

July 28, 2022

**National Stock Exchange of India Limited**  
Exchange Plaza  
Bandra Kurla Complex,  
Bandra (East),  
Mumbai 400 051.  
Scrip Code: CHALET

**BSE Limited**  
Corporate Relationship Department  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Fort,  
Mumbai 400 001.  
Scrip Code: 542399

Dear Sir / Madam,

**Subject: Outcome of the Board Meeting**

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), please be informed that the Board of Directors of the Company at its meeting held today i.e., on July 28, 2022 has, *inter-alia*, considered and approved:

- the Statement of Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2022, in accordance with the provisions of Regulation 33 of the Listing Regulations;
- raising of funds upto an amount not exceeding Rs.100 Crore by way of borrowing from the Company's Promoters for meeting expenses for the Koramangala Project;
- raising of funds in the form of Non-Convertible Debentures in one or more tranches, including but not limited to, for the purpose of refinancing high cost debt, upto an amount of Rs.500 Crores in the aggregate from time to time;

Further, the Company has been awarded the bid for building and operating a Hotel opposite Terminal 3 at Delhi Airport by Delhi International Airport Limited (DIAL), which was approved by the Board, including the incorporation of an SPV for the purpose of implementation of the said project at Delhi.

A copy of the aforementioned results along with the Limited Review Report of the Statutory Auditors thereon is enclosed herewith.

The results will be uploaded on the Company's website, [www.chalethotels.com](http://www.chalethotels.com) and will also be available on the website of the Stock Exchanges. Further, the Financial Results will be published in the newspapers as provided under Regulation 47 of the Listing Regulations.

The details pursuant to Regulation 30 of the Listing Regulations read with Circular No. CIR/CFD/CMD/4/2015 dated September 09, 2015 is being submitted separately.

The meeting of the Board of Directors of the Company commenced at 3.00 p.m. and concluded at 5.15 p.m.

We request you to take the aforementioned information on record.

Thanking You.

Yours faithfully,  
For Chalet Hotels Limited

  
**Christabelle Baptista**  
Company Secretary & Compliance Officer



Encl.: As above

**Chalet Hotels Limited**

# B S R & Co. LLP

Chartered Accountants

14th Floor, Central B Wing and North C Wing,  
Nesco IT Park 4, Nesco Center,  
Western Express Highway, Goregaon (East),  
Mumbai - 400 063, India

Telephone: +91 22 6257 1000  
Fax: +91 22 6257 1010

## Limited Review Report on unaudited consolidated financial results of Chalet Hotels Limited for the quarter ended 30 June 2022 pursuant to Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

### To the Board of Directors of Chalet Hotels Limited

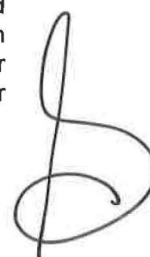
1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Chalet Hotels Limited ("the Parent"), and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") for the quarter ended 30 June 2022 ("the Statement"), being submitted by the Parent pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').
2. This Statement, which is the responsibility of the Parent's management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities :

Name of the entity	Relationship
Belaire Hotels Private Limited	Wholly owned Subsidiary
Seapearl Hotels Private Limited	Wholly owned Subsidiary
Chalet Hotels & Properties (Kerala) Private Limited	Subsidiary

5. Attention is drawn to the fact that the figures for the three months ended 31 March 2022 as reported in these unaudited consolidated financial results are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.





## B S R & Co. LLP

6. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

### 7. Emphasis of Matters

(a) We draw attention to Note 5 to these unaudited consolidated financial results which explains the management's assessment of going concern assumption and financial impact on account of COVID 19 pandemic situation and its assertion that based on best estimates made by it, the Group will continue as a going concern, i.e. continue its operations and will be able to discharge its liabilities and realise its assets, for the foreseeable future, despite the significant impact of COVID-19 and factors which continue to evolve and are therefore highly dependent on future circumstances; and

