

31st March, 2020

ILEX DEVELOPERS & RESORTS LIMITED

REGD. OFFICE: 70-C, NEHRU ROAD, VILE PARLE (EAST), MUMBAI - 400 099

12th ANNUAL REPORT

STATEMENT OF AUDITED ACCOUNTS

FOR THE YEAR ENDED

31st MARCH 2020

AUDITORS :
M/S N.A. SHAH ASSOCIATES LLP
Chartered Accountants

ILEX DEVELOPERS AND RESORTS LIMITED

CIN No. U70102MH2008PLC184194

Regd. Off.: 70-C, Nehru Road, Vile Parle (East), Mumbai -400 099, Tel. No. 26164000, Email id: cs@khil.com

NOTICE

Notice is hereby given that the 12th Annual General Meeting of the members of Ilex Developers and Resorts Limited will be held at KHIL House, 70-C, Nehru Road, Vile Parle (East), Mumbai 400099 on Wednesday, 2nd September, 2020 at 4.00 p.m. to transact the following business:

ORDINARY BUSINESS:


1. To receive, consider and adopt the audited financial statement for the year ended on 31st March, 2020 and Reports of the Board of Directors and Auditors thereon.
2. To appoint a Director in place of Dr. Vithal V. Kamat who retires by rotation and being eligible offers himself for re-appointment.

SPECIAL BUSINESS:

3. To consider and if thought fit, to pass, with or without modification(s), as may be permissible, the following resolution as an Ordinary Resolution:

"RESOLVED THAT pursuant to Section 152 and other applicable provisions, if any, of the Companies Act, 2013 (including any statutory modifications or re-enactment thereof for the time being in force), the Companies (Appointment and Qualification of Directors) Rules, 2014, Mr. Narendra D. Pai who was appointed as an Additional Director of the Company with effect from 21st January, 2020 and who holds office as such upto the date of 12th Annual General Meeting be and is hereby appointed as a Director of the Company.

For and on behalf of the Board of Directors of
For ILEX DEVELOPERS AND RESORTS
LIMITED


DR. VITHAL V. KAMAT
DIN NO. 00195341
DIRECTOR

Place: Mumbai
Date: 30-07-2020

ILEX DEVELOPERS AND RESORTS LIMITED

CIN No. U70102MH2008PLC184194

Regd. Off.: 70-C, Nehru Road, Vile Parle (East), Mumbai -400 099, Tel. No. 26164000, Email id: cs@khil.com

NOTES:

- (1) A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF/HERSELF AND A PROXY NEED NOT BE A MEMBER.
- (2) The instrument appointing a proxy should, however, be deposited at the registered office of the company not less than 48 hours before the commencement of the meeting.
- (3) A person can act as proxy on behalf of members not exceeding fifty and holding in aggregate not more than ten percent of the total share capital of the Company carrying voting rights.
- (4) A member holding more than ten percent of the total share capital of the company carrying voting rights may appoint single person as proxy and such person shall not act as a proxy for any other person or shareholder.
- (5) Every member entitled to vote at a meeting of the Company, or on any resolution to be moved thereat, shall be entitled, during the period beginning twenty-four hours before the time fixed for the commencement of the 12th Annual General Meeting and ending with the conclusion of the said Annual General Meeting, to inspect the proxies lodged, at any time during the business hours of the Company, provided not less than three days of notice in writing of the intention so to inspect is given to the Company.

ILEX DEVELOPERS AND RESORTS LIMITED

CIN No. U70102MH2008PLC184194

Regd. Off.: 70-C, Nehru Road, Vile Parle (East), Mumbai -400 099, Tel. No. 26164000, Email id: cs@khil.com

BOARD'S REPORT

To,
The Members,

We have pleasure in presenting the 12th Annual Report together with the audited financial statement of the Company for the year ended 31st March, 2020.

1. FINANCIAL HIGHLIGHTS:

Particulars	Year ended March	Year ended March
	31, 2020 (Amount in Lakh)	31, 2019 (Amount in Lakh)
Total Income	941.48	917.78
Total Expenses	996.00	786.13
Profit Before Interest, Depreciation & Taxation		306.35
Finance Cost	44.85	9.01
Depreciation and Amortisation Expenses	187.01	165.69
Profit/(Loss) before tax	(54.52)	131.65
Deferred Tax	27.41	38.94
Net Profit/ (Loss) after tax	(82.67)	92.71
Amount proposed to be carried to reserves	-	-

2. THE STATE OF THE COMPANY'S AFFAIRS:

During the year under review, the Company has incurred losses of Rs. 82.67 lakhs as compared to earned profit of Rs. 92.71 lakhs in the previous year.

3. DIVIDEND:

To conserve resources for future operation, the Board of Directors do not recommend any dividend for the financial year ended 31st March 2019 (Previous year NIL).

4. SHARE CAPITAL:

During the year under review, no shares with differential voting rights, sweat equity shares or employee stock options were issued by the company. During the year under review, there was no change in the authorised or paid up share capital of the Company.

5. CHANGE IN THE NATURE OF BUSINESS, IF ANY:

The main object of the Company, as per Memorandum of Association, continues to remain inter-alia carrying on the business of builders, real estate developers, infrastructural developer's etc. During the year under review, there was no change in the nature of business of the company.

ILEX DEVELOPERS AND RESORTS LIMITED

CIN No. U70102MH2008PLC184194

Regd. Off.: 70-C, Nehru Road, Vile Parle (East), Mumbai -400 099, Tel. No. 26164000, Email id: cs@khil.com

6. DIRECTORS AND KEY MANAGERIAL PERSONNEL:

During the year under review, The Company has appointed Mr. Narendra D. Pai as an Additional Director on the Board of the Company w.e.f 21st January, 2020.

Mr. Babu A. Devadiga resigned from the office of Director of the company w.e.f 21st January, 2020 due to his other commitments. The Board of Directors place on record its appreciation for the valuable guidance and co-operation extended to the Company by Mr. Babu A. Devadiga during his tenure.

Dr. Vithal V. Kamat retires by rotation and being eligible offer himself for re-appointment. The Directors recommend her re-appointment.

The requirement of Key Managerial Personnel as provided under section 203 of the Companies Act, 2013 is not applicable to the Company.

7. NUMBER OF MEETINGS OF THE BOARD:

During the financial year 2019-20, 8 (Eight) meetings of the Board of Directors of the company were held.

8. EXTRACT OF THE ANNUAL RETURN:

An extract of the annual return in form MGT-9 as provided under sub-section (3) of section 92 of the Companies Act, 2013 is enclosed in **Annexure I** forming part of Board's Report.

9. DIRECTORS RESPONSIBILITY STATEMENT:

As required by Section 134 (5) of the Companies Act, 2013 the Directors hereby state that:

- a. in the preparation of the annual accounts, the applicable accounting standards have been followed and there are no material departures;
- b. selected accounting policies were applied consistently and made judgments and estimates that were reasonable and prudent so as to give a true and fair view of the state of affairs of the company as at 31st March, 2020 and profit of the company for the financial year ended on that date.
- c. proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
- d. annual accounts have been prepared on a going concern basis; and
- e. proper systems have been devised to ensure compliance with the provisions of all applicable laws and that such systems are adequate and are operating effectively.

10. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS MADE:

The particulars of Loan and Guarantee given, Security provided and Investment made by the Company under Section 186 of the Companies Act, 2013 are given as under:

	Opening Balance	During the year	Closing Balance
--	-----------------	-----------------	-----------------

ILEX DEVELOPERS AND RESORTS LIMITED

CIN No. U70102MH2008PLC184194

Regd. Off.: 70-C, Nehru Road, Vile Parle (East), Mumbai -400 099, Tel. No. 26164000, Email id: cs@khjl.com

Loans Given	NIL		NIL
Guarantee Given	Rs. 3,85,83,00,000*	-	Rs. 3,85,83,00,000*
Security Provided	NIL	NIL	NIL
Investment Made	NIL	NIL	NIL

* The Company has given Corporate Guarantee to banks/financial institutions for various Credit Facilities availed by Kamat Hotels (India) Limited.

11. PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES:

During the year under review there was no new contract or arrangements entered into by the Company with Related Parties as referred to in sub-section (1) of section 188 of the Companies Act, 2013. Accordingly disclosure of Related Party Transactions as required under Section 134(3)(h) of the Companies Act, 2013 in Form AOC 2 is not applicable.

12. DETAILS OF SUBSIDIARY/JOINT VENTURES/ASSOCIATE COMPANIES:

Holding Company:	NIL
Subsidiary company:	NIL
Joint venture company:	Kamat Hotels (India) Limited
Associate Company:	NIL

13. RISK MANAGEMENT POLICY:

The Board periodically reviews and assesses risks in various areas including statutory, operational and financial risks.

During the year under review, no risk threatening the existence of the Company was identified.

14. DEPOSITS:

There was no deposit accepted by the Company within the meaning of Section 58A of the Companies Act, 1956 and Rules made there under at the beginning of the year. During the year under review, the Company has neither invited nor accepted any deposits under Section 73 of the Companies Act, 2013 and the rules made there under and no deposit was remaining unpaid or unclaimed as at the end of the year.

15. MATERIAL CHANGES AND COMMITMENTS:

There have been no material changes and commitment affecting the financial position of the Company during the financial year 2019-20.

16. PARTICULARS OF EMPLOYEES:

The Company had no employee's for the year under review.

17. INFORMATION REQUIRED UNDER RULE 8(3) OF THE COMPANIES (ACCOUNTS) RULES, 2014:

(A) Conservation of energy-

- i. the steps taken or impact on conservation of energy:

ILEX DEVELOPERS AND RESORTS LIMITED

CIN No. U70102MH2008PLC184194

Regd. Off.: 70-C, Nehru Road, Vile Parle (East), Mumbai -400 099, Tel. No. 26164000, Email id: cs@xhil.com

- ii. the steps taken by the company for utilising alternate sources of energy:
- iii. the capital investment on energy conservation equipments:

The Company continued energy conservation efforts during the year. It has closely monitored power consumption and running hours on day to day basis, thus resulting in optimum utilization of energy. The hotel is fitted with energy saving devices to conserve energy in the long run.

(B) Technology absorption-

- i. the efforts made towards technology absorption: The activities of the Company at present do not involve technology absorption and research and Development.
- ii. the benefits derived like product improvement, cost reduction, product development or import substitution: NA
- iii. in case of imported technology (imported during the last three years reckoned from the beginning of the financial year)-
 - a. the details of technology imported: NA
 - b. the year of import: NA
 - c. whether the technology been fully absorbed: NA
 - d. if not fully absorbed, areas where absorption has not taken place, and the reasons thereof: NA
- iv. the expenditure incurred on Research and Development: NA

(C) Foreign exchange earnings and Outgo-

The Foreign Exchange earned in terms of actual inflows during the year and the Foreign Exchange outgo during the year in terms of actual outflows:

1. Earnings in Foreign Currency: NIL
2. Expenditure in Foreign Currency: Rs. 4,476/-

18. SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS:

During the period under review no significant and material order was passed by any regulator/ court or tribunal which has an effect on the going concern status of the company and its operations.

19. INTERNAL FINANCIAL CONTROLS:

The internal financial controls are adequate and commensurate with the size and nature of the business.

20. SECRETARIAL AUDIT:

The requirement of Secretarial Audit as provided under section 204 of the Companies Act, 2013 is not applicable to the Company.

21. CORPORATE GUARANTEE:

Some of the lenders issued demand notices in the earlier years to the Company in respect of Corporate Guarantee extended by the Company on behalf of Kamat Hotels (India) Limited. The Company has requested the borrowers to take appropriate steps in the matter. The apparent Company has restructured substantially its secured debts through Asset Reconstruction Companies and One Time Settlements. The Company is dealing with the matter as per legal advice.

ILEX DEVELOPERS AND RESORTS LIMITED

CIN No. U70102MH2008PLC184194

Regd. Off.: 70-C, Nehru Road, Vile Parle (East), Mumbai -400 099, Tel. No. 26164000, Email id: cs@khil.com

22. STATUTORY AUDITORS:

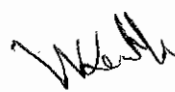
M/s. N. A. Shah Associates LLP, Chartered Accountants, Mumbai appointed as the Statutory Auditors of the company to hold the office from the 10th Annual General Meeting to 15th Annual General Meeting to be held in the year 2023.

23. ACKNOWLEDGEMENTS:

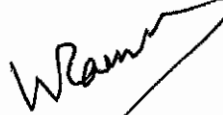
Your Directors take this opportunity to express and place on record their appreciation for the continued support, cooperation and assistance extended by shareholders, employees, agents, bankers, financial institutions and other stakeholders of the Company.

