

**EIH Associated Hotels Limited**  
A MEMBER OF THE OBEROI GROUP

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Telephone: 91-11-2389 0505  
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4<sup>th</sup> July 2022

<b>The National Stock Exchange of India Limited</b> Exchange Plaza, 5 <sup>th</sup> Floor Plot No..C/1, G Block Bandra Kurla Complex Bandra(E) Mumbai – 400 051. <b>Code: EIHAHOTELS</b>	<b>BSE Limited</b> Corporate Relationship Dept. 1 <sup>st</sup> Floor, New Trading Ring Rotunda Building Phiroze Jeejeebhoy Towers Dalal Street, Fort Mumbai-400001 <b>Code: 523127</b>
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**SUB: SUBMISSION OF ANNUAL REPORT OF THE COMPANY FOR THE FINANCIAL YEAR 2021-22**

Dear Sir / Madam,

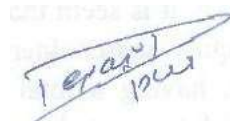
Pursuant to Regulation 34 of the Securities and Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015 (Listing Regulations), please find enclosed herewith a copy of the Annual Report of the Company for the Financial Year 2021-22. Annual Report is also available on the website of the Company <https://www.eihassociatedhotels.in/investors/annual-reports>.

Kindly take the above in your records and host on your website.

Thanking you,

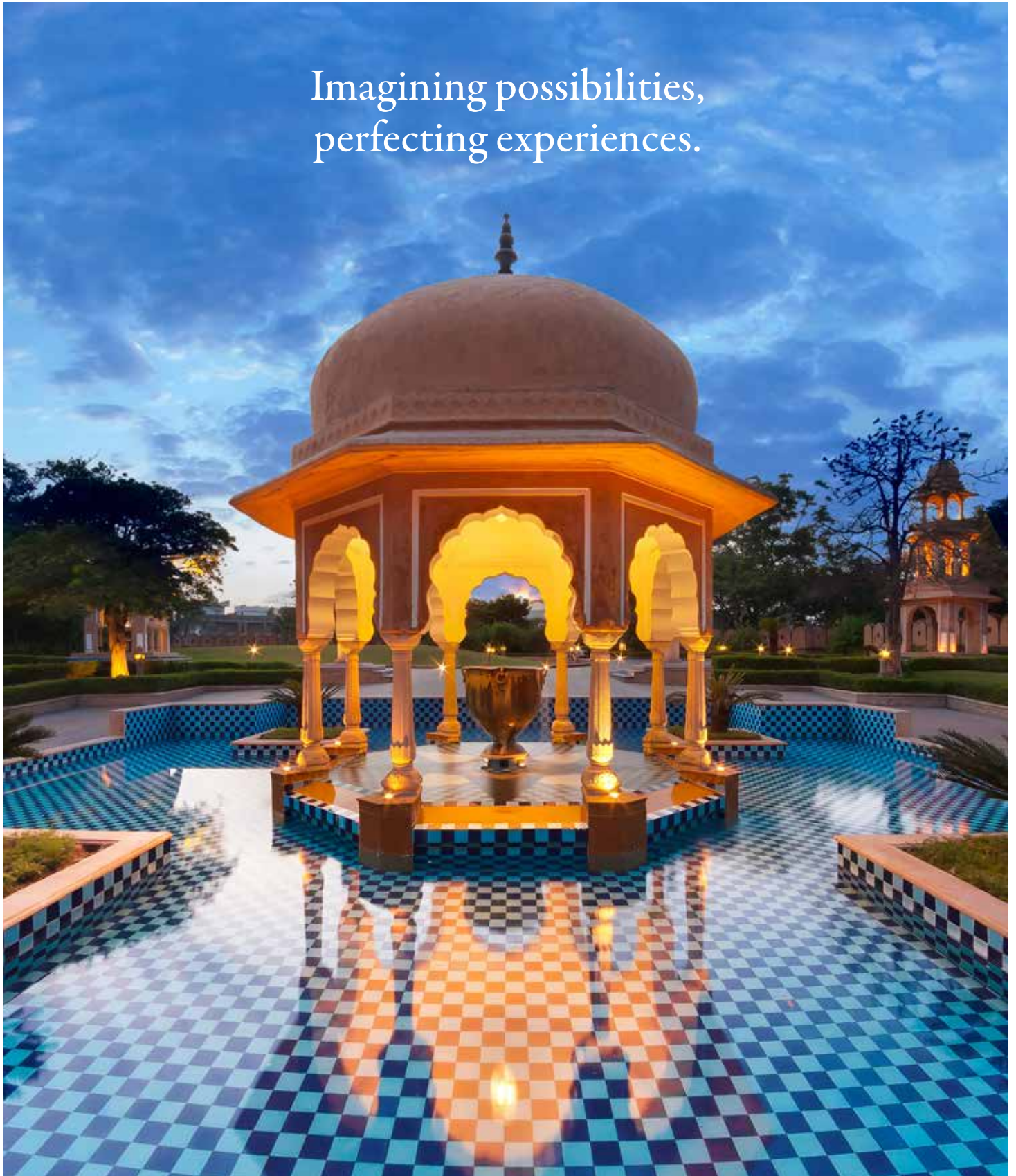
Yours faithfully,

For **EIH ASSOCIATED HOTELS LIMITED**



**TEJASVI DIXIT**  
**COMPANY SECRETARY**

Imagining possibilities,  
perfecting experiences.





## Key highlights FY22

### FINANCIAL

₹ 1,977.73  
MILLION

REVENUE ^89% OVER FY21

₹ 348.54  
MILLION

EBITDA ^321.63%

₹ 128.82  
MILLION

NET PROFIT

### OPERATIONAL STRENGTH

8

HOTELS

868

TOTAL KEYS

907

TEAM SIZE

Zero-Harm Safety  
Platinum in Bureau Veritas

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## Tribute to the Late Rai Bahadur M.S. Oberoi

Operating under the aegis of The Oberoi Group, EIH Associated Hotels Limited is the realisation of the bold and audacious aspirations of a visionary leader, the Late Rai Bahadur M.S. Oberoi, who pioneered the concept of luxury hospitality in India.







## With gratitude to a pioneer and a visionary



Mr. PRS Oberoi was Chairman of the Company from October 22, 1988 to 2nd May 2022. His visionary leadership as Chairman made us one of the most respected hotel Company. His vision in developing exceptional hotels and his passion for perfection in all aspects of hotel operations helped set the standard for luxury hotels around the world. Mr. Oberoi is credited with the opening of several iconic hotels that set new standards of luxury and service globally. Oberoi Hotels & Resorts is widely recognised today among the very best in the world.

Mr. PRS Oberoi has received numerous awards and accolades for his significant contribution to hospitality and to business in India. Mr. PRS Oberoi received India's

second highest civilian honour, the 'Padma Vibhushan' in 2008; 'Corporate Hotelier of the World' by HOTELS magazine in 2010; the Forbes India Lifetime Achievement Award in 2014 and the CNBC TV18's 'Top 15 Indian Business Icons' in 2015 to name just a few.

The Board of Directors wish to recognise and place on record Mr. Oberoi's exemplary dedication, passion, commitment and contribution to the Company, its guests, shareholders and employees. His leadership and vision will continue to inspire and guide the organisation.

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## APPROACH TO REPORTING

# About this Report

The EIH Associated Hotels Limited Integrated Annual Report is a concise, comprehensive, and transparent assessment of our ability to create sustained value for our stakeholders. It provides an in-depth view of our approach to multi-dimensional value creation, covering both tangible and intangible, financial and non-financial aspects of the business.



## Basis of preparation

The non-statutory section of this Report is based on the principles contained in the International Integrated Reporting Framework (the International Framework) published by the International Integrated Reporting Council (IIRC). This Report seeks to provide a balanced and transparent assessment of how we create value, considering both qualitative and quantitative matters that are material to our operations and strategic objectives, which may influence our stakeholders' decision-making. Other statutory reports, including the Directors' Report, its annexures, the Management Discussion and Analysis (MDA), and the Corporate Governance Report, are as per the Companies Act, 2013 (including the Rules framed thereunder), the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the revised Secretarial Standards issued by the Institute of Company Secretaries of India. The financial statements are in accordance with the Indian Accounting Standards.

## Reporting period

The EIH Associated Hotels Limited Integrated Report provides material information on our strategy and business model, operating context, risks, performance, prospects, and governance, covering the financial year between April 1, 2021, and March 31, 2022.

## Capitals

Our relevance in the hospitality industry today and in the future, and our ability to create long-term value are interrelated and fundamentally dependent on the forms of capital available to us (inputs), how we leverage them, our impact on them and the value we deliver (outputs and outcomes).

## Feedback

We will request our stakeholders to review this Report and provide feedback on [invcom@oberoigroup.com](mailto:invcom@oberoigroup.com)

This Report seeks to provide a balanced and transparent assessment of how we create value, considering both qualitative and quantitative matters that are material to our operations and strategic objectives, which may influence our stakeholders' decision-making.





# Imagining possibilities. Perfecting experiences.

For a world that is increasingly coming to prioritise quality experiences and memorable moments, there has never been a better time for niche luxury. And there never was any other player who could do it as effortlessly as EIH Associated Hotels Limited.

We will refine the boutique experience, with specialised, sophisticated and targeted services and experiences.

As uncertainties and limitations surrounding the pandemic steadily subside, there is optimism that the strategic aspirations of the Company can now be pursued with full vigour. This is being driven by properties that are bustling with consumers again and people choosing exclusivity and personalisation more readily.

As we bounce back and navigate the changed order, our eye will remain on sustaining leadership and excellence through the loyalty of customers. We will refine the boutique experience, with specialised, sophisticated and targeted services and experiences. New categories and sub-categories

like F&B, staycations, among others that are showing increasing promise, will continue to be strengthened at our properties. There will be focus on customer acquisition, stepping up of loyalty benefits for existing customers and putting emphasis on tech-based, contactless interactions.





## CAPITAL-WISE HIGHLIGHTS

# Drivers of aspiration and growth

Enterprises rely on diverse enablers that propel the realisation of our corporate ambitions and strategic goals. To create and sustain enhanced value for our stakeholders, we deploy six capitals at their disposal to generate the desired outcomes.



## Financial Capital

Equity, internal accruals, and debt are three of our most important financial resources. Our solid financial position lends us the strength to realise our organisational purpose of producing outstanding value for our stakeholders.



# ₹ 1,978

MILLION

REVENUE

## Manufactured Capital

The physical assets are the hotels and properties we own or manage, as well as our offices. We will continue to invest sustainably in our existing assets to guarantee their long-term viability, which is critical to our capacity to offer lucrative returns in the future.



# 8

HOTELS

## Intellectual Capital

Our fundamental strength is our aggregate competencies, which distinguishes us as an organisation in our ability to create unique experiences for our guests. Our intellectual assets include our signature services, brands, standard operating procedures, OCLD (Oberoi Centre of Learning and Development), TOCE (The Oberoi Centre of Excellence), OCC (Oberoi Contact Centre), and trademarks. To maintain and improve our competitive advantage, we continue to enrich these intellectual assets.

## Human Capital

To nurture our employees, who are critical to our success, we adopted a culture of excellence and merit. We believe in finding the appropriate people, educating them, and fostering an entrepreneurial spirit in them.

### TRAINING MAN-DAYS



# 7.5

MAN-DAYS  
PER EXECUTIVE

# 20.7

MAN-DAYS  
PER STAFF

## Social & Relationship Capital

We interact and help uplift the lives and livelihoods of our stakeholders, including customers, regulators, governments, suppliers and contractors, communities, and the public. For all our stakeholders, we produce long-term value.



# 62,134

NEW GUESTS

## Natural Capital

Our operations rely on natural resources, and we are cognisant of the ways in which they impact the environment around us. We believe in resource conservation and efficiency. We take a 360-degree approach to improving our environmental footprint, from adopting renewable energy to decreasing trash.



# 21%

REDUCTION IN TOTAL ENERGY  
CONSUMPTION OVER FY20



WHO WE ARE

# Pioneering luxury hospitality. Since 1934.

Founded by the Late Rai Bahadur M.S. Oberoi, The Oberoi Group has long been a symbol of luxury in India. Our continuous commitment to excellence, unyielding attention to detail, and personalised services are our biggest differentiators. We are advocates of best-in-class standards of ecological practises in technology, equipment, and operating processes, with a strong emphasis on environmental and cultural heritage conservation, as well as philanthropic efforts.

We own and operate 20 impeccable hotels under the Oberoi Hotels & Resorts brand, as well as ten five-star facilities under the Trident Hotels brand. Clarkes Hotel in Shimla and Maidens Hotel in New Delhi are also owned and managed by the Group. It owns and/or runs two luxury River Nile cruisers in Egypt, as well as a luxury motor vessel in Kerala.

Our services include flight catering, airport lounges, travel and excursions, vehicle rentals, project management services, and corporate air charters. We are honoured to act as the custodians of our founder's illustrious tradition of leadership and entrepreneurship. Our unwavering commitment to quality has earned us loyal customers and accolades from the international hotel industry.

## Oberoi Dharma

Members of The Oberoi Group apply the Oberoi Dharma to all aspects of our business. From decision-making to organisational and individual behaviour.

### We are committed to demonstrating conduct that:

Is of the highest ethical standards – intellectual, financial and moral – and that reflects the highest levels of courtesy and consideration for others.

Demonstrates two-way communication, accepting constructive debate and dissent while acting fearlessly with conviction.

Builds and maintains teamwork, with mutual trust as the basis of all working relationships.

Considers people as our key asset, through respect for every employee, and leads from the front regarding performance achievement as well as individual development.

Puts the customer first, the Company second and the self last.

Safeguards the security, health and environment of the guests, employees and assets of the Company at all times.

Exemplifies care for the customer through anticipation of need – attention to detail, excellence, aesthetics and style – and respect for privacy, along with warmth and concern.

Eschews the short-term quick-fix for the long-term establishment of a healthy precedent.



## The Oberoi Group Mission



### Our Guests

We are committed to meeting and exceeding the expectations of our guests through our unremitting dedication to perfection to every aspect of service.



### Our Distinctiveness

Together we shall continue the Oberoi tradition of pioneering in the hospitality industry, striving for unsurpassed excellence in high potential locations all the way from the Middle East to Asia-Pacific.



### Our People

We realise that our people are our truest asset. We are totally committed to their growth, development and welfare.



### Our Shareholders

We believe it is our responsibility and duty to create extraordinary value for our shareholders. They have reposed their trust in us and our abilities.



World-class hospitality standards. Seeded through one single dream.



EIH Associated Hotels Limited at a glance

- Brand portfolio **16**



## BRAND PORTFOLIO

# Unique and personalised services

Oberoi Hotels & Resorts offers exquisite dining experiences, bespoke opulence and stays to remember. Each room is meticulously designed to provide our guests with a luxurious experience, with elegant interiors and breath-taking views. Trident Hotels are modern and stylish, making them ideal for travellers on business or leisure.



## Oberoi Hotels & Resorts

In 1934, the late Rai Bahadur Mohan Singh Oberoi pioneered luxury hospitality in India with a simple philosophy: the guest is everything. This idea is shared by everyone at Oberoi Hotels & Resorts. Our guests are valued as individuals, akin to family members who have come to stay. Our hotels, which are synonymous with elegance, grandeur, and personalised service, provide unforgettable experiences and fondest memories. We've grown and expanded throughout the years, guaranteeing our guests that we'll be there to look after them no matter where they travel.

### This is where you can find us

- The Oberoi Cecil, Shimla
- The Oberoi Rajvilās, Jaipur

# 2

HOTELS



## Trident Hotels

Trident Hotels are an excellent choice for both business and leisure travellers because of their reputation for high-quality service. Our hotels provide the ideal combination of modern amenities, personalised and dependable service, ensuring that every visit is comfortable and convenient.

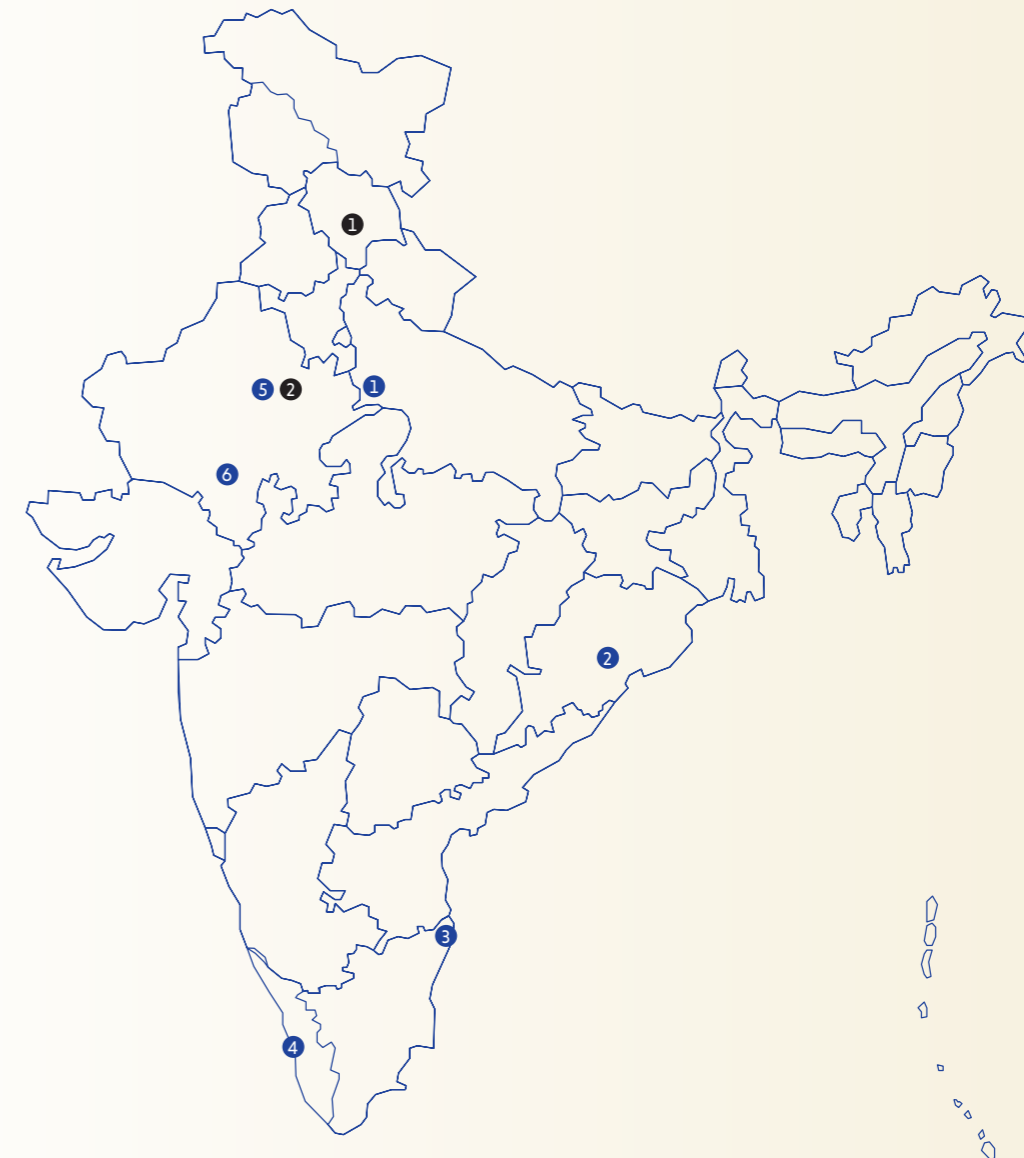
### This is where you can find us

- Agra
- Bhubaneshwar
- Chennai
- Cochin
- Jaipur
- Udaipur

# 6

HOTELS

We have a balanced room portfolio across key business and leisure destinations in India.