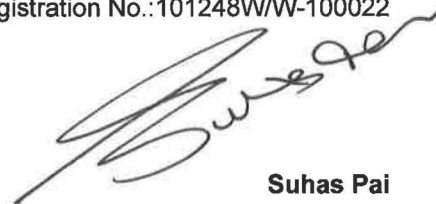
(b) We draw attention to Note 7 to these unaudited consolidated financial results regarding the ongoing litigation in respect of leasehold rights to proportionate undivided interest in land and building at Vashi (Navi Mumbai) purchased from K Raheja Corp Private Limited, on which the Company's Four Points by Sheraton Hotel has been built. The allotment of land by City & Industrial Development Corporation of Maharashtra Limited ('CIDCO') to K Raheja Corp Private Limited has been challenged under two public interest litigation. On 21 November 2014, the Honourable High Court at Bombay ordered K Raheja Corp Private Limited to restore the land to its original condition (which would interalia require the buildings thereon to be demolished) and hand over the vacant possession thereof to CIDCO within six months of the date of judgement. K Raheja Corp Private Limited has filed a special leave petition against the above mentioned order in the Honourable Supreme Court of India. The Hon'ble Supreme Court of India on 21 January 2015 has passed Statsu Quo Order and the matter is currently pending with it. The agreement for purchase of leasehold rights between the Company and K Raheja Corp Private Limited was subject to the outcome of the litigation and the management does not except any potential material loss to be borne by the Company. Pending the outcome of proceedings and a final closure of the matter, no adjustments have been made in these unaudited consolidated financial results as at 30 June 2022 to the carrying value of the leasehold rights (reflected as prepayments) aggregating to Rs 49.44 million (31 March 2022: Rs 49.74 million) and the hotel assets thereon aggregating to Rs 365.95 million as at 30 June 2022 (31 March 2022: Rs 372.12 million).

Our conclusion is not modified in respect of these matters.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No.: 101248W/W-100022



Suhas Pai

Partner

Mumbai

28 July 2022

Membership No.: 119057

UDIN:22119057ANUALF1745

STATEMENT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30 JUNE 2022

(Rs. in million)

Particulars	Quarter ended			Year ended
	30-Jun-22	31-Mar-22	30-Jun-21	31-Mar-22
	(Refer note 3)			
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
<b>Income from Continuing operations</b>				
Revenue from Operations	2,530.06	1,480.12	674.32	5,078.07
Other Income	68.97	55.07	57.26	219.32
<b>Total Income (A)</b>	<b>2,599.03</b>	<b>1,535.19</b>	<b>731.58</b>	<b>5,297.39</b>
<b>Expenses from Continuing operations</b>				
Real Estate Development Cost	21.26	21.39	121.88	221.66
Changes in inventories of finished good and construction work in progress	-	-	(8.75)	(12.80)
Food and Beverages Consumed	251.50	166.14	53.68	538.63
Operating Supplies Consumed	76.53	73.45	29.29	243.76
Employee Benefits Expense	332.89	275.78	226.68	999.76
Other Expenses	829.12	629.09	341.90	2,102.29
<b>Total Expenses (B)</b>	<b>1,511.30</b>	<b>1,165.85</b>	<b>764.68</b>	<b>4,093.30</b>
<b>Earnings before interest, depreciation, amortisation and tax (EBITDA) before exceptional items from Continuing operations (C) (A-B)</b>	<b>1,087.73</b>	<b>369.34</b>	<b>(33.10)</b>	<b>1,204.09</b>