For and on behalf of the Board of Directors of
For ILEX DEVELOPERS AND RESORTS LIMITED




VIDYA V KAMAT
DIN NO. 00737305
DIRECTOR




DR. VITHAL V. KAMAT
DIN NO. 00195341
DIRECTOR

Place: Mumbai
Date: 30-07-2020

ILEX DEVELOPERS AND RESORTS LIMITED

CIN No. U70102MH2008PLC184194

Regd. Off.: 70-C, Nehru Road, Vile Parle (East), Mumbai -400 099, Tel. No. 26164000, Email id: cs@khil.com

Annexure I

**Form No. MGT-9
EXTRACT OF ANNUAL RETURN**

as on the financial year ended on 31.03.2020

[Pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014]

I. REGISTRATION AND OTHER DETAILS:

- i. CIN:- U70102MH2008PLC184194
- ii. Registration Date :- 02/07/2008
- iii. Name of the Company: - Ilex Developers & Resorts Limited.
- iv. Category / Sub-Category of the Company :- Company Limited by Shares / Indian Non Government Company
- v. Address of the Registered office and contact details :- 70 – C, Nehru Road, Vile Parle (East), Mumbai - 400099
- vi. Whether listed company: - No
- vii. Name, Address and Contact details of Registrar and Transfer Agent : Not Applicable

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

All the business activities contributing 10 % or more of the total turnover of the company shall be stated:-

Sr. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the company
1	Hotels and Restaurants	99633102	98.64%

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES – Not Applicable

Sr. No.	Name and Address of Company	CIN / GLN	Holding / Subsidiary / Associate	% of Shares	Applicable Section
1.	NIL	NIL	NIL	NIL	NIL

IV. SHARE HOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)

i) Category-wise Share Holding

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% Change during the year
	Demat	Physical	Total	% of total shares	Demat	Physical	Total	% of total shares	
A. Promoters									
(1) Indian									
a. Individual/ HUF	-	9998	9998	1.2351%	-	9999	9999	1.24%	-
b. Central Govt.	-	-	-	-	-	-	-	-	-
c. State Govt (s)	-	-	-	-	-	-	-	-	-
d. Bodies Corp.	-	799500	799500	98.7647%	-	799500	799500	98.7647%	-
e. Banks / FI	-	-	-	-	-	-	-	-	-
f. Any other	-	-	-	-	-	-	-	-	-
Sub-Total (A) (1):-	-	809498	809498	99.9998%	-	809500	809500	99.9998%	-
(2) Foreign									
a. NRIs –	-	-	-	-	-	-	-	-	-

ILEX DEVELOPERS AND RESORTS LIMITED

CIN No. U70102MH2008PLC184194

Regd. Off.: 70-C, Nehru Road, Vile Parle (East), Mumbai -400 099, Tel. No. 26164000, Email id: cs@khil.com

Individuals									
b. Other- Individual	-	-	-	-	-	-	-	-	-
c. Bodies Corp.	-	-	-	-	-	-	-	-	-
d. Banks/ FI	-	-	-	-	-	-	-	-	-
e. Any other.	-	-	-	-	-	-	-	-	-
Sub-Total (A) (2) :-	-	-	-	-	-	-	-	-	-
Total Shareholding of Promoter (A) = (A)(1)+(A)(2)	-	809498	809498	99.9998%	-	80949	809499	99.9999%	-
B. Public Shareholding	-	-	-	-	-	-	-	-	-
1. Institutions									
a. Mutual Funds	-	-	-	-	-	-	-	-	-
b. Banks/FI	-	-	-	-	-	-	-	-	-
c. Central Govt	-	-	-	-	-	-	-	-	-
d. State Govt (s)	-	-	-	-	-	-	-	-	-
e. Venture Capital Funds	-	-	-	-	-	-	-	-	-
f. Insurance Companies	-	-	-	-	-	-	-	-	-
g. FII's	-	-	-	-	-	-	-	-	-
h. Foreign Venture Capital Funds	-	-	-	-	-	-	-	-	-
i. Others (Specify)	-	-	-	-	-	-	-	-	-
Sub-Total (B) (1):-	-	-	-	-	-	-	-	-	-
2. Non Institutions	-	-	-	-	-	-	-	-	-
a. Bodies Corp.	-	-	-	-	-	-	-	-	-
i. Indian	-	-	-	-	-	-	-	-	-
ii. Overseas	-	-	-	-	-	-	-	-	-
iii. Individual		2	2	0.0002%	-	1	1	0.0001%	-
i) Individual Shareholders holding Nominal Share Capital upto Rs. 1 Lakh									
ii) Individual Shareholders holding Nominal Share Capital in excess of Rs. 1 Lakh	-	-	-	-	-	-	-	-	-
iii) Others (Specify)	-	-	-	-	-	-	-	-	-
Sub-Total (B) (2):-	-	2	2	0.0002%	-	1	1	0.0001%	-
Total Public Shareholding (B)=(B)(1)+ (B)(2)	-	2	2	0.0002%	-	1	1	0.0001%	-
C. Shares held by Custodian for GDRs & ADRs	-	-	-	-	-	-	-	-	-
Grand Total (A+B+C)	-	809500	809500	100%	-	809500	809500	100%	-

(ii) Shareholding of Promoters

Sr. No.	Shareholder's Name	Shareholding at the beginning of the year	Share holding at the end of the year

ILEX DEVELOPERS AND RESORTS LIMITED

CIN No. U70102MH2008PLC184194

Regd. Off.: 70-C, Nehru Road, Vile Parle (East), Mumbai -400 099, Tel. No. 26164000, Email id: cs@khil.com

		No. of Shares	% of total Shares of the company	% of Shares Pledged /encumbered to total shares	No. of Shares	% of total Shares of the company	% of Shares Pledged / encumbered to total shares	% change in share holding during the year
1	Dr. Vithal V. Kamat	4999	0.6175%	100%	5000	0.62%	100%	-
2	Mrs. Vidya V. Kamat	4999	0.6175%	100%	4999	0.6175%	100%	-
3	Kamat Hotels (India) Limited	266500	32.9216%	100%	266500	32.9216%	100%	-
4	Venketesh Hotels Private Limited	266500	32.9216%	100%	266500	32.9216%	100%	-
5	Plaza Hotels Private Limited	266500	32.9216%	100%	266500	32.9216%	100%	-
	Total	809498	99.9998%	100%	809498	99.9998%	100%	-

(iii) Change in Promoters' Shareholding (please specify, if there is no change): There was no change in the promoter's shareholding.

Sl. No.		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of Shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	809500	100%	-	-
	Date wise Increase / Decrease in Promoters Share holding during the year specifying the reasons for increase/decrease (e.g. allotment / transfer / bonus/ sweat equity etc):	-	-	-	-
	At the End of the year	809500	100%	-	-

(iv) Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs): Not Applicable

Sr. No.		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	For each of the top ten shareholders				
	At the beginning of the year	-	-	-	-
	Date wise Increase / Decrease in Share holding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus / sweat equity etc):	-	-	-	-
	At the End of the year (or on the date of separation, if separated during the year):	-	-	-	-

(v) Shareholding of Directors and Key Managerial Personnel: The shareholding of directors is provided below. The company does not have any Key Managerial Personnel.

Sr.No		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of	No. of shares	% of total shares of the
	For Each of the Directors and KMP				

ILEX DEVELOPERS AND RESORTS LIMITED

CIN No. U70102MH2008PLC184194

Regd. Off.: 70-C, Nehru Road, Vile Parle (East), Mumbai -400 099, Tel. No. 26164000, Email id: cs@khil.com

			the company		company
1.	Dr. Vithal V. Kamat				
	At the beginning of the year i.e. 1 st April, 2019	4999	0.6175%	-	-
	Date wise Increase/ Decrease	0		-	-
	At the end of the year i.e. 31 st March, 2020	4999	0.6175%	-	-
2.	Mrs. Vidya V. Kamat				
	At the beginning of the year i.e. 1 st April, 2019	4999	0.6175%	-	-
	Date wise Increase/ Decrease	NIL	NIL	-	-
	At the end of the year i.e. 31 st March, 2020	4999	0.6175%	-	-
3.	Mr. Babu A. Devadiga				
	At the beginning of the year i.e. 1 st April, 2019	1	0.0001%	-	-
	Date wise Increase/ Decrease			-	-
	At the end of the year i.e. 31 st March, 2020	1	0.0001%	-	-

V. INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment. (in lakhs)

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year				
i) Principal amount	2.98	1,990.21	-	1,993.19
ii) Interest due but not paid	-	8.19	-	8.19
iii) Interest accrued but not due	-	-	-	-
Total (i+ii+iii)	2.98	1,998.40	-	2,001.38
Change in Indebtedness during the Financial Year	-	-	-	-
Addition	-	360.36	-	360.36
Reduction	(1.25)	(313.00)	-	(314.25)
Net Change	-	-	-	-
Indebtedness at the end of the financial year	-	-	-	-
i) Principal Amount	1.73	2,009.96	-	2,011.69
ii) Interest due but not paid	-	35.80	-	35.80
iii) Interest accrued but not due	-	-	-	-
Total (i+ii+iii)	1.73	2,045.76	-	2,047.49

ILEX DEVELOPERS AND RESORTS LIMITED

CIN No. U70102MH2008PLC184194

Regd. Off.: 70-C, Nehru Road, Vile Parle (East), Mumbai -400 099, Tel. No. 26164000, Email id: cs@khil.com

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. Remuneration to Managing Director, Whole-time Directors and/or Manager: The Company does not have any Managing Director, Whole-Time Director and/or Manager and hence no remuneration was paid to such persons in the 2019-20.

Sr. No.	Particulars of Remuneration	Name of MD/WTD/ Manager				Total Amount
				---	--	
1.	Gross salary (a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961 (b) Value of perquisites u/s 17(2) Income-tax Act, 1961 (c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	-	-	-	-	-
2.	Stock Option	-	-	-	-	-
3.	Sweat Equity	-	-	-	-	-
4.	Commission - as % of Profit - other, specify	-	-	-	-	-
5.	Others, please specify	-	-	-	-	-
	Total (A)	-	-	-	-	-
	Ceiling as per Act	-	-	-	-	-

B. Remuneration to other directors: No Remuneration was paid to any Director during the financial year 2019-20.

Sr. No.	Particulars of Remuneration	Name of Directors						Total Amount
	1. Independent Directors							
	a. Fee for attending Board/ committee Meetings	-	-	-	-	-	-	-
	b. Commission	-	-	-	-	-	-	-
	c. Other, please specify	-	-	-	-	-	-	-
	Total (1)	-	-	-	-	-	-	-
	2. Other Non Executive Directors	-	-	-	-	-	-	-
	a. Fee for attending Board/ committee Meetings	-	-	-	-	-	-	-
	b. Commission	-	-	-	-	-	-	-
	c. Other, please specify	-	-	-	-	-	-	-
	Total (2)	-	-	-	-	-	-	-
	Total (B) = (1+2)	-	-	-	-	-	-	-
	Total Managerial Remuneration	-	-	-	-	-	-	-
	Overall Ceiling as per Act (for Sitting Fees)	-	-	-	-	-	-	-

ILEX DEVELOPERS AND RESORTS LIMITED

CIN No. U70102MH2008PLC184194

Regd. Off.: 70-C, Nehru Road, Vile Parle (East), Mumbai -400 099, Tel. No. 26164000, Email id: cs@khil.com

C. Remuneration To Key Managerial Personnel Other Than MD/Manager/WTD- The company does not have any Key Managerial Personnel and hence no remuneration was paid to such persons in the 2019-20.

Sr. No.	Particulars of Remuneration	Key Managerial Personnel			
		CEO	Company Secretary	CFO	Total
	Gross salary (a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961 (b) Value of perquisites u/s 17(2) Income-tax Act, 1961 (c) Profits in lieu of salary under section 17(3) Income- tax Act, 1961.	-	-	-	-
	Stock Option	-	-	-	-
	Sweat Equity	-	-	-	-
	Commission - as % of Profit - other, specify	-	-	-	-
	Others, please specify	-	-	-	-
	Total	-	-	-	-

VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES AGAINST THE COMPANY, DIRECTORS AND OTHER OFFICERS IN DEFAULT UNDER THE COMPANIES ACT, 2013:
NONE

By Order of the Board of Directors
For ILEX DEVELOPERS AND RESORTS LIMITED

VIDYA V KAMAT
DIN NO. 00737305
DIRECTOR

DR. VITHAL V. KAMAT
DIN NO. 00195341
DIRECTOR

Place: Mumbai
Date: 30-07-2020

N. A. SHAH ASSOCIATES LLP

Chartered Accountants

Independent Auditors' Report

ORIGINAL

To,
The Members of
Ilex Developers and Resorts Limited

Report on the Ind AS financial statements

Opinion

We have audited the accompanying Ind AS financial statements of **Ilex Developers and Resorts Limited** ('the Company') which comprise the Balance Sheet as at 31st March 2020, the Statement of Profit and Loss (including other comprehensive income), the Statement of Changes in Equity and the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information (together referred to as Ind AS financial statements).

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standard) Rules, 2015 as amended from time to time, of the financial position of the Company as at 31st March 2020, and its loss including other comprehensive income, the changes in equity and its cash flows for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Material uncertainty related to going concern

Reference is invited to note 40 of financial statements regarding preparation of financial statements on going concern basis. The Company has incurred loss in the current year and its current liabilities are more than current assets as at year ended 31st March 2020 and 31st March 2019. Further, in respect of loans, there are delays in repayment of principal and payment of interest during the year and instalments due/overdue of Rs. 251.00 lakhs as at year ended 31st March 2020 are unpaid. In the opinion of management, the Company's accounts are prepared on going concern basis considering (i) positive earning before interest tax and depreciation ('EBITDA') in current year as well previous year; (ii) positive networth as at year end in current year and previous year; (iii) increase in capacity of the hotel property (iv) future growth prospectus from this hotel property resulting in sufficient future cash flows to meet its future obligations; (v) management's action to mitigate the impact of COVID-19 as described in note 40A and (vi) management's request for seeking extension of the loan dues as stated in note 19.4 of the financial statements and para (a) of "Emphasis of matter" paragraph below.

Our opinion is not modified in respect of this matter.