### Oberoi Hotels & Resorts ●

1. The Oberoi Cecil, Shimla
2. The Oberoi Rajvilās, Jaipur

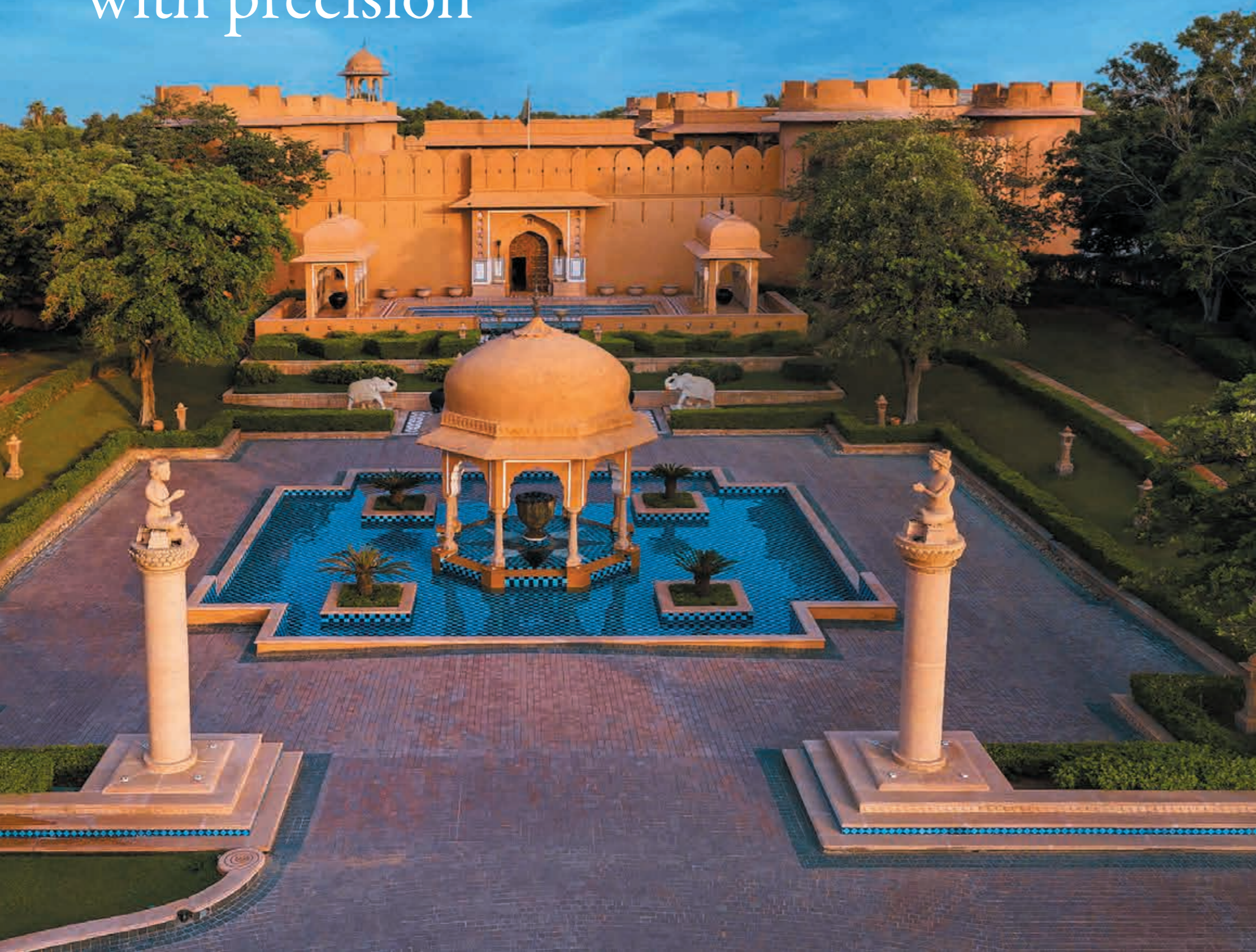
### Trident Hotels ●

1. Trident, Agra
2. Trident, Bhubaneshwar
3. Trident, Chennai
4. Trident, Cochin
5. Trident, Jaipur
6. Trident, Udaipur

Note: Map not to scale



Dare to dream  
of performance  
with precision



## The year in review

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## MD's MESSAGE

# Committed to deliver excellence



At EIH Associated Hotels, we are building on our foundation of eight decades to recalibrate our way of thinking, and create pathways to win in the new world.

## Dear Shareholders,

The past few years have perhaps indelibly altered the idea of normal among businesses and communities. On the one hand, it has underscored new and unique challenges that we now have to solve and on the other hand, the pace of change has thrown up unprecedented opportunities. To leverage these challenges and opportunities, organisations need to demonstrate quick thinking, sharp strategy and a fresher business model.

At EIH Associated Hotels, we are building on our foundation of four decades and create pathways to win in the new world. The financial year 2021-22 was a validation of a few of these initiatives and a launchpad for many of them. Through all of this, we remained committed to the safety, well-being and health of our guests and colleagues, made possible as a result of a courageous and determined response to challenges from our people and partners.

The hospitality industry was at the frontline of impact during the Covid-19 years. However, it has been able to demonstrate remarkable resilience to bounce back from this period of unrepresented disruption. This recovery was aided by large-scale vaccination initiatives and corresponding easing of travel restrictions. This resulted in significant demand for domestic leisure tourism. For the first time in two years, nationwide hotel occupancy crossed the 60% mark during the fourth quarter of the year under review. Increased economic activity, celebrations and events and a rebound in tourism provided stimulus to the sector, aided by improved consumer sentiment. We also believe that the Government's

Incredible India campaign, extension of e-tourist visas to 171 countries, increasing medical tourism and coastal tourism through promotion of intra-regional trade among Indian Ocean Rim countries will drive recovery in inbound global tourism.

We delivered a strong rebound in performance during the year with revenues increasing by 89% to ₹ 1,977.73 million, compared to ₹ 1,044.50 million in FY 2020-21. This was led by higher occupancy as well as better Average Room Rates. Despite business being impacted by the onset of the second and third waves, revenue improved during the latter half of the year, attributable to occupancies driven by domestic travellers. There was an all-round improvement in operational efficiency and we expect this to be sustainable. As a result, our EBITDA came back to green at ₹ 348.54 million compared to a negative figure of ₹ 157.26 million in the previous year, and our net profit came back to green at ₹ 128.82 million compared to a negative figure of ₹ 267.42 million in the previous year.

One of the key enablers of this performance is our constant and consistent alignment to The Oberoi Dharma. Our guest have and will always remained at the heart of our efforts. With this in mind exacting standards on health and safety were implemented at the very beginning of the pandemic and we listed detailed safety measures on the Oberoi and Trident websites. We imparted extensive training to equip our colleagues with best practices on safety. We integrated technology for high-touch processes like check-in, check-out, restaurant and in room dining menus and billing, besides centralising finance and other back-office functions at The Oberoi Centre of Excellence. Many

of these initiatives are now being institutionalised into our way of working for the future.

We embarked on several new initiatives in line with our strategy to ensure business continuity and improved revenue. We launched 'Oberoi One' last year, a unique guest recognition programme aimed at enhancing guest experiences at our hotels with special privileges and benefits for members. We introduced 'Oberoi Select' a subscription based program that encouraged and rewarded guests to select Oberoi Hotels over other hotel options. This was subsequently extended to Trident Hotels with the introduction of Trident Subscribe. We also explored new avenues of revenue growth, through a variety of Food & Beverage innovations, such as immunity enhancing menus, in-suite celebrations, customised culinary curations and private dining experiences, among others.

Besides a focus on our Dharma, and strategy, responsible and sustainable is a key cornerstone of our purpose. Sustainability and social inclusion continue to be important focus areas for our organisation and our colleagues.

We have executed captive solar power generation projects at several hotels that are owned by EIH Associated Hotels Limited. At these hotels, ~30%-70% of the power is generated through solar energy. We continue to look for opportunity for clean energy across our hotels driven by favourable state legislation for renewable power.

We have successfully implemented Project Saksham in various cities where our hotels are located in collaboration with SOS Children's Villages of India. This programme was launched to provide marginalised children with quality education and healthcare.

I would like to thank our guests, colleagues and stakeholders for their continued trust and support. It gives us the strength and confidence to tide through diverse business cycles and continue to deliver excellence across all parameters.

This letter would be incomplete without acknowledging and paying tribute to Mr. PRS Oberoi. It is his passion for perfection that has guided us over decades, cementing the reputation of our owned and managed hotels as among the finest in the world. He deserves singular credit for establishing several iconic hotels that set new standards of luxury and service globally. Many of us are also privy to his love for people, and know of the countless lives in the hospitality industry he has touched – both professionally and personally. I express my sincere gratitude for everything Mr. PRS Oberoi has done in his decades of service to our Company as Chairman.

Warmest Regards

**Vikramjit Singh Oberoi**  
Managing Director



## FINANCIAL HIGHLIGHTS

# Bouncing back with agility and futurism

	2012-13	2013-14	2014-15	2015-16
<b>FOR THE YEAR</b>				
1 GROSS REVENUE	2,129.53	2,163.79	2,315.35	2,482.94
2 PROFIT BEFORE TAX	298.10	382.30	399.61	547.07
3 PROFIT AFTER TAX	205.02	235.61	247.27	389.39
4 TOTAL COMPREHENSIVE INCOME FOR THE YEAR	-	-	-	386.09
5 DIVIDEND (INCLUDING TAX)	35.65	106.94	110.01	146.68
6 FOREIGN EXCHANGE EARNINGS	1,225.19	1,088.33	1,233.40	1,236.49
<b>AT YEAR END</b>				
7 GROSS FIXED ASSETS	4,464.99	4,510.07	4,718.50	2,719.35
8 SHARE CAPITAL	304.68	304.68	304.68	304.68
9 RESERVES AND SURPLUS	1,679.77	1,807.98	1,857.00	2,122.62
10 NET WORTH	1,984.45	2,112.66	2,161.68	2,427.30
11 BANK BORROWINGS	1,003.10	725.87	621.21	345.43
12 CAPITAL EMPLOYED	2,987.55	2,838.53	2,782.89	2,772.73
<b>PER SHARE</b>				
13 NET WORTH PER EQUITY SHARE	65.13	69.34	70.95	79.67
14 EARNINGS PER EQUITY SHARE	8.01	7.73	8.12	12.78
15 DIVIDEND PER EQUITY SHARE	1.00	3.00	3.00	4.00
<b>RATIO</b>				
16 DEBT: EQUITY RATIO	0.51:1	0.34:1	0.29:1	0.14:1

\* Based on the number of Equity Shares subsequent to Rights Issue of Equity shares on October 20, 2020 increasing the number of Equity shares from 571,569,414 to 625,364,182

## Notes:

- Serial nos. 7, 9, 10, 12, 13 and 16 are inclusive of Revaluation Reserve balance, if any, as at year end.
- Figures for previous year(s) have been regrouped/rearranged, wherever necessary.
- Figures pertaining to the years 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 and 2021-22 are in accordance with Ind AS while figures pertaining to the years up to 2014-15 are in accordance with previous GAAP.
- Gross Fixed Assets as at March 31, 2022; March 31, 2021 and March 31, 2020 includes Right-of-use assets in accordance with Ind AS 116.
- Capital employed represents sum of net worth and bank borrowings.
- Debt equity ratio has been calculated considering bank borrowings.

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<b>Rupees in except item nos. 13, 14, 15 &amp; 16</b>						
	2,716.77	2,692.67	2,737.00	2,580.68	1,044.50	1,977.73
	649.34	586.60	583.45	430.01	(371.46)	183.90
	427.80	377.94	379.38	379.64	(267.42)	128.82
	419.74	377.34	378.24	377.44	(264.14)	135.95
	165.02	165.29	165.29	-	-	-
	873.79	794.93	810.55	744.26	47.89	111.26
	2,794.95	2,886.22	3,112.26	3,566.39	3,734.05	3,855.03
	304.68	304.68	304.68	304.68	304.68	304.68
	2,505.69	2,718.01	2,930.96	3,146.91	2,882.77	3,018.72
	2,810.37	3,022.69	3,235.64	3,451.59	3,187.45	3,323.40
	-	-	-	-	-	-
	2,810.37	3,022.69	3,235.64	3,451.59	3,187.45	3,323.40
	92.24	99.21	106.20	113.29	104.62	109.08
	14.04	12.40	12.45	12.46	(8.78)	4.23
	4.50	4.50	4.50	0.00	-	-
	-	-	-	-	-	-





## COVID-19 RESPONSE

# Combating a global crisis with resilience

The pandemic has had a profound and transformative impact on how businesses conduct their affairs and on how consumers behave and respond. It has shifted our attention to maximising size and scope, as well as compassion and commitment to supporting and assisting communities globally.

## Improved customer experience

The operational status of our hotels' facilities and services, as well as the COVID-19-related travel limitations, are in conformity with the WHO and state guidelines, which are regularly updated on the website. The hygiene and safety requirements followed are in accordance with the group's standards, and they are also promoted digitally. All FSSAI requirements are continually disseminated to the hotel crew. All activity logs and records are kept in good order. The team is trained on COVID-19 protocols on a regular basis, adhering to guests as well as personnel actions. All collaterals and EDMs provided to guests have an incorporated safety band that leads to [www.oberoihotels.com/covid19-update](http://www.oberoihotels.com/covid19-update) and [www.tridenthotels.com/covid19-update](http://www.tridenthotels.com/covid19-update) respectively as standard communication.

## Keeping our stakeholders safe

All team members completed both doses of vaccination and are mandated to wear gloves and face masks while working and handling utensils and other equipment. There is an automated alarm system to remind the team to wash and sanitise their hands. Cleaning and sanitisation is done three times a day with commercial grade cleaners and chemicals. Products procured from outside are duly checked, segregated and sanitised before they are stored for future use.



BV audits and trainings are conducted to ensure that all standards and norms are followed. Each hotel has a dedicated Hygiene and Safety Manager in charge of departmental trainings in collaboration with HODs. Simulation videos are employed for F&B training. We use awareness posters to remind the team to always remain vigilant and diligent. Our hotel has obtained a platinum rating in two consecutive Bureau Veritas assessments for overall safety and hygiene processes.

## Leveraging technology

With e-check-ins, e-bills, digital payments, and digital menus via QR codes, safe distancing messaging, and automation of room features through our Oberoi Enhance platform, we are operating in a contactless manner. For billing, all eateries were equipped with Samsung tablets. Each room is served by a cart with meals and a Samsung tablet. QR codes are used in restaurants for contactless interaction to increase efficiencies and improve customer experience. They are also employed in home delivery menus and are promoted with mask holders and return gift boxes.

## Aiding communities in need

We undertook long-term, impactful community development initiatives as well as long-term relief projects. Packed meals are prepared daily, which are given to the local district health office to distribute to the underprivileged. Meals are also provided to front-line workers.

## Health and hygiene practices

During the year, we undertook the following to uphold safe practices at work:

- Developed and delivered a hygiene training module
- Implemented hygiene-related, train-the-trainer workshops
- Administered operating standards training sessions for department managers
- Provided hotels with training materials, audio-visual materials, and reference materials

- Undertook virtual wellness sessions for colleagues at hotels during lockdown
- Updated department operating standards and hygiene practices

We will refine the boutique experience, with specialised, sophisticated and targeted services and experiences.







## LEVERAGING DIGITAL

# Imbuing digital efficiencies to enhance experiences

At EIH Associated Hotels Limited, innovative digital improvements that meet and surpass our guests' expectations have earned us their loyalty. The appropriate technology helps us create an unforgettable experience for our customers and elevates us above industry standards.



## 57,874

TOTAL ONLINE  
BOOKINGS

At the renowned SSON Impact Awards Asia 2020, the Centre got an award in 'Business Transformation Impact'.

**Oberoi Enhance**

Oberoi Enhance, our iPad interface, controls in-room appliances, including lights, window blinds, and all electronics, as well as booking room services and spa appointments. We installed a modern multimedia system with 36 radio stations and TV channels to provide our guests with all-around pleasure.

**The Oberoi Centre of Excellence**

We established a new Oberoi Centre of Excellence to ensure that the Group's secretarial, legal, and financial teams run smoothly. The 'Heart of the House' Centre assists in centralising payments to vendors, suppliers, and brand partners. It is hosted in the cloud and uses analytics to generate payment databases, with bots to decrease human intervention. Because of the centrally controlled automated account systems, we saw a dramatic reduction in the time it took to conclude our annual accounts.