Depreciation and Amortisation Expenses	297.09	302.69	292.30	1,184.23
Finance Costs	391.30	355.96	359.39	1,444.13
<b>Profit / (Loss) before exceptional items and tax from Continuing operations (D)</b>	<b>399.34</b>	<b>(289.31)</b>	<b>(684.79)</b>	<b>(1,424.27)</b>
Exceptional items (E) (Refer note 8.3)	(10.09)	(10.09)	(10.39)	(44.58)
<b>Profit / (Loss) before income tax from Continuing operations (F) (D+E)</b>	<b>389.25</b>	<b>(299.40)</b>	<b>(695.18)</b>	<b>(1,468.85)</b>
<b>Tax Expense (G)</b>	<b>103.65</b>	<b>(184.84)</b>	<b>(274.82)</b>	<b>(719.53)</b>
Current tax (includes tax for the earlier years)	(0.03)	(38.52)	0.24	(37.76)
Deferred Tax expenses / (credit)	103.68	(146.32)	(275.06)	(681.77)
	285.60	(114.56)	(420.36)	(749.32)
<b>Profit / (Loss) for the period/ year from Continuing operations (I) (F-G)</b>	<b>285.60</b>	<b>(114.56)</b>	<b>(418.11)</b>	<b>(814.69)</b>
<b>Discontinued Operations</b>				
Profit / (Loss) for the period / year from discontinued operations before tax	-	-	2.25	(65.37)
Tax expense of discontinued operations	-	-	-	-
<b>Profit / (Loss) for the period / year from discontinued operations (J)</b>	<b>-</b>	<b>-</b>	<b>2.25</b>	<b>(65.37)</b>
<b>Profit / (Loss) for the period / year (K) (I + J)</b>	<b>285.60</b>	<b>(114.56)</b>	<b>(418.11)</b>	<b>(814.69)</b>
<b>Other comprehensive Income / (Expense) from Continuing operations</b>				
<b>Items that will not be reclassified to profit or loss</b>				
Remeasurement of the defined benefit plans	(0.11)	2.15	(0.17)	1.65
Income-taxes on above	0.04	(0.32)	0.05	(0.15)
	(0.07)	1.83	(0.12)	1.50
<b>Other Comprehensive (Expense) / Income for the period / year, net of tax</b>	<b>(0.07)</b>	<b>1.83</b>	<b>(0.12)</b>	<b>1.50</b>
<b>Total Comprehensive Income / (Expense) for the period / year</b>	<b>285.53</b>	<b>(112.73)</b>	<b>(418.23)</b>	<b>(813.19)</b>
<b>Profit / (Loss) for the period / year attributable to :</b>				
Owners of the Company	285.45	(115.61)	(416.60)	(815.29)
Non-Controlling Interests	0.15	1.06	(1.52)	0.60
<b>Other Comprehensive Income / (Expense) attributable to :</b>				
Owners of the Company	(0.07)	1.83	(0.12)	1.50
Non-Controlling Interests	-	-	-	-
<b>Total Comprehensive Income / (Expense) attributable to :</b>				
Owners of the company	285.38	(113.79)	(416.73)	(813.79)
Non-Controlling Interests	0.15	1.06	(1.52)	0.60
Paid-up equity share capital (Face value of Rs.10 per share)	2,050.24	2,050.24	2,050.24	2,050.24
Other equity	-	-	-	11,362.31
<b>Earnings per equity share - Continuing operations (Face value of Rs 10 each)</b>				
Basic (* not annualised) (in Rs.)	*1.39	*(0.56)	*(2.03)	(3.66)
Diluted (* not annualised) (in Rs.)	*1.39	*(0.56)	*(2.03)	(3.66)
<b>Earnings per equity share - Discontinued operations (Face value of Rs 10 each)</b>				
Basic (* not annualised) (in Rs.)	-	-	*0.01	(0.32)
Diluted (* not annualised) (in Rs.)	-	-	*0.01	(0.32)
<b>Earnings per equity share - Continuing and Discontinued operations (Face value of Rs 10 each)</b>				
Basic (* not annualised) (in Rs.)	*1.39	*(0.56)	*(2.04)	(3.98)
Diluted (* not annualised) (in Rs.)	*1.39	*(0.56)	*(2.04)	(3.98)