Emphasis of matter

(a) Reference is invited to note 19.4 of the financial statements. In respect of loans, there are delays in repayment of principal and payment of interest during the year and instalments due/overdue of Rs. 251.00 lakhs as at year ended 31st March 2020 are unpaid. The Company has requested its lender in the month of March 2020 for the extension of the dues considering the impact on account of Covid-19. Though written confirmation from the lender for extension is awaited, the lender has agreed for the extension verbally. In view of the above, in the opinion of the management, event of default is not triggered and therefore, there is no other accounting



N. A. SHAH ASSOCIATES LLP

Chartered Accountants

Independent Auditors' Report (Contd...)

implications and reclassification of non-current borrowings to current liabilities is not required as at 31st March 2020.

- (b) Reference is invited to note 40A of the financial statements, in respect of the possible effect of uncertainties relating to Covid-19 pandemic on the Company's financial performance as assessed by the management.

Our opinion is not modified in respect of above matters.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Ind AS financial statements of the current period. These matters were addressed in the context of our audit of the Ind AS financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

We have determined that there are no other Key Audit Matters to communicate in our audit report except matter described in "Material Uncertainty Related to Going Concern" and "Emphasis of matter" paragraph above and as reported below:

Key audit matter	How our audit addressed the key audit matter
<p><i>Corporate guarantee given on behalf of Kamat Hotels (India) Limited - accounting treatment</i></p> <p>We refer to note 2.4(vi) of notes to Financial Statement. The Company has given corporate guarantee (jointly with other fellow subsidiaries and group entities) on behalf of holding company aggregating to Rs. 38,583.00 lakhs towards loan facilities taken from banks/others by investor company in earlier financial year. As informed by management, share of Company in this corporate guarantee is not quantifiable.</p>	<p>This is matter is discussed with the management. We have relied on the explanations given by the management that holding company is taking appropriate steps to ensure that there are no defaults in repayments of loan from banks/ other lenders. Hence, management is not expecting any obligation required to be accounted out of the financial guarantee given by the Company. Same has been disclosed in the Ind AS financial statements as contingent liability.</p>

Information other than the Ind AS financial statements and auditor's report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises of the information included in the Board's Report including Annexures to Board's Report but does not include the financial statements and our auditor's report thereon. These reports are expected to be made available to us after the date of this auditor's report.

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

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

When we read the other information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and make other appropriate reporting as prescribed.

Responsibilities of management and those charged with governance for the Ind AS financial statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in



N. A. SHAH ASSOCIATES LLP
Chartered Accountants

Independent Auditors' Report (Contd...)

accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standard) Rules, 2015 as amended from time to time.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's responsibilities for the audit of the Ind AS financial statements

Our objectives are to obtain reasonable assurance about whether the Ind AS 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 Ind AS 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 Ind AS 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 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 Ind AS 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.



N. A. SHAH ASSOCIATES LLP
Chartered Accountants

Independent Auditors' Report (Contd...)

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

Materiality is the magnitude of misstatements in the Ind AS financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Ind AS financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Ind AS financial statements.

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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of Ind AS financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

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 in terms of Section 143(11) of the Act, we give in "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that,
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Cash Flow Statement and dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid Ind AS financial statements comply with the Indian Accounting Standards prescribed under section 133 of the Act read with relevant rules issued thereunder.
 - e) The matters described in 'Material Uncertainty related to Going Concern' and 'Emphasis of matter' paragraph above, in our opinion, may have an adverse impact on the functioning of the Company.
 - f) On the basis of the written representations received from the directors as on 31st March 2020 taken on record by the Board of Directors, none of the directors are disqualified as on 31st March 2020, from being appointed as a director in terms of Section 164(2) of the Act.



N. A. SHAH ASSOCIATES LLP
Chartered Accountants

Independent Auditors' Report (Contd...)

- g) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B".
- h) During the year, there is no managerial remuneration. Hence, reporting under section 197(16) of the Act is not applicable.
- i) 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 does not have any pending litigations which would impact its financial position.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For N. A. Shah Associates LLP
Chartered Accountants
Firm Registration No.: 116560W/W100149

M. V. Mody

Milan Mody
Partner
Membership No.: 103286
UDIN: 20103286AAAADN3678



Place: Mumbai
Date: 30th July 2020

N. A. SHAH ASSOCIATES LLP

Chartered Accountants

Ilex Developers and Resorts Limited

Annexure A to Independent Auditors' Report for the year ended 31st March 2020

[Referred to in paragraph 1 of 'Report on other legal and regulatory requirements' of our report of even date]

- i. In respect to fixed assets:
 - a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
 - b) The fixed assets of the Company are physically verified by the management subsequent to year end. In our opinion, the frequency of physical verification is reasonable having regard to the size of the Company and nature of its assets. No material discrepancies were noticed on such physical verification.
 - c) There is no immovable properties (other than leasehold improvements) held by the Company. Therefore, clause (i)(c) of paragraph 3 of the Order relating to title deeds of immovable property is not applicable.
- ii. In our opinion, physical verification of inventories has been conducted by the management at reasonable intervals. The discrepancies noticed on such verification by the management, were not material and have been properly dealt with in the books of account.
- iii. According to the information and explanation given to us, the Company has not granted loans secured or unsecured to companies, firms, limited liability partnership, and other parties covered in in the register maintained under section 189 of the Act. Therefore, clause (iii)(a),(b),(c) of paragraph 3 of the Order is not applicable.
- iv. As per the information and explanation given to us, in respect of guarantee given in earlier years, the Company has complied with provisions of section 186 of the Act and section 185 of the Act is not applicable. Further, as informed to us, the Company has not made any investments, given loan or provided security to which the provisions of section 185 and 186 of the Act is applicable.
- v. In our opinion and according to the information and explanation given to us, the Company has not accepted any deposits from the public within the meaning of provisions of Section 73 to 76 of the Act and the rules framed there under. We have been informed that no order relating to Company has been passed by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any Court or any other Tribunal.
- vi. The Central Government has not prescribed maintenance of cost records under section 148(1) of the Act. Accordingly, clause (vi) of paragraph 3 the Order is not applicable to the Company.
- vii. In respect of statutory dues:
 - (a) According to the information and explanations given to us and on the basis of our examination of records of the Company, in respect of amounts deducted / accrued in the books of accounts, the Company has been regular in depositing undisputed statutory dues including provident fund, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and any other material statutory dues, as applicable to the Company, during the period with the appropriate authorities except minor delays in payment of tax deducted at source, employees' state insurance and significant delays in payment of goods and service tax (GST). There are no undisputed amounts payable in respect of statutory dues outstanding as on 31st March 2020 for a period of more than six months from the date they become payable.
 - (b) According to the records of the Company and information and explanations given to us, there are no dues of income tax, sales tax, service tax, GST, duty of customs, duty of excise and value added tax which have not been deposited with appropriate authorities on account of any dispute.



N. A. SHAH ASSOCIATES LLP
Chartered Accountants

Ilex Developers and Resorts Limited

Annexure A to Independent Auditors' Report for the year ended 31st March 2020

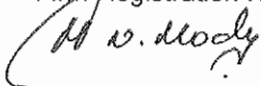
[Referred to in paragraph 1 of 'Report on other legal and regulatory requirements' of our report of even date]

- viii. The Company has not defaulted in repayment of loans from bank. The Company has not taken any loan from financial institution, Government or issued any debentures during the year.
- ix. The Company has neither raised money by way of initial public offer or further public offer [including debt instruments] & term loans during the year nor does it have opening balance of any term loan, hence clause (ix) of paragraph 3 of the Order is not applicable.
- x. During the course of our examination of the books of account and records of the Company, carried out in accordance with generally accepted auditing practices in India and according to the information and explanations given to us, we have neither come across any incidence of fraud by the Company or any fraud on the Company by its employees / officers, nor have been informed of any such case by the management.
- xi. The Company has not paid or provided for any managerial remuneration. Hence, reporting under clause (xi) of paragraph 3 of the Order is not applicable.
- xii. In our opinion, the Company is not a Nidhi company. Therefore, clause (xii) of paragraph 3 the Order is not applicable.
- xiii. According to the information and explanations given to us and on the basis of our examination of records of the Company, transaction with related parties are in compliance with Section 188 of Act and have been disclosed in the Ind AS financial statements as required under Ind AS 24, Related Party Disclosure specified under section 133 of the Act [Also refer note 32 of financial statements], read with Rule 7 of the Companies (Accounts) Rules 2014. Section 177 of the Act is not applicable to the Company.
- xiv. The Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Therefore, question of our comment on compliance with provisions of Section 42 of the Act does not arise.
- xv. In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transaction with directors or person connected with him. Therefore question of our comment on compliance with provisions of Section 192 of the Act does not arise.
- xvi. In our opinion and according to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act 1934.

For N. A. Shah Associates LLP

Chartered Accountants

Firm Registration No.116560WW100149



Milan Mody

Partner

Membership No. 103286

UDIN: 20103286AAAADN3678



Place: Mumbai

Date: 30th July 2020

N. A. SHAH ASSOCIATES LLP
Chartered Accountants

Ilex Developers and Resorts Limited

Annexure B to the Independent Auditor's Report for the year ended 31st March 2020

[Referred to in paragraph 2 (g) under the heading "Report on other legal and regulatory requirements" of our report of even date]

Report on the internal financial controls under section 143(3)(i) of the Companies Act, 2013 ('the Act')

Opinion

We have audited the internal financial controls over financial reporting of **Ilex Developers and Resorts Limited** ("the Company") as of 31st March 2020 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

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 31st March 2020, 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 ('the Guidance Note') issued by the Institute of Chartered Accountants of India ('ICAI').

Responsibilities of management and those charged with governance for internal financial controls over financial reporting

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, issued by ICAI. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls 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 Ind AS financial statements, whether due to fraud or error.



N. A. SHAH ASSOCIATES LLP
Chartered Accountants

Ilex Developers and Resorts Limited

Annexure B to the Independent Auditor's Report for the year ended 31st March 2020

[Referred to in paragraph 2 (g) under the heading "Report on other legal and regulatory requirements" of our report of even date]

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

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 Ind AS 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 Ind AS financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorisations of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the Ind AS financial statements.

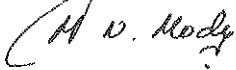
Inherent limitations of internal financial controls over financial reporting

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.

For N. A. Shah Associates LLP

Chartered Accountants

Firm Registration No. 116560W / W100149

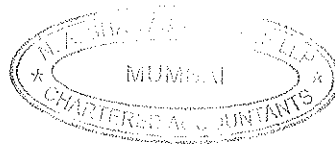


Milan Mody

Partner

Membership No. 103286

UDIN: 20103286AAAADN3678



Place: Mumbai

Date: 30th July 2020

Balance Sheet as at 31st March 2020

(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

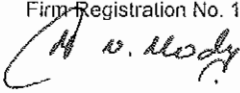
Particulars	Note no.	As at 31st March 2020	As at 31st March 2019
ASSETS			
A Non-current assets			
a) Property, plant and equipment	5	2,738.16	2,811.42
b) Intangible assets	6	0.96	1.21
c) Capital work-in-progress	7	-	4.48
d) Financial assets			
i) Other non current financial assets	8	26.34	23.57
e) Income tax asset	9	2.71	11.45
f) Deferred tax assets (net)	10	188.46	208.02
g) Other non-current assets	11	52.54	104.33
	(A)	<u>3,009.17</u>	<u>3,164.48</u>
B Current assets			
a) Inventories	12	16.97	14.33
b) Financial assets			
i) Trade receivables	13	52.04	51.73
ii) Cash and cash equivalents	14	38.46	14.02
iii) Other current financial assets	15	33.19	14.39
c) Other current assets	16	124.74	107.54
	(B)	<u>265.40</u>	<u>202.01</u>
TOTAL (A + B)		<u><u>3,274.57</u></u>	<u><u>3,366.49</u></u>
EQUITY AND LIABILITIES			
A Equity			
a) Equity share capital	17	80.95	80.95
b) Other equity	18	888.41	971.08
	(A)	<u>969.36</u>	<u>1,052.03</u>
Liabilities			
B Non-current liabilities			
a) Financial liabilities			
i) Borrowings	19	859.29	1,427.92
b) Provisions	20	26.35	24.07
	(B)	<u>885.64</u>	<u>1,451.99</u>
C Current liabilities			
a) Financial liabilities			
i) Trade payables	21		
- Amount due to Micro and small enterprises		1.65	0.56
- Amount due to other than Micro and small enterprises		101.09	115.30
ii) Other financial liabilities	22	1,282.34	690.31
b) Other current liabilities	23	32.19	29.22
c) Provisions	24	2.30	27.08
	(C)	<u>1,419.57</u>	<u>862.47</u>
TOTAL (A+B+C)		<u><u>3,274.57</u></u>	<u><u>3,366.49</u></u>
Significant accounting policies and notes to financial statements	1 to 43		

The notes referred to above form an integral part of the financial statements

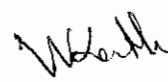
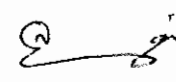
As per our audit report of even date

For N. A. Shah Associates LLP
Chartered Accountants
Firm Registration No. 116560W/ W100149

For and on behalf of the Board of Directors of
Ilex Developers & Resorts Limited


Milan Mody
Partner
Membership No. : 103286
Place: Mumbai
Date: 30th July, 2020



 
Vidya V. Kamat
Director
DIN: 00737305
Place: Mumbai
Date: 30th July, 2020

Narendra D. Pai
Director
DIN: 01985153



Statement of Profit and Loss for the year ended 31st March 2020
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