**Paperless check-in and check-out**

All necessary information of guests are recorded on iPads during check-in and check-out, and customer documents are scanned rather than printed. For smooth billing, we use Samsung tablets in across our restaurants. A tablet is provided in each guest's room with the food order to confirm the cost. Going paperless saved us ₹ 40 lakh. By reducing touchpoints, we were able to limit our sal effect and mitigate the spread of COVID-19.

**Contactless registration**

We are aware of the potential dangers of physical contact points following the pandemic. As a result, we are dedicated to offering our customers with a 'hands-free' experience through contactless registration. Guests can use our online registration option to register at our hotels by entering their personal information and stay requirements. When a guest arrives at our hotel, they can use their phone or tablet to scan a QR code, confirm their reservation, and fill out a health declaration form.





## BESPOKE EXPERIENCES

# Customer-centric approach

Customers are at the heart of every business decision at EIH Associated Hotels Limited. We are working towards providing them hyper-personalised experiences by utilising digitalisation, data analytics, loyalty programmes, and regular interactions, among others.



Some of our initiatives have been detailed below.

## Celebrations by Oberoi

Wedding vows and receptions are arranged in our Presidential Suites and on their terraces. We also arrange other romantic settings around the properties for wedding-related events.

## Staycations with spa and wellness focused offers

Offers that included luxurious accommodation, F&B privileges, as well as the safety and convenience of working from one of our many alfresco areas with high-speed Internet. In accordance with the 'Bleisure' trend, a range of packages for business travellers were introduced with various venues and pricing points.

## Subscription Programmes

### Oberoi Select and Trident Subscribe

This is an exclusive programme that allows our customers to pre-purchase room nights at our hotel brands in India. They can choose from the available voucher plans that best meets an individual's requirement and enjoy guaranteed savings and benefits with every stay. A perfect solution for customers who are travelling for business or a family holiday.

## Oberoi One

A distinctive guest recognition programme designed to enhance experience, this structured recognition and rewards programme has been a long-standing request of many of our frequent guests. Oberoi One members get access to a variety of exclusive and personalised benefits and privileges. From member-only rates on our website and happy hours at the bar to flexible check-in and check-out times, complimentary stays, and upgrades.

## Trident Privilege

Our guest loyalty programme Trident Privilege, is truly rewarding. It offers exciting privileges with a broad spectrum of benefits at each tier. The points can be redeemed for stays, dining & other offers at participating Trident hotels.

**Oberoi One members get access to a variety of exclusive and personalised benefits and privileges.**







Dare to dream of  
resilient value creation

## Approach to Value creation

- Operating context **32**
- Stakeholder engagement **34**



## OPERATING CONTEXT

# Responding to a shift in demand

India is among the most preferred destinations for travel and tourism across the globe because of its geographic diversity, scenic beaches, and world heritage sites. With the pandemic bearing negative impact on the industry, especially during the first half of 2021 air passenger traffic, rail freight traffic, among others were affected.

## Our response

In lieu of the emerging trends and to keep up with our customers' expectations, we strengthened our offerings in the following ways:

OUR CHEFS AND F&B TEAM DEVISED A PERSONALISED DINING EXPERIENCE AT THE RESIDENCES OF OUR HNI GUESTS

PROMOTION OF HOME DELIVERY MENUS, HOLIDAY-THEMED DISHES, ONLINE PLATFORMS FOR THE ADDED BENEFIT OF DELIVERY BY OUR OWN VACCINATED TEAM MEMBERS IN HOTEL-SANITISED CARS

DIVERSE AND TAILORED OFFERINGS, SUCH AS WORK FROM HOTEL, LONG STAY INCENTIVES, AND MORE, ARE PROMOTED IN RESPONSE TO THE NEED OF THE HOUR

LEVERAGING WEBSITE AND ONLINE TRAVEL AGENCY(OTAS) TO COMPENSATE FOR LOSS OF CORPORATE BUSINESS



With easing of the pandemic related lockdowns and sharp drop in COVID-19 positive cases, the industry reached pre-pandemic levels. Travel restrictions were lifted and international flights resumed. Robust vaccination rollout in FY22 helped renew enthusiasm and optimism leading to more holiday plans and improvement in service sector. The luxury travel market is growing at remarkable pace owing to increasing need of personalised and exotic travel experiences among customers. This growth is expected to be at a CAGR of 8.8% between 2021 and 2028.

## Emerging trends

- Automated and digitised touchpoints to prevent the spread of COVID-19, based on the idea of contactless interactions from voice assistant technology, payment methods, and check-in and check-out functions
- Popularity of sustainable tourism among global travellers. Sustainable transportation options such as walking, biking, and hiking are being favoured by people
- Demand for personalisation has seen huge growth in recent years, and is likely to further augment











## STAKEHOLDER ENGAGEMENT

# Sharing growth value and shaping futures

Effective engagement and collaboration with stakeholders are critical to making sense of their expectations, minimising risks and discovering solutions for shared success. Our sustained progress will depend on our ability to identify and integrate emerging and existing stakeholder needs proactively.

Stakeholders	Concerns	Frequency of Engagement	Mode of Engagement and Communication
 <b>INVESTORS AND SHAREHOLDERS</b>	<ul style="list-style-type: none"> <li>→ Compliance to laws and regulatory requirements</li> <li>→ Return on investment/dividend</li> <li>→ Timely interest and debt repayment</li> <li>→ Socially/environmentally responsible investment</li> </ul>	<ul style="list-style-type: none"> <li>→ Company strategies</li> <li>→ Corporate governance</li> <li>→ Proactive/timely communication</li> <li>→ Anti-corruption and ethical behaviour</li> </ul>	<ul style="list-style-type: none"> <li>→ Quarterly, annual, need-based</li> <li>→ Annual General Meeting</li> <li>→ Annual Report</li> <li>→ Annual Business Responsibility Report</li> </ul>
 <b>EMPLOYEES</b>	<ul style="list-style-type: none"> <li>→ Respect and dignity</li> <li>→ Non-discrimination and fair treatment</li> <li>→ Talent management, learning and skill development</li> <li>→ Career planning and growth</li> </ul>	<ul style="list-style-type: none"> <li>→ Work-life balance</li> <li>→ Work environment</li> <li>→ Health and safety</li> <li>→ Grievance redressal</li> <li>→ Proactive communication</li> <li>→ Ethical behaviour/statutory compliance</li> </ul>	<ul style="list-style-type: none"> <li>→ Continuous, monthly, Half-yearly, need-based</li> <li>→ Appraisal</li> <li>→ Monthly newsletters</li> <li>→ HR online surveys</li> <li>→ Emails</li> <li>→ Town hall/open-house meetings</li> <li>→ Health, Safety and Environment (HSE) committee meetings</li> <li>→ Policy communication</li> <li>→ Portal/intranet</li> <li>→ Family get-togethers</li> </ul>
 <b>CUSTOMERS</b>	<ul style="list-style-type: none"> <li>→ Service quality</li> <li>→ Differentiation and product relevance</li> <li>→ Digitally enabled and positive experience</li> </ul>	<ul style="list-style-type: none"> <li>→ Safety and privacy</li> <li>→ Ethical business practices</li> <li>→ Environmental impact</li> </ul>	<ul style="list-style-type: none"> <li>→ Continuous, need-based</li> <li>→ Direct feedback from guests</li> <li>→ Loyalty programme</li> <li>→ Real-time social media engagement</li> <li>→ Market research</li> <li>→ Feedback through surveys</li> </ul>
 <b>GOVERNMENT AND REGULATORY AUTHORITIES</b>	<ul style="list-style-type: none"> <li>→ Compliance and taxes</li> <li>→ Timely responses to queries</li> </ul>	<ul style="list-style-type: none"> <li>→ Anti-corruption</li> <li>→ Disaster and relief management</li> </ul>	<ul style="list-style-type: none"> <li>→ Need-based</li> <li>→ Continued engagement and representation</li> <li>→ Quarterly and Annual compliance reports</li> <li>→ Representation through trade bodies</li> </ul>
 <b>PARTNERS</b>	<ul style="list-style-type: none"> <li>→ Fairness and transparency in contractual process</li> <li>→ Competence development of supply chain partners</li> <li>→ Security in the workplace</li> <li>→ Timely payment and honouring commitments</li> </ul>	<ul style="list-style-type: none"> <li>→ Long-term association</li> <li>→ Create a win-win situation</li> <li>→ Clarity in terms and conditions</li> <li>→ Operational and resource efficiencies</li> </ul>	<ul style="list-style-type: none"> <li>→ Continuous, need-based</li> <li>→ Supplier meets</li> <li>→ In-person meetings</li> <li>→ Operational review</li> </ul>
 <b>LOCAL COMMUNITIES AND NGOS</b>	<ul style="list-style-type: none"> <li>→ Positive, social and economic contribution</li> <li>→ Support for long-term</li> </ul>	<ul style="list-style-type: none"> <li>→ Climate change and other environmental issues</li> </ul>	<ul style="list-style-type: none"> <li>→ Continuous, need-based</li> <li>→ Community engagement and local community meetings</li> <li>→ Minimisation of environmental footprint</li> </ul>



Dare to dream  
of integrity at  
the core



## ESG approach

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- Corporate Social Responsibility **44**
- Governance **46**
- Risk Management **47**





## ENVIRONMENT

# Becoming an agent of green change

Our decisions consider environmental impact and prioritise the reduction of our negative footprint. We are making conscious choices in terms of design, infrastructure maintenance and operations to put up a more resilient front to existing and emerging ecological concerns such as climate change, air quality, the circular economy, water and land use, as well as biodiversity.

## Encouraging eco-friendly initiatives

The Oberoi Group is committed to incorporating environmental best practises and sustainable principles into its core business strategy through innovative building design in construction and restoration, as well as increased operational efficiency. The Group's strategy involves environmental commitment in both present property management and the design of new ventures.

Every Oberoi hotel has a green team comprising department heads, which creates and implements innovative energy conservation and environmental preservation programmes. The organisation provides monthly environmental awareness training to employees and their families.

## Afforestation

The Group's hotels assist authorities in afforestation drives. About 2,000 trees were planted in the past year. Every year on the birthday of the founder, employees at each hotel plant saplings and subsequently assume their care.

## Environmentally friendly products

For newspaper and laundry, the Group's hotels employ cloth instead of plastic bags. The plastic coverings for room tumblers were also removed. Recycled paper is used for business kits and greeting cards. Soaps are recycled and donated to good causes. All the cleaning and laundry detergents used at our premises are biodegradable. Guests are provided toiletries composed of natural plant extracts and Indian herbs.

## Land-use planning and management

Every Oberoi hotel includes a garden and horticulture component. At the hotels, natural fertilisers, treated waste, as well as bio-pesticides are used. The architectural design of the hotels incorporates all natural aspects in the landscape. It is no longer necessary to chop trees or fill rain-fed ponds.

## Management of water-resources

The hotels have innovative and efficient water resource management systems. Rainwater harvesting systems were installed in several hotels. Filtered and sanitised water is used for drinking.

Our hotels have a cutting-edge sewage treatment facilities (STPs) and the quality of the treated effluent from these plants meets or exceeds the Pollution Control Board's strict standards. The STP treated wastewater is used to irrigate the huge gardens and lawns using automatic sprinklers and drip irrigation. This water is also used to manufacture cooling tower make-up.

To enable water savings, many Oberoi hotels include infrared sensors on taps and urinals, as well as low water consumption cisterns. Water consumption is measured by area to identify high-use areas and implement additional conservation measures. To cut water use, modern machinery have been put in laundries and kitchens.

## Preservation of air quality

To reduce sulphur dioxide, nitrogen oxide, and particulate matter emissions, wet scrubbers were installed in the generator and boiler exhaust systems. Additionally, the hotels use halon-free fire extinguishers. Pollution control standards are followed when it comes to chimneystack heights.

For air cooling, the Group's hotels use HCFC (hydro chloro fluoro carbon) instead of CFC refrigerant gases. HCFCs have decreased risk of ozone depletion and global warming. Several of the Group's hotels have both vapour absorption and vapour compression chillers. Because the refrigerant in vapour absorption chillers is water, it does not deplete the ozone layer.

The Group seeks products and processes that are naturally clean, and views pollution control and environmental management spending as long-term investment in improved resource management. Indoor air quality in hotels is tested on a regular basis and kept at an optimal level.

**The hotels in the Group have innovative and efficient water resource management systems. Rainwater harvesting systems were installed in several hotels. Filtered and sanitised water is used for drinking.**



## Energy efficiency, conservation and management

The Oberoi Group's hotels are known for their energy efficiency and conservation, which begins at the design stage. The orientation of the building, maximum natural light, roof insulation, cavity walls on the exteriors of the building, and double glazing of external windows at the Oberoi and Trident Hotels exemplify the same. Heat recovery wheels, thermal storage, and heat pumps are used in the air-conditioning systems whenever possible, lowering energy consumption and peak load requirements. In winter, several hotels use solar heating systems to heat their swimming pools. The Group's most recently opened hotels are fitted with a computerised building management systems that allow the automated remote control of equipment, reducing idle time. Variable speed/frequency drives with control automation are also used to reduce energy usage and provide demand-based control of equipment.



The Oberoi Group implemented waste management programmes that save time, money, and resources. Diverse garbage types are segregated and appropriately disposed of.

### Renewable sources and carbon footprint

On available roof spaces, all Group hotels have as many solar photovoltaic systems as possible. Several group hotels only use renewable energy sources. The Oberoi Cecil, Shimla get all their electricity from nearby hydroelectric power plants. The Trident, Chennai rely entirely on wind energy. The Trident, Agra get up to 50% of their energy from freshly installed solar plants within the hotels. The Group continues to look for ways to decrease its carbon footprint by using renewable energy whenever possible and is working to increase its renewable power capacity as quickly as possible.

### Reuse and recycle

The Oberoi Group has implemented waste management programmes that save time, money, and resources. Diverse garbage types are segregated and appropriately disposed of. All hotels keep wet waste chilled to prevent spoiling and process it in organic waste converters. Dry waste such as metal, glass, paper, and plastic is separated for recycling by authorised organisations. Used cooking oil is recycled for use in biodiesel by authorised entities. Following screening and processing, all printed stationery is repurposed as note pads, photocopies, facsimile printouts, and posters for internal usage.





## PEOPLE

# Embedding a culture of inclusivity and development

We seek to establish a collaborative culture where shared ideas go a long way in making continuous improvements to our proposition. Our goal is to be an agent of holistic growth in our people's professional journeys and ensure a safe and motivating work environment where everyone is aligned to our strategic vision.

## Driving inclusion and diversity

Our efforts are focused on building an inclusive and productive work environment for every employee. Although we continue to make headway in becoming a more diverse organisation, long-term change requires sustained commitment. As a result, we will continue to raise awareness at all levels of the organisation and focus on behaviours and processes that

establish an environment in which everyone has the opportunity to not just dream but also to achieve their goals.

We consider diversity and inclusion at every stage of the hiring process, from job descriptions to interview panels and candidate selection procedures.

# 19%

PERCENTAGE OF  
FEMALE EMPLOYEES



## Learning and development

We are dedicated to training future leaders. We nurture the talent and competencies needed to drive performance today as well as in the future by cultivating a culture of continual development for our personnel. Online and offline (open air) trainings were held to keep the team motivated and updated on technical and behavioural concerns. We also organised monthly town halls with employees working remotely and limited on-site seating was conducted to recognise the team's efforts, while also educating them on current issues, wins, and future goals.

# 7.5

TRAINING PERSON-DAYS PER  
EXECUTIVE

## Employee engagement

Insights into our employees' requirements are driven by an open communication culture, which allows them to learn the skills they need to deliver on our strategic vision and flourish in their careers. During the pandemic, our effective communication programmes were important in providing employees with critical information on our SOPs, requirements, and expectations. Our executives played a critical role in this communication, routinely engaging with employees via videos, town hall meetings, and other online tools to assist them in navigating the changing environment.

## Employee safety and well-being

During the year, we organised two vaccination camps through which we ensured that all our employees, along with their family members, were vaccinated free of charge.

# 100%

EMPLOYEES VACCINATED  
DURING THE YEAR

## Platinum rating for all hotels by Bureau Veritas

### Gurukul programme

This is a workshop for the training department's managers, supervisors, and assistants. The workshop includes a train-the-trainer component. Despite pandemic-related safety measures, the guest contact module focuses on providing excellent service.

# 90.6%

NPS SCORE FOR STAFF FRIENDLINESS  
AND STAFF PROMPTNESS  
(COMPARED TO 92.2% IN FY21)







## CORPORATE SOCIAL RESPONSIBILITY

# Enabling holistic societal upliftment

At EIH Associated Hotels Limited, we believe in the potential of empowering individuals and communities to achieve sustainable social development. We have been active proponents and enablers of access to livelihood opportunities, affordable healthcare, and quality education that has the power to bring a meaningful difference to lives.



## Project Saksham

Project Saksham was launched by EIH and EIH Associated Hotels Limited (the Oberoi Group's flagship enterprises) as part of their Corporate Social Responsibility (CSR) efforts in November 2014. The project has been conducted in Delhi, Mumbai, Kolkata, Bengaluru, Chennai, Kochi, Jaipur, and Bhubaneswar in collaboration with SOS Children's Villages of India, as its efforts to provide marginalised children with quality education and healthcare are in line with The Oberoi Group's ideology

Through its two major programmes, Family Based Care and Family Strengthening, SOS India has been ensuring happy and healthy and a loving environment for every child. Project Saksham now complements its efforts by reaching out to SOS youngsters from across the country. The initiative provides a space for growth and expansion of horizons for developing minds, with a special emphasis on extracurricular activities to nurture creativity and imagination.