See accompanying notes to the consolidated financial results





**Notes:**

1. The above consolidated financial results for the quarter ended 30 June 2022 were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 28 July 2022.
2. The approved consolidated financial results for the quarter ended 30 June 2022 are available on the National Stock Exchange website (URL: www.nseindia.com), the Bombay Stock Exchange website (URL: www.bseindia.com) and on the Chalet Hotels Limited ("Holding Company") website (URL: www.chalethotels.com).
3. The figures of the quarter ended 31 March 2022 are the balancing figures between audited figures in respect of the full financial year and the unaudited published year to date figures up to the third quarter of the respective financial year.
4. These consolidated financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
5. The business for the previous periods/years was severely impacted since the outbreak of COVID-19 pandemic in March 2020. However, due to high pace of vaccination and lowering of cases, covid restrictions were eased, which saw pent-up demand in business and resulted in recovery in transient and corporate travel within the country in the second and third quarter of FY 2021-22. During the fourth quarter of FY 2021-22 there was surge in cases impacting business, which subsequently dropped rapidly improving travel sentiments. During the current quarter, the Group saw strong rebound in the business across the board and corporate travel. The Group has assessed the possible impact of COVID-19 in preparation of the consolidated financial results and recoverable values of its financial and non-financial assets and based on current estimates, expects to recover the carrying amount of these assets. The Group will continue to closely monitor any material changes to future economic conditions. Further, the Group has sufficient financing arrangements to fulfil its working capital requirements and necessary capital expenditure, in addition to the funds expected to be generated from the operating activities. Based on aforesaid assessment management believes that as per estimates made conservatively, the Group will continue as a going concern and will be able to discharge its liabilities and realise the carrying amount of its assets as on 30 June 2022.
6. The shareholders of the Holding Company, by way of a special resolution, have approved extension of the exercise period for the 134,000 already vested options under Employee Stock Option Plan 2018 (ESOP 2018 Plan), granted to Managing Director & CEO. The ESOP 2018 Plan was amended with effect from 20 June 2022. There is no impact in the Statement of Profit and Loss on account of such modification.
7. In December 2005, the Holding Company had purchased the entire building comprising of the hotel and apartments therein, together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai). The Holding Company has been operating Four Points By Sheraton, Navi Mumbai, Vashi at the said premises. Two Public Interest Litigations challenging the allotment of land by CIDCO to K. Raheja Corp Private Limited had been filed in FY 2003-04. During the financial year 2014-15, the Honourable High Court at Bombay ordered K. Raheja Corp Private Limited to demolish the structure and hand back the land to CIDCO. K. Raheja Corp Private Limited has filed a special leave petition against the order in the Supreme Court. The Supreme Court on 22 January 2015 directed the maintenance of a status quo. Pending the outcome of proceedings and a final closure of the matter no adjustments have been made in the above consolidated financial results. The balance of prepaid lease rental in relation to such leasehold land as of 30 June 2022 is Rs. 49.44 million (31 March 2022: Rs. 49.74 million) and carrying value of property, plant and equipment as at 30 June 2022 is Rs. 365.95 million (31 March 2022: Rs. 372.12 million).
- 8.1. With respect to the Residential project at Bengaluru ("Project"), w.e.f. 4 June 2018, the Promoter - Directors, have agreed to provide the Holding Company, either by themselves or through their nominees, funds to meet the shortfall in cash flows for the Project expenses, by subscribing to 0% Non-Cumulative Non-Convertible Redeemable Preference Shares ("NCRPS") of the Holding Company of upto Rs. 2,000 million. A designated bank account is maintained for the Project and redemption of NCRPS's shall be after completion, out of surplus in the account, not later than 20 years from the date of issue and subject to applicable laws. In this regard, the Holding Company has a paid up preference share capital of Rs. 2,000 million as at 30 June 2022 (31 March 2022: Rs. 1,750 million).
- 8.2. The Holding Company had commenced a residential project at Bengaluru after obtaining requisite approvals. During the year 2013-14, Hindustan Aeronautics Limited ("HAL") had raised an objection with regard to permissible height of the buildings. The Holding Company and HAL after discussions, signed terms for an amicable settlement of all the disputes between the parties, as per which the Holding Company would undertake demolition of already constructed structures above 932 meters Above Mean Sea Level 'AMSL'. Final orders in the matter have been passed by the Court on 26 October 2021 as per the said settlement terms and consequently, the litigation stands disposed. Demolition work of the area above 10th floor for all the 9 buildings has been completed in April 2022, and the NOC from HAL has been received. Process for obtaining all other approvals is underway.
- 8.3. The Holding Company had estimated and accounted interest payable on cancellation to flat owners above 10 floors amounting to Rs 566.29 million as at 30 June 2022. The said provision shall be reversed in the consolidated financial results upon receipt of all regulatory approvals from statutory authorities. Management is of the view that no changes are required on this account in the consolidated financial results as at and for the quarter ended 30 June 2022. In the meantime, the Holding Company continues to make provision for interest in relation to potential cancellations which amounted to Rs 10.09 million for the quarter ended 30 June 2022 (31 March 2022: Rs 44.58 million) and the same is reflected as an exceptional item.
9. The Holding Company at its meeting held on 11 August 2020 approved Scheme of Amalgamation of Belaire Hotels Private Limited ("BHPL") and Seaparl Hotels Private Limited ("SHPL"), its wholly owned subsidiaries, with the Company under Section 230 to 232 of the Companies Act, 2013, with effect from 1 April 2020, ("the Appointed Date") subject to the approval of the statutory and regulatory authorities. Post approval received from the shareholders, Company Scheme Petition for sanction of the Scheme of Amalgamation has been filed with National Company Law Tribunal ("NCLT") on 26 April 2021. The Scheme of Amalgamation is pending for approval by NCLT. Accordingly, the Scheme has not been given effect to in the consolidated financial results as at and for quarter ended 30 June 2022.
10. The Code on Social Security, 2020 ('the Code') relating to employee benefits received Presidential assent on 28 September 2020. The Ministry of Labour and Employment has released draft rules for the Code on 13 November 2020 and invited suggestions from stakeholders. The date of implementation of the Code is yet to be notified by the Government and when implemented will impact the contributions by the Group towards benefits such as Provident Fund, Gratuity etc. The Group will assess the impact of the Code and effect the same in the consolidated financial results when the Code and Rules thereunder are notified.
11. The statutory auditors of the Holding Company have expressed an unmodified opinion on the above consolidated financial results for the quarter ended 30 June 2022.
12. Investor Complaints pending at the beginning of the quarter - Nil, Received during the quarter - Nil, Disposed during the quarter - Nil, Remaining unresolved at the end of the quarter - Nil.
13. Previous period's figures have been regrouped/reclassified, wherever required, to make them comparable with the figures for the current period.