Particulars	Note no.	Year ended 31st Mar 2020	Year ended 31st Mar 2019
A Income			
Revenue from operations	25	928.69	893.38
Other income	26	12.73	20.01
Total income (A)		941.42	913.39
B Expenses			
Cost of materials consumed	27	107.74	120.11
Employee benefit expenses	28	278.49	241.32
Finance cost	29	44.85	9.01
Depreciation and amortisation	5 & 6	187.01	165.69
Other expenses	30	377.85	245.61
Total expenses (B)		995.94	781.74
C Profit / (loss) before tax (C) (A-B)		(54.52)	131.65
D Tax expense:			
- Current tax		-	27.34
- MAT credit write off / (availed)		27.34	(27.34)
- Short / (excess) provision for current tax / deferred tax (net)		12.14	4.13
- Deferred tax charge/ (credit)	10	(12.07)	34.81
Total tax expense (D)		27.41	38.94
E Profit / (loss) after tax (E) (C-D)		(81.93)	92.71
F Other comprehensive income / (loss)			
a. i) Items that will not be reclassified to statement of profit and loss			
Remeasurement gain / (loss) of defined benefit plan		(0.99)	1.16
ii) Income tax relating to items that will not be classified to profit or loss		0.25	(0.30)
b. i) Items that will be reclassified to statement of profit and loss		-	-
ii) Income tax relating to items that will be classified to profit or loss		-	-
Other comprehensive income / (expenses) for the year (F)		(0.74)	0.86
G Total comprehensive income / (loss) for the year (E+F)		(82.67)	93.57
Basic and diluted earnings/ (loss) per share	33		
Equity shares - [Face value of Rs. 10 each]		(10.12)	11.45
Significant accounting policies and notes to financial statement	1 to 43		

The notes referred to above form an integral part of the financial statements

As per our audit report of even date

For N. A. Shah Associates LLP
Chartered Accountants
Firm Registration No. 116560W/ W100149

M. V. Mody

Milan Mody
Partner
Membership No. : 103286

Place: Mumbai
Date: 30th July, 2020



For and on behalf of the Board of Directors of
Ilex Developers & Resorts Limited

V. Kamat

Vidya V. Kamat
Director
DIN: 00737305

Place: Mumbai
Date: 30th July, 2020

N. D. Pai

Narendra D Pai
Director
DIN: 01985153



Statement of Changes in Equity for the year ended 31st March 2020
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

(a) Equity share capital

Particulars	As at 31st March 2020	As at 31st March 2019
Opening balance	80.95	80.95
Changes in equity share capital during the year	-	-
Closing balance	80.95	80.95

(Also refer note 17)

(b) Other equity

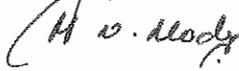
Particulars	Reserves & surplus		OCI*	Total other equity
	Securities Premium Account	Retained earnings	Remeasurement of the defined benefit plans	
Balance as at 31st March 2018	1,519.05	(642.47)	0.93	877.51
Profit for the year 2018-19	-	92.71	-	92.71
Other comprehensive income for the year 2018-19	-	-	0.86	0.86
Balance as at 31st March 2019	1,519.05	(549.76)	1.79	971.08
Loss for the year 2019-20	-	(81.93)	-	(81.93)
Other comprehensive income for the year 2019-20'	-	-	(0.74)	(0.74)
Balance as at 31st March 2020	1,519.05	(631.69)	1.05	888.41

(Also refer note 18)

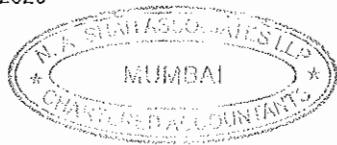
*Other comprehensive income

As per our audit report of even date

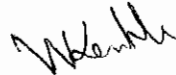
For N. A. Shah Associates LLP
Chartered Accountants
Firm Registration No. 116560W/ W100149



Milan Mody
Partner
Membership No. : 103286
Place: Mumbai
Date: 30th July, 2020



For and on behalf of the Board of Directors of
Ilex Developers & Resorts Limited



Vidya V. Kamat
Director
DIN: 00737305

Place: Mumbai
Date: 30th July, 2020



Narendra D Pai
Director
DIN: 01985153



Cash Flow Statement for the year ended 31st March 2020

(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

Particulars	Note	Year ended 31st March 2020	Year ended 31st March 2019
A. CASH FLOW FROM OPERATING ACTIVITIES:			
Net profit/(loss) before taxation and other comprehensive income		(54.52)	131.65
Adjustment for:			
Depreciation and amortization		107.01	165.69
Provision for doubtful debts no longer required written back		(4.29)	5.37
Loss on discard of property, plant and equipment		44.70	-
Fair value measurement of financial asset		-	(1.09)
Interest income		(2.10)	(20.00)
Interest expense		44.85	9.01
Operating profit / (loss) before working capital changes		215.65	290.63
Movements in working capital : (Current and Non-Current)			
(Increase)/ decrease in trade receivables, financial assets and other assets		(31.66)	(58.29)
Increase/(decrease) in trade payables and financial liabilities, other liabilities and provisions		(24.64)	6.06
(Increase)/ decrease in inventories		(2.64)	0.22
Cash generated from operations before tax		156.71	238.62
Adjustment for:			
Direct taxes - Refund received(net)/ (taxes paid) (Tax deducted at source)		8.54	(2.26)
Net cash generated/(used) in operating activities(A)		165.25	236.36
B. CASH FLOW FROM INVESTING ACTIVITIES:			
Purchase of property, plant and equipment (including capital work in progress and capital advances)		(145.23)	(507.47)
Proceeds from sale of assets		-	0.61
Refund of loan given		-	396.17
Interest income received		2.00	56.74
Cash generated/(used) from investing activities before tax		(143.23)	(53.95)
Adjustment for:			
Direct taxes - Refund received/ (taxes paid) (Tax deducted at source)		0.20	(2.00)
Net cash generated/(used) in investing activities(B)		(143.03)	(55.95)
C. CASH FLOW FROM FINANCING ACTIVITIES:			
Repayments of long term borrowings		(374.75)	(271.74)
Proceeds from long term inter-corporate deposits		393.25	40.21
Interest paid		(16.28)	(0.79)
Net cash generated/(used) in financing activities(C)		2.22	(232.32)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (A+B+C)		24.44	(51.91)
Cash and cash equivalents at beginning of the year		14.02	65.93
Cash and cash equivalents at end of the year		38.46	14.02
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS:		24.44	(51.91)

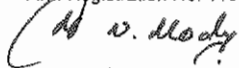
Significant accounting policies and notes to financial statement

1 to 43

Notes referred to herein above form an integral part of financial statements.

As per our audit report of even date


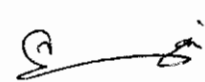
For N. A. Shah Associates LLP
Chartered Accountants
Firm Registration No. 116560W/ W109149


Milan Mody
Partner
Membership No. : 103286

Place: Mumbai
Date: 30th July, 2020



For and on behalf of the Board of Directors of
Ilex Developers & Resorts Limited

 
Vidya V. Kamat
Director
DIN: 00737305
Narendra D. Pai
Director
DIN: 01985153

Place: Mumbai
Date: 30th July, 2020



1. Background

The Company was incorporated on 2nd July, 2008 under Companies Act, 1956 and is domiciled in India. The registered office of the Company is located at 70 – C, Nehru Road, Near Santacruz Airport, Vile Parle (E), Mumbai – 400 099, India. The Company is in the hospitality business. Company has taken hotel property in Orissa [Bhubaneswar] from Kamat Hotels (India) Limited ("KHIL") for operation and management for the period 20 years (with further renewal period of 10 years at the option of KHIL).

The financial statements of the Company for the year ended 31st March 2020 were approved and adopted by board of directors of the Company in their meeting held on 30th July 2020.

2. Basis of preparation

2.1. Statement of compliance with Ind AS

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

2.2. Functional and presentation of currency

The financial statements are prepared in Indian Rupees which is also the Company's functional currency. All amounts are rounded to the nearest rupees in lakhs.

2.3. Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. A fair value measurement assumes 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 market or the most advantageous market must be accessible to 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 based on the lowest level input that is significant to the fair value measurement as a whole. The fair value hierarchy is described as below:

Level 1 – Unadjusted quoted price in active markets for identical assets and liabilities.

Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly

Level 3 – unobservable inputs for the asset or liability

For assets and liabilities that are recognized in the financial statements at fair value on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization at the end of each reporting period.



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 fair value hierarchy.

Fair values have been determined for measurement and / or disclosure purpose using methods as prescribed in "Ind AS 113 Fair Value Measurement".

2.4. Use of significant accounting estimates, judgements and assumptions

The preparation of these financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make estimates and assumptions that affect the reported balances of assets and liabilities, disclosure of contingent liabilities as on the date of financial statements and reported amounts of income and expenses for the periods presented. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and future periods are affected.

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. Significant estimates and critical judgement in applying these accounting policies are described below:

i) **Property, plant & equipment and Intangible assets**

The Company has estimated the useful life, residual value and method of depreciation / amortization of property, plant & equipment and intangible assets based on its internal technical assessment. Property, plant & equipment and intangible assets represent a significant proportion of the asset base of the Company. Further, the Company has estimated that scrap value of property, plant & equipment would be able to cover the residual value & decommissioning costs of property, plant & equipment.

Therefore, the estimates and assumptions made to determine useful life, residual value, method of depreciation / amortization and decommissioning costs are critical to the Company's financial position and performance.

ii) **Impairment of financial assets**

The impairment provisions for financial assets are based on assumptions about risk of default and expected loss rates. The Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation based on industry practice, Company's past history and existing market conditions as well as forward looking estimates at the end of each reporting period.

For trade receivables the company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected life time losses to be recognized from initial recognition of trade receivables.

iii) **Income taxes**

Provision for tax liabilities require judgements on the interpretation of tax legislation, developments in case law and the potential outcomes of tax audits and appeals which may be subject to significant uncertainty. Therefore the actual results may vary from expectations resulting in adjustments to provisions, the valuation of deferred tax assets, cash tax settlements and therefore the tax charge in the statement of profit and loss.

iv) **Measurement of defined benefit plan & other long term benefits**

The cost of the defined benefit gratuity plan / other long term benefits and the present value of the gratuity obligation / other long term benefits 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 / other long term benefits is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

v) **Impairment of non-financial assets**

The carrying amounts of assets are reviewed at each balance sheet date for any indication of impairment based on internal / external factors. An impairment loss is recognized wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the higher of a) fair value of assets less cost of disposal and b) its value in use. Value in use is the present value of future cash flows expected to derive from an assets or Cash-Generating Unit (CGU).

Based on the assessment done at each balance sheet date, recognized impairment loss is further provided or reversed depending on changes in circumstances. After recognition of impairment loss or reversal of impairment loss as applicable, the depreciation charge for the asset is adjusted in future periods to allocate the asset's revised carrying amount, less its residual value (if any), on a systematic basis over its remaining useful life. If the conditions leading to recognition of impairment losses no longer exist or have decreased, impairment losses recognized are reversed to the extent it does not exceed the carrying amount that would have been determined after considering depreciation / amortisation had no impairment loss been recognized in earlier years.

vi) **Corporate guarantee:**

In earlier financial year, the Company has given corporate guarantee (jointly with other fellow subsidiaries and group entities) on behalf of holding company aggregating to Rs. 38,583.00 lakhs (31st March 2019: Rs. 38,583.00 lakhs) towards loan facilities taken from banks/ others by holding company. Share of Company in this corporate guarantee is not quantifiable. Company does not expect any outflow on account of this guarantee. Considering the asset base of the Company, it does not expect any obligation in respect of this corporate guarantee and hence in view of the management, the financial guarantee obligation is not required to be recognized in financial statements and it has been disclosed as contingent liability.

3. Significant Accounting Policies

3.1. Presentation and disclosure of financial statement

All assets and liabilities have been classified as current and non-current as per Company's normal operating cycle and other criteria set out in the division II of Schedule III of the Companies Act, 2013 for a company whose financial statements are made in compliance with the Companies (India Accounting Standards) Rules, 2015.

Based on the nature of service i.e. hospitality and the time between rendering of services and their realization in cash and cash equivalents, 12 months has been considered by the Company for the purpose of current / non-current classification of assets and liabilities

3.2. Property, Plant and Equipment and Depreciation

Recognition and measurement

Properties plant and equipment are stated at their cost of acquisition. Gross carrying amount of all property, plant and equipment are measured using cost model. Cost of an item of property, plant and equipment includes purchase price including non-refundable taxes and duties, borrowing cost directly attributable to the qualifying asset, any costs directly attributable to bringing the asset to the location and condition necessary for its intended use and the present value of the expected cost for the dismantling/decommissioning of the asset. High end operating supplies acquired prior to commencement of the hotel operations and opening of new restaurants / outlets are considered as a part of property, plant and equipment.



Parts (major components) of an item of property, plant and equipments having different useful lives are accounted as separate items of property, plant and equipments.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Capital work-in-progress comprises of cost incurred on property, plant and equipment under construction / acquisition that are not yet ready for their intended use at the Balance Sheet date.

Depreciation and useful lives

Depreciation on the property, plant and equipment (other than capital work in progress and leasehold improvement) is provided on a straight-line method (SLM) over their useful lives which is in consonance of useful life as mentioned in Schedule II to the Companies Act, 2013. Leasehold improvement are amortized over the period of lease or useful life whichever is lower.

Depreciation methods, useful lives and residual values are reviewed at each financial year end and adjusted prospectively.

De-recognition

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

3.3. Intangible assets and amortisation

Recognition and measurement

Intangible assets are recognized only if it is probable that the future economic benefits attributable to asset will flow to the Company and the cost of asset can be measured reliably. Intangible assets are stated at cost of acquisition/development less accumulated amortization and accumulated impairment loss if any.

