertainty over income tax treatments. In such a circumstance, an entity shall recognise and measure its current or deferred tax asset or liability applying the requirements in Ind AS 12 based on taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates determined applying this Appendix. The Company is in the process of evaluating the impact of this Appendix.

**c) Amendment to Ind AS 12- Income Taxes**

On March 30, 2019, the amendments to the guidance in Ind AS 12, 'Income Taxes', in connection with accounting for dividend distribution taxes.

The amendment clarifies that an entity shall recognise the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where the entity originally recognised those past transactions or events.

The amendment is effective from annual period beginning from April 1, 2019. The Company does not have any impact on account of this amendment.

**d) 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.

**(q) Measurement of EBITDA**

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. The company measures EBITDA on the basis of profit/ (loss) from continuing operations. In its measurement, the company does not include depreciation and amortization expense, interest income, finance costs and tax expense.



## 3 Property, plant and equipment

Particulars	(Rs in lakhs)										
	Freehold land	Building on freehold land	Plant and Machinery	Electrical fittings	Electrical equipments	Office equipments	Furniture and Fixtures	Crockery, cutlery and soft furnishings	Computers	Vehicles	Total
<b>Cost or valuation</b>											
At April 1, 2017	1,119.45	3,446.53	741.26	57.24	323.86	29.48	360.39	59.42	4.28	10.44	6,152.33
Additions	-	-	5.56	-	-	2.88	-	-	0.32	-	8.75
Disposals	-	-	-	-	-	-	-	-	-	-	-
At March 31, 2018	1,119.45	3,446.53	746.82	57.24	323.86	32.36	360.39	59.42	4.59	10.44	6,161.09
Additions	-	-	-	-	1.65	0.24	-	-	0.69	-	2.58
Disposals	-	-	-	-	-	-	-	-	-	-	-
At March 31, 2019	1,119.45	3,446.53	746.82	57.24	325.51	32.60	360.39	59.42	5.28	10.44	6,163.66
<b>Depreciation</b>											
At April 1, 2017	-	122.44	136.15	12.72	109.77	25.72	156.15	58.95	3.65	0.45	626.00
Charge for the year	-	61.22	69.31	6.36	54.68	2.44	77.84	0.35	0.54	1.42	274.15
Disposals	-	-	-	-	-	-	-	-	-	-	-
At March 31, 2018	-	183.65	205.46	19.09	164.45	28.16	233.99	58.30	4.19	1.87	900.14
Charge for the period	-	61.22	69.18	6.36	55.08	2.26	52.03	0.12	0.36	1.42	248.01
Disposals	-	-	-	-	-	-	-	-	-	-	-
At March 31, 2019	-	244.87	274.63	25.45	219.53	30.41	286.02	58.42	4.54	3.28	1,148.16
<b>Net Book value</b>											
At March 31, 2019	1,119.45	3,201.65	472.18	31.79	105.97	2.19	74.37	1.00	0.74	7.16	5,015.51
At March 31, 2018	1,119.45	3,262.87	541.36	38.15	159.40	4.20	126.40	1.12	0.41	8.58	5,260.94
<b>Net book value</b>											
	As at	As at									
	March 31, 2019	March 31, 2018									
Plant, property and equipment	5,015.51	5,260.94									

Notes :

1. Asset charged against borrowings . All immovable and movable assets of the Company are subject to first charge to secured borrowings . Refer Note 13

Notes :

1. Asset charged against borrowings . All immovable and movable assets of the Company are subject to first charge to secured borrowings . Refer Note 13



4 Intangible Assets

*(Rs in Lakhs)*

Particulars	Software	Total
<b>Cost or valuation</b>		
At April 1, 2017	13.26	13.26
Additions	-	-
Disposals	-	-
<b>At March 31, 2018</b>	<b>13.26</b>	<b>13.26</b>
Additions	0.50	0.50
Disposals	-	-
<b>At March 31, 2019</b>	<b>13.76</b>	<b>13.76</b>
<b>Amortisation and impairment</b>		
At April 1, 2017	6.80	6.80
Amortisation	2.38	2.38
Disposals	-	-
<b>At March 31, 2018</b>	<b>9.18</b>	<b>9.18</b>
Amortisation	2.41	2.41
Disposals	-	-
<b>At March 31, 2019</b>	<b>11.59</b>	<b>11.59</b>
<b>Net Book</b>		
At March 31, 2019	2.17	2.17
At March 31, 2018	4.08	4.08
<b>Net book value</b>	<b>As at</b>	<b>As at</b>
	<b>March 31, 2019</b>	<b>March 31, 2018</b>
Intangible assets	2.17	4.08