**Registered Office:**

Raheja Tower, Plot No. C-30  
4th Floor, Block 'G', Near Bank of Baroda,  
Bandra Kurla Complex, Bandra (East),  
Mumbai - 400 051  
Email: investorrelations@chalethotels.com  
Website: www.chalethotels.com  
28 July 2022

For Chalet Hotels Limited  
(CIN-L55101MH1986PLC038538)



*[Handwritten signature]*

Sanjay Sethi  
Managing Director & CFO  
(DIN: 00641243)



## Chalet Hotels Limited

### CONSOLIDATED SEGMENT WISE REVENUE, RESULTS, ASSETS AND LIABILITIES FOR THE QUARTER ENDED 30 JUNE 2022.

Particulars	(Rs. in million)			
	Quarter ended			Year ended
	30-Jun-22	31-Mar-22	30-Jun-21	31-Mar-22
		(Refer note 3)		
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
1. Segment revenue				
(a) Hospitality (Hotels)	2,297.94	1,263.18	497.08	4,099.74
(b) Real Estate	-	-	-	-
(c) Rental / Annuity Business	231.22	215.83	213.91	1,016.75
(d) Rental / Annuity Business (Discontinued operation)	-	-	19.04	33.25
(e) Unallocated	69.87	56.18	20.59	180.90
<b>Net sales/income from operations</b>	<b>2,599.03</b>	<b>1,535.19</b>	<b>750.62</b>	<b>5,330.64</b>
2. Segment results Profit/( Loss) before tax and interest				
(a) Hospitality (Hotels)	704.96	(26.58)	(303.13)	(306.65)
(b) Real Estate	(40.56)	(39.58)	(132.50)	(283.12)
(c) Rental / Annuity Business	131.50	145.00	141.84	644.08
(d) Rental / Annuity Business (Discontinued operation)	-	-	(2.78)	(65.37)
(e) Unallocated	-	-	-	-
<b>Total</b>	<b>795.90</b>	<b>78.84</b>	<b>(296.57)</b>	<b>(11.06)</b>
Less: (i) Finance Cost	391.30	355.96	359.39	1,444.13
(ii) Other un-allocable expenditure net off un-allocable income	15.35	22.28	36.97	79.03
<b>Profit/(Loss) before tax</b>	<b>389.25</b>	<b>(299.40)</b>	<b>(692.93)</b>	<b>(1,534.22)</b>
3. Segment assets				
(a) Hospitality (Hotels)	21,639.69	21,438.39	22,313.28	21,438.39
(b) Real Estate	3,916.83	3,923.21	3,902.60	3,923.21
(c) Rental / Annuity Business	15,521.79	14,500.33	11,401.12	14,500.33
(d) Unallocated	3,739.53	4,565.08	3,407.39	4,565.08
<b>Total</b>	<b>44,817.84</b>	<b>44,427.01</b>	<b>41,024.39</b>	<b>44,427.01</b>
4. Segment liabilities				
(a) Hospitality (Hotels)	2,448.13	1,845.85	1,583.22	1,845.85
(b) Real Estate	2,398.00	2,504.54	2,913.60	2,504.54
(c) Rental / Annuity Business	556.23	862.50	488.06	862.50
(d) Unallocated	25,701.49	25,804.20	22,299.32	25,804.20
<b>Total</b>	<b>31,103.85</b>	<b>31,017.09</b>	<b>27,284.20</b>	<b>31,017.09</b>





# B S R & Co. LLP

Chartered Accountants

14th Floor, Central B Wing and North C Wing,  
Nesco IT Park 4, Nesco Center,  
Western Express Highway, Goregaon (East),  
Mumbai - 400 063, India

Telephone: +91 22 6257 1000  
Fax: +91 22 6257 1010

## Limited Review Report on unaudited standalone financial results of Chalet Hotels Limited for the quarter ended 30 June 2022 pursuant to Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

### To the Board of Directors of Chalet Hotels Limited

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Chalet Hotels Limited ("the Company") for the quarter ended 30 June 2022 ("the Statement").
2. This Statement, which is the responsibility of the Company's management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Attention is drawn to the fact that the figures for the three months ended 31 March 2022 as reported in these unaudited standalone financial results are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.
5. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with applicable accounting standards and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.



Registered Office:

## B S R & Co. LLP

### 6. Emphasis of Matters

(a) We draw attention to Note 5 to these unaudited standalone financial results, which explains the management's assessment of going concern assumption and financial impact on account of COVID 19 pandemic situation and its assertion that based on best estimates made by it, the Company will continue as a going concern, i.e. continue its operations and will be able to discharge its liabilities and realise its assets, for the foreseeable future, despite the significant impact of COVID-19 and factors which continue to evolve and are therefore highly dependent on future circumstances; and