Cost of an intangible asset includes purchase price including non - refundable taxes and duties, borrowing cost directly attributable to the qualifying asset and any directly attributable expenditure on making the asset ready for its intended use.

Intangible assets under development comprises of cost incurred on intangible assets under development that are not yet ready for their intended use as at the Balance Sheet date.

Amortization and useful lives

Computer software's are amortized in 10 years on straight line basis. Amortization methods and useful lives are reviewed at each financial year end and adjusted prospectively. In case of assets purchased during the year, amortization on such assets is calculated on pro-rata basis from the date of such addition.

3.4. Inventories

Inventories comprises of stock of food, beverages, stores and unused operating supplies and are valued at lower of cost (computed on weighted average basis) or net realizable value. Purchase of operating supplies (other than initial acquisition during the pre-commencement of the hotel and commencement of new restaurants / outlets) is charged to statement of profit and loss in the year of consumptions. The cost comprises of cost of purchases, duties and taxes (other than those subsequently recoverable) and other costs incurred in bringing them to their present location and condition. Cost of inventories is arrived at after providing for cost of obsolescence.



3.5. Revenue recognition

- Revenue from operation comprises of sale of rooms, banquets, food & beverages and allied services relating to hotel operations. Revenue is recognized upon transfer of control of promised services to customers in an amount that reflects the consideration the Company expects to receive in exchange for services. Revenue is recognized upon rendering of service. Sales and services are recorded net of GST / indirect taxes recovered. Revenue yet to be billed is considered as unbilled revenue.
- For all financial instruments measured at amortized cost, interest income is recorded using the effective interest rate (EIR), which is the rate that exactly discounts the estimated future cash payments or receipts through the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial asset. Interest income is included in other income in the statement of profit and loss.

3.6. Foreign currency transaction

Transactions denominated in foreign currencies are recorded at the exchange rates prevailing on the date of the transaction. As at the Balance Sheet date, foreign currency monetary items are translated at closing exchange rate. Exchange difference arising on settlement or translation of foreign currency monetary items is recognized as income or expense in the year in which they arise.

Foreign currency non-monetary items which are carried at historical cost are reported using the exchange rate at the date of transactions.

3.7. Employee benefits

- Short term employee benefits

All employee benefits falling due wholly within twelve months of rendering the service are classified as short term employee benefits and they are recognized as an expense at the undiscounted amount in the Statement of Profit and Loss in the period in which the employee renders the related service.

- Post-employment benefits & other long term benefits

a. Defined contribution plan

The defined contribution plan is a post-employment benefit plan under which the Company contributes fixed contribution to a Government Administered Fund and will have no obligation to pay further contribution. The Company's defined contribution plan comprises of Provident Fund, Labour Welfare Fund and Employee State Insurance Scheme. The Company's contribution to defined contribution plans are recognized in the Statement of Profit and Loss in the period in which the employee renders the related service.

b. Post-employment benefit and other long term benefits

The Company has defined benefit plans comprising of gratuity and other long term benefits in the form of leave benefits and long service rewards. Company's obligation towards gratuity liability is unfunded. The present value of the defined benefit obligations and certain other long term employee benefits is determined based on actuarial valuation using the projected unit credit method. The rate used to discount defined benefit obligation is determined by reference to market yields at the Balance Sheet date on Indian Government Bonds for the estimated term of obligations.

Re-measurements comprising of (a) actuarial gains and losses, (b) the effect of the asset ceiling (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 other comprehensive income in the period in which they occur [with respect to gratuity] and for other long term employee benefits same are



recognized immediately in statement of profit and loss. Re-measurements with respect to gratuity are not reclassified to statement of profit and loss in subsequent periods.

Gains or losses on the curtailment or settlement of defined benefit plan are recognized when the curtailment or settlement occurs. The cost of providing benefit under long service awards scheme is determined on the basis of estimated average cost of providing service.

3.8. Borrowing cost

Borrowing costs (net of interest income on temporary investments) that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalized as part of the cost of the respective asset till such time the asset is ready for its intended use or sale. A qualifying asset is an asset which necessarily takes a substantial period of time to get ready for its intended use or sale. Ancillary cost of borrowings in respect of loans not disbursed are carried forward and accounted as borrowing cost in the year of disbursement of loan. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest expenses calculated as per effective interest method, exchange difference arising from foreign currency borrowings to the extent they are treated as an adjustment to the borrowing cost and other costs that an entity incurs in connection with the borrowing of funds.

3.9. Leases

Effective 1st April 2019, the Company has adopted Ind AS 116, "Leases" in view of omission of existing Ind AS 17.

Policy applicable from 1st April, 2019:

Where Company is lessee

At inception of a contract, the Company assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

At commencement or on modification of a contract that contains a lease component, the Company allocates the consideration in the contract to each lease and non-lease component on the basis of their relative stand-alone prices.

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprise of the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date net of lease incentive received, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located.

The right-of-use assets is subsequently measured at cost less any accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use asset is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate. The lease liability is measured at amortised cost using the effective interest method.

Lease liability is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, if the Company changes its assessment of whether it will exercise a purchase, extension or termination option or if there is a revised in-substance fixed lease payment. When the lease liability is remeasured in this way,



3.15.2. Financial liability and equity instrument

Classification as debt or equity

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognized at the proceeds received, net of direct issue costs. Repurchase of the Company's own equity instruments is recognized and deducted directly in equity. No gain or loss is recognized in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

Financial liabilities

All financial liabilities are subsequently measured at amortized cost using the effective interest method or at FVTPL.

However, financial liabilities that arise when a transfer of a financial asset does not qualify for de-recognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognized by the Company as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL.

A financial liability is classified as held for trading if:

- It has been incurred principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

A financial liability other than a financial liability held for trading or contingent consideration recognized by the Company as an acquirer in a business combination to which Ind AS 103 applies, may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- the financial liability forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Company's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL in accordance with Ind AS 109.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on re-measurement recognized in profit or loss. The net gain or loss recognized in profit or loss incorporates any interest paid on the financial liability and is included in the 'Other income' line item.

However, for non-held-for-trading financial liabilities that are designated as at FVTPL, the amount of change in the fair value of the financial liability that is attributable to changes in the



credit risk of that liability is recognized in other comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss, in which case these effects of changes in credit risk are recognized in profit or loss. The remaining amount of change in the fair value of liability is always recognized in profit or loss. Changes in fair value attributable to a financial liability's credit risk that are recognized in other comprehensive income are reflected immediately in retained earnings and are not subsequently reclassified to profit or loss.

Gains or losses on financial guarantee contracts and loan commitments issued by the Company that are designated by the Company as at fair value through profit or loss are recognized in profit or loss.

Financial liabilities subsequently measured at amortized cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortized cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortized cost are determined based on the effective interest method. Interest expense that is not capitalized as part of costs of an asset is included in the 'Finance costs' line item. The effective interest method is a method of calculating the amortized cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability or (where appropriate) a shorter period, to the gross carrying amount on initial recognition.

Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by the Company are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognized less, when appropriate, the cumulative amount of income recognized in accordance with the principles of Ind AS 18.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the 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 realize the assets and settle the liabilities simultaneously.

Reclassification

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 management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. 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.



De-recognition of financial liabilities

The Company de-recognizes financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability de-recognized and the consideration paid and payable is recognized in profit or loss.

4. New standard issued and existing standards modified

The following standards issued / modified by MCA become effective w.e.f. 1st April 2019 and the Company has adopted these standards.

Particulars
New Ind AS issued *
Ind AS 116 – Leases
Modification to existing Ind AS *
Ind AS 12 – Income Taxes
<ul style="list-style-type: none"> • Uncertainty over income tax treatments • Clarification for recognition of income tax consequences of dividends in profit or loss
Ind AS 109 – Financial Instruments
Ind AS 28 – Investments in associates and joint ventures
Ind AS 19 – Employee benefits
Ind AS 103 – Business Combinations and Ind AS 111 – Joint Arrangements
Ind AS 23 – Borrowing costs

* Does not include modification to existing other Ind AS due to issue of new Ind AS.

In view of the management, above amendments does not have a material impact on the financial statements.

On 24th July 2020, the Ministry of Corporate Affairs (MCA) has notified following amendment to existing Ind AS which are applicable from 1st April 2020. The Company is in process of evaluating the impact of these changes.

- i) Ind AS 103 – Business Combinations
- ii) Ind AS 107 – Financial Instruments: Disclosures
- iii) Ind AS 109 – Financial instruments
- iv) Ind AS 116 – Leases
- v) Ind AS 1 – Presentation of Financial Statements
- vi) Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors
- vii) Ind AS 10 – Events after the Reporting Period
- viii) Ind AS 34 – Interim Financial Reporting
- ix) Ind AS 37– Provisions, Contingent Liabilities and Contingen: Assets



Notes to financial statements for the year ended 31st March 2020
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

5	Property plant and equipment	Leasehold improvements (Refer note 5.1)	Plant & Equipment	Furniture & Fixtures	Office Equipments	Vehicle	Total
	Gross carrying value						
	Balance as at 31st March, 2018	2,281.96	255.48	21.13	0.74	7.02	2,566.33
	Additions during the year 2018-19	547.01	99.50	44.47	-	-	690.98
	Deletions during the year 2018-19	-	0.67	-	-	-	0.67
	Balance as at 31st March, 2019	2,828.97	354.31	65.60	0.74	7.02	3,256.64
	Additions during the year 2019-20	100.04	54.11	9.04	3.16	-	166.35
	Deletions during the year 2019-20 (Refer note 39)	71.55	5.95	6.20	-	-	83.70
	Balance as at 31st March, 2020	2,857.46	402.47	68.44	3.90	7.02	3,339.29
	Accumulated depreciation						
	Balance as at 31st March, 2018	229.94	40.24	8.41	0.29	0.97	279.84
	Additions during the year 2018-19	126.99	29.07	8.42	0.2	0.83	165.43
	Deletions during the year 2018-19	-	0.06	-	-	-	0.06
	Balance as at 31st March, 2019	356.93	69.25	16.83	0.41	1.80	445.21
	Additions during the year 2019-20	147.71	31.18	6.80	0.23	0.84	186.76
	Deletions during the year 2019-20	22.42	2.80	5.63	-	-	30.85
	Balance as at 31st March, 2020	482.22	97.63	18.00	0.64	2.64	601.13
	Net carrying amount						
	Balance as at 31st March, 2019	2,472.04	285.06	48.77	0.33	5.22	2,811.42
	Balance as at 31st March, 2020	2,375.24	304.84	50.44	3.26	4.38	2,738.16

Notes:

5.1 Leasehold improvements are constructed on Hotel property taken under operational and management basis. Period of this arrangement is 20 years (further extendable by 10 years at the option of lessor). On the expiry of the term of the arrangement, these assets would be sold to the lessor at the written down value in accordance with the arrangement.

5.2 Details of property, plant and equipment given as security against borrowings are disclosed in Note 19.2 and 19.6.



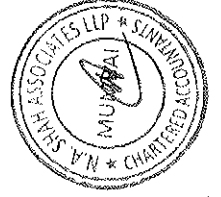
Notes to financial statements for the year ended 31st March 2020
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

6	Other intangible assets	Software	Total
	Gross carrying value		
	Balance as at 31st March, 2018	2.01	2.01
	Additions during the year 2018-19	-	-
	Deletions during the year 2018-19	-	-
	Balance as at 31st March, 2019	2.01	2.01
	Additions during the year 2019-20	-	-
	Deletions during the year 2019-20	-	-
	Balance as at 31st March, 2020	2.01	2.01
	Accumulated amortization		
	Balance as at 31st March, 2018	0.54	0.54
	Additions during the year 2018-19	0.26	0.26
	Deletions during the year 2018-19	-	-
	Balance as at 31st March, 2019	0.80	0.80
	Additions during the year 2019-20	0.25	0.25
	Deletions during the year 2019-20	-	-
	Balance as at 31st March, 2020	1.05	1.05
	Net carrying amount		
	Balance as at 31st March, 2019	1.21	1.21
	Balance as at 31st March, 2020	0.96	0.96

Notes:

- 6.1 Software is other than internally generated software.
6.2 Balance useful life of intangible assets as at 31st March 2020 is 2 years to 6 years (31st March 2019 : 3 to 7 years).

7	Capital work in progress	As at 31st March 2020	As at 31st March 2019
	Opening balance	4.48	96.37
	Add: Additions during the year	161.87	599.09
	Less: Capitalised during the year	166.35	690.98
	Closing balance	-	4.48



Notes to financial statements for the year ended 31st March 2020

(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

8	Other non-current financial assets	As at 31st March 2020	As at 31st March 2019
	Security deposit (Refer note 8.1)	26.34	23.57
	Total	26.34	23.57

8.1 Security deposit given having carrying value of Rs. 80.00 lakhs as at 31st March 2020 (As at 31st March 2019: Rs.80.00 lakhs) is interest free and given for hotel property taken by the company under operation and management agreement. This deposit is given to an entity in which Company's director is director and member. This deposit amount has been fair valued in accordance with Ind AS 109 - Financial Instrument.