**Inovoa Hotels & Resorts Limited**

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

5 Financial assets	<i>(Rs in lakhs)</i>	
	March 31, 2019	March 31, 2018
<b>(a) Investments</b>		
<b>Investments at fair value through Profit &amp; Loss</b>		
<b>Unquoted mutual funds</b>		
8,228.985 (Previous year 4,756.947) Units of Reliance Money Manager Fund	217.28	116.01
3,219.743 (Previous year Nil) Units of Reliance Liquid Fund	146.88	-
	<b>364.16</b>	<b>116.01</b>
Aggregate book value of quoted investments	364.16	116.01
Aggregate amount of impairment in value of investments	-	-
	<b>364.16</b>	<b>116.01</b>
<b>Current</b>	364.16	116.01
<b>Non-Current</b>	-	-
	<b>364.16</b>	<b>116.01</b>
		<i>(Rs in lakhs)</i>
	March 31, 2019	March 31, 2018
<b>(b) Other financial assets</b>		
Security Deposit	21.50	18.95
Interest accrued on deposits with banks and others	67.53	59.12
Other bank balances*	107.45	107.45
	<b>196.47</b>	<b>185.51</b>

\* Balances with scheduled banks on margin money Rs. 107.45 lakhs (March 31,2018:- Rs. 107.45 lakhs) is under lien as bank guarantees issued given to various Government departments.

Break up of non-current financial assets carried at amortised cost	<i>(Rs in lakhs)</i>	
	March 31, 2019	March 31, 2018
Security Deposit	21.50	18.95
Interest accrued on deposits with banks and others	67.53	59.12
Other bank balances	107.45	107.45
<b>Total non-current financial assets carried at amortised cost</b>	<b>196.48</b>	<b>185.52</b>





**Inovoa Hotels & Resorts Limited**

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

**6 Deferred tax assets (net)**

*(Rs in lakhs)*

	March 31, 2019	March 31, 2018
Property, plant and equipment	419.50	407.26
<b>Deferred tax liability</b>	<b>419.50</b>	<b>407.26</b>
Impact of expenditure charged to the statement of profit and loss in the current/ earlier period but allowable for tax purposes on payment basis	9.02	8.22
Provision for doubtful debts and advances	2.29	2.27
Effect of unabsorbed depreciation and business loss	401.69	392.22
Provision for gratuity	2.57	2.39
Provision for leave compensation	1.45	1.28
Borrowing cost	2.49	0.88
<b>Deferred tax asset</b>	<b>419.50</b>	<b>407.26</b>
	-	-

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

	March 31, 2019	March 31, 2018
Profit/(loss) before tax	46.18	(120.81)
Tax rate	26.00%	26.00%
Tax at statutory income tax rate	12.01	(31.41)
Effect of incomes taxable at nil/lower/MAT rate	(12.01)	31.41
Income tax charge/ (credit) in respect of earlier year	-	0.20
Net	-	0.20
<b>As per profit and loss account</b>	<b>-</b>	<b>0.20</b>

**7 Other non-current assets**

*(Rs in lakhs)*

	March 31, 2019	March 31, 2018
Capital Advances	-	0.18
	-	0.18
Advance income tax (net of provision for taxation)	47.23	39.82
	47.23	39.82
<b>Total</b>	<b>47.23</b>	<b>40.00</b>

**8 Inventories**

(valued at lower of cost and net realisable value)

*(Rs in lakhs)*

	March 31, 2019	March 31, 2018
Food and beverages (excluding liquor, wines and smokes)	5.92	5.46
Liquor, wine and smokes	8.23	6.12
Stores and spares	18.58	17.60
<b>Total</b>	<b>32.74</b>	<b>29.18</b>



Innova Hotels & Resorts Limited  
Notes to financial statements for the year ended March 31, 2019

9. Financial assets

(i) Trade receivables

	(Rs in lakhs)	
	March 31, 2019	March 31, 2018
Trade receivables	39.36	136.03
	<u>39.36</u>	<u>136.03</u>
<b>Break-up for security details:</b>		
Trade receivables		
Unsecured, considered good	39.36	136.03
Doubtful	8.81	8.81
	<u>48.18</u>	<u>144.84</u>
<b>Impairment Allowance (allowance for bad and doubtful debts)</b>		
Unsecured, considered good	-	-
Doubtful	8.81	8.81
	<u>8.81</u>	<u>8.81</u>
<b>Total Trade receivables</b>	<u>39.36</u>	<u>136.03</u>

No trade or other receivable are due from directors or other officers of the company either severally or jointly with any other person. Nor any trade or other receivable are due from firms or private companies respectively in which any director is a partner, a director or a member.

(ii) Cash and cash equivalents

	March 31, 2019	March 31, 2018
<b>Balance with banks</b>		
On current accounts	114.20	102.59
Cash on hand	1.46	1.63
	<u>115.65</u>	<u>104.22</u>

At March 31, 2019, the Company had available Rs. Nil (March 31, 2018: Rs. Nil) of undrawn committed borrowing facilities. Cash at banks does not earn any interest.