# 24,000

CHILDREN REACHED  
THROUGH DEVELOPMENT  
PROGRAMMES

## Help Age India

We are committed to the cause of helping people in need. Through our Information Education and Communication (IEC) initiative, we support primary healthcare services, basic diagnostics tests, and awareness on communicable and noncommunicable diseases, in addition to prevention. The initiatives principally support elderlies across select areas through Help Age India.





GOVERNANCE

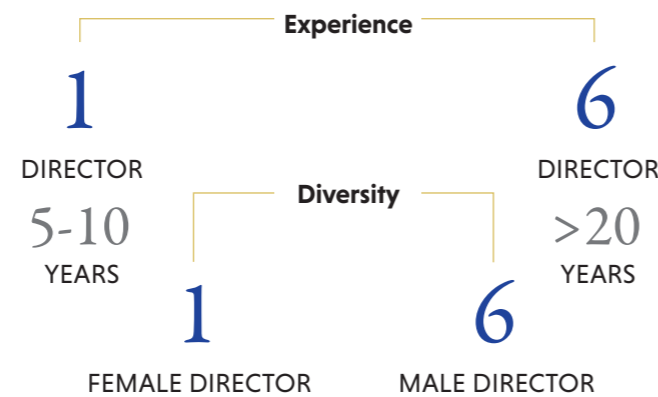
# Building an enterprise with principle

As an ethical company with unmatched legacy, fair and transparent governance is a cornerstone for us. Our robust corporate governance framework ensures effective engagement with all our stakeholders, including them in our progress and delivering long-term value under expert leadership.

## Responsibilities of the Board

Our Board is responsible for determining the strategic direction of the Company. It also provides ongoing oversight in crucial matters, functioning as an independent check and balance for the executive management team, which oversees our day-to-day operations.

### Board demographics



## Board of Directors

### Members

**Mr. Shib Sanker Mukherji**  
Chairman  
AC | SRC | NRC | CSRC | ARC

**Mr. Akshay Raheja**  
Director  
AC

**Mr. Sudipto Sarkar**  
Independent Director  
AC | SRC | NRC | CSRC

**Mr. Vikramjit Singh Oberoi**  
Managing Director  
SRC | RMC | CSRC | ARC

**Mr. Anil Kumar Nehru**  
Independent Director  
AC | NRC

**Mr. Surin Shailesh Kapadia**  
Independent Director  
AC | RMC

**Ms. Radhika Vijay Haribhakti**  
Independent Director  
AC | RMC

### Board Committees

Audit Committee	AC	●	●	Corporate Social Responsibility Committee	CSRC	●	●
Stakeholders' Relationship Committee	SRC	●	●	Risk Management Committee	RMC	●	●
Nomination and Remuneration Committee	NRC	●	●	Authorisation Committee	ARC	●	●

Chairperson ● Members ●

RISK MANAGEMENT

# Practicing pre-emptive risk mitigation

We understand that effectively managing risk is critical to the execution of our strategic objectives. We strike a balance between managing potential risks and seizing emerging opportunities to achieve excellence, both operationally and financially. To fulfil the Group's strategic aims, we are embedding a culture of proactive risk management by supporting acceptable and monitored risk-taking.

Our risk management policy encompasses the identification and evaluation of business risks. We have been following enterprise risk management (ERM) since 2006 with periodic reviews. ERM involves internal participation, objective setting, risk assessment, control activities, information

and communication, as well as monitoring. This framework seeks to create transparency, minimise adverse impact on business objectives and enhance our competitive advantage. Our risk management committee oversees the entire process.



To know more about the various risk and mitigating factors, please refer MDA on page 59



## AWARDS

# Validating our excellence

Oberoi Hotels & Resorts received the Editor's Choice Award for the best safety and hygiene protocols in the industry and must experience in 2021 by Travel + Leisure, India's Best Awards.



## Top 25 Luxury Hotels in India

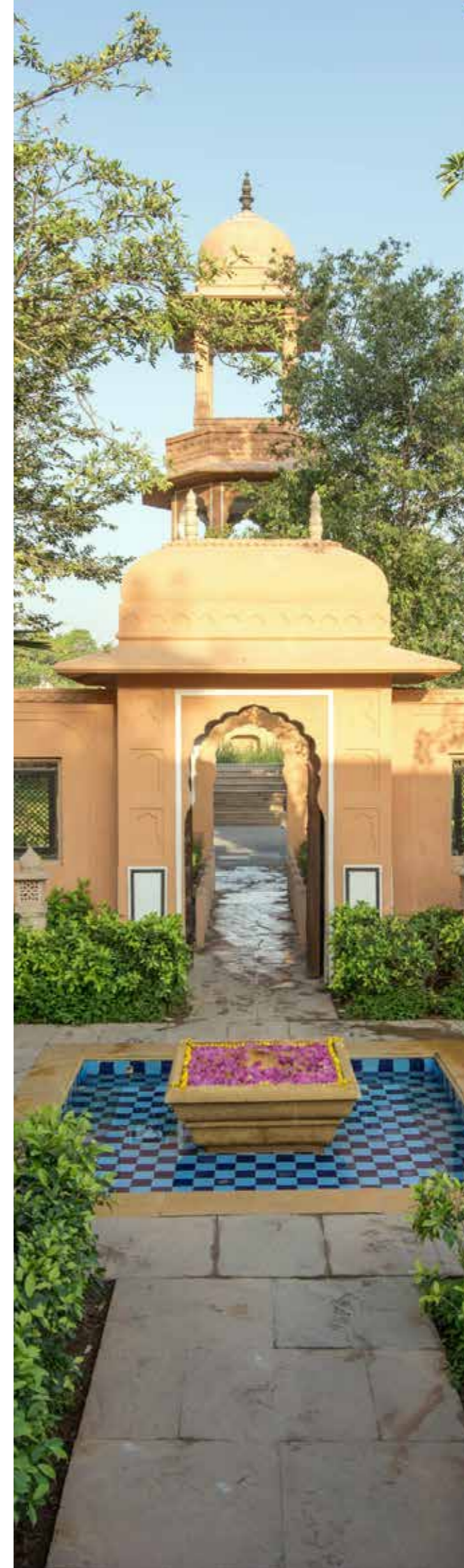
# 2022

TRIPADVISOR TRAVELLERS'  
CHOICE AWARDS

THE OBEROI CECIL, SHIMLA

TRIPADVISOR TRAVELLERS'  
CHOICE AWARDS

THE OBEROI RAJVILĀS, JAIPUR



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# Directors' Report

The Board presents the Thirty-ninth Annual Report together with the Audited Financial Statement and the Auditor's Report for the Financial Year ended on March 31, 2022.

## FINANCIAL HIGHLIGHTS

The financial highlights are set out below:

Particulars	INR in Million	
	2021-22	2020-21
Total Revenue	1,977.73	1,044.50
Earnings Before Interest, Depreciation, Taxes and Amortisations (EBIDTA)	348.54	(157.26)
Interest and Finance Charges	3.38	5.30
Depreciation and Amortisation Expenses	156.94	169.63
Exceptional Item –Profit/(Loss)	(4.32)	(39.27)
Profit/(Loss) before Tax	183.90	(371.46)
Tax including Deferred Tax	55.08	(104.04)
Profit/(Loss) after Tax	128.82	(267.42)
Other Comprehensive Income/(Loss), net of tax	7.13	3.28
Total Comprehensive Income/(Loss)	135.95	(264.14)
Balance brought forward	1,071.83	1,335.97
Dividend on Equity Shares	-	-
Dividend Distribution Tax	-	-
Impact on adoption of Ind AS 116	-	-
Balance carried forward in Retained Earnings	1,207.78	1,071.83

## DIRECTORS' RESPONSIBILITY STATEMENT

In accordance with the provisions of the Section 134(5) of the Companies Act, 2013 ("the Act") and based upon representations from the Management, the Board states that:

- in preparing the Annual Accounts, applicable accounting standards have been followed and there are no material departures;
- the Directors have selected accounting policies, applied them consistently and made judgments and estimates that are reasonable and prudent to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit of the Company for the year;
- the Directors have taken proper and sufficient care in maintaining adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- the Directors have prepared the Annual Accounts of the Company on a "going concern" basis;
- the Directors have laid down internal financial controls to be followed by the Company and such internal financial controls are adequate and are operating effectively; and

- the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

## PERFORMANCE

The annexed Management Discussion and Analysis forms part of this report and covers, amongst other matters, the performance of the Company during the FY22 as well as the future outlook.

## BUSINESS RESPONSIBILITY REPORT

In accordance with the Regulation 34(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), the Business Responsibility Report describing the initiatives taken by the Company from the environmental, social and governance perspective is attached and forms part of this Report.

## CORPORATE GOVERNANCE REPORT

In accordance with the Regulation 34(3) read with Schedule V(C) of the Listing Regulations, the report on Corporate Governance along with the certificate from Practicing Company Secretary is attached and forms part of this Report.





## Dividend

The company is still recovering from the repeated waves of Covid -19 and there is uncertainty about the future course of the pandemic. The Board of Directors decided not to recommend dividend to the shareholders for the FY22.

## Board Meetings

During the year, five Board Meetings were held i.e. on May 04, 2021, July 27, 2021, October 28, 2021, January 28, 2022 and March 14, 2022.

## DIRECTORS AND KEY MANAGERIAL PERSONNEL

At the first meeting of the Board of Directors for the FY23 held on May 02, 2022, as required under sub section (7) of Section 149 of the Act read with the Regulation 25(8) of the Listing Regulations, the Independent Directors have confirmed that they meet the criteria of independence required under sub-section (6) of Section 149 of the Act and clause (b) of sub-regulation (1) of Regulation 16 of the Listing Regulations. The Board, after undertaking due assessment of the veracity of the declarations submitted by the Independent Directors under sub section (6) of Section 149 of the Act read with sub-regulation (9) of Regulation 25 of the Listing Regulations, was of the opinion that the Independent Directors meet the criteria of independence.

Mr. Lakshinarayan Ganesh (DIN: 00012583), Independent Director, resigned from the Board of Directors of the Company w.e.f. March 07, 2022. The Directors express its deep appreciation and gratitude for the contribution made and guidance provided by Mr. Ganesh during his tenure as member of the Board of Directors.

Mr. Shib Sanker Mukherji retires by rotation at the forthcoming Annual General Meeting and being eligible, offers himself for re-appointment. The Directors recommend re-appointment of Mr. Shib Sanker Mukherji as a Director on the Board.

Ms. Indrani Ray (ACS:16826) resigned from the position of the Company Secretary of the Company w.e.f. November 18, 2021, Mr. Tejasvi Dixit (FCS:7168) was appointed as Company Secretary w.e.f. November 19, 2021.

Mr. Prithviraj Singh Oberoi has relinquished his position of Chairman and Director of the Company w.e.f. May 02, 2022 due to his deteriorating health. The Board of Directors at its meeting held on that day has accepted the resignation. The Directors express their deep appreciation and gratitude for the immense contribution made and guidance provided by Mr. Prithviraj Singh Oberoi during his tenure as member of the Board of Directors.

The Board of Directors at its meeting held on May 02, 2022 has appointed Mr. Shib Sanker Mukherji as the Chairman of the Company w.e.f. May 02, 2022.

## CORPORATE SOCIAL RESPONSIBILITY

The Company's Corporate Social Responsibility (CSR) Policy formulated in accordance with Section 135 of the Act read with the Companies (Corporate Social Responsibility Policy) Rules, 2014 and the Companies (Corporate Social

Responsibility Policy) Amendment Rules, 2021 can be accessed on the Company website at the following link [https://www.eihassociatedhotels.in/investor\\_relations/policy\\_and\\_code\\_of\\_conduct.asp](https://www.eihassociatedhotels.in/investor_relations/policy_and_code_of_conduct.asp)

The Report on Corporate Social Responsibility activities for the FY22 is attached in the prescribed format and forms part of this report.

## AUDIT COMMITTEE

The composition of the Audit Committee is as under:

- |                                    |  |
|------------------------------------|--|
| • Mr. Surin Kapadia<br>Chairperson | – Independent Director                   |
| • Ms. Radhika Haribhakti           | – Independent Director                   |
| • Mr. Anil Nehru                   | – Independent Director                   |
| • Mr. Sudipto Sarkar               | – Independent Director                   |
| • Mr. Lakshminarayan Ganesh        | – Independent Director*                  |
| • Mr. Akshay Raheja                | – Non-Independent Non-executive Director |
| • Mr. Shib Sanker Mukherji         | – Non-Independent Non-executive Chairman |

\*ceased to be member w.e.f March 07, 2022

For other details relating to the Audit Committee, please refer page no. 72 to 73

## COMPANY'S POLICY ON DIRECTORS APPOINTMENT AND REMUNERATION AND SENIOR MANAGEMENT PERSONNEL APPOINTMENT AND REMUNERATION

The Company's Directors Appointment and Remuneration Policy (Revised) 2019 ("Directors Appointment Policy") and Senior Management Appointment and Remuneration Policy ("Senior Management Policy") formulated in accordance with Section 178 of the Act read with the Regulation 19(4) of the Listing Regulations can be accessed on the Company website at the following link [https://www.eihassociatedhotels.in/investor\\_relations/policy\\_and\\_code\\_of\\_conduct.asp](https://www.eihassociatedhotels.in/investor_relations/policy_and_code_of_conduct.asp)

The salient features of the Directors Appointment Policy are as under:

- The Policy aims to engage Directors (including non-executive and independent non-executive directors) who are highly skilled, competent and experienced persons within one or more fields of business, finance, accounting, law, management, sales, marketing, administration, corporate governance, technical operations or other disciplines related to the business of the Company. The Directors shall be able to positively carry out their supervisory role in the management and the general affairs of the Company;
- assessing the individual against a range of criteria including but not limited to industry experience, background, and other qualities required to operate successfully in the position with due regard to the benefits of diversity of the Board;
- the extent to which the individual is likely to contribute to the overall effectiveness on the Board and work constructively with other Directors;



# Directors' Report (Contd.)

- the skills and experience the individual brings to the role and how these will enhance the skill sets and experience of the Board as a whole;
- the nature of positions held by the individual including directorships or other relationships and the impact they may have on the Directors ability to exercise independent judgment;
- the time commitment required from a Director to actively discharge his or her duties to the Company.

The salient features of the "Senior Management Policy" are as under:

- The objective of this Policy is to provide a framework and set standards for the appointment, remuneration and termination of Key Managerial Personnel (KMP), Senior Managerial Personnel and the Core Management Team (within the Senior Management Personnel) who have the capacity and responsibility to lead the Company towards achieving its long term objectives, development and growth;
- Appointment & Remuneration of Key Managerial Personnel, Senior Managerial Personnel and Core Management Team are aligned with the interests of the Company and its Shareholders within an appropriate governance framework;
- Remuneration is structured to align with the Company's interests, taking into account the Company's strategies and risks;
- Remuneration is linked to individual and Company performance, which, in turn, impacts the quantum of variable pay;
- Remuneration is designed to be competitive within the hospitality industry or other industries in general for applicable roles;
- Executives performing similar complexity of jobs are paid similar compensation.

The remuneration paid to Senior Management Personnel is categorised under the following major heads:

**Fixed Salary:** This includes basic salary, other allowances, perquisites and retirement benefits;

**Variable Salary:** This includes variable pay linked to Company and Individual performance.

## ENERGY CONSERVATION MEASURES

Focussed Energy Conservation efforts were maintained throughout the year. Several energy saving equipment were installed progressively throughout the year. These include LED lamps, variable frequency drives for ventilation units, energy efficient water pumps, waste heat recovery system for steam, water saving aerators. Inhouse Solar Power Plants

of optimum capacity were installed at Trident Udaipur and Trident Agra.

Furthermore, conservation measures in form of tight operational control of Kitchen and Laundry equipment were exercised. Major plant and machinery like elevators, chillers, boilers, ventilation equipment, etc. were operated with adaptive control in relation to occupancy and ambient weather conditions. Guest floors were taken out of service during the period of low occupancies. An operation & maintenance strategy was implemented to ensure periodic maintenance of plant and machinery was carried out. This ensured that all equipment were kept in the most efficient state by performing all necessary routine maintenance.

Some of the actions planned for next year are replacement of remaining conventional lamps with energy efficient LED lamps, installation of demand based ventilation system, installation of energy efficient valves in AHU & TFA, installation waste heat recovery system, installation of variable frequency drives for ventilation units. Additionally, operational measures include overhauling of pumps, initiatives by energy conservation committees comprising of cross functional groups, close monitoring & performance evaluation of plant and machinery by conducting regular self-audits and up gradation of plant room equipment.

With various energy conservation measures taken in FY22, we were able to reduce our total absolute energy consumption by about 7.3 million kWh in comparison to FY20. These energy savings have resulted in reduction of our carbon dioxide emissions by about 4,900 metric tonnes in comparison to FY20.

## FOREIGN EXCHANGE EARNINGS & OUTGO

During the FY22, the foreign exchange earnings of the Company amounted to INR 111.26 million as against INR 47.89 million in the previous year. The expenditure in foreign exchange during the FY22 was INR 26.42 million compared to INR 34.25 million in the previous year.

## AUDITOR AND AUDITOR'S REPORT

At the 34<sup>th</sup> Annual General Meeting of the Company held in year 2017, the shareholders had approved the appointment of M/s Deloitte Haskins & Sells LLP, Chartered Accountants (FRN 117366W/W-100018) ("Deloitte") as the Statutory Auditors of the Company to hold office for 5 (five) consecutive years from the conclusion of the 34<sup>th</sup> Annual general meeting till the conclusion of the 39<sup>th</sup> Annual General Meeting.

In accordance with Section 139 of the Act, the Board at its meeting held on May 02, 2022, have unanimously recommended to the Shareholders the reappointment of Deloitte as the Statutory Auditors of the Company to hold office for another term of 5 (five) consecutive years from the conclusion of the 39<sup>th</sup> Annual General Meeting scheduled in





2022 till the conclusion of the 44<sup>th</sup> Annual General Meeting to be held in the year 2027.

Deloitte have given a written consent to the Company for re-appointment as Statutory Auditors. They have also given a certificate that they satisfy the criteria prescribed in Section 141 of the Act and the appointment, if made, shall be in accordance with the conditions laid down under the Act and Rules.