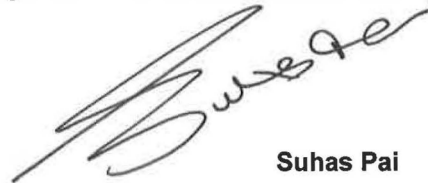
(b) We draw attention to Note 7 to these unaudited standalone financial results regarding the ongoing litigation in respect of leasehold rights to proportionate undivided interest in land and building at Vashi (Navi Mumbai) purchased from K Raheja Corp Private Limited, on which the Company's Four Points by Sheraton Hotel has been built. The allotment of land by City & Industrial Development Corporation of Maharashtra Limited ('CIDCO') to K Raheja Corp Private Limited has been challenged under two public interest litigation. On 21 November 2014, the Honourable High Court at Bombay ordered K Raheja Corp Private Limited to restore the land to its original condition (which would interalia require the buildings thereon to be demolished) and hand over the vacant possession thereof to CIDCO within six months of the date of judgement. K Raheja Corp Private Limited has filed a special leave petition against the above mentioned order in the Honourable Supreme Court of India. The Hon'ble Supreme Court of India on 21 January 2015 has passed Statsu Quo Order and the matter is currentlt pending with it. The agreement for purchase of leasehold rights between the Company and K Raheja Corp Private Limited was subject to the outcome of the litigation and the management does not except any potential material loss to be borne by the Company. Pending the outcome of proceedings and a final closure of the matter, no adjustments have been made in these unaudited standalone financial results as at 30 June 2022 to the carrying value of the leasehold rights (reflected as prepayments) aggregating to Rs 49.44 million (31 March 2022 49.74 million) and the hotel assets thereon aggregating to Rs 365.95 million as at 30 June 2022 (31 March 2022: Rs 372.12 million).

Our conclusion is not modified in respect of these matters.

For B S R & Co. LLP

*Chartered Accountants*

Firm's Registration No.:101248W/W-100022



**Suhas Pai**

*Partner*

Mumbai

28 July 2022

Membership No.: 119057

UDIN:22119057ANTWXX8771



STATEMENT OF STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30 JUNE 2022

(Rs. in million)

Particulars	Quarter ended		Year ended	
	30-Jun-22	31-Mar-22	30-Jun-21	31-Mar-22
		(Refer note 3)		
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
<b>Income from Continuing operations</b>				
Revenue from Operations	2,394.15	1,400.48	651.12	4,807.97
Other Income	66.72	51.59	54.39	206.74
<b>Total Income (A)</b>	<b>2,460.87</b>	<b>1,452.07</b>	<b>705.51</b>	<b>5,014.71</b>
<b>Expenses from Continuing operations</b>				
Real Estate Development Cost	21.26	21.39	121.88	221.66
Changes in inventories of finished good and construction work in progress	-	-	(8.69)	(12.80)
Food and Beverages Consumed	241.74	160.43	51.86	517.87
Operating Supplies Consumed	70.32	70.07	25.47	231.84
Employee Benefits Expense	316.19	258.94	214.40	939.26
Other Expenses	770.25	585.66	318.08	1,938.27
<b>Total Expenses (B)</b>	<b>1,419.76</b>	<b>1,096.49</b>	<b>723.00</b>	<b>3,836.10</b>
<b>Earnings before interest, depreciation, amortisation and tax (EBITDA) before exceptional items from Continuing operations (C) (A-B)</b>	<b>1,041.11</b>	<b>355.58</b>	<b>(17.49)</b>	<b>1,178.61</b>
Depreciation and Amortisation Expenses	276.32	281.76	268.59	1,090.92
Finance Costs	380.10	346.23	346.86	1,399.54
<b>Profit / (Loss) before exceptional items and tax from Continuing operations (D)</b>	<b>384.69</b>	<b>(272.41)</b>	<b>(632.94)</b>	<b>(1,311.85)</b>
Exceptional items ( E) (Refer note 8.3)	(10.09)	(10.09)	(10.39)	(44.58)
<b>Profit / (Loss) before income tax from Continuing operations (F) (D+E)</b>	<b>374.60</b>	<b>(282.50)</b>	<b>(643.33)</b>	<b>(1,356.43)</b>
<b>Tax Expense (G)</b>	<b>103.68</b>	<b>(184.90)</b>	<b>(275.06)</b>	<b>(720.35)</b>
Current tax (includes tax for the earlier years)	-	(38.58)	-	(38.58)
Deferred Tax charge / (credit)	103.68	(146.32)	(275.06)	(681.77)
<b>Profit / (Loss) for the period/ year from Continuing operations (I) (F-G)</b>	<b>270.92</b>	<b>(97.60)</b>	<b>(368.27)</b>	<b>(636.08)</b>
<b>Discontinued Operations</b>				
<b>Profit / (Loss) for the period / year from discontinued operations before tax</b>	-	-	2.25	(65.37)
<b>Tax expense of discontinued operations</b>				
<b>Profit / (Loss) from discontinued operations (J)</b>	-	-	2.25	(65.37)
<b>Profit / (Loss) for the period / year (K) (I + J)</b>	<b>270.92</b>	<b>(97.60)</b>	<b>(366.02)</b>	<b>(701.45)</b>
<b>Other comprehensive Income / (Expense) from Continuing operations</b>				
<b>Items that will not be reclassified to profit or loss</b>				
Remeasurement of the defined benefit plans	(0.11)	0.94	(0.17)	0.44
Income-taxes on above	0.04	(0.33)	0.05	(0.15)
<b>Other Comprehensive (Expense) / Income for the period / year, net of tax</b>	<b>(0.07)</b>	<b>0.61</b>	<b>(0.12)</b>	<b>0.29</b>
<b>Total Comprehensive Income / (Expense) for the period / year</b>	<b>270.85</b>	<b>(96.99)</b>	<b>(366.14)</b>	<b>(701.16)</b>
Paid-up equity share capital (Face value of Rs. 10 per share)	2,050.24	2,050.24	2,050.24	2,050.24
Other equity	-	-	-	11,643.58
<b>Earnings per equity share - Continuing operations (Face value of Rs 10 each)</b>				
Basic (* not annualised) (in Rs.)	*1.32	*(0.48)	*(1.78)	(3.10)
Diluted (* not annualised) (in Rs.)	*1.32	*(0.48)	*(1.78)	(3.10)
<b>Earnings per equity share - Discontinued operations (Face value of Rs 10 each)</b>				
Basic (* not annualised) (in Rs.)	-	-	*0.01	(0.32)
Diluted (* not annualised) (in Rs.)	-	-	*0.01	(0.32)
<b>Earnings per equity share - Continuing and Discontinued operations (Face value of Rs 10 each)</b>				
Basic (* not annualised) (in Rs.)	*1.32	*(0.48)	*(1.79)	(3.42)
Diluted (* not annualised) (in Rs.)	*1.32	*(0.48)	*(1.79)	(3.42)
See accompanying notes to the Standalone financial results				