For the purpose of the statement of cash flows, cash and cash equivalents comprise the following:

Particulars	March 31, 2019	March 31, 2018
Balances with banks on current accounts	114.20	102.59
Cash on hand	1.46	1.63
<b>Total cash and cash equivalents</b>	<u>115.65</u>	<u>104.22</u>

(iii) Other financial assets

	March 31, 2019	March 31, 2018
Security deposit	5.45	7.20
	<u>5.45</u>	<u>7.20</u>

**Break up of current financial assets carried at amortised cost**

	March 31, 2019	March 31, 2018
Cash and cash equivalents	115.65	104.22
Security deposit	5.45	7.20
<b>Total current financial assets carried at amortised cost</b>	<u>121.10</u>	<u>111.42</u>

10. Other current assets

	March 31, 2019	March 31, 2018
Advance for supply of goods and rendering of services	32.83	1.68
Unbilled revenue	-	3.48
Balance with statutory/ government authorities	5.61	4.98
Prepaid expenses	11.36	10.21
<b>Total</b>	<u>49.80</u>	<u>20.35</u>



11 Equity Share capital

Authorised Share Capital

	Equity shares		Preference shares	
	No. of shares	Rs in lakhs	No. of shares	Rs in lakhs
At April 1, 2017	22,000,000	2,200.00	300,000	300.00
Increase/(decrease) during the year	16,280,000	1,628.00	-	-
At March 31, 2018	38,280,000	3,828.00	300,000	300.00
Increase/(decrease) during the period	-	-	-	-
At March 31, 2019	38,280,000	3,828.00	300,000	300.00

a) Terms/rights attached to equity shares

The company has only one class of equity shares having par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

b) Issued equity capital

Equity shares of INR 10 each issued, subscribed and fully paid	No. of shares	Rs in lakhs
At April 1, 2017	21,480,000	2,148.00
Increase during the year	16,800,000	1,680.00
At March 31, 2018	38,280,000	3,828.00
Increase during the period	-	-
At March 31, 2019	38,280,000	3,828.00

Shares held by holding company

Equity shares of Re. 10 each fully paid up Fleur Hotels Private Limited	March 31, 2019		March 31, 2018	
	No. of shares	Rs in lakhs	No. of shares	Rs in lakhs
	38,280,000	3,828.00	38,280,000	3,828.00

c) Details of shareholders holding more than 5% shares in the company

Equity shares of INR 10 each fully paid  Fleur Hotels Private Limited	March 31, 2019		March 31, 2018	
	No. of shares	% held as at March 31, 2018	No. of shares	% held as at March 31, 2017
	38,280,000	100.00%	21,480,000	56.11%

d) Reconciliation of shares outstanding at the beginning and at the end of the year (expressed in absolute numbers)

Particulars	March 31, 2019	March 31, 2018
Equity Shares		
At beginning of the period	38,280,000	21,480,000
Add: Issued during the period	-	16,800,000
At end of the period	38,280,000	38,280,000



12 Other equity

	<i>Rs in lakhs</i>	
<b>Securities Premium Reserve</b>		
At April 1, 2017	415.20	
Increase/(decrease) during the year	30.24	
At March 31, 2018	445.44	
Increase/(decrease) during the period	-	
At March 31, 2019	445.44	
<b>Retained Earnings</b>		
At April 1, 2017	(1,997.17)	
(loss) for the year	(121.18)	
At March 31, 2018	(2,118.35)	
Profit for the year	47.33	
At March 31, 2019	(2,071.02)	
<b>General Reserve</b>		
At April 1, 2017	0.67	
Increase/(decrease) during the year	-	
At March 31, 2018	0.67	
Increase/(decrease) during the period	-	
At March 31, 2019	0.67	
<b>Capital Reserve ( Equity Component of Loan from Holding Company)</b>		
At April 1, 2017	1,675.89	
Increase/(decrease) during the year	(1,630.11)	
At March 31, 2018	45.79	
Increase/(decrease) during the period	-	
At March 31, 2019	45.79	
	<i>(Rs in lakhs)</i>	
	March 31, 2019	March 31, 2018
<b>Other reserves</b>		
Securities Premium Reserve	445.44	445.44
Retained Earnings	(2,071.02)	(2,118.35)
General Reserve	0.67	0.67
Capital Reserve	45.79	45.79
	<u>(1,579.12)</u>	<u>(1,626.45)</u>

Capital reserve represents equity component of Loan from holding company. During the previous year the Company had re-paid this loan and accordingly reversed the Capital Reserve (equity component of Loan).