The Report of Auditors does not contain any qualification, reservation or adverse remarks.

### SECRETARIAL AUDITORS

In accordance with the provisions of Section 204 of the Act, M/s. JUS & Associates were appointed as the Secretarial Auditors of the Company for the Financial Year ended on March 31, 2022. The Secretarial Audit Report for the FY22 submitted by the Secretarial Auditors does not contain any qualification, reservation or adverse remarks. The Secretarial Audit Report is annexed and forms part of the Annual Report. The certificate from the Practicing Company Secretary pursuant to Regulation 34(3) and Schedule V Para C clause (10) (i) of the listing regulations with respect to non-disqualification of Directors of the Company is also annexed and forms part of this report.

### SECRETARIAL STANDARDS

During the year, the Company has complied with the applicable Secretarial Standards.

### RELATED PARTY TRANSACTIONS

The contracts, arrangements and transactions entered into by the Company during the Financial Year with related parties were in the ordinary course of business and were on arm's length basis. During the year, the Company has not entered into any contract, arrangement or transaction with Related Parties which could be considered material in accordance with the Related Party Transaction Policy of the Company.

The Policy on Related Party Transactions approved by the Board can be accessed on the Company website at the following link [https://www.eihassociatedhotels.in/investor\\_relations/policy\\_and\\_code\\_of\\_conduct.asp](https://www.eihassociatedhotels.in/investor_relations/policy_and_code_of_conduct.asp)

The details of Related Party Transactions are set out in Note no 39 to the Financial Statement.

### EXTRACT OF ANNUAL RETURN

In accordance with Section 92(3) of the Companies Act, 2013 read with rules made thereunder, the Annual Return of the Company in Form MGT-7 has been placed on the website of the company, <https://www.eihassociatedhotels.in>

### LOANS, GUARANTEES OR INVESTMENTS

During the FY 21-22, the Company has not given any loan or made any investment or provided any guarantee in terms of Section 185 of the Companies Act, 2013.

### DEPOSITS

During the year, the Company did not accept any deposits from the public.

### VIGIL MECHANISM/ WHISTLEBLOWER POLICY

In accordance with Section 177(9) of the Act and rules framed thereunder read with Regulation 22 of the Listing Regulations, the Company has a Whistle Blower Policy in place for its Directors and Employees to report concerns about unethical behaviour, actual or suspected fraud or violation of the Company's Code of Conduct, "The Oberoi Dharma". The Policy provides for protected disclosures for the Whistle-blower. Disclosures can be made through e-mail or letter to the Whistle Officer or to the Chairperson of the Audit Committee. The Whistle blower Policy can be accessed on the Company website at the link [https://www.eihassociatedhotels.in/investor\\_relations/policy\\_and\\_code\\_of\\_conduct.asp](https://www.eihassociatedhotels.in/investor_relations/policy_and_code_of_conduct.asp)

### PREVENTION OF SEXUAL HARASSMENT AT WORKPLACE

The Company has a policy for prevention of sexual harassment of women employees at the workplace. In accordance with the Sexual Harassment of Women at the Workplace (Prevention, Prohibition and Redressal) Act, 2013 ("POSH Act") and rules made thereunder, the Company has constituted an Internal Complaint Committee (ICC) in all its hotels.

During the FY22, the ICC has received two complaints. After investigation the accused terminated from the job immediately. The Company has filed necessary returns as required to be filed under the POSH Act.

### SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

The Company has no subsidiaries, associates or joint ventures.

### DIRECTORS/KEY MANAGERIAL PERSONNEL ("KMP") REMUNERATION

All the Directors of the Company are Non-executive Directors, except Mr. Vikramjit Singh Oberoi, who is the Managing Director. Mr. Vikramjit Singh Oberoi does not draw any remuneration from the Company:

- a) The percentage increase in remuneration of each director, CFO, CEO, CS or Manager, if any, in the Financial Year:

Sl. No	Name	Total Remuneration 2021-22 (INR in Million)	Total Remuneration 2020-21(INR in Million)	Percentage Increase/ (Decrease)
1	Chief Financial Officer	7.37	6.82	8.06%
2	Company Secretary*	2.86	3.95	-
3	Company Secretary**	0.87	-	-

\* Ms. Indrani Ray was Company Secretary till November 18, 2021

\*\* Mr. Tejasvi Dixit appointed as Company Secretary w.e.f November 19, 2021



# Directors' Report (Contd.)

- b) the percentage increase in the median remuneration of the employees in the Financial Year is 12.28%;
- c) the number of permanent employees on the rolls of the Company at the end of the Financial Year are 451;
- d) the average percentile increase in remuneration of the employees in the FY22 was 5.3;

It is hereby affirmed that the remuneration of Directors and Key Managerial Personnel are as per the Remuneration Policy of the Company.

## INTERNAL FINANCIAL CONTROL SYSTEMS AND RISK MANAGEMENT SYSTEMS

Compliance of Internal Financial Controls and Risk Management Systems are given in the Management Discussion & Analysis report.

## BOARD EVALUATION

In accordance with the provisions of the Act and Regulation 17(10) of the Listing Regulations, a Board Evaluation Policy for evaluation of the Chairperson, individual Directors, Committees and the Board. A structured questionnaire by an independent external agency covering various aspects of the Board's functioning, Board culture, performance of specific duties by Directors and contribution to the Board proceedings was circulated to members of the Board for the FY22. Board as a whole, the Committees, the Chairperson and individual Directors were also separately evaluated in the Meeting of the Independent Directors and at the Meeting of the Board of Directors.

The process of review of Non-Independent Directors, the Board as a whole and also its Committees were undertaken in a separate meeting of Independent Directors held on March 14, 2022, without the attendance of Non-Independent Directors and members of the Management. At the Meeting, the performance of the Chairman of the Company was reviewed taking into account the views of the Executive Director, Non-Executive Directors and Independent Directors. The Meeting also assessed the quality, quantity and timeliness of information required for the Board to perform its duties properly. The Independent Directors also discussed the effect and handling of COVID-19, Board processes, feedback given through Board evaluation, future growth and strategy of the Company and development of future management of the Company.

The entire Board, excluding the Director being evaluated, evaluated the performance of each Independent Director.

The Directors have expressed their satisfaction with the evaluation process conducted by the independent external agency.

Based on the findings from the evaluation process, the Board will continue to review its procedures, processes and effectiveness of Board's functioning, individual Director's effectiveness and contribution to the Board's functioning in the FY22 as well with a view to practice the highest standards of Corporate Governance.

## COST RECORDS

The Company is not required to maintain cost records in accordance with Section 148 of the Act read with Rule 3 of the Companies (Cost Records and Audit) Rules, 2014 as the services of the Company are not covered under these rules.

## SIGNIFICANT AND MATERIAL ORDERS, IF ANY

During the Financial Year, there were no significant and material orders passed by the Regulators or Courts or Tribunals impacting the going concern status and the Company's operation in future.

## PARTICULARS OF EMPLOYEES

The information required under Section 197 of the Companies Act, 2013 read with sub-rule(2) of Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 is annexed and form part of this Report.

## CAUTIONARY STATEMENT

Risks, uncertainties or future actions could differ materially from those expressed in the Directors' Report and the Management Discussion and Analysis. These statements are relevant on the date of this report. We have no obligation to update or revise these statements, whether as a result of new information, future developments or otherwise. Therefore, undue reliance should not be placed on these statements.

## ACKNOWLEDGEMENT

The Board takes this opportunity to thank all employees for their commitment, dedication and co-operation.

For and on behalf of the Board of Directors

New Delhi	<b>Vikramjit Singh Oberoi</b>	<b>Surin Kapadia</b>
May 02, 2022	Managing Director	Chairperson, Audit Committee



## EIH ASSOCIATED HOTELS LIMITED

Details of Remuneration of Managerial Personnel pursuant to Rule 5(2) of Companies' Appointment and Managerial Personnel Rules, 2014  
Forming part of the Directors' Report for the Year ended 31<sup>st</sup> March, 2022  
List of top ten employees of the Company in terms of remuneration

Sl. No.	Name of the Employee	Age (Yrs)	Designation/Nature of Duties	Gross Remuneration INR	Qualification(s)	Experience in Years	Date of Commencement of Employment	Particulars of previous employment
1	Mahajan Ankush	46	General Manager	9,515,148	Hotel Management from OCLD	25	Sep-17	DLF Limited
2	Das Samidh	56	Chief Financial Officer	7,373,234	B.Com (Hons.), FCA	32	Sep-97	CESC Limited
3	Veliyath Jishnu	48	General Manager	7,121,860	HKT OCLD	25	Sep-18	Antara Senior Living
4	Kumra Gaurav Kumar	46	General Manager	6,316,048	Diploma in Hotel Management from Institute of Hotel Management, B.A.	22	Jan-05	Taj Residency, Aurangabad
5	Jayadevan Prakash	43	General Manager	5,771,161	Diploma in Hotel Management from Institute of Hotel Management	24	Feb-19	Fairfield by Marriott, Kathmandu
6	Sharma Abhishek	42	General Manager	4,960,589	Hotel Management from OCLD	18	Nov-16	The Leela, Goa
7	Jaisinghani Adin	40	General Manager	4,715,545	Hotel Management from OCLD	15	Jun-18	Constance Moofushi Resort, Maldives
8	Singh Amardeep	42	General Manager	3,797,503	Hotel Management from OCLD	15	Jul-05	First Employment
9	Patil Jaydeep	41	Executive Chef	3,790,459	Kitchen Management Training from OCLD	17	Jul-16	The Leela Palace, New Delhi
10	Virmani Vishal	39	General Manager	2,983,094	Diploma in Hotel Management from Institute of Hotel Management	18	Jun-04	First Employment

### Notes

- 1 No employee listed above is related to any Director of the Company.
- 2 No employee listed above holds by himself / herself or along with his / her spouse and dependent children 2% or more of the Equity Shares of the Company

New Delhi  
May 02, 2022

**Surin Kapadia**  
Chairman - Audit Committee

**Vikramjit Singh Oberoi**  
Managing Director

For and on behalf of the Board





## ANNEXURES TO THE DIRECTORS' REPORT

## ANNUAL REPORT ON CSR ACTIVITIES

**1. A brief outline of the Company's CSR Policy, including overview of projects or programs to be undertaken and a reference to the web-link to the CSR Policy and projects and programs**

The Board of Directors, on the recommendation of the CSR Committee, had formulated a Corporate Social Responsibility Policy ("CSR"). As per the Policy Statement, the Company's CSR policy will focus on addressing the critical social, economic and educational needs of the marginalized under-privileged children of the society and "caring for the elderly and addressing their health issues". The Policy will also focus on cleanliness drive under the Swachh Bharat Abhiyan within 500 metres of each Hotel of the Company and contribution to Prime Minister's National Relief Fund or Prime Minister's Citizen Assistance and Relief in Emergency Situations Fund (PM CARES Fund) or any other fund set up by the Central Government for socio economic development and relief and welfare of the schedule caste, tribes, other backward classes, minorities and women.

**2. Composition of CSR Committee**

Sl. No	Name of Director	Designation/Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1	Mr. Shib Sanker Mukherji Chairman- CSR Committee	Chairman/ Non-executive Non-Independent Director	2	2
2	Mr. Vikramjit Singh Oberoi	Managing Director/Executive Director	2	2
3	Mr. Sudipto Sarkar	Independent Director	2	2

**3. Provide the web-link where the composition of the CSR Committee, CSR Policy and CSR Projects approved by the Board are disclosed on the website of the Company:**

The composition of the CSR Committee, the updated CSR Policy and CSR Projects approved by the Board are disclosed on the Company website at the weblink [https://www.eihassociatedhotels.in/investor\\_relations/policy\\_and\\_code\\_of\\_conduct.asp](https://www.eihassociatedhotels.in/investor_relations/policy_and_code_of_conduct.asp)

**4. Provide the details of Impact assessment of CSR project carried out in pursuance of sub-rule(3) of rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014, if applicable (attach the report):**

Not applicable as CSR spent is less than INR 10 crore.

**5. Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social Responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any:**

Sl. No	Financial Year	Amount available for set-off from preceding financial years (in INR)	Amount required to be set-off for the financial year, if any (in INR)
		Not applicable	

**6. Average Net Profit of the company as per Section 135(5): INR 22,30,02,822****7. (a) Two percent of average net profit of the company as per Section 135(5): INR 44,60,056**

(b) Surplus arising out of CSR projects or programmes or activities of the previous financial years: **Nil**

(c) Amount required to be set off for the financial year, if any: **Nil**

(d) Total CSR obligation for the financial year (7a + 7b- 7c): INR **44,60,056**





8. (a) CSR amount spent or unspent for the Financial Year:

Total Amount Spent for the Financial Year (in INR)	Amount Unspent (in INR)				
	Total Amount transferred to Unspent CSR Account as per Section 135(6)		Amount transferred to any fund specified under Schedule VII as per second proviso to Section 135(5)		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
INR 44,60,056	N/A	N/A	N/A	N/A	N/A

(b) Details of CSR amount spent against ongoing projects for the Financial Year:

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	
Sl. No.	Name of the Project	Item from the list of activities in Schedule VII to the Act	Local area (Yes/No)	Location of the project State District		Project duration	Amount allocated for the project (in INR)	Amount spent in the current financial Year (in INR)	Amount transferred to Unspent CSR Account for the project as per Section 135(6) (in INR)	Mode of Implementation - Direct (Yes/No)	Mode of Implementation - Through Implementing Agency CSR Name Registration number
Not Applicable											
<b>Total</b>											

(c) Details of CSR amount spent against other than ongoing projects for the financial year:

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
Sl. No.	Name of the Project	Item from the list of activities in Schedule VII to the Act	Local area (Yes/No)	Location of the project State District		Amount spent for the project (in INR)	Mode of Implementation - Direct (Yes/No)	Mode of Implementation - Through Implementing Agency Name CSR Registration number
1	Supporting Family Homes and higher educations	Item no (i) of Schedule VII: Promoting social, economic and educational needs of the marginalised under-privileged children of the society	Yes	Tamil Nadu	Chennai, Rajasthan Jaipur, Kerala Cochin, Odisha Bhubaneswar	44,60,056	No	SOS Childrens' Villages of India CSR 00000692
<b>Total</b>						<b>44,60,056</b>		

(d) Amount spent in Administrative Overheads: **NIL**

(e) Amount spent on Impact Assessment, if applicable: **Not applicable.**

(f) Total amount spent for the Financial Year (8b+8c+8d+8e): **NIL**

(g) Excess amount for set-off, if any: **NIL**

Sl. No.	Particulars	Amount (in INR)
(i)	Two percent of average net profit of the company as per section 135(5)	INR 44,60,056
(ii)	Total amount spent for the financial year	INR 44,60,056
(iii)	Excess amount spent for the financial year [(ii)-(i)]	NIL
(iv)	Surplus arising out of CSR projector programs or activities of the previous financial years, if any	NIL
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	NIL



## Annexure – I (Contd.)

### 9. (a) Details of unspent CSR amount for the preceding three financial years:

Sl. No.	Preceding Financial Year	Amount transferred to Unspent CSR Account under section 135 (6) (in INR)	Amount spent in the reporting Financial Year (in INR)	Amount transferred to any fund specified under Schedule VII as per section 135(6), if any			Amount remaining to be spent in succeeding financial years (in INR)
				Name of the Fund	Amount (in INR)	Date of transfer	
1	2020-21	Nil		PM CARES FUND	8,998	27.04.2021	Nil
2							
3							
<b>Total</b>							

### (b) Details of CSR amount spent in the financial year for ongoing project of the preceding financial year(s):

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Sl. No.	Project ID	Name of the Project	Financial Year in which the project was commenced	Project duration	Total amount allocated for the project (in INR)	Amount spent on the project in the reporting Financial Year (in INR)	Cumulative amount spent at the end of reporting Financial Year (in INR)	Status of the project - Completed / Ongoing
1				NIL				
2								
3								
<b>Total</b>								

### 10. IN CASE OF CREATION OR ACQUISITION OF CAPITAL ASSET, FURNISH THE DETAILS RELATING TO THE ASSET SO CREATED OR ACQUIRED THROUGH CSR SPENT IN THE FINANCIAL YEAR: (ASSET-WISE DETAILS)

- Date of creation or acquisition of the capital asset(s): **N.A.**
- Amount of CSR spent for creation or acquisition of capital asset: **N.A.**
- Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc.: **N.A.**
- Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset): **N.A.**

### 11. SPECIFY THE REASON(S), IF THE COMPANY HAS FAILED TO SPEND TWO PER CENT OF THE AVERAGE NET PROFIT AS PER SECTION 135(5):

The Company has fully spent the two percent of the average net profit as per Section 135(5) in FY22.

For and on behalf of the Board of Directors

May 02, 2022  
New Delhi

**Vikramjit Singh Oberoi**  
Managing Director

**Shib Sanker Mukherji**  
Chairman CSR Committee





# Management Discussion and Analysis

## 1. ECONOMIC OVERVIEW

### 1.1. Global economy

According to the IMF, the world economy recovered strongly in 2021, rising 6.1% from 2020 driven by vaccination drives and opening up of economies. After a strong start to the year, the momentum weakened in the second quarter due to increasing infections from the second wave in emerging and developing markets and supply disruptions. Continued fiscal support in advanced economies and accommodative monetary stance created positive environment for pick up in private investments and consumption. The global trade for goods and services slowly gained momentum as the year progressed and exceeded pre-pandemic levels. However, the inability of supply to keep pace with demand led to shortages of key inputs, leading to an inflationary environment. The world economy weakened towards the end of the year on rising inflation and resurgence of COVID cases in developed economies. The Russia-Ukraine crisis has further aggravated inflationary pressure across the globe.