9	Income tax assets (net)	As at 31st March 2020	As at 31st March 2019
	income tax (Tax deducted at source)	2.71	11.45
	Total	2.71	11.45

10	Deferred tax assets (net)	As at 31st March 2020	As at 31st March 2019
	Major components of deferred tax assets and deferred tax liabilities:		
	Deferred tax assets on		
	Carried forward losses as per income tax	354.48	332.80
	Expenses allowed on payment basis under tax law	6.70	22.43
	Provision for doubtful debts	0.27	-
	FAT credit entitlement	-	27.34
	Ind AS adjustment for security deposit stated at present value	4.53	4.17
	Sub-total (A)	365.98	387.64
	Deferred tax liabilities on		
	Difference in net carrying value of fixed asset as per income tax and books	177.52	179.02
	Sub-total (B)	177.52	179.02
	Deferred tax assets/(liability)	(A-B) 188.46	208.62



Notes to financial statements for the year ended 31st March 2020

(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

10.1 Reconciliation of tax expenses and the accounting profit multiplied by applicable tax rate for 31st March 2020 and 31st March 2019

Particulars	As at 31st March 2020	As at 31st March 2019
Accounting profit/(loss) before tax from operations	(54.52)	131.65
Income tax liability/(asset) as per applicable tax rate i.e. 25.168% (31st March 2019: 26%)	(13.72)	34.23
(a) Permanent disallowance	1.65	0.58
(b) Effect of change in tax rate for deferred tax liability calculation	5.77	(2.13)
(c) Reversal of short / (excess) deferred tax asset / (liability) recognised in earlier years	6.37	6.26
(d) MAT credit written off	27.34	-
Tax expense/(credit) reported in the statement of profit and loss	27.41	38.94

Particulars	As at 31st March 2020	As at 31st March 2019
Other comprehensive income	(0.99)	1.16
Income tax liability/(asset) as per applicable tax rate i.e. 25.168% (March 31st March 2019: 26%)	(0.25)	0.30
Tax expense/(credit) reported in Other comprehensive income	(0.25)	0.30

Note:

- The Company offsets tax assets and liabilities only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same authority.
- No provision for income tax has been made during the current year as there is no taxable income as per the Income Tax Act, 1961. Further, the Company has decided to opt for new income tax regime by applying lower rate as per section 115BAA of the Income Tax Act, 1961. Accordingly, deferred tax is recognised at lower tax rate and the unutilised credit for minimum alternate tax as on 1st April 2019 has been written-off in the financial statements for the year ended 31st March 2020.
- As per Ind AS 12 - Income Taxes, deferred tax asset should be recognised on the carry forward unused tax losses and unused tax credits to the extent that it is probable that future taxable profit will be available against which the unused tax losses and unused tax credits can be utilised. Deferred tax asset has been recognized on unabsorbed brought forward losses considering probability of reversal of deferred tax liability in near future against which it can be utilised.

10.2 Income tax recognised in the statement of profit and loss:

Particulars	As at 31st March 2020	As at 31st March 2019
Current tax		
In respect of the current year	-	27.34
In respect of the earlier years	12.14	4.13
	12.14	31.47
Deferred tax		
MAT Credit reversed / (availed)	27.34	(27.34)
Deferred tax charge / (credit)	(12.07)	34.81
	15.27	7.47
Total tax expense recognised in current year	27.41	38.94

11 Other non-current assets (Unsecured considered good)	As at 31st March 2020	As at 31st March 2019
Capital advances	16.76	65.09
Advance lease rent (Refer note 8.1)	35.66	39.23
Prepaid expenses	0.12	0.01
Total	52.54	104.33

12 Inventories (At lower of cost or net realisable value)	As at 31st March 2020	As at 31st March 2019
Food and beverages	10.01	8.44
Stores and operating supplies	6.96	5.89
Total	16.97	14.33



Notes to financial statements for the year ended 31st March 2020

(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

13	Trade receivable (Unsecured considered good, unless otherwise stated)	As at 31st March 2020	As at 31st March 2019
	-Considered good	52.04	51.73
	-Considered doubtful	0.49	23.22
	Sub-total	52.53	74.95
	Less: Allowance for expected credit loss*	0.49	23.22
	Total	52.04	51.73
*The Company recognizes loss allowances using the expected credit loss (ECL) model based on 'simplified approach'. Considering same there are trade receivable having significant credit risk [Also refer note 3.15.1 and 42(a)(ii)].			
14	Cash and cash equivalent	As at 31st March 2020	As at 31st March 2019
	Cash in hand	2.15	1.49
	Balances with bank		
	- In current accounts	30.93	7.53
	Fixed deposit with a bank (maturity less than 12 months)	5.38	5.00
	Total	38.46	14.02
15	Other current financial assets	As at 31st March 2020	As at 31st March 2019
	Advance to staff	0.24	0.02
	Security deposit - others	13.23	13.50
	Insurance claim receivable (Refer note 39)	18.75	-
	Interest on deposits receivable	0.97	0.87
	Total	33.19	14.39
16	Other current assets	As at 31st March 2020	As at 31st March 2019
	Prepaid expenses	7.45	13.55
	Advance to supplier	6.74	8.19
	Balance with government authorities (Refer note 16.1)	110.55	85.80
	Total	124.74	107.54

16.1 Balance with Government authorities includes Rs. 107.28 lakhs (Previous year: Rs. 82.09 lakhs) input tax credit (ITC) of Goods and service tax (GST) taken based on legal interpretation.



Notes to financial statements for the year ended 31st March 2020

(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

17	Equity share capital	As at 31st March 2020	As at 31st March 2019
	Authorised capital 10,00,000 equity shares (31st March 2019: 10,00,000) of Rs.10 each	100.00	100.00
	Total	100.00	100.00
	Issued, subscribed and paid-up 8,09,500 equity shares (31st March 2019: 8,09,500) of Rs.10 each	80.95	80.95
	Total	80.95	80.95

17.1 Terms / rights attached to equity shares:

The Company has only one class of shares referred to as equity shares having a par value of Rs. 10. 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 any of the remaining assets of the Company, after distribution of all preferential amounts. However, there are no preferential amounts inter se equity shareholders. The distribution will be in proportion to the number of equity shares held by the shareholders (after due adjustment in case shares are not fully paid up).

17.2 Movements in equity share capital

Particulars	FY 2019-20		FY 2018-19	
	Number of Shares	Amount	Number of Shares	Amount
Number of shares at the beginning	8,09,500	80.95	8,09,500	80.95
Add: Shares issued during the year	-	-	-	-
Number of shares at the end	8,09,500	80.95	8,09,500	80.95

17.3 Details of shareholders holding more than 5 % shares in the Company:

Particulars	31st March 2020		31st March 2019	
	% of holding	Number of Shares	% of holding	Number of Shares
Plaza Hotels Private Limited	32.92%	2,66,500	32.92%	2,66,500
Sangli Rubber Agro Private Limited (Formerly known as Venketesh Hotels Private Limited)	32.92%	2,66,500	32.92%	2,66,500
Kamat Hotels (India) Limited	32.92%	2,66,500	32.92%	2,66,500

18	Other equity	As at 31st March 2020	As at 31st March 2019
	Reserves and surplus		
	Security premium (Refer note 18.1) As per last balance sheet	1,519.05	1,519.05
	Add: Security premium received	-	-
	Closing balance	1,519.05	1,519.05
	Retained earnings (Refer note 18.2) As per last balance sheet	(549.76)	(642.47)
	Add: Profit/(loss) for the year	(81.93)	92.71
	Closing balance	(631.69)	(549.76)
	Other comprehensive income As per last balance sheet	1.79	0.93
	Add: Movement in OCI (net) during the year	(0.74)	0.85
	Closing balance	1.05	1.79
	Total	888.41	971.08

18.1 Securities premium account is used to record the premium on issue of equity shares. The same can be utilised in accordance with the provisions of the Companies Act, 2013.

18.2 Retained earnings are the profits that the Company has earned till date, less transfer to general reserve, dividends or other distribution paid to shareholders.



Notes to financial statements for the year ended 31st March 2020

(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

19 Borrowings	As at 31st March 2020	As at 31st March 2019
Secured loan		
Term loan from		
- from a bank (vehicle loan) (Refer note 19.6)	1.73	2.98
Unsecured loan		
-Term loan from others (Refer note 19.1 to 19.4)	1,652.41	1,957.67
-Inter-corporate loan (Refer note 19.5)	393.35	40.48
	2,047.49	2,001.13
Less: Current maturities of long term loans	(1,152.40)	(565.28)
Less: Interest accrued and due (Refer note 22)	(35.80)	(7.93)
Total	859.29	1,427.92

19.1 In the earlier year, loan from Punjab National Bank was classified as Non-Performing Asset (NPA). This term loan was assigned to Asset Care & Reconstruction Enterprise (ACRE) Limited by Punjab National Bank. Subsequently on 8th August 2016, Company entered into settlement agreement with ACRE and the underlying loan was settled at lump sum amount of Rs.2,400 lakhs.

19.2 The loan is secured by (i) Equitable mortgage of land & building and proposed additions to the hotel property at Bhubaneswar, Orissa owned by Kamat Hotels (India) Limited; (ii) First charge on entire assets of the Company and hypothecation of hotel equipments and furniture of property located at Bhubaneswar, Orissa; (iii) Corporate guarantee of Kamat Hotels (India) Limited and Plaza Hotels Private Limited; and (iv) Personal guarantees of Dr. Vithal V Kamat and Mrs. Vidya V Kamat, Directors of the Company.

19.3 The loan is repayable in 20 quarterly step-up installments starting from 30th September, 2016 and last installment is payable on 30th June, 2021.

19.4 There is continuing default in repayment of installment due in December 2019 aggregating to Rs. 1.13 lakhs (as at 31st March 2019: Rs. 75 lakhs) and installment due as on 31st March 2020 of Rs. 138 lakhs is also not paid on due date and subsequent to year end. The Company has requested its lender in the month of March 2020 for the extension of the dues considering the impact on account of Covid-19. Though written confirmation from the lender for extension is awaited, the lender has agreed for the extension verbally. In view of the above, in the opinion of the management, event of default is not triggered and therefore, there is no other accounting implications and reclassification of non-current borrowings to current liabilities is not required as at 31st March 2020. No payment has been made subsequent to year end before signing of the Ind AS financial statements. Further, there is outstanding penal interest of Rs. 15.41 lakhs (as at 31st March 2019: Rs.2.04 lakhs) pertaining to delay in repayment of installments.

19.5 Inter-corporate loan is repayable by 16th December 2028 or earlier on availability of funds with the Company. As per the terms of the agreement it is not payable in next 12 months as at the balance sheet date, hence same is classified under long term borrowing.

19.6 Vehicle loan from a bank is secured by hypothecation of vehicle. This loan is repayable in equalized monthly installment and the last installment is payable on 30th June 2021.

20 Provisions	As at 31st March 2020	As at 31st March 2019
Provision for gratuity (Refer note 34)	10.26	9.05
Provision for leave benefit (Refer note 34)	16.09	15.02
Total	26.35	24.07



Notes to financial statements for the year ended 31st March 2020

(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

21	Trade payables	As at 31st March 2020	As at 31st March 2019
	Trade payables		
	-Total outstanding dues of micro enterprises and small enterprises (Refer note 21.1)	1.65	0.56
	-Total outstanding dues of creditors other than micro enterprises and small enterprises	101.09	115.30
	Total	102.74	115.06

21.1 The amount due to Micro, Small and Medium Enterprises as defined in the Micro, Small and Medium Enterprises Development Act (MSMED Act), 2006 has been determined to the extent such parties have been identified on the basis of information collected by the management. The disclosure relating to Micro, Small and Medium Enterprises is as under:

	As at 31st March 2020	As at 31st March 2019
Trade payables		
Dues remaining unpaid at the year end:		
(a) The principal amount remaining unpaid to supplier as at the end of the accounting year	1.65	0.56
(b) The interest thereon remaining unpaid to supplier as at the end of the accounting year	0.08	0.02
(c) The amount of interest paid in terms of Section 16, along with the amount of payment made to the supplier beyond the appointed day during the year	-	-
(d) Amount of interest due and payable for the year	0.96	0.02
(e) Amount of interest accrued and remaining unpaid at the end of the accounting year	0.98	0.02
(f) The amount of further interest due and payable even in the succeeding years, until such date when the interest due as above are actually paid	0.02	0.02

22	Other financial liabilities	As at 31st March 2020	As at 31st March 2019
	Current maturities of long term loans		
	- to banks	1.40	1.28
	- to others	1,151.00	564.00
	Interest accrued and due (Refer note 19.4)	35.80	8.19
	Interest payable to MSME creditors (Refer note 21.1)	0.98	0.02
	Creditors for capital expenditure		
	-Total outstanding dues of micro enterprises and small enterprises (Refer note 21.1)	-	-
	-Total outstanding dues of creditors other than micro enterprises and small enterprises	60.78	92.47
	Employees liabilities	32.38	24.35
	Total	1,282.34	690.31

23	Other current liabilities	As at 31st March 2020	As at 31st March 2019
	Statutory dues	12.96	11.16
	Advance from customers	9.94	7.38
	Others	9.29	10.68
	Total	32.19	29.22

24	Provisions	As at 31st March 2020	As at 31st March 2019
	Provision for income tax (net)	-	23.86
	Provision for gratuity (Refer note 34)	0.33	0.63
	Provision for leave benefit (Refer note 34)	1.97	2.59
	Total	2.30	27.08



Notes to financial statements for the year ended 31st March 2020
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

25	Revenue from operations	Year ended 31st March 2020	Year ended 31st March 2019
	Room rent income	573.40	547.90
	Food and beverages income	324.92	314.13
	Other operating income		
	- Incidental services	24.68	31.35
	- Excess provision for ex-gratia written back	0.24	-
	- Liabilities not payable written back	1.16	-
	- Provision for doubtful debts no longer required written back	4.29	-
	Total	928.69	893.38