**Inovoa Hotels & Resorts Limited**
**Notes to financial statements for the year ended March 31, 2019**
**13 Borrowings**

			<i>(Rs in lakhs)</i>	
rate	Maturity	March 31, 2019	March 31, 2018	
%		Rs in lakhs	Rs in lakhs	
<b>Non-current borrowings</b>				
<b>Term Loans</b>				
<b>Indian rupee loans from Banks (Secured)</b>				
Yes Bank Limited (Refer note 1 below)	9.53%	2030-2031	3,185.38	3,350.74
Vehicle loans (Refer note 2 below)	9.75%	2020-2021	2.23	3.51
<b>Total non-current borrowings</b>			<b>3,187.61</b>	<b>3,354.25</b>
<b>Current borrowings</b>				
<b>Term Loans</b>				
<b>Current maturity of long term loans</b>				
Yes Bank Limited (Refer note 1 below)	9.53%	2030-2031	140.00	73.50
Vehicle loans (Refer note 2 below)	9.75%	2020-2021	1.81	2.17
<b>Total current borrowings</b>			<b>141.81</b>	<b>75.67</b>
Less: Amount clubbed under "other current liabilities"			<b>(141.81)</b>	<b>(75.67)</b>
<b>Net current borrowings</b>			<b>-</b>	<b>-</b>

**1) Terms attached to Loan from Yes Bank Limited :**

1) Rupee term loan from Yes bank (Sanctioned Amount Rs. 3500 lakhs) is secured by :

a. First charge on all present and future immovable assets of the project owned by the borrower including the land and hotel building located in whitefield banglore

b. First charge on all movable fixed assets (both present and future ) and current assets (both present and future) and current assets (both present and future ) including escrow opened with Yes Bank Limited) of the borrower

c. Escrow of all receivables of the project including security deposits.

d. Unconditional and irrevocable Corporate guarantee of Fleur Hotels Private Limited to remain valid during the entire tenor of Yes Bank Limited facilities.

2) Vehicle loan is secured by hypothecation of underlying motor vehicle acquired out of such loans. The loan is repaid on agreed equal monthly installments.

**14 Provisions**

	March 31, 2019	March 31, 2018
	Rs in lakhs	Rs in lakhs
<b>Provision for gratuity</b>	<b>9.87</b>	<b>9.28</b>
Current	2.55	2.34
Non-current	7.33	6.94
<b>Provision for leave benefits</b>	<b>5.58</b>	<b>4.96</b>
Current	5.58	4.96
Non-current	-	-
<b>Total current</b>	<b>8.12</b>	<b>7.30</b>
<b>Total non-current</b>	<b>7.33</b>	<b>6.94</b>



**Inovoa Hotels & Resorts Limited**

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

**15 Financial liabilities***(Rs in lakhs)***March 31, 2019**      **March 31, 2018****(i) Trade Payables**

-Other than Micro and small enterprises

**175.58**      **191.68****175.58**      **191.68***(Rs in lakhs)***March 31, 2019**      **March 31, 2018****(ii) Other financial liabilities**

Current maturities of long-term borrowings

**141.81**      **75.67**

Outstanding dues of other creditors

**63.13**      **33.78**

Interest accrued but not due

**0.91**      **-****205.84**      **109.45****Break up of current financial liabilities carried at amortised cost****March 31, 2019**      **March 31, 2018**

Current maturities of long-term borrowings

**141.81**      **75.67**

Outstanding dues of other creditors

**63.13**      **33.78****204.94**      **109.45****16 Other current liabilities***(Rs in lakhs)***March 31, 2019**      **March 31, 2018**

Advance received from customers

**4.08**      **4.57**

Statutory liabilities

**31.10**      **27.78****35.18**      **32.35**

Inovoa Hotels & Resorts Limited  
Notes to financial statements for the year ended March 31, 2019

17 Revenue from operations	<i>(Rs in lakhs)</i>	
	March 31, 2019	2018
<b>Revenue from operations</b>		
<b>Sale of products and services</b>		
Room rentals	1,561.60	1,323.10
Food and beverage (excluding liquor and wine)	196.98	213.16
Liquor and wine	40.95	36.70
Telephone and telex	1.65	0.09
Other Services	131.33	153.80
<b>Other Operating Revenue</b>		
Commission income	-	0.16
	<b>1,932.50</b>	<b>1,727.01</b>

18 Other income	<i>(Rs in lakhs)</i>	
	March 31, 2019	2018
Excess provision/ credit balances written back	-	0.02
Interest on income tax refund	2.59	-
Sale of scrap	0.52	1.37
<b>Total</b>	<b>3.11</b>	<b>1.39</b>