#### 1.1.1. Outlook

Region	Year over Year		
	Projections		
	2020	2021	2022 (F)
World GDP	-3.1	6.1	3.6
Advanced Economies GDP	-4.5	5.2	3.3
Emerging Market and Developing Economies GDP	-2	6.8	3.8

The IMF projects the world economy to grow by 3.6% in 2022, much lower than the 4.9% it was projecting in October 2021, with growth lower than expected across all regions. The downgrade in estimates is primarily due to rising inflation, which reached multi-decade highs in early 2022 as a consequence of the war between Russia and Ukraine. Rising food and fuel prices are impacting low-income countries more severely. Tightened monetary policy has led to increases in interest rates and asset price volatility since the start of 2022. Inflationary pressure will demand aggressive policy responses going forward. Globally, central banks are expected to raise interest rates further and fiscal support is set to generally decline in 2022. China's economy could slow more than currently projected due to their strict zero-COVID policy, which will have cascading effect across the globe and setback the recovery, particularly in emerging market and developing economies. While the COVID-19 pandemic is not acute, new variants can cause disruptions to regional and global economies.

### 1.2. Indian economy

According to the National Statistical Office's Second Advanced Estimates, India's real GDP grew by 8.9% in FY2022 as compared to a degrowth of 7.3% in FY2021. The economic recovery was derailed by the pandemic's second wave in early FY2022, which overwhelmed the nation's hospital infrastructure. The Government's swift response along with localised lockdowns and accelerated vaccinations led to sharp V-shaped recovery. Many factors were the driving force in propelling growth in FY2022, including increase in exports, capital expenditure in infrastructure and continuous rise in industrial activity along with favourable fiscal and monetary policies. Vaccination drives were highly successful, leading to higher consumer confidence. However, recovery was not broad-based as private sector investment and contact-intensive services have still not come back to their levels prior to the COVID impact.

#### 1.2.1. Outlook

According to the IMF, India's projected economic growth for FY2023 is 8.2%. This growth will be driven by higher capital expenditure, infrastructure development through the new institutional framework, a boost to the manufacturing sector and buoyant exports.

Region	FY2021	FY2022	FY2023
India GDP growth rate (%)	-7.3	8.9	8.2

The growth estimates have seen downward revisions due to the ongoing conflict in Ukraine, which will cause inflation to be higher than previously expected. Consequently, growth will be influenced by global headwinds such as elevated commodity prices, global logistics, supply side bottlenecks and rising prices of industrial raw materials. For the first half of the next fiscal year, inflation is projected to be at 5 per cent.

The RBI has embarked on a normalisation of eased monetary policy undertaken since March 2020 to mitigate the distress due to the pandemic. RBI has increased the policy repo rate by 40bps and more such hikes are expected in the current financial year as the RBI will continue with policy normalisation amid elevated inflation. Rates on long term bonds are at elevated levels driven by higher yields on US bonds and higher domestic inflation.

The year 2021 yielded significant returns for stock market investors as improved profitability of companies, increased participation by retail investors, and a series of initial public offerings drove this stock market rally. However, global factors like the US Federal Reserve's announcement and interest rate hikes along with the



# Management Discussion and Analysis (Contd.)

risk from the Russia-Ukraine war are likely to cause volatility in markets. Foreign investors' exposure to Indian assets and US dollar movement will also impact the market's direction in the coming months.

## 2. OVERVIEW OF THE TRAVEL AND HOSPITALITY INDUSTRY

### 2.1. Global scenario

According to the World Travel & Tourism Council (WTTC), the global Travel & Tourism sector is expected to contribute \$8.35 trillion in 2022 and \$9.6 trillion in 2023 to the global economy, a return to its pre-pandemic level. In 2019, tourism accounted for a tenth of global GDP and jobs. In 2020, the pandemic led to a 49% or \$4.5 trillion decline in travel and tourism due to lockdowns and mobility restrictions, leaving 62 million people jobless.

As the pandemic is no longer acute, the global travel and tourism market is expected to recover and reach pre-pandemic levels in 2023. As per the WTTC, the continuation of the ongoing vaccine and booster rollout, and easing of restrictions to international travel, could result in 58 million new jobs in 2022, to reach more than 330 million jobs, almost at pre-pandemic levels.

In Asia-Pacific region, the hospitality industry will likely be \$3.4 trillion in 2023, above the \$3.3 trillion size in 2019. Compared with North America and Europe, travel has lagged in the Asia-Pacific region because of strict border restrictions in many countries. In Southeast Asia, travel has restarted as entry and COVID-19 quarantine rules are eased.

Over the long-term, the travel and tourism industry is expected to post an annual average growth rate of 5.8% from 2022 to 2032 versus the 2.7% increase in global GDP, and create 126 million new jobs within the next decade.

### 2.2. Indian scenario

The rich and varied culture of India makes it a major travel destination for many international tourists. The year 2021 turned out to be a recovery year for the Indian travel and hospitality sector post the 2020 pandemic.

The Tourism and Hospitality industry is one of the largest service industries in India. For the past decade, the tourism sector accounted for about 7% of India's GDP. In FY2020, the industry accounted for 39 million jobs, which is projected to increase to 53 million jobs by 2027.

While the earlier part of Q4 started to witness an impact due to the Omicron wave, the quarter was the best performing period of the year bolstered by long weekends, festivals and social gatherings. The sector witnessed a doubling of Revenue Per Available Room (RevPAR).

### 2.2.1. Outlook

The hotel industry in India is expected to reach a value of INR 1.2 trillion by the end of 2023 owing to the high arrival rate of foreign tourists and business delegates. Leading hotel companies are leveraging advance technologies such as artificial intelligence, machine learning, internet of things, near-field communication, mobile payment and data analytics to increase online reservations, improve the return on advertising spend, better understand guest preferences and build stronger customer relationships.

There is significant pent-up demand for tourism in the domestic market due to restrictions imposed over the last two years caused by the pandemic. Also, the diversion of outbound leisure travel to domestic tourism has been positive for the Indian hospitality sector. Therefore, domestic tourism is expected to recover faster than international travel.

The 100% FDI in the hotel and tourism sector will lead to more investments in the country through the automatic route. Announcements around PM Gati Shakti for multi modal transport, 400 new Vande Bharat trains, integrated connectivity between railway stations and PM's Development Initiatives for North-East, etc. will have medium to long term growth implications for tourism in India. The Ministry of Tourism has been allocated INR 2,400 crore in the Union Budget which is 18.42% higher than the allocation for FY21-22. The Swadesh Darshan Scheme and the PRASHAD Scheme are among the major initiatives taken by the government.

The Government's Incredible India campaign, extension of e-tourist visa facility to 171 countries, increasing medical tourism and coastal tourism through promotion of intra-regional trade among Indian Ocean Rim countries are expected to drive global tourists to India.

## 3. INDUSTRY TRENDS POST PANDEMIC

- The increased emphasis on digital channels to establish a distinct online presence is extremely beneficial to business. The epidemic has driven customers to use digital booking mediums after carefully reading online reviews, which eventually influence their booking decision.
- The growing middle class, rising levels of their disposable income, increasing interest among millennials to travel in their home country are a few major reasons that are making the domestic travel industry more profitable.
- In the aftermath of the epidemic, guests' top priorities are sanitation, safety, and contactless services. As a response, the industry is embracing





technology at a rapid speed in order to keep up with guest changing expectations.

- One of the significant changes brought about by the pandemic is the way people work. With the rise of the hybrid working model, people are experimenting with their work settings by traveling to new locations and working from there.

#### 4. FINANCIAL AND OPERATING PERFORMANCE

The revenue and profitability of the Company was affected due to the outbreak of second and third waves of the Covid-19 pandemic during the Financial Year. The lockdown imposed by Central and State Governments as well as other countries globally and consequent travel restrictions to avoid the spread of the Covid-19 pandemic had an adverse impact on almost all channels including corporate, leisure, MICE and direct business, all of which were severely impacted. The total revenue earned during the year was mainly due to occupancy driven by the domestic travellers. With India's very successful vaccination drive that resulted in Covid-19 infection declining, the domestic travel related marketing and sales initiative taken by the company to boost occupancies resulted in strong improvement in Financial Year 2021-22 compared with the proceeding for the Financial Year. [More information on the impact of COVID-19 on the Company's operations is given in Note No. 56 of the Notes to the Accounts.]

The Company recorded a revenue of INR 1,977.73 million in Financial Year 2021-22, an increase of 89.35% year on year from INR 1,044.50 million in 2020-21. EBITDA was at 348.54 million, up 321.63 % year on year from INR (157.26) million. The Company earned a Profit Before Tax (PBT) of INR 183.90 million as compared to a loss of INR 371.46 million in the previous year. Overall, the net profit for the year was INR 128.82 million compared to the net loss INR 267.42 million in the previous year. The comprehensive income was INR 135.95 million as against INR (264.14) million.

The Company and its hotels have taken various initiatives to protect the health and safety of guests and employees. They have been implementing and adhered to all precautions and guidelines issued by the World Health Organisation (WHO). The exhaustive measures that have been introduced at the hotels are available on their websites Oberoi Hotels & Resorts and Trident Hotels.

#### 5. INTERNAL CONTROL MECHANISM AND ADEQUACY

The Organisation's commitment to the internal control mechanism flows from The Oberoi Dharma, which states that "We, as members of The Oberoi Group, are committed to a conduct which is of the highest standards – ethical, intellectual, financial and moral". Adequate internal control processes have been laid down at the entity level as well as at the process level to provide an assurance on the orderly and efficient conduct of operations, safeguarding of assets, prevention and detection of fraud and errors, accurate and timely completion of accounting records, timely preparation of

reliable financial information and compliance towards laws and regulations.

Appropriate checks and balances have been built in the internal control mechanisms to reflect its necessary concomitance to the principle of governance without affecting the ease of operations and management.

#### 5.1. Internal financial controls (IFC)

The Directors have devised a framework for IFC to be followed by the Company that conforms to the requirements of Section 134(5) (e) of the Companies Act, 2013 and incorporates measures that ensure the adequacy and continuing operating effectiveness of such IFC. Furthermore, in accordance with Section 149(8), read with the Code for Independent Directors laid down under Schedule IV, Clause II (4) of the Companies Act, 2013, the Independent Directors have satisfied themselves on the integrity of financial information and ensured that financial controls and systems of risk management are robust and defensible.

To enable the Directors to meet these responsibilities, the Board has devised the necessary systems, frameworks and mechanisms within the Company and has empowered the Audit Committee to periodically review and confirm that the mechanism remains effective and fit for purpose.

In line with global best practices applicable to organisations of a similar size, nature and complexity, the Company's internal control framework has been designed through structured control risk assessments by way of Standard Operating Procedures (SOPs), Risk and Control Matrices (RACM), Information Technology (IT) policies, ERP-based information systems including MIS and automated system controls inbuilt within the ERP and other IT systems. Periodic testing of the RACM is conducted by the Internal Audit team as part of management testing, which is automated through data analytics tool.

With increased instances of information security breaches and data leakages being reported across the globe, the Company has a policy of reviewing its IT security infrastructure. Commensurate actions are taken to scale up infrastructure wherever required.

As part of continuous audit monitoring, a data analytics tool has been implemented by the Internal Audit team to observe the deviations from the standard. The exceptions are then reported back to the functional/unit heads with the responsibility of rectifying these exceptions within a definitive time frame.

The Internal Audit team has been entrusted with the responsibility of devising adequate monitoring mechanisms and procedures to ensure prevention and detection of failures and faults in processes and reporting their observations along with mitigating actions within defined target dates to the Audit Committee of the Board of Directors every quarter.



# Management Discussion and Analysis (Contd.)

## 5.2. Internal audit mechanism and review systems

The Internal Audit Department is headed by the Internal Auditor and comprises a strong internal workforce of ERP-trained Chartered Accountants with specialised skillsets in the areas of information security, financial, business, legal, statutory, projects and process audits. The Internal Audit team regularly works with reputed co-sourced firms for audits and specialised tasks undertaken by the audit team. This ensures that industry best practices are followed.

The department works on matured Computer Assisted Audit Techniques (CAATs) and deploys online monitoring mechanisms across the IT systems of all functions and units of the Company. Focus areas for specific audits are determined based on structured assessment of risk and a yearly internal audit plan approved by the Audit Committee. All reported observations of audits are maintained in an online databases for comprehensiveness, ease of accessibility and structured follow-ups.

Periodically, IT security audits are conducted by the joint teams of Internal Audit and the IT department. Audits for vulnerability assessment and penetration testing are also done by specialised external agencies.

The Company has a structured team of senior executives who meet periodically under the aegis of the Managing Director to address and resolve pending audit issues. The Internal Auditor is responsible for and presents the findings to the Audit Committee every quarter, in the order of the impact of risks involved and probabilities of their occurrence, and the pendency of issues in various units, together with the periodicity and status thereof.

The Audit Committee takes cognisance of the presentation and provides its directions and guidance for further action. Besides, the Internal Auditor has also been entrusted with the responsibility of reporting to the Audit Committee on the adequacy of IFC in accordance with Section 177 (4) (vii) of the Companies Act, 2013.

During the Financial Year 2021-22, separate presentations on internal audit findings on five occasions and IFC controls on one occasion were shared with the Audit Committee in its meetings. The Audit Committee was satisfied with the adequacy of the internal control systems and procedures of the Company and the performance of the Internal Audit Department in respect of monitoring of such systems.

## 6. MANAGING RISKS

The Risk Management Committee (RMC) of the Company consists of Five members – a mix of members of the Board (3 members, including two Independent Directors) and senior executives of the Company (2 members). The Chairman of the RMC is an Independent Director.

During the year, RMC met twice on 9<sup>th</sup> August 2021 and 24<sup>th</sup> January 2022. The RMC dealt with the cyber risks of the Company in detail – the context, risk identification and treatment (prevention or mitigation), and risk assessment register for each of the risks identified in the cyber risk. The RMC also reviewed the control summary, criteria for measurement and consequence scale and criteria for each of the following risks:

- (i) Risk of Business Slowdown;
- (ii) Risk of Low or Negative Returns;
- (iii) Risk of Deterioration of Financial Health;
- (iv) Risk of Business Interruption;
- (v) Risk of Impact on Environment;
- (vi) Risk of Impact on Reputation;
- (vii) Safety, Health and Security Risk;
- (viii) Cyber Risk;
- (ix) Risk of Inadequate Compliance;
- (x) Risk of Fraud;
- (xi) Risk of Inadequate Growth; and
- (xii) Risk of Retention of Talent;

The RMC shall closely monitor the risks listed above and periodically report to the Board.

## 7. AWARDS

Oberoi Group won the Best Hotel Group in India by Travel + Leisure, India & South Asia India's Best Awards 2021.

Oberoi Hotels & Resorts won the Editor's Choice Award for #TnSalutes: Best Safety & Hygiene Protocols as one of the best in the industry and a must-experience in 2021 by Travel + Leisure, India's Best Awards, 2020.

Oberoi Hotels & Resorts has been voted the Best Hotel Group for the third consecutive year by Telegraph Travel Awards, UK – 2019, 2018 and 2017.

Oberoi Hotels & Resorts was voted Best Indian Hotel Group in the Travel + Leisure, India & South Asia India's Best Awards, 2019.

Oberoi Hotels & Resorts was voted the Best Luxury Hotel Brand by Business Traveller UK Awards, 2019

Oberoi Hotels & Resorts was ranked second amongst the Best Hotel Brand in the World by Travel + Leisure, US, World's Best Awards, 2019.

Hotel	Award	Awarded by
<b>The Oberoi Rajvilās, Jaipur, Rajasthan, India</b>	Top 25 Hotels – India (Ranked 1 <sup>st</sup> )	TripAdvisor Travelers' Choice Awards 2019
	Top 25 Luxury Hotels – Asia (Ranked 2 <sup>nd</sup> )	TripAdvisor Travelers' Choice Awards 2019
	Top 25 Luxury Hotels – India (Ranked 1 <sup>st</sup> )	TripAdvisor Travelers' Choice Awards 2019





Hotel	Award	Awarded by
	Top 25 Hotels for Service – India (Ranked 1 <sup>st</sup> )	TripAdvisor Travelers' Choice Awards 2019
	5 Best Resort Hotels in India (Ranked 2 <sup>nd</sup> )	Travel + Leisure, USA World's Best Awards, Readers' Survey 2018
<b>The Oberoi Cecil, Shimla</b>	Favourite Heritage Hotel in India, Runner Up	Condé Nast Traveller, India Readers' Travel Awards 2020
	Best Hotel in Heritage Grand Category	National Tourism Awards 2017 – 2018
	Top 25 Hotels – India (Ranked 11 <sup>th</sup> )	TripAdvisor 2019 Travelers' Choice Awards
	Top 25 Luxury Hotels – Asia - (Ranked 21 <sup>st</sup> )	TripAdvisor 2019 Travelers' Choice Awards
	Top 25 Luxury Hotels – India - (Ranked 5 <sup>th</sup> )	TripAdvisor 2019 Travelers' Choice Awards
	Top 25 Hotels for Service – India – (Ranked 8 <sup>th</sup> )	TripAdvisor 2019 Travelers' Choice Awards
	Best Hotel in Heritage Grand Category	National Tourism Awards 2016 – 2017

## 8. HUMAN RESOURCES

The Oberoi Group believes that people are our greatest asset. We also believe that engaged teams deliver the best results. We, therefore, work towards creating highly engaged teams and empower them to accomplish new milestones in guest delight. These teams are constantly guided by the company's values illustrated in The Oberoi Dharma.

We continuously review and realign our people practices and policies to ensure that our policies not only support our teams but also act as a catalyst in achieving Organisational objectives.

Some of these practices are listed below:

- Diversity and Inclusion** – One of our key focus areas in the People Strategy is to maintain Gender Diversity. Our endeavor is to provide the best working environment and be an employer of choice for women. In spite of a difficult year and a hiring freeze, we were able to maintain the gender diversity in our Hotels in Financial Year 2021-22.
- Performance Management** – Our focus on Performance Management continued with adherence to the bell curve across all group Hotels and Business Units. Apart from review of Balance Scorecards for each level, a major grade restructuring exercise was completed for all Hotels/ Business units.
- HR capability building** – One of the important initiative this year was to enhance capabilities of our HR Leaders. Monthly online workshops were conducted covering all statutory acts which will continue in Financial Year 2022-23.