26	Other income	Year ended 31st March 2020	Year ended 31st March 2019
	Interest earned		
	-on loans	-	18.66
	-on fixed deposit	0.36	0.07
	-on others	1.74	1.27
	Insurance claim receivable (Refer note 39)	10.60	-
	Miscellaneous income	0.03	0.01
	Total	12.73	20.01

27	Cost of materials consumed	Year ended 31st March, 2020	Year ended 31st March 2019
	Food and beverages		
	Opening stock	8.44	7.66
	Add: Purchases	109.31	120.89
		117.75	128.55
	Less: Closing stock	10.01	8.44
	Total	107.74	120.11

28	Employee benefit expenses	Year ended 31st March 2020	Year ended 31st March 2019
	Salaries and wages	245.93	207.53
	Contribution to provident and other funds	13.21	14.04
	Staff welfare expenses	14.80	9.64
	Gratuity	3.50	3.67
	Leave benefit	1.05	6.44
	Total	278.49	241.32

29	Finance costs	Year ended 31st March 2020	Year ended 31st March 2019
	Interest expense	36.59	7.13
	Other borrowing cost (Interest on delayed payment of statutory dues)	8.26	1.88
	Total	44.85	9.01



Notes to financial statements for the year ended 31st March 2020
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

30 Other expenses	Year ended 31st March 2020	Year ended 31st March 2019
Operating expenses		
Power and fuel	64.97	65.14
Repairs to		
- Building	32.70	6.71
- Plant and equipment	48.79	22.63
- Others	2.68	3.98
Licenses, rates and taxes	21.16	12.88
Expenses on apartments and boards	29.80	24.80
Replacement of crockery, cutlery, linen	8.61	5.42
Washing and laundry expenses	9.44	9.01
Water charges	0.49	1.91
Management fees	9.93	10.04
Sub total(A)	228.57	162.52
Sales and marketing expenses		
Advertisement, publicity and sales promotion	17.39	12.18
Commission and charges	34.71	31.20
Sub total(B)	52.10	43.38
Administration and other expense		
Communication expenses	19.93	8.14
Printing and stationary	5.33	4.77
Legal and professional fees	5.03	4.01
Travelling and conveyance	7.40	4.44
Insurance charges	3.13	2.64
Bad debt written off	18.44	-
Less: Provision for expected credit loss	(18.44)	-
Provision for expected credit loss	-	5.37
Loss on discard of property, plant and equipment	44.70	-
Auditor's remuneration (Refer note 30.1)	0.46	0.35
Miscellaneous expense	11.20	9.99
Sub total(C)	97.18	39.71
Total(A+B+C)	377.85	245.61

30.1 Auditors' remuneration	Year ended 31st March 2020	Year ended 31st March 2019
Audit fees	0.25	0.20
Tax audit fees	0.20	0.15
Total	0.45	0.35

Note: Above fees are excluding of GST of Rs. 0.08 lakhs (Previous year Rs. 0.06 lakhs)



Notes to financial statements for the year ended 31st March 2020
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

31 Capital commitments, other commitments and contingent liabilities

31.1 Capital Commitments

- (a) Estimated amount of contracts remaining to be executed on capital account (net of advance) is Rs. Nil (31st March 2019: Rs. 183.12 lakhs)
- (b) Other significant commitments : Nil (31st March 2019: Nil).

31.2 Contingent liability

In the earlier financial year, Company has given corporate guarantee (jointly with related parties) on behalf of Kamat Hotels (India) Limited aggregating to Rs. 38,583.00 lakhs (31st March 2019: 38,583.00 lakhs) towards loan facilities taken from banks/others. Share of Company in this corporate guarantee is not quantifiable. Company does not expect any outflow on account of this guarantee (Also refer note 2.4 (vi))

32 Disclosures as required by Indian Accounting Standard (Ind AS) 24 - Related Party Disclosures

32.1 Name and relationships of related parties:

- a. Entity having significant influence over the company
- Kamat Hotels (India) Limited
Plaza Hotels Private Limited
Sangli Rubber Agro Private Limited
- b. Directors / Key management personnel(KMP)
- Dr.Vithal V. Kamat (Director)
Mrs.Vidya V. Kamat (Director)
Mr.Babu A. Devadiga (Director) (upto 21st January, 2020)
Mr.Narendra Pai (Director) (w.e.f. 21st January, 2020)
- c. Entity in which directors / KMP has significant influence.(disclosed to the extent there are transactions/balances)
- Treeo Resort Private Limited

32.2 Transactions with related parties (Disclosed only where there are transactions)

Nature of transaction	Name of the Party	Year ended 31st March 2020	Year ended 31st March 2019
Management fees expenses	Kamat Hotels (India) Limited	9.13	8.95
Laundry service income		2.77	4.40
Material purchases		-	8.18
Amounts paid	Treeo Resort Private Limited	-	1.86
Tax component payable on Corporate guarantee	Plaza Hotels Private Limited	0.14	0.14



Notes to financial statements for the year ended 31st March 2020
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

32.3 Related party outstanding balances:

Nature of transaction	Name of the Party	Year ended 31st March 2020	Year ended 31st March 2019
Security deposit given (Refer note 1 below)	Kamat Hotels (India) Limited	80.00	80.00
Trade payable		8.41	9.72
Corporate Guarantee given on behalf of Company		1,000.00	1,000.00
Security given for loan taken by Company		799.68	799.68
Joint Corporate Guarantee given with group to banks / others for Credit Facility availed by Kamat Hotels (India) Limited [Company's share is not quantifiable]		38,583.00	38,583.00
Corporate guarantee commission payable	Plaza Hotel Private Limited	0.28	0.14
Corporate Guarantee given on behalf of Company		2,000.00	2,000.00
Personal guarantee provided	Dr. Vilhal V. Karnat	2,273.00	2,273.00
Personal guarantee provided	Mrs. Vidya V. Karnat	2,273.00	2,273.00

Note 1: Transactions with related parties and outstanding balances at the year end are disclosed at transaction value.

32.4 Terms & Conditions of related party transactions:

Outstanding balances at the year end are unsecured and settlement occurs through bank transactions. All transactions were made on terms equivalent to those that prevail in arm's length transaction if such terms can be substantiated.

33 Earnings/ (loss) per share

Particulars	Year ended 31st March 2020	Year ended 31st March 2019
Basic and diluted earning / (loss) per share		
Profit / (Loss) attributable to the equity holders of the Company	(81.93)	92.71
Weighted average number of equity shares outstanding	8,09,500	8,09,500
Face value per equity share (Rs.)	10	10
Basic and diluted earnings / (loss) per share (Rs.)	(10.12)	11.45



Notes to financial statements for the year ended 31st March 2020
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

34 Employee benefit obligations

(i) Defined contribution plans

The Company has certain defined contribution plans. The obligation of the Company is limited to the amount contributed and it has no further contractual obligation. Following are the details regarding Company's contributions made during the year:

Particulars of defined contribution plan	2019-20	2018-19
Provident fund	3.90	3.94
Pension fund	5.64	5.03
Employees' state insurance (ESIC)	3.67	5.07
Total	13.21	14.04

(ii) Defined benefit plans and other long term benefits

a) Gratuity

The Company provides for gratuity of employees as per the Payment of Gratuity Act, 1972. As per the policy of the Company, obligations on account of payment of gratuity of an employee is settled only on termination / retirement of the employee. Gratuity is provided in the books on the basis of actuarial valuation. It is an unfunded plan.

Risks associated with plan provisions

Valuations are based on certain assumptions, which are dynamic in nature and vary over time. As such Company is exposed to various risks as follows:

Interest rate risk	The defined benefit obligation is calculated using a discount rate based on government bonds. If bond yields fall, the defined benefit obligation will tend to increase.
Salary inflation risk	Higher than expected increases in salary will increase the defined benefit obligation.
Demographic risk	This is the risk of variability of results due to unsystematic nature of decrements that include mortality, withdrawal, disability and retirement. The effect of these decrements on the defined benefit obligation is not straight forward and depends upon the combination of salary increase, discount rate and vesting criteria.

For determination of the liability in respect of compensated gratuity, the Company has used following actuarial assumptions:

Particulars	2019-20	2018-19
Discount rate	6.85%	7.60%
Salary escalation	8.00%	8.00%
Attrition rate	5.00%	5.00%
Mortality rate	Indian Assured lives Mortality (2012-14)	Indian Assured lives Mortality (2006-08)

Changes in the present value of obligations:

Particulars	2019-20	2018-19
Liability at the beginning of the year	9.68	14.06
Interest cost	0.71	1.06
Current service cost	2.79	2.60
Past service cost	-	0.01
Benefits paid	(3.58)	(6.91)
Actuarial (gain) / loss on obligations	0.99	(1.16)
Liability at the end of the year	10.59	9.68



Notes to financial statements for the year ended 31st March 2020
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

Table of recognition of actuarial (gain) / loss :

Particulars	2019-20	2018-19
Actuarial (gain) / loss on obligation for the year	0.99	(1.16)
Actuarial (gain) / loss on assets for the year	-	-
Actuarial (gain) / loss recognized in Statement of Profit and Loss	0.99	(1.16)

Breakup of actuarial (gain) /loss:

Particulars	2019-20	2018-19
Actuarial loss arising from change in financial assumption	0.89	(0.05)
Actuarial loss/(gain) arising from experience	0.10	(1.11)
Total	0.99	(1.16)

Amount recognized in the Balance Sheet:

Particulars	2019-20	2018-19
Liability at the end of the year	10.59	9.68
Fair value of plan assets at the end of the year	-	-
Amount recognized in the Balance Sheet	10.59	9.68

Expenses recognized in the Statement of Profit and Loss / Other comprehensive income:

Particulars	2019-20	2018-19
Current service cost	2.79	2.60
Interest cost	0.71	1.06
Past service cost	-	0.01
Actuarial (gain)/loss	0.99	(1.16)
Expense recognized in		
- Statement of Profit and Loss	3.50	3.67
- Other comprehensive income - (Gain)	0.99	(1.16)

Balance Sheet Reconciliation

Particulars	2019-20	2018-19
Opening net liability	9.68	14.08
Benefits paid	(3.58)	(6.91)
Expense recognised in Statement of Profit and Loss	3.50	3.67
Gain recognised in Other Comprehensive Income	0.99	(1.16)
Amount Recognized in Balance Sheet	10.59	9.68
Non-current portion of defined benefit obligation	10.26	9.05
Current portion of defined benefit obligation	0.33	0.63

Sensitivity analysis of benefit obligation (Gratuity)

Particulars	2019-20	2018-19
a) Impact of change in discount rate		
Present value of obligation at the end of the year		
a) Impact due to increase of 0.5%	9.99	8.68
b) Impact due to decrease of 0.5%	11.25	10.87
b) Impact of change in salary growth		
Present value of obligation at the end of the year		
a) Impact due to increase of 0.5%	11.24	10.86
b) Impact due to decrease of 0.5%	9.99	8.67
c) Impact of change in attrition rate		
Present value of obligation at the end of the year		
a) Impact due to increase of 10%	10.49	9.68
b) Impact due to decrease of 10%	10.70	9.69
d) Impact of change in mortality rate		
Present value of obligation at the end of the year		
a) Impact due to increase of 10%	10.59	9.68



Notes to financial statements for the year ended 31st March 2020
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

Maturity profile of defined benefit obligation

Particulars	2019-20	2018-19
Weighted average duration of the defined benefit obligation	11.54	11.40
Projected benefit obligation	10.59	9.68

Payout analysis

Particulars	As at 31st March 2020	As at 31st March 2019
1st year	0.33	0.63
2nd year	0.35	0.38
3rd year	0.53	0.42
4th year	0.48	0.55
5th year	0.90	0.53
Next 5 year payout (6-10 year)	3.78	4.12

b) Leave benefit

As per the policy of the Company, obligations on account of encashment of accumulated leave of an employee is settled only on termination / retirement of the employee. Such liability is recognised on the basis of actuarial valuation following Project Unit Credit Method. It is an unfunded plan.

Risks associated with plan provisions

Valuations are based on certain assumptions, which are dynamic in nature and vary over time. As such Company is exposed to various risks as follows:

Interest rate risk	The defined benefit obligation is calculated using a discount rate based on government bonds. If bond yields fall, the defined benefit obligation will tend to increase.
Salary inflation risk	Higher than expected increases in salary will increase the defined benefit obligation.
Demographic risk	This is the risk of variability of results due to unsystematic nature of decrements that include mortality, withdrawal, disability and retirement. The effect of these decrements on the defined benefit obligation is not straight forward and depends upon the combination of salary increase, discount rate and vesting criteria.