19 Cost of materials consumed	<i>(Rs in lakhs)</i>	
	March 31, 2019	2018
<b>(a) Consumption of food &amp; beverages excluding liquor &amp; wine</b>		
Inventory at the beginning of the year	5.89	6.80
Add: Purchases	133.15	136.06
	<b>139.03</b>	<b>142.87</b>
Less: Inventory at the end of the year	5.92	5.89
Consumption of food and beverages (excluding liquor, wines and smokes)	<b>133.11</b>	<b>136.98</b>
<b>(b) Consumption of liquor &amp; wine</b>		
Inventory at the beginning of the year	5.69	5.23
Add: Purchases	14.31	13.73
	<b>20.00</b>	<b>18.96</b>
Less: Inventory at the end of the year	8.23	5.69
Consumption of liquor, wines and smokes	<b>11.76</b>	<b>13.27</b>
	<b>144.88</b>	<b>150.25</b>

20 Employee benefit expense	<i>(Rs in lakhs)</i>	
	March 31, 2019	2018
Salaries, wages and bonus	349.75	355.83
Contribution to provident and other fund	14.10	14.12
Gratuity expense	2.04	1.82
Leave encashment expense	0.75	0.34
Staff welfare and training expenses	55.16	45.96
	<b>421.80</b>	<b>418.07</b>



**Inova Hotels & Resorts Limited**

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

21 Other expenses	<i>(Rs in lakhs)</i>	
	March 31, 2019	2018
Consumption of stores, cutlery, crockery, provisions and others	35.76	40.07
Rent expense	13.61	10.20
Power and fuel	160.91	150.03
Linen and uniform washing and laundry expenses	12.96	22.48
Guest transportation expenses	65.81	50.64
Subscription charges	3.23	3.37
Repair and maintenance expenses		
- Buildings	26.61	14.24
- Plant and machinery	38.45	30.19
- Others	29.83	20.32
Rates and taxes	17.90	18.35
Insurance expenses	8.01	4.10
Communication costs	27.10	30.99
Printing and stationery expenses	8.73	8.37
Traveling and conveyance	3.02	4.18
Vehicle running and maintenance expenses	5.12	9.49
Equipment hire charges	2.03	2.56
Advertisement and business promotion expenses	59.84	50.73
Management fees	94.90	83.06
Commission -other than sole selling agent	62.27	38.32
Security and cleaning expenses	35.45	32.06
Membership and subscriptions	0.91	0.96
Legal and professional expenses	14.03	11.74
Exchange difference (net)	-	0.05
Payment to auditors	1.00	0.55
Water and sewerage charges	8.42	4.70
Miscellaneous expenses	4.06	18.90
	<b>739.97</b>	<b>660.65</b>

**Payment to auditor**

As auditor	1.00	0.55
	<b>1.00</b>	<b>0.55</b>

22 Finance cost	<i>(Rs in lakhs)</i>	
	March 31, 2019	2018
Interest		
on term loans from banks	335.51	338.10
on others	-	5.76
Bank charges (including commission on credit card collection)	24.35	16.75
	<b>359.86</b>	<b>360.61</b>





**Inovoa Hotels & Resorts Limited****Notes to financial statements for the year ended March 31, 2019**

23 Depreciation and amortization expense	<i>(Rs in lakhs)</i>	
	March 31, 2019	2018
Depreciation of tangible assets	248.01	274.15
Amortization of intangible assets	2.41	2.38
<b>Total</b>	<b>250.42</b>	<b>276.53</b>

24 Finance income	<i>(Rs in lakhs)</i>	
	March 31, 2019	2018
Interest Income on :		
-Bank Deposits	9.34	12.48
-Others Deposits	-	3.41
Profit on sale of current investment	1.44	-
Fair valuation profit on financial instruments at fair value through profit or	16.71	1.01
	<b>27.50</b>	<b>16.90</b>

**25 Earnings per share (Basic and Diluted)**

Basic EPS amounts are calculated by dividing the profit for the year attributable to equity holders of the company by the weighted average number of Equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders of the company by the weighted average number of Equity shares outstanding during the year plus the weighted average number of Equity shares that would be issued on conversion of all the dilutive potential Equity shares into Equity shares.

The following data reflects the inputs to calculation of basic and diluted EPS

	March 31, 2019	2018
Profit / (loss) after tax (Rs in lakhs)	47.33	(121.18)
Profit / (Loss) for calculation of basic and diluted EPS	47.33	(121.18)
Weighted average number of Equity shares for basic EPS	38,280,000	26,450,959
Weighted average number of equity shares in calculating diluted EPS	38,280,000	26,450,959
Basic and diluted EPS	0.12	(0.46)



**26. Significant accounting judgments, estimates and assumptions**

The preparation of the Company's financial statements requires management to make judgments, 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 liabilities affected in future periods.

***Judgments***

In the process of applying the Company's accounting policies, management has made the following judgments, which have the most significant effect on the amounts recognized 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 judgment 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 consolidated 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. Judgments include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.