- Employee well-being** – We believe in ensuring safety, security and health for our guests as well as our employees. All employees of the company were administered two doses of the Covid vaccine including third party vendor staff. As on date, 100% of our employees are vaccinated by with a double dose of the Covid vaccine upon eligibility the employees including third party vendor staff are being administered the booster dose.
- Employee Welfare** – The National Pension Scheme was launched for all executives to provide social security post retirement. The scheme was initiated by the Government of India and is regulated by PFRDA.
- Industrial Relations** remained stable throughout the year.

## Learning & Development

The Oberoi Centre of Learning and Development (OCLD) stayed committed to the philosophy of training and developing people with exceptional hospitality related competencies.

- OCLD continued to be focused on its core Management Training Programmes. The pedagogy continue to evolve with continues focus on student centred learning through case studies, stimulation and live projects.
- The three-year undergraduate Systematic Training and Education Programme (STEP) also continued at hotels despite the pandemic.
- The Company-wide Learning and Development initiatives focussed on developing competencies on guest delight, leadership, wellness and productivity.
  - The overall training man-days for executives was 6,116 with an average of 7.52 man-days per executive.
  - The overall training man-days for staff was 1,07,787 with an average of 20.74 man-days per staff member.

Some of the key interventions included:

- Sessions by Mr. David Nicholls, Global Director of Food and Beverage, Mandarin Oriental Group and Mr. Vijay Thacker - Partner and CEO of Crowe Advisory India and Managing Director of Horwath HTL India.
- OCLD also initiated the O&MO Peer Programme – a collaboration with Mandarin Oriental where executives with similar levels and interests are partnered for a period of 3 months.
- Long term development programmes like the Executive Development Programme and Supervisory Development Programme were revived, after a break due to Covid-19 pandemic.
- A wellness series was run for all hotel colleagues which focussed on meditation, yoga, nutrition and managing stress.
- There was continued focus to identify, nurture and retain our Top Talent. High potential executives had Individual Development Plans.

As on 31<sup>st</sup> March 2022, the number of people employed by the group was **9,105**.

For and on behalf of the Board,

New Delhi  
May 2, 2022

**Vikramjit Singh Oberoi**  
Managing Director



# Business Responsibility Report

The Business Responsibility Report of the Company for the Financial Year ended on March 31, 2022 pursuant to Regulation 34(2)(f) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”) in the prescribed format by the Securities and Exchange Board of India (“SEBI”) is as under:

## SECTION 1: GENERAL INFORMATION

1	Corporate Identity Number (CIN) of the Company	L92490TN1983PLC009903
2	Name of the Company	EIH Associated Hotels Limited
3	Registered address	1/24 G.S.T. Road Meenambakkam, Chennai – 600027 Telephone No. 91-44-2234 4747
4	Website	www.eihassociatedhotels.in
5	E-mail address	isdho@oberoigroup.com invcom@tridenthotels.com
6	Financial Year reported	2021-22
7	Sector(s) that the Company is engaged in (industrial activity code-wise)	Hotels- 9963/99631110
8	List three key products, services that the Company manufactures/provides (as in balance sheet)	Hotel Services
9	Total number of locations where business activity is undertaken by the Company	i. Eight directly owned hotels in India (Shimla, Jaipur, Agra, Bhubaneswar, Chennai, Udaipur, Cochin)  ii. We own the eight hotel properties and as part of our business strategy focus on owning and maintaining such hotel properties. We have entered into Technical Service Agreements (TSAs) with EIH Limited, one of our Promoters, for operating all the hotels. We have also entered into royalty agreement with Oberoi Hotels Private Limited, one of our Promoters, for usage of “The Oberoi” and “Trident” logo and insignia for all our Hotels.
10	Markets served by the Company	All the Company’s hotels are located within the domestic market only.

## SECTION 2: FINANCIAL DETAILS

1	Paid up Capital (INR in Million)	304.68
2	Total Turnover (INR in Million)	1,977.73
3	Total profit/(loss) after taxes (INR in Million)	128.82
4	Total Spending in Corporate Social Responsibility (CSR) as percentage of profit after tax (INR in Million)	4.47
5	List of activities in which expenditure in Point 4 above has been incurred	Contribution to SOS Children’s Villages of India towards Family Home sponsorship and Child Education sponsorship

## SECTION 3: OTHER DETAILS

1	Does the Company have any Subsidiary Company (ies)?	No
2	Do the Subsidiary Company (ies) participate in the BR initiatives of the parent Company? If yes, then indicate the number of such subsidiary company (ies).	N.A.





## SECTION 4: BUSINESS RESPONSIBILITY INFORMATION

### Details of Business Responsibility Head

Sl. No.	Particulars	Details
1	DIN Number (if applicable)	00052014
2	Name	Vikramjit Singh Oberoi
3	Designation	Managing Director
4	Telephone No.	91 11 23890505
5	Email id	vikram.oberoi@oberoigroup.com

### SECTION 5: COMMITMENT TO RESPONSIBLE BUSINESS

As the owner of leading luxury and five star hotels, the Company is committed to undertaking responsible business practices which are fully aligned with the principles enunciated under the Business Responsibility Reporting framework on social, environmental and economic responsibilities of business. The context of these principles are embedded firmly within the “The Oberoi Dharma” and “The Oberoi Group Mission” guiding our business practices and corporate governance. This philosophy allows us to work relentlessly towards delighting our guests and enriching the lives of our employees through an open and participative work culture and by providing opportunities for learning, development and growth.

The Company recognises the importance of society and the environment in which it operates. We strongly believe in mobilising our resources and efforts to strengthen and empower the socially and economically disadvantaged and to conduct business in a manner which is environmentally responsible. Through our policies, processes and initiatives, we conduct business in a responsible and sustainable manner. The Company continuously reviews and improves its policies and processes and in so doing, ensures the highest standards of service and business practices.

This Business Responsibility Report details the various initiatives undertaken by the Group during the Financial Year.

#### PRINCIPLE 1: Business should conduct and govern themselves with Ethics, Transparency and Accountability

The Company’s guiding philosophy on ethics, transparency and accountability is articulated in the “The Oberoi Dharma” and specific details are provided in the Company’s “Code of Conduct and Ethics Policy”. The Oberoi Dharma extends to the entire Company and is central to all that we do, individually and as an organisation. It binds all employees to act with honesty, integrity and ethics at all times. Every year, Directors, Key Managerial Personnel and Senior Management Personnel of the Company, give a written affirmation of compliance to “The Oberoi Dharma”.

All employees are required to sign “The Code of Conduct and Ethics Undertaking” at the time of joining the Company. “The Code of Conduct and Ethics” espouses honest and ethical conduct, while also emboldening the Company to act strongly against:

- Theft, pilferage and fraud;
- Violence and abuse;

- Physical harm or assault;
- Sexual harassment of women at the workplace;
- Vandalism of Company property or assets.

The Company also has a “Whistle blower Policy” which allows the Company to adhere to the highest standards of ethical, moral and legal conduct of business operations. The Policy provides a mechanism for the Directors and employees of the Company to raise concerns regarding any violations of legal or regulatory requirements, incorrectness or misrepresentation of any financial statements, reports, fraud etc. The Policy applies to all employees of the hotels and corporate office of “The Oberoi Group” in India.

The Policy enables and facilitates employees and other stakeholders to report instances of misconduct, leakage of unpublished price sensitive information, fraud, and misdemeanour to the Whistle Officer, Managing Director or Chairperson of the Audit Committee.

The implementation of the Whistle blower Policy is anchored by the Executive Vice President, Human Resources and is overseen by the Managing Director of the Company.

#### PRINCIPLE 2: Business should provide goods and services that are safe and contribute to sustainability throughout their life cycle

The Company maintains the highest standards of safety and sustainability in accordance with the Oberoi Dharma and Vision which clearly states:

- “We see an organization which is committed to the environment, using natural products and recycling items, thus ensuring proper use of diminishing natural resources.”- Oberoi Vision
- “Conduct which at all times safeguards the safety, security, health and environment of customers, employees and the assets of the company.” – Oberoi Dharma
- “Conduct which eschews the short-term quick-fix for the long term establishment of healthy precedent.” – Oberoi Dharma.

The Company takes great care in ensuring sustainable practices. Measures implemented by the Company include the following:

- All laundry chemicals are bio-degradable
- Detergents used require less water to rinse out of the fabric and are therefore water efficient
- Cloth bags are used instead of plastic bags for collecting and delivering guest laundry, dry cleaning and pressing



# Business Responsibility Report (Contd.)

- Bio-degradable garbage bags are used in most hotels
- Guests are encouraged to adopt environmentally conscious practices like optimised changing of bed linen and towels during their stay
- All stationery and shopping bags are made of recycled paper
- Some of the hotels have implemented efficient WC systems with dual water flow for saving water
- Garden irrigation is carried out through recycled water
- Compost pits have been created in hotels with large gardens
- Compost machines have been installed in majority of hotels to recycle waste

Safety initiatives underpin the Company's business and operational practices. These include physical structures resilient to intrusive and/or other damaging interventions to the extent feasible, fire-safety measures, focus on guest and employee safety, safety towards women in the workplace and overall operational safety across all functions. In addition, initiatives are taken to review the safety and security situation as follows:

- Internal security audit reviews of each hotel twice a year
- Following up on pending audit review points on a monthly tracking report
- Investigate any incident which is followed by a detailed Incident Report
- An exhaustive check list for risk assessment as a part of internal security audit
- Issuance of high alerts/security advisories from time to time based on prevailing security situations that arise in the city or country in which the hotel is located

### **PRINCIPLE 3: Business should promote the wellbeing of all employees**

The Oberoi Dharma is the Company's central philosophy towards ensuring the wellbeing of its employees as follows:

- "Conduct which demonstrates that people are our key asset, through respect for every employee, and leading from the front regarding performance achievement as well as individual development".
- The Company is committed to the well-being of its employees. FY22 and FY21 posed the challenge of pandemic to the entire world. We not only monitored the situation through a centralised task force but also ensured that our employees and their family members

were supported during the difficult times by providing assistance with hospital beds, oxygen concentrators etc.

The Company is committed to making the employee experience enriching. This is done by ensuring a work culture that is caring, open, respectful and provides opportunity for learning, development and growth. Through various policies which guide employee engagement, we have fostered a culture that ensures guest centricity, high standards of personalised service and an enabling work environment.

The Company strongly espouses gender equality, diversity and equal opportunity:

- For the Company, gender equality is a commitment. The team comprises employees of both genders with increasing emphasis on providing opportunities to women. We are constantly working to improve on the gender diversity ratio. In addition, to ensure we do not lose lady team members, we actively create an ecosystem that supports their personal commitments thereby ensuring the right conditions necessary for their career growth and progression.
- Our teams comprise a diverse mix from different cultures, religions and social backgrounds. The Company has a philosophy of employing expatriates where required to bring in cultural diversity.
- Given the varied demographics of team members, we design events on multi aspects such as entertainment, learning, environment, sports, health – both physical and emotional and pay back to society.

The following were done to promote the wellbeing of all employees:

- 1) Everyone entering the premises of the Hotel/ Business units was checked for temperature, usage of masks and vaccination, as appropriate.
- 2) Safe distancing norms were followed in all areas.
- 3) We also engaged an external agency "Bureau Veritas" that conducted detailed audits of all hygiene practices in the hotel/ business, not only of guest areas but also of all employee touch points.
- 4) All our employees including third party staff were administered double doses of the Covid-19 vaccine by the Company. At present all our employees are 100% vaccinated with double doses of the Covid-19 vaccine.





Presented below are details on human resources of the Company:

1	Total number of employees (total number of permanent employees)	451
2	Total number of employees hired on temporary/contractual/casual basis	417
3	Number of permanent women employees	67
4	Number of permanent employees with disabilities	0
5	List of employee associations that are recognised by management	The Company's business is spread over several states and comprises of multiple hotels and offices. There are several employees associations recognised by the management depending on the laws of the particular State.
6	Percentage of permanent employees who are members of recognised employee associations	Because of multiple employees associations in various hotels and offices, permanent employees change their membership to the various associations from time to time. Accordingly, the exact percentage keeps on changing. However, recognised associations are always having majority numbers.
7	Number of complaints relating to child labour, forced labour, involuntary labour, sexual harassment in FY22	
	<b>Category</b>	<b>No. of complaints filed during the Financial Year</b> <b>No. of complaints pending as on end of the Financial Year</b>
7.1	Child labour/ forced labour/ involuntary labour	We do not employ child labour, forced labour or involuntary labour
7.2	Sexual harassment	2      Nil
7.3	Discriminatory employment	We do not discriminate while selecting employees
7.4	Number of man-days of executive level training	800 (8.89 man days per executive)
7.5	Number of man-days of staff level training	14,630 (19.33 man days per staff)

The Company ensures continuous improvement of skills and capabilities of our already distinguished talent pool.

**PRINCIPLE 4: Business should respect the interests of, and be responsive towards all stakeholders, especially those who are disadvantaged, vulnerable and marginalised**

The Company acknowledges and believes that it has a strong role to play in giving back to the communities and stakeholders it works with. Guided by the Corporate Social Responsibility Policy, the Company reaches out to stakeholders who are socially disadvantaged, vulnerable and marginalized. The Company gives particular attention to ensuring that the initiatives are designed to provide adequate help and relief to the following:

- Underprivileged children, including orphans and homeless children
- Elderly people
- Local communities
- Environment – including tree plantations and water conservation

The Company's initiatives focus on providing critical social, economic and developmental support like education, necessary vocational training and welfare support to these stakeholders so that they lead better lives.

**PRINCIPLE 5: Business should respect and promote human rights**

The Company exercises utmost care in the promotion and protection of Human Rights. As already noted, the Oberoi Dharma sets in stone the Company's central philosophy towards its employees and in its outlook regarding various stakeholders across its value chain. This approach is reiterated through the statement "conduct which demonstrates that people are our key asset, through respect for every employee and leading from the front regarding performance achievement as well as individual development".

The Company strongly values and upholds issues related to gender equality, diversity and provision of equal opportunities for all. The employees are sensitised regarding all aspects of socially inclusive behaviour and the need to have a humanitarian approach to all actions. The Company's HR policies espouse these principles and these are clearly demonstrated in the way we conduct our recruitment, where nobody is discriminated on the basis of gender, caste or religion. Any incidence of misconduct or harassment is dealt with seriously within the organisation. This helps in building a healthy and lively work place strengthened through mutual trust and ethical behaviour.

**PRINCIPLE 6: Business should respect, protect, and make efforts to restore the environment**

The Company is committed to protecting the environment within which it operates. The Oberoi Group vision and dharma places utmost importance to sustainability while conducting business. Some of the environmental initiatives are:

- **Energy efficient building and architectural design:**  
New construction emphasises energy efficient building design and materials. The roofs and external walls have high thermal resistance insulation to minimise energy loss. Building fenestration is incorporated with high performance insulated glass to reduce energy loss. Roof tops have reflective tiles or an albedo coating to minimize the impact of heat.
- **Use of energy efficient designs and equipment:**  
Care is taken to ensure that the system design and equipment deployed are energy efficient. Highly efficient chillers are used for air conditioning. Pumps, fans, compressors, blowers and other equipment are selected carefully considering their energy efficiency. Energy recovery systems and variable speed drives are used



# Business Responsibility Report (Contd.)

extensively to save energy. High efficiency boilers and heaters are used with energy recovery systems to recover waste heat. Energy efficient lighting with optimal use of natural light is practised. Building Management systems are used for monitoring and control.

- **Sustainable landscape and water use:**

Sustainable landscaping and horticulture are essential features of every hotel. The design of new hotels ensures a high percentage of green area, trees and shrubs. Local plants species are extensively used to encourage biodiversity. The use of natural fertilizers and bio-pesticides support sustainable practices. While building hotels, natural contours of the site are maintained to limit disturbance to natural water flow and increase infiltration of storm water. Rain water harvesting systems are installed in the majority of hotels. Hotels have Sewage Treatment Plants (STPs). Treated water from STPs gets recycled for use in horticulture and cooling towers. Technology for treating and recycling used water from laundry back to the laundry is an option under active consideration which will not only save water but also reclaim the heat which gets lost otherwise. A pilot plant at one of our larger city hotels has been evaluated. Low water usage plumbing fixtures are used to reduce water consumption. Irrigation systems use automation to control water usage.

- **Use of sustainable materials:**

Fly-ash, a waste product from power plants is used in building structures. Low embedded energy materials (material with recycled content, rapidly renewable wood/composite wood products) are extensively used in developing interiors. FSC certified wood and composite products made from recycled wood scrap are used. Priority is given on use of locally available materials like tiles, granite, marble etc. This reduces transportation and minimises carbon emissions. Biodegradable organic chemicals are used in washing machines. Bathroom amenities are made from natural botanical extracts and herbs. Use of plastics is discouraged and there is preference for renewable and organic products. The refrigerants used have low global warming and low ozone depletion properties.

- **Waste Reduction, recycle and reuse:**

Wet garbage is treated in organic waste converters and recycled in several hotels. Alternatively, when suitable, it is used as animal feed. Metal, plastic and other recyclable waste are segregated and sold as scrap for recycling. Electronic waste is disposed responsibly to authorized agencies as per regulations. Printed stationary is reused. Old linen is recycled for back of the house use. Business kits and cards are made from recycled paper. The company is also evaluating and

intending to install in house water bottling plants using reusable glass bottles to eliminate plastic water bottles.

- **Indoor environmental quality:**

Hotel designs give attention to indoor environmental quality for maintaining the environment for users, occupants and guests. Good ventilation is provided in all areas and air is treated to give good indoor air quality. Smoking zones are clearly identified and ventilation systems ensure there is no exposure of smoke outside these areas. Low VOC materials like paints, coatings, plywood, timber and fabrics are used to minimise exposure to VOCs. Buildings are carefully treated for acoustic comfort and to minimise ingress of noise from outside. Wet and dry scrubbers are installed to reduce emissions of gases and particulate matter.

Special attention is paid towards safety and detailed safety procedures are listed for operational guidance of hotels.

Hotel designs ensure accessibility for differently abled guests.