For determination of the liability in respect of compensated absences, the Company has used following actuarial assumptions:

Particulars	2019-20	2018-19
Discount rate	6.85%	7.60%
Salary escalation	8.00%	8.00%
Attrition rate	5.00%	5.00%
Mortality rate	Indian Assured lives Mortality (2012-14)	Indian Assured lives Mortality (2006-08)

Changes in the present value of obligations:

Particulars	2019-20	2018-19
Liability at the beginning of the year	16.84	8.74
Interest cost	1.09	0.61
Current service cost	8.55	5.04
Past service cost	-	4.46
Benefits paid	(8.81)	(10.13)
Actuarial (gain)/loss on obligations	0.10	8.12
Liability at the end of the year	17.77	16.84

Table of Recognition of Actuarial (gain) / loss :

Particulars	2019-20	2018-19
Actuarial (gain)/loss on obligation for the year	0.10	8.12
Actuarial (gain)/loss on assets for the year	-	-
Actuarial (gain)/loss recognized in Statement of Profit and Loss	0.10	8.12



Notes to financial statements for the year ended 31st March 2020
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

Breakup of actuarial (gain) /loss:

Particulars	2019-20	2018-19
Actuarial loss/(gain) arising from change in demographic assumption	-	-
Actuarial loss arising from change in financial assumption	(3.18)	(0.06)
Actuarial loss/(gain) arising from experience	3.26	8.18
Total	0.10	8.12

Amount recognized in the Balance Sheet:

Particulars	2019-20	2018-19
Liability at the end of the year	17.77	16.84
Fair value of plan assets at the end of the year	-	-
Amount recognized in the Balance Sheet	17.77	16.84

Expenses recognized in the Statement of Profit and Loss:

Particulars	2019-20	2018-19
Current service cost	8.55	5.04
Interest cost	1.09	0.61
Past service cost	-	4.46
Benefits paid	(0.81)	(10.13)
Actuarial (Gain)/Loss	0.10	8.12
Expense recognized in Statement of Profit and Loss	0.93	8.10

Balance Sheet Reconciliation

Particulars	2019-20	2018-19
Opening net liability	16.84	8.74
Expense recognised in Statement of Profit and Loss	0.93	8.10
Amount Recognized in Balance Sheet	17.77	16.84
Non-current portion of defined benefit obligation	16.10	15.02
Current portion of defined benefit obligation	1.67	1.82

Sensitivity analysis of benefit obligation (Leave benefits)

Particulars	2019-20	2018-19
a) Impact of change in discount rate		
Present value of obligation at the end of the year		
a) Impact due to increase of 0.5%	15.65	14.10
b) Impact due to decrease of 0.5%	16.94	16.42
b) Impact of change in salary growth		
Present value of obligation at the end of the year		
a) Impact due to increase of 0.5%	16.93	16.41
b) Impact due to decrease of 0.5%	15.65	14.09
c) Impact of change in attrition rate		
Present value of obligation at the end of the year		
a) Impact due to increase of 1%	16.22	15.18
b) Impact due to decrease of 1%	16.33	15.19
d) Impact of change in mortality rate		
Present value of obligation at the end of the year		
a) Impact due to increase of 10%	16.27	15.18



Notes to financial statements for the year ended 31st March 2020
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

Payout analysis

Particulars	As at 31st March 2020	As at 31st March 2019
1st year	1.51	1.62
2nd year	1.47	1.44
3rd year	1.61	1.41
4th year	1.49	1.48
5th year	1.54	1.32
Next 5 year payout (6-10 year)	7.14	7.37

35 Leases

Where Company is lessee:

The Company had taken Hotel Building to renovate, manage and operate under Business Contract Agreement for a period of 20 years, which shall be extendable for a further period of 10 years at the sole discretion of the lessor. In lieu of the same, Company pays management fees calculated based on percentage of revenue earned from this property. The Company has recognised management fees expense of Rs. 9.13 lakhs during the year (Previous year Rs. 8.95 lakhs). Since future revenue is based on percentage of revenue which is contingent in nature, no accounting / disclosures are required under Ind AS 116 - 'Leases' (PY Ind AS 17 - 'Leases'). Also refer note 3.9 and 4 of the financial statements.

36 Note on Cash Flow Statement

- Aggregate amount of outflow on account of direct taxes paid is Rs. 4.93 lakhs (Previous year Rs. 4.26 lakhs).
- Changes in financing liabilities arising from cash and non-cash changes:

Particulars	31-Mar-19	Cash flow (net)	Non-cash changes	31-Mar-20
Borrowings from bank/ others (Including interest)	1,993.20	18.50	-	2,011.70
Particulars	31-Mar-10	Cash flow (net)	Non-cash changes	31-Mar-19
Borrowings from bank/ others (Including interest)	2,224.73	(231.53)	-	1,993.20

37 Disclosures as required by Indian Accounting Standard (Ind AS) 103 - Operating Segments

There are no reportable segments under Ind AS 108 'Operating Segments' as the Company is operating only in the hospitality service segment, therefore, disclosures of segment wise information is not applicable. Further, no single customer represents 10% or more of the Company's total revenue during the year ended 31st March, 2020 and 31st March, 2019.

38 Foreign currency exposure outstanding as on 31st March 2020: Nil (31st March 2019: Nil). There are no outstanding derivative contracts as on 31st March 2020 (31st March 2019: Nil).

39 During the current year, Company's hotel property in Orissa was effected due to "Cyclone Fani". The insurance company had appointed insurance surveyor who conducted the survey, assessed the loss of Rs. 18.75 lakhs and submitted the report to insurance company for insurance claim proceedings. Company has accounted the claim of Rs. 18.75 lakhs for the year ending 31st March 2020.

40 The Company has incurred loss in the current year and its current liabilities are more than current assets as at year ended 31st March 2020 and 31st March 2019. Further, in respect of loans, there are delays in repayment of principal during the year, payment of interest and instalments due/overdue of Rs. 251.00 lakhs as at year ended 31st March 2020 are unpaid. The Company's accounts are prepared on going concern basis considering (i) positive earning before interest tax and depreciation ('EBITDA') in current year as well previous year; (ii) positive networth as at year end in current year and previous year; (iii) increase in capacity of the hotel property (iv) future growth prospectus from this hotel property resulting in sufficient future cash flows to meet its future obligations (v) management's action to mitigate the impact of COVID-19 as described in note 40A and (vi) management's request for seeking extension of the loan dues as stated in note 19.4 of the financial statements.

40A Due to outbreak of COVID-19 pandemic, there is a significant impact on the business operations of the Company during the lockdown period. The Company's hotel was shut down from 22nd March, 2020 and with the lifting of the partial lockdown restrictions by Central and State Government's, the Company has re-opened its hotel from 11th June, 2020 after establishing thorough and well-rehearsed safety measures. The Company has carried out impairment assessment for the carrying value of property, plant & equipment, trade receivables, inventories and other assets based on the internal and external information upto the date of approval of these financial statements including potential impact on account of COVID-19. based on such assessment, in the opinion of management the Company expects to recover the carrying amounts of all the assets. The Company has also requested its lender for extension of payment of dues in view of the challenges faced account of shut down of the hotel. The impact of the global health pandemic may be different from that estimated as at the date of approval of these financial statements and the Company will continue to monitor the future economic conditions and assess its impact on financial statements.



Notes to financial statements for the year ended 31st March 2020
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

41 Financial instruments - Accounting Classifications & Fair value Measurement

(a) Financial instruments by category

Sr. No.	Particulars	31st March 2020		31st March 2019			
		Amortised Cost	FVTOCI	FVTPL	Amortised Cost	FVTOCI	FVTPL
A	Financial assets						
(i)	Cash and cash equivalents	38.43	-	-	14.02	-	-
(ii)	Trade receivables (net)	52.04	-	-	51.73	-	-
(iii)	Other current financial assets	33.19	-	-	14.39	-	-
(iv)	Other non-current financial assets	26.34	-	-	23.57	-	-
	Total financial assets	150.03	-	-	103.71	-	-
B	Financial liabilities						
(i)	Non-current financial liabilities - Borrowings	859.29	-	-	1,427.92	-	-
(ii)	Trade payables	102.74	-	-	115.86	-	-
(iii)	Other current financial liabilities	1,262.34	-	-	390.31	-	-
	Total financial liabilities	2,244.37	-	-	2,234.09	-	-

FVTOCI - Fair Value Through Other Comprehensive Income

FVTPL - Fair Value Through Profit or Loss

(b) Fair valuation techniques

The Company maintains policies and procedures to value financial assets or financial liabilities using the best and most relevant data available. The fair values of the financial assets and liabilities are included at the amount that would be received to sell an asset or pay to transfer a liability in an orderly transaction between market participants at the measurement date.

The following method and assumptions are used to estimate the fair values:

- (i) The management assessed that fair value of cash and cash equivalents, trade receivables (net), other current financial assets, trade payables and other current financial liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments. Further the management has assessed that fair value of non-current financial liabilities - borrowings will be approximate to their carrying amounts. With respect to deposit given under long term operating and management agreement, same is stated at fair value of the deposit given.



Notes to financial statements for the year ended 31st March 2020
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

(c) Fair value hierarchy

Financial assets and financial liabilities are measured at fair value in the financial statement and are grouped into three levels of a fair value hierarchy. The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1 : Quoted (unadjusted) prices in active markets for identical assets or liabilities.

Level 2 : Other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly.

Level 3 : Techniques which use inputs that have a significant effect on the recorded fair value that are not based on observable market data.

(d) Fair value of instruments measured at amortised cost:

Particulars	Level	31st March 2020		31st March 2019	
		Carrying value	Fair value	Carrying value	Fair value
Financial assets					
Loans	Level 3	-	-	-	-
Other non-current financial asset	Level 3	80.00	26.34	80.00	23.57
Total financial assets		80.00	26.34	80.00	23.57
Financial liabilities					
Borrowings	Level 3	859.29	859.29	1,427.92	1,427.92
Other financial liabilities	Level 3	1,282.34	1,282.34	690.31	690.31
Total financial liabilities		2,141.63	2,141.63	2,118.23	2,118.23

Notes:

(i) The above disclosures are presented for non-current financial assets and non-current financial liabilities. Short term financial assets and current financial liabilities (cash and cash equivalents, trade receivables, trade payables and other current financial liabilities) are stated at carrying value which is approximately equal to their value.

(ii) Management uses its best judgement in estimating the fair value of its financial instruments. However, there are inherent limitations in any estimation technique. Therefore, for substantially all financial instruments, the fair value estimates presented above are not necessarily indicative of the amounts that the Company could have realised or paid in sale transactions as of respective dates. As such, fair value of financial instruments subsequent to the reporting dates may be different from the amounts reported at each reporting date.

42 Financial risk management

The Company has exposure to the three risks mainly funding/ liquidity risk, credit risk, market risk. The Company's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Company's financial performance. The Company does not have any derivative financial instruments. The Board of directors has overall responsibility for the establishment of the Company's risk management framework. Risk management systems are reviewed periodically to reflect changes in market conditions and Company's activities.



Notes to financial statements for the year ended 31st March 2020
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

(a) Credit Risk :

Credit risk is the risk of financial loss to the Company if a counterparty to a financial instrument fails to meet its contractual obligations. The Company is exposed mainly to credit risk which arises from cash and cash equivalents and deposit with banks.

(i) Cash and cash equivalent

The Company considers factors such as track record, size of institution, market reputation and service standards to select the banks with which balances and deposits are maintained. The bank balance and fixed deposits are generally maintained with the banks with whom the Company has regular transactions. Further, the Company does not maintain significant cash in hand other than those required for its day to day operations. Considering the same, the Company is not exposed to expected credit loss of cash and cash equivalent and bank deposits.

(ii) Trade receivables

The major exposure to the credit risk at the reporting date is primarily from receivable comprising of trade receivables. Credit risk on receivable is limited due to the Company's diverse customer base. The effective monitoring and controlling of credit risk through credit evaluations is a core competency of the Company's risk management system.

For expected credit loss of trade receivable, Company follows simplified approach as per which provision is made for receivable exceeding six months. This is based on historically observed default rates over the expected life of trade receivables. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets.

The Reconciliation of Expected Credit Allowance (ECL) is as given below:

Particulars	31st March 2020	31st March 2019
Balance at the beginning	23.22	17.85
Add: Loss allowance based on ECL	-	5.37
Loss: Reversal	22.73	0
Balance at the year end	0.49	23.22

(b) Liquidity Risk :

Liquidity risk is defined as the risk that the Company will not be able to settle or meet its obligation on time. The Company relies on mix of borrowings, capital and operating cash flows to meet its needs for funds. The table below provides details regarding the remaining contractual maturities of financial liabilities at the reporting date based on the undiscounted payments.

Particulars	Less than 1 year	1 to 5 year	Above 5 years	Total
As at 31st March 2020				
Borrowings	1,152.40	859.29	-	2,011.69
Trade payables	102.74	-	-	102.74
Other financial liabilities	129.94	-	-	129.94
As at 31st March 2019				
Borrowings	565.28	1,427.92	-	1,993.20
Trade payables	115.86	-	-	115.86
Other financial liabilities	125.03	-	-	125.03



Ilex Developers & Resorts Limited
CIN: U70102MH2008PLC184194

Notes to financial statements for the year ended 31st March 2020
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

(c) Interest rate risk

Company has taken term loan from bank and others. With respect to term loan payable to ACRE, it has fixed repayment schedule in accordance with settlement agreement and no separate interest is payable [Refer note 19.1]. In case of loan from bank [vehicle and loan taken from other party], it carries fixed rate of interest rate. Hence, borrowing of the Company are not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

43 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 shareholders of the Company. The primary objective of the Company's capital management is to maximise the shareholder's value. The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants.

The Company monitors capital using 'net Debt' to 'Equity'. The Company's net debt to equity are as follows:

Particulars	As at	
	31st March 2020	31st March 2019
Total debt	2,011.69	1,993.20
Total capital (total equity shareholder's fund)	989.36	1,052.03
Net Debt to Equity ratio	2.08	1.89

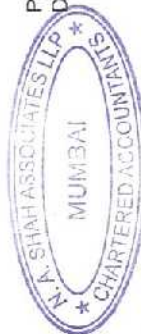
As per our report of even date

For N. A. Shah Associates LLP
Chartered Accountants
Firm Registration No. 116560W/W100149

A. V. Wode

Milan Mody
Partner
Membership No.: 103286

Place: Mumbai
Date: 30th July, 2020



For and on behalf of the Board of Directors of
Ilex Developers & Resorts Limited

Vidya V. Kamat

Vidya V. Kamat
Director
DIN: 00737305

Narendra D. Pai

Narendra D. Pai
Director
DIN: 0-985-53