**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 CGU being 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**

The management based on its assessment of the industry forecasts and current period profits is hopeful of generating future taxable profits to utilize deductible temporary differences, carry forward of unabsorbed depreciation. However, considering that nature of the Company's operations and history of past tax losses, deferred tax assets (including MAT credit) are recognized to the extent that it is probable that taxable profit will be generated in future against which the deductible temporary differences, carry forward of unabsorbed depreciation and tax losses can be utilised. Accordingly, it is considered prudent to recognize the deferred tax assets only to the extent of deferred tax liabilities and the Company has not recognised deferred tax assets of Rs 312.60 lakhs, Rs 194.82 lakhs as of March 31, 2019 and March 31, 2018 respectively.

**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 27.



**Inovoa Hotels & Resorts Limited**

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

**27. Gratuity and other post-employment benefit plans**

**Rs. In lakhs**

	<b>March 31, 2019</b>	<b>March 31, 2019</b>
Gratuity plan	<b>9.87</b>	9.28
<b>Total</b>	<b>9.87</b>	9.28

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.



**Inovoa Hotels & Resorts Limited**  
**Notes to financial statements for the year ended March 31, 2019**

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

	Gratuity cost charged to profit or loss				Remeasurement gains/(losses) in other comprehensive income					Rs. In lakhs		
	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
Defined benefit obligation	9.28	1.36	0.68	2.04	(0.30)	-	-	0.11	(1.26)	(1.15)	-	9.87
Fair value of plan assets	-	-	-	-	-	-	-	-	-	-	-	-
<b>Benefit liability</b>	<b>9.28</b>	<b>1.36</b>	<b>0.68</b>	<b>2.04</b>	<b>(0.30)</b>	<b>-</b>	<b>-</b>	<b>0.11</b>	<b>(1.26)</b>	<b>(1.15)</b>	<b>-</b>	<b>9.87</b>

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
Defined benefit obligation	7.29	1.34	0.49	1.83	-	-	-	(0.17)	0.33	0.16	-	9.28
Fair value of plan assets	-	-	-	-	-	-	-	-	-	-	-	-
<b>Benefit liability</b>	<b>7.29</b>	<b>1.34</b>	<b>0.49</b>	<b>1.83</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(0.17)</b>	<b>0.33</b>	<b>0.16</b>	<b>-</b>	<b>9.28</b>



# Inovoa Hotels & Resorts Limited

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

The major categories of plan assets of the fair value of the total plan assets are as follows:

	March 31, 2019	March 31, 2018
<b>Unquoted investments:</b>		
Asset invested in insurance scheme with the LIC	-	-
<b>Total</b>	-	-

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

	March 31, 2019	March 31, 2018
<b>Discount rate:</b>		
Pension plan	6.90%	7.30%
<b>Future salary increases:</b>		
Pension plan	5.00%	5.00%
<b>Life expectation for pensioners at the age of 65:</b>		
Pension plan	Years	Years
Male	60	60
Female	60	60

A quantitative sensitivity analysis for significant assumption as at March 31, 2019 is as shown below:

### India gratuity plan:

	March 31, 2019	March 31, 2019	March 31, 2019	March 31, 2019
<b>Assumptions</b>	<b>Discount rate</b>		<b>Future salary increases</b>	
Sensitivity Level	1% increase	1% decrease	1% increase	1% decrease
Impact on defined benefit obligation	0.28	0.30	0.30	0.29



**Inovoa Hotels & Resorts Limited**  
**Notes to financial statements for the year ended March 31, 2019**

	March 31, 2018	March 31, 2018	March 31, 2018	March 31, 2018
<b>Assumptions</b>	<b>Discount rate</b>		<b>Future salary increases</b>	
Sensitivity Level	1% increase	1% decrease	1% increase	1% decrease
Impact on defined benefit obligation	0.27	0.28	0.29	0.27

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.

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

Duration (Years)	For the year ended March 31, 2019	For the year ended March 31, 2018
1	2.63	2.43
2	2.11	2.00
3	1.68	1.64
4	1.36	1.33
5	1.11	1.07
Above 5	3.48	3.39
<b>Total expected payments</b>	<b>12.37</b>	<b>11.86</b>

The average duration of the defined benefit plan obligation at the end of the reporting period is 5 years (March 31, 2018: 5 years).