**Notes:**

1. The above standalone financial results for the quarter ended 30 June 2022 were reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 28 July 2022.
2. The approved standalone financial results for the quarter ended 30 June 2022 are available on the National Stock Exchange website (URL: www.nseindia.com), the Bombay Stock Exchange website (URL: www.bseindia.com) and on the Company's website (URL: www.chalethotels.com).
3. The figures of the quarter ended 31 March 2022 are the balancing figures between audited figures in respect of the full financial year and the unaudited published year to date figures up to the third quarter of the respective financial year.
4. These standalone financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
5. The business for the previous periods/years was severely impacted since the outbreak of COVID-19 pandemic in March 2020. However, due to high pace of vaccination and lowering of cases, covid restrictions were eased, which saw pent-up demand in business and resulted in recovery in transient and corporate travel within the country in the second and third quarter of FY 2021-22. During the fourth quarter of FY 2021-22 there was surge in cases impacting business, which subsequently dropped rapidly improving travel sentiments. During the current quarter, the Company saw strong rebound in the business across the board and corporate travel. The Company has assessed the possible impact of COVID-19 in preparation of the standalone financial results and recoverable values of its financial and non-financial assets and based on current estimates, expects to recover the carrying amount of these assets. The Company will continue to closely monitor any material changes to future economic conditions. Further, the Company has sufficient financing arrangements to fulfil its working capital requirements and necessary capital expenditure, in addition to the funds expected to be generated from the operating activities. Based on aforesaid assessment management believes that as per estimates made conservatively, the Company will continue as a going concern and will be able to discharge its liabilities and realise the carrying amount of its assets as on 30 June 2022.
6. The shareholders of the Company, by way of a special resolution, have approved to extend the exercise period for the 134,000 already vested options under Employee Stock Option Plan 2018 (ESOP 2018 Plan), granted to Managing Director & CEO. The ESOP 2018 Plan was amended with effect from 20 June 2022. There is no impact in the Statement of Profit and Loss on account of such modification.
7. In December 2005, the Company had purchased the entire building comprising of the hotel and apartments therein, together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai). The Company has been operating Four Points By Sheraton, Navi Mumbai, Vashi at the said premises. Two Public Interest Litigations challenging the allotment of land by CIDCO to K. Raheja Corp Private Limited had been filed in FY 2003-04. During the financial year 2014-15, the Honourable High Court at Bombay ordered K. Raheja Corp Private Limited to demolish the structure and hand back the land to CIDCO. K Raheja Corp Private Limited has filed a special leave petition against the order in the Supreme Court. The Supreme Court on 22 January 2015 directed the maintenance of a status quo. Pending the outcome of proceedings and a final closure of the matter no adjustments have been made in the above standalone financial results. The balance of prepaid lease rental in relation to such leasehold land as of 30 June 2022 is Rs. 49.44 million (31 March 2022: Rs. 49.74 million) and carrying value of property, plant and equipment as at 30 June 2022 is Rs. 365.95 million (31 March 2022: Rs. 372.12 million).
- 8.1. With respect to the Residential project at Bengaluru ("Project"), w.e.f. 4 June 2018, the Promoter - Directors, have agreed to provide the Company, either by themselves or through their nominees, funds to meet the shortfall in cash flows for the Project expenses, by subscribing to 0% Non-Cumulative Non-Convertible Redeemable Preference Shares ("NCRPS") of the Company of upto Rs. 2,000 million. A designated bank account is maintained for the Project and redemption of NCRPS's shall be after completion, out of surplus in the account, not later than 20 years from the date of issue and subject to applicable law/s. In this regard, the Company has a paid up preference share capital of Rs. 2,000 million as at 30 June 2022 (31 March 2022: Rs. 1,750 million).