**28. Commitments and contingencies**

**a. Commitments**

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

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



**Invoa Hotels & Resorts Limited****Notes to financial statements for the year ended March 31, 2019****b. Contingent liabilities****Claims against the Company not acknowledged as debts**

*Rs. In lakhs*

		March 31, 2019	March 31, 2018
a.	Property Tax case 2010-11 (Appeal filed by the company)	-	69.34
b.	Counter guarantees issued in respect of guarantees issued by company's bankers	107.45	107.45

**29. Related Party Transactions****a) Names of related parties**

Ultimate Holding Company	Lemon Tree Hotels Limited
Holding company	Fleur Hotels Private Limited
Fellow subsidiary companies	Celsia Hotels Private Limited Hyacinth Hotels Private Limited Manakin Resorts Private Limited
Key Management Personnel	Mr. Sumant Jaidka (Whole Time Director) Mr. Cyrus Mehernosh Madan (Director) Mr. Arjun Sawhny (Independent Director) (Upto June 13,2017) Mr. Paramartha Saikia (Independent Director)
Enterprise in which ultimate holding company has significant influence	Mind Leaders Learning India Private Limited

**b) Additional related parties as per Companies Act 2013 with whom transactions have taken place during the year:**

Chief Financial Officer	: Mr. Inder Pal Batra
Company Secretary	: Ms. Pooja Bakshi

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





**Invoa Hotels & Resorts Limited**

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

(Amount in lakhs.)

Transactions with Related Party	Year Ended	Ultimate holding company	Holding company	Fellow subsidiary	Enterprise in which ultimate holding company has significant influence	Key Management personnel or their relatives
<b>Reimbursement of expenses incurred on company behalf</b>						
Lemon Tree Hotels Limited	31-Mar-19	-	-	-	-	-
	31-Mar-18	-	-	-	-	-
<b>Subscription in share capital of the company</b>						
Fleur Hotels Private Limited	31-Mar-19	-	-	-	-	-
	31-Mar-18	-	1,710.24	-	-	-
<b>Loans taken</b>						
Fleur Hotels Private Limited	31-Mar-19	-	-	-	-	-
	31-Mar-18	-	115.69	-	-	-
<b>Loans repaid</b>						
Fleur Hotels Private Limited	31-Mar-19	-	-	-	-	-
	31-Mar-18	-	1,808.24	-	-	-
<b>Management Fees &amp; Sales Promotion (Net of taxes)</b>						
Lemon Tree Hotels Limited	31-Mar-19	163.25	-	-	-	-
	31-Mar-18	141.99	-	-	-	-
<b>Training Fee Paid (Net of Taxes)</b>						
Mind Leaders Learning India Private Limited	31-Mar-19	-	-	-	3.36	-
	31-Mar-18	-	-	-	1.56	-
<b>Remuneration to Director</b>						



**Inovoa Hotels & Resorts Limited**

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

Transactions with Related Party	Year Ended	Ultimate holding company	Holding company	Fellow subsidiary	Enterprise in which ultimate holding company has significant influence	Key Management personnel or their relatives
Sumant Jaidka	31-Mar-19	-	-	-	-	61.75
	31-Mar-18	-	-	-	-	55.61
<b>Balance outstanding at the year-end – Other Current Liabilities</b>						
Lemon Tree Hotels Limited	31-Mar-19	28.73	-	-	-	-
	31-Mar-18	13.37	-	-	-	-
Sumant Jaidka	31-Mar-19	-	-	-	-	6.05
	31-Mar-18	-	-	-	-	6.53
Mind Leaders Learning India Private Limited	31-Mar-19	-	-	-	0.48	-
	31-Mar-18	-	-	-	0.23	-



**Terms and conditions of transactions with related parties**

The sales to and purchases from related parties are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year-end are unsecured and interest free and settlement occurs in cash. For the year ended March 31, 2019, the Company has not recorded any impairment of receivables relating to amounts owed by related parties (March 31, 2018: Rs. Nil). This assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates.

**Commitments with related parties**

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

**30. Fair value measurement**

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-19		31-March-18	
	FVTPL	Amortised Cost	FVTPL	Amortised Cost
<b>Financial Assets</b>				
Trade Receivables	-	39.37	-	136.03
Security Deposits	-	26.95	-	26.15
Other bank balances	-	107.45	-	107.45
Cash and Cash Equivalents	-	115.65	-	104.22
Interest accrued on deposit with banks	-	67.53	-	59.12
<b>Total Financial Assets</b>	-	<b>356.95</b>	-	432.97

*Rs. In Lakhs*

	31-March-19		31-March-18	
	FVTPL	Amortised Cost	FVTPL	Amortised Cost
<b>Financial Liabilities</b>				
Borrowings	-	3,329.48	-	3,429.92
Trade Payables	-	175.58	-	191.68
Other Current Financial Liabilities	-	64.03	-	33.78
<b>Total Financial Liabilities</b>	-	<b>3,569.03</b>	-	3,655.38

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.

### 31. 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 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.

*Rs. In lakhs*

	March 31, 2019	March 31, 2018
Variable rate borrowings	3,325.38	3,424.24
Fixed rate borrowings	4.10	5.68

#### Interest rate sensitivity

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on portion of loans and borrowings affected, after the impact of hedge accounting. With all other variables constant, the Company's profit before tax is affected through the impact on floating rate borrowings follows:



	Increase/decrease in basis points	Effect on profit before tax
		Rs. In lakhs
<b>31-March-19</b>		
INR	50	17.27
INR	-50	(17.27)
<b>31-March-18</b>		
INR	50	17.47
INR	-50	(17.47)

**Credit risk**

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables and deposits to landlords) and from its financing activities, including deposits with banks and financial institutions, foreign exchange transactions and other financial instruments.

**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 30. 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.

**(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 30. The Company does not hold collateral as security.

**(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.



**Inovoa Hotels & Resorts Limited**  
**Notes to financial statements for the year ended March 31, 2019**

The Company's maximum exposure to credit risk for the components of the balance sheet at March 31, 2019 and March 31, 2018 is the carrying amount.

Ageing	<i>Rs. in lakhs</i>	
	March 31, 2019	March 31, 2018
Not due	-	-
0-60 days past due	38.09	54.30
61-120 days past due	1.27	8.90
121-180 days past due	-	15.72
180-365 days past due	-	55.65
365-730 days past due	-	0.23
more than 730 days	-	1.23

**Expected credit loss for trade receivables under simplified approach**

Ageing	<i>Rs. In lakhs</i>	
	March 31, 2019	March 31, 2018
Gross carrying amount	48.18	144.84
Expected credit losses	8.81	8.81
Carrying amount of trade receivables (net of impairment)	39.36	136.03

Reconciliation of impairment of trade receivables

Loss allowance on 1 April 2017	8.81
Changes in loss allowance	-
Loss allowance on 31 March 2018	<u>8.81</u>
Changes in loss allowance	-
Loss allowance on 31 March 2019	<u>8.81</u>

**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.



**Inovoa Hotels & Resorts Limited**  
**Notes to financial statements for the year ended March 31, 2019**

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

	<i>Rs. In Lakhs</i>					
	On demand	Less than 3 months	3 to 12 months	1 to 5 years	> 5 years	Total
<b>Year ended March 31, 2019</b>						
Borrowings(Other than preference share)	-	0.08	140.71	860.81	2,327.82	3,329.42
Trade and other payables	175.58	-	-	-	-	175.58
Other financial liabilities	64.04	-	-	-	-	64.04
	<b>239.62</b>	<b>0.08</b>	<b>140.71</b>	<b>860.81</b>	<b>2,327.82</b>	<b>3,569.04</b>
<b>Year ended March 31, 2018</b>						
Borrowings(other than preference share)	-	0.36	106.81	721.01	2,601.74	3,429.92
Trade and other payables	191.68	-	-	-	-	191.68
Other financial liabilities	33.78	-	-	-	-	33.78
	<b>225.46</b>	<b>0.36</b>	<b>106.81</b>	<b>721.01</b>	<b>2,601.74</b>	<b>3,655.38</b>

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**32. Capital management**

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders 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 makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, interest bearing loans and borrowings, trade payables, less cash and cash equivalents.

	<i>Rs. In lakhs</i>	
	<u>March 31, 2019</u>	<u>March 31, 2018</u>
Borrowings (other than preference share)	3,187.61	3,429.92
Trade payables (Note 15)	175.58	191.68
Less: Cash and cash equivalents (Note 9)	115.65	104.22
<b>Net debt</b>	<b>3,247.53</b>	<b>3,517.38</b>
Total capital	2,248.87	2,201.55
<b>Capital and net debt</b>	<b>5,496.40</b>	<b>5,643.26</b>
	<b>59%</b>	<b>62%</b>

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 March 31, 2019 and 31 March 2018.

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**33. Segment 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**

No customer individually accounted for more than 10% of the revenue

34. The management of parent company confirm to extend its continued financial support to enable the Company to meet its working capital and other financing requirements as and when required. Thus, these financial statements has been prepared on going concern basis.



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

	<b>March 31, 2019</b>	<b>March 31, 2018</b>
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 enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the Micro Small and Medium Enterprise Development Act, 2006	Nil	Nil

**36.** The previous year figures have been regrouped, rearranged and reclassified wherever necessary to conform to this year's classification.

As per our report of even date

**For Nangia & Co. LLP**

Firm Registration No. 0023910/NS0069  
Chartered Accountants

*Prateek Agrawal*

**Prateek Agrawal**  
Partner  
Membership No. 402826



Place: Signed at Noida  
Date :May 22, 2019

**For and on behalf of the Board of Directors of Inovia Hotels & Resorts Limited**

*Sumant Jain*  
**Sumant Jain**  
Whole Time Director  
Din: 05201572

*Pooja Arora*

**Pooja Arora**  
Company Secretary

Place: New Delhi  
Date: May 22, 2019

*Cyrus Mehernosh Madan*

**Cyrus Mehernosh Madan**  
Director  
Din: 02695031

*Inder Pal Batra*

**Inder Pal Batra**  
Chief Financial Officer