- 8.2. The Company had commenced a residential project at Bengaluru after obtaining requisite approvals. During the year 2013-14, Hindustan Aeronautics Limited ("HAL") had raised an objection with regard to permissible height of the buildings. The Company and HAL after discussions, signed terms for an amicable settlement of all the disputes between the parties, as per which the Company would undertake demolition of already constructed structures above 932 meters Above Mean Sea Level 'AMSL'. Final orders in the matter have been passed by the Court on 26 October 2021 as per the said settlement terms and consequently, the litigation stands disposed. Demolition work of the area above 10th floor for all the 9 buildings has been completed in April 2022, and the NOC from HAL has been received. Process for obtaining all other approvals is underway.
- 8.3. The Company had estimated and accounted interest payable on cancellation to flat owners above 10 floors amounting to Rs 566.29 million as at 30 June 2022. The said provision shall be reversed in the standalone financial results upon receipt of all regulatory approvals from statutory authorities. Management is of the view that no changes are required on this account in the standalone financial results as at and for the quarter ended 30 June 2022. In the meantime, the Company continues to make provision for interest in relation to potential cancellations which amounted to Rs 10.09 million for the quarter ended 30 June 2022 (31 March 2022: Rs 44.58 million) and the same is reflected as an exceptional item.
9. The Company at its meeting held on 11 August 2020 has approved Scheme of Amalgamation of Belaire Hotels Private Limited ("BHPL") and Seaparl Hotels Private Limited ("SHPL"), its wholly owned subsidiaries, with the Company under Section 230 to 232 of the Companies Act, 2013, with effect from 1 April 2020, ("the Appointed Date") subject to the approval of the statutory and regulatory authorities. Post approval received from the shareholders, Company Scheme Petition for sanction of the Scheme of Amalgamation has been filed with National Company Law Tribunal ("NCLT") on 26 April 2021. The scheme of amalgamation is pending for approval by NCLT. Accordingly, the Scheme has not been given effect to in the standalone financial results as at and for the quarter ended 30 June 2022.
10. The Code on Social Security, 2020 ('the Code') relating to employee benefits received Presidential assent on 28 September 2020. The Ministry of Labour and Employment has released draft rules for the Code on 13 November 2020 and invited suggestions from stakeholders. The date of implementation of the Code is yet to be notified by the Government and when implemented will impact the contributions by the Company towards benefits such as Provident Fund, Gratuity etc. The Company will assess the impact of the Code and effect the same in the standalone financial results when the Code and Rules thereunder are notified.
11. The statutory auditors of the Company have expressed an unmodified opinion on the above standalone financial results for the quarter ended 30 June 2022.
12. The Company has identified three reporting segments viz: Hospitality, Rental / Annuity Business and Real Estate. In accordance with Ind AS 108 'Operating Segments' segment information has been given in the consolidated financial results of the Company.
13. Investor Complaints pending at the beginning of the quarter - Nil, Received during the quarter - Nil, Disposed during the quarter - Nil, Remaining unresolved at the end of the quarter - Nil.
14. Previous period's figures have been regrouped/reclassified, wherever required, to make them comparable with the figures for the current period.

**Registered Office:**

Raheja Tower, Plot No C-30  
4th Floor, Block 'G', Near Bank of Baroda,  
Bandra Kurla Complex, Bandra (East),  
Mumbai - 400 051  
Email: investorrelations@chalethotels.com  
Website: www.chalethotels.com  
28 July 2022



**For Chalet Hotels Limited**  
(CIN-L55101MH1986PLC038538)

*[Handwritten Signature]*  
**Sanjay Sethi**  
Managing Director & CEO  
(DIN. 00641243)

*[Handwritten Signature]*