- **In addition, the Company continues to ramp up its reliance on renewable energy, some of which is listed below:**

The Company has invested in a local wind generating company and has contracted for supply of wind power on a long term basis for Trident Chennai. Roof top solar panels have been installed in all hotels of as much capacity feasible. Additional to the roof top solar plants, in FY22, a substantial capacity of Solar PV has been added together on the unused land parcels within the property boundaries of Trident Udaipur and Trident Agra. The estimated percentage of green power for Trident Udaipur is 60% and for Trident Agra at 25%. The company continues to evaluate procurement of solar power wherever the regulations are supportive.

## **PRINCIPLE 7: Business when engaged in influencing public and regulatory policy, should also do so in a responsible manner**

The Company takes up with responsibility and commitment matters concerning the hotel industry across the country through active participation in apex industry associations including the following:

- Hotel Association of India (HAI)
- Federation of Associations in Indian Tourism & Hospitality (FAITH)
- Tourism & Hospitality Skills Council (THSC)
- Skills Council for People with Disability (SCPwD)



**PRINCIPLE 8: Business should support inclusive growth and equitable development**

The Company continues to regularly identify and engage with different sections of the communities.

**PRINCIPLE 9: Business should engage with and provide value to their customers and consumers in a responsible manner**

The Company has an uncompromising and unrelenting commitment to delivering excellence and value to its guests through efficient, personalised and caring service. This is based on “The Oberoi Dharma”. Our commitment to excellence, attention to detail and personalised service continues to be acknowledged and appreciated globally.

The Oberoi Group ranked the Best Hotel Group in India by Travel + Leisure, India & South Asia India’s Best Awards 2021. Oberoi Hotels & Resorts was also ranked fifth amongst the Top 25 Hotel Brands in the World by Travel + Leisure, US, World’s Best Awards 2021. Oberoi Hotels & Resorts also won the Editor’s Choice Award for Best Hygiene Standards, by Travel + Leisure, India & South Asia India’s Best Awards 2020.

**\*\*Oberoi Hotels & Resorts was also voted the Best Hotel Group for the third consecutive year by Telegraph Travel Awards, UK – 2019, 2018 and 2017.**

**\*\*Due to the pandemic, The Telegraph Travel Awards did not take place in 2020 and 2021.**

The many accolades that our hotels receive is recognition of the commitment and dedication of employees at all levels to deliver exceptional guest experiences.

The overall service and product classification of hotels in India is governed by The Ministry of Tourism via the Hotel and Restaurant Approval and Classification Committee (HRACC). HRACC has developed stringent guidelines for hotels to follow. Based on a detailed inspection, hotels are classified as 5 Star Deluxe, 5 Star and so on. All our hotels have been classified under 5 Star Deluxe and 5 Star Hotels. This certificate is issued after a detailed inspection every five years.

The various channels that are used by the Company for marketing communication include:

- Direct & Foreign Tour Operator engagement
- Meetings, Incentives, Conference & Exhibition (MICE) focus
- Multi resort use promotions

- Online Travel Agent relationships
- Enhancing sales force productivity & effectiveness
- Focus on Digital Marketing
- A robust CRM approach and processes
- Re-marketing via the Oberoi Contact Centre
- Targeting priority International markets
- Ongoing engagement through Trident Privilege and Oberoi One guest recognition programmes.
- Alliances with relevant companies to expand marketing reach

Internationally, the Company has leveraged several reputed magazines to reach out to its large base of international customers.

Within the hotels a variety of media is used to display information for guests to better understand the special offers and general information about the hotels. To ensure continuous improvement, the Company’s hotels rely on “GQA – Guest Questionnaire Analysis” feedback process, which enables us to understand guest needs and experiences better.

The continuous endeavour of the Company is to maximise and increase satisfaction, loyalty and referrals from guests. This is based on the belief that loyal guests will actively promote and recommend our hotels. All guest complaints are immediately addressed to ensure that guests continue to have a positive association and remain loyal to our hotels.

For the past two decades, the Company has commissioned reputed independent third party agencies to conduct anonymous mystery audits at each of our hotels to ensure established quality standards pertaining to both service and product are met.

All operating standards applicable at Oberoi Hotels and Trident Hotels have been approved by the Company’s Chairman and the Managing Director of the Company, with support from management and staff, ensures the highest operating standards across all hotels.

For and on behalf of the Board

New Delhi  
May 02, 2022

**Vikramjit Singh Oberoi**  
Managing Director

**Surin Kapadia**  
Chairperson, Audit  
Committee



# Report on Corporate Governance

## 1. THE COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE

The Company's philosophy on governance is documented in "The Oberoi Dharma", which is the fundamental code of conduct for the Company and in its "Mission Statement".

The texts of "The Oberoi Dharma" and the "Mission Statement" appear on page no. 13 of this Annual Report.

## 2. BOARD OF DIRECTORS

### a) Board Composition

As on March 31, 2022 the Company had eight Directors on its Board. Vikramjit Singh Oberoi is the Managing

Director of the Company. Out of the seven Non-Executive Directors, four are Independent Director.

### b) Meetings and Attendance

The Board met five times during the Financial Year i.e. on May 04, 2021, July 27, 2021, October 28, 2021, January 28, 2022 and March 14, 2022. All Board Meetings were held through video-conference.

Details of attendance of Directors at Board Meetings held during the Financial Year and at the Company's Thirty-eight Annual General Meeting together with the number of other directorships and committee memberships held by them are as follows:

Name	Designation	Category	Attendance		* No. of other directorships	@No. of Board Committees in which he is member or Chairperson (other than Company)
			Board Meeting	Last AGM		
Mr. Prithviraj Singh Oberoi#	Chairman	Non-executive Non-Independent	3	Yes	2	-
Mr. Shib Sankar Mukherji#	Vice Chairman	Non-executive Non-Independent	5	Yes	1	2
Mr. Vikramjit Singh Oberoi	Managing Director	Executive	5	Yes	4	1
Mr. Akshay Raheja	Director	Non-executive Non-Independent	4	No	3	-
Mr. Anil Nehru	Director	Non-executive Independent	5	Yes	2	3**
Mr. Lakshminarayan Ganesh##	Director	Non-executive Independent	4	Yes	6	6
Mr. Sudipto Sarkar	Director	Non-executive Independent	5	Yes	3	4
Mr. Surin Kapadia	Director	Non-executive Independent	5	Yes	1	1^
Ms. Radhika Haribhakti	Director	Non-executive Independent	5	Yes	7	6***

#Mr. Prithviraj Singh Oberoi ceased to be Chairman and Director w.e.f May 02, 2022 and Mr. Shib Sankar Mukherji was appointed as Chairman w.e.f May 02, 2022

##Resigned from the Directorship on w.e.f March 07, 2022.

\*Excludes directorship, if any, in private limited companies, foreign companies and companies under Section 8 of the Companies Act, 2013

^ Chairperson of one Audit Committee

\*\*Chairperson of one Stakeholders Relationship Committee

\*\*\*Chairperson of two Audit Committee

@Only Audit Committee & Stakeholders Relationship Committee has been considered as per Listing Regulations.





### c) Names of the listed entities where the above persons are Directors and the category of directorship

Name of Director	Name of the listed company	Category of Directorship
Mr. Prithviraj Singh Oberoi*	EIH Limited	Executive Chairman
Mr. Shib Sanker Mukherji	EIH Limited	Executive Vice Chairman
Mr. Vikramjit Singh Oberoi	EIH Limited	Managing Director and Chief Executive Officer
Mr. Akshay Raheja	Hathway Cable and Datacom Limited Prism Johnson Limited	Non-executive Non-Independent Director Additional Director
Mr. Anil Nehru	EIH Limited	Independent Director
Mr. Sudipto Sarkar	Triveni Engineering & Industries Limited Vesuvius Limited	Independent Director Independent Director
	EIH Limited	Independent Director
Mr. Surin Kapadia	Exide Industries Limited	Independent Director
Ms. Radhika Haribhakti	Navin Fluorine International Limited Rain Industries Limited ICRA Limited Torrent Power Limited Bajaj Finance Limited Bajaj Finserv Limited Pipeline Infrastructure Limited	Independent Director Independent Director Independent Director Independent Director Independent Director Independent Director Independent Director
Mr. Lakshminarayan Ganesh#	Rane Holdings Limited Rane Brake Lining Limited Rane (Madras) Limited Rane Engine Valve Limited Sundaram Finance Limited	Chairman and Managing Director Chairman and Non-Executive Director Chairman and Non-Executive Director Chairman and Non-Executive Director Independent Director

\* ceased to be Chairman and Director w.e.f 2<sup>nd</sup> May 2022

# resigned from the Directorship w.e.f March 07, 2022

Governance and hospitality industry related disciplines); or

- Recognised specialist.

### d) Disclosure of relationship between Directors inter-se

Mr. Prithviraj Singh Oberoi and Mr. Vikramjit Singh Oberoi are related to each other, being father and son. None of the other Directors are related to any other Director.

### (ii) Experience

- Experience of management in a diverse organization;
- Experience in accounting and finance, administration, corporate, legal and strategic planning;
- Ability to work effectively with other members of the Board.

### e) Shareholding of Non-Executive Directors

None of the Non-Executive Directors hold any shares in the Company except Mr. Prithviraj Singh Oberoi and Mr. Shib Sankar Mukherji who holds 50,820 and 10,000 shares respectively.

### (iii) Skills

- Excellent interpersonal, communication and representational skills;
- Leadership skills;
- Extensive team building and management skills;
- Strong influencing and negotiating skills;
- Continuous professional development to refresh knowledge and skills;

### f) Web-link where details of familiarization programmes for Independent Directors is disclosed

The familiarization program for Independent Directors is given on the Company's website [https://www.eihassociatedhotels.in/investor\\_relations/independent\\_directors.asp](https://www.eihassociatedhotels.in/investor_relations/independent_directors.asp)

### (iv) Abilities and Attributes

- Commitment to high standards of ethics, personal integrity and probity;
- Commitment to observe "The Oberoi Dharma" and the fundamental code of conduct.

### g) Skills/ Expertise/ Competence of the Board of Directors

The matrix setting out the skills/ expertise/ competence of the Board of Directors are as under:

#### (i) Qualification

- Degree holder in relevant disciplines (e.g. management, accountancy, legal, sales, marketing, administration, finance, Corporate



# Report on Corporate Governance (Contd.)

## (v) Name(s) of Directors who have these expertise and skills

Sl. No.	Name of the Director	Area of Expertise/ Skill
1.	Mr. Prithvi Raj Singh Oberoi*	Hotel Management Graduate. Hospitality industry veteran with more than 71 years' experience in running the internationally renowned brand "Oberoi Hotels & Resorts". An acclaimed and a recognised leader.
2.	Mr. Shib Sanker Mukherji	Chartered Account and management Graduate. Expertise in Finance, Accounts, Strategy and General Management and a hospitality industry veteran.
3.	Mr. Vikramjit Singh Oberoi	Expert in Hotel Management operations and General Administration.
4.	Mr. Anil Nehru	Experience in Management of diverse organisations. Ability to work effectively with other members of the Board, excellent inter personal communication and representational skills.
5.	Mr. Sudipto Sarkar	Recognised Specialist in law, compliance, Corporate Governance and litigation
6.	Mr. Surin Kapadia	Chartered Accountant with experience of Management of diverse organisation
7.	Ms. Radhika Haribhakti	MBA in Finance, experienced in Commercial and Investment Banking
8.	Mr. Akshay Raheja	Commerce graduate from the University of Mumbai and MBA from Columbia Business School, New York
9.	Mr. Lakshminarayan Ganesh <sup>‡</sup>	Experience in Management of diverse organisations. Expertise in Finance, Accounts, Strategy and General Management, excellent inter personal communication and representational skills

\* ceased to be Chairman and Director w.e.f 2<sup>nd</sup> May 2022

<sup>‡</sup>resigned from the Directorship w.e.f. March 07, 2022

## h) Independent Directors

It is confirmed that in the opinion of the Board, the Independent Directors fulfill the conditions specified in the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations, 2015 and are independent of the Management.

All members of the Committee are Non-executive Directors. Four members are Independent Directors. The quorum for an Audit Committee meeting is either two members or one third of the members of the Committee, whichever is greater, with at least two independent directors.

## i) Confirmation of Compliance with the Codes

All Directors and members of Senior Management have, as on March 31, 2022, affirmed their compliance with:

- The Oberoi Dharma, the fundamental code of conduct for The Oberoi Group;
- The Company's Code of Conduct for Prevention of Insider Trading in its shares;
- Disclosures relating to all material and financial transactions;
- Annual Disclosure(s) as required under the Code of Conduct of Prevention of Insider Trading.

Mr. Surin Kapadia, Chairperson of the Audit Committee, is a Chartered Accountant with experience of Management of diverse organisation. Ms. Radhika Haribhakti holds a Post Graduate Diploma in Management (Finance) from IIM, Ahmedabad. Mr. Shib Sanker Mukherji is a Chartered Accountant and has done Advanced Management Program from Harvard University. Mr. Anil Nehru has studied Business Management from IIM, Ahmedabad, Harvard University and Columbia University. Mr. Akshay Raheja graduated from the University of Mumbai and studied Business Management from Columbia Business School, New York and Mr. Sudipto Sarkar is a graduate in Mathematics from Presidency College, Kolkata and obtained his TRIPOS in law from Jesus College, Cambridge. Accordingly, the Chairperson and all the members of the Committee are "financially literate" within the meaning of explanation under Regulation 18(1)(c) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations").

## 3) AUDIT COMMITTEE

As on March 31, 2022, the Audit Committee consisted of six Board members, viz. Mr. Surin Kapadia, Ms. Radhika Haribhakti, Mr. Shib Sankar Mukherji, Mr. Anil Nehru, Mr. Sudipto Sarkar and Mr. Akshay Raheja. Mr. Surin Kapadia is the Chairperson of the Audit Committee. The Company Secretary acts as the Secretary to the Committee.

The Committee met five times during the FY22, i.e. on May 04, 2021, July 27, 2021, October 28, 2021, January 28, 2022 and March 14, 2022. All meetings were held through video-





conference. The attendance of members at the Committee Meetings held during the FY22 is given below:

Name	No. of Meetings attended
Mr. Surin Kapadia, Chairperson*	3
Ms. Radhika Haribhakti	5
Mr. Shib Sanker Mukherji	5
Mr. Anil Nehru	5
Mr. Lakshminarayan Ganesh**	4
Mr. Akshay Raheja	5
Mr. Sudipto Sarkar	4

**Note:** Meetings in the FY22 were held through video conferencing as per the circulars issued by the Government of India, Ministry of Corporate Affairs due to the Covid-19 pandemic restriction.

\* Mr. Surin Kapadia, Appointed as member and chairman w.e.f July 31, 2021

\*\* ceased to be member subsequent to his resignation from the Directorship w.e.f March 07, 2022

Mr. Vikramjit Singh Oberoi, Managing Director is an invitee to the Committee meetings. The Statutory Auditors, Internal Auditor and the Chief Financial Officer also attend the Audit Committee Meetings.

#### Role of Audit Committee

The role of the Audit Committee is in accordance with those specified in Regulation 18 read with Part C of Schedule II to the Listing Regulations and Section 177 of the Companies Act, 2013.

#### 4) STAKEHOLDERS' RELATIONSHIP COMMITTEE

##### Composition, Meetings and Attendance

As on March 31, 2022, the Stakeholders Relationship Committee ('SRC') comprised of three Board members viz. Mr. Shib Sanker Mukherji, Mr. Vikramjit Singh Oberoi and Mr. Sudipto Sarkar. Mr. Shib Sanker Mukherji is the Chairperson of the Committee. The Company Secretary, who is also the Compliance Officer of the Company, acts as Secretary to the Committee.

The quorum for a meeting of SRC is two Directors.

The Committee met two times during the FY22 i.e. on July 26, 2021 and January 28, 2022 at the meetings held through video-conference. The attendance of members at the Committee Meetings held during the FY22 is given below:

Name	No. of Meetings attended
Mr. Shib Sanker Mukherji	2
Mr. Sudipto Sarkar	2
Mr. Vikramjit Singh Oberoi	2

**Note:** Meetings in the FY22 were held through video conferencing as per the circulars issued by the Government of India, Ministry of Corporate Affairs due to the Covid-19 pandemic restriction.

##### Role of Stakeholders' Relationship Committee

The terms of reference of the Committee are in accordance with Regulation 20 and Part D of Schedule II to the Listing Regulations and Section 178 of the Companies Act, 2013. The Committee monitors the Company's response to investor complaints. It has also been authorised to approve the issue of duplicate share certificate in lieu of those lost or destroyed.

Pursuant to Regulation 40(2) of the Listing Regulations, the power to approve transfers, transmissions, etc. of shares in the physical form has been delegated to the Share Transfer Agent ("STA").

As on March 31, 2022 there were no request pending for dematerialization and no physical transfer remained pending.

During FY22, no complaint was received from any shareholder and therefore no complaint was pending as on March 31, 2022.

#### 5) CORPORATE SOCIAL RESPONSIBILITY COMMITTEE

##### Composition, Meetings and Attendance

The Corporate Social Responsibility Committee ("CSR Committee") comprises of three Directors, viz. Mr. Shib Sanker Mukherji, Mr. Vikramjit Singh Oberoi and Mr. Sudipto Sarkar. Mr. Shib Sanker Mukherji is the Chairperson of the Committee. The Company Secretary acts as the Secretary to the Committee.

The quorum for the CSR Committee Meeting is two members.

The Committee met two times during FY22 i.e. on May 04, 2021 and July 26, 2021. All the meetings held through video-conference. The attendance of members at the Committee Meetings held during the FY22 is given below:

Name	No. of Meetings attended
Mr. Shib Sanker Mukherji	2
Mr. Sudipto Sarkar	2
Mr. Vikramjit Singh Oberoi	2

**Note:** Meetings in the FY22 were held through video conferencing as per the circulars issued by the Government of India, Ministry of Corporate Affairs due to the Covid-19 pandemic restriction.

##### Role of CSR Committee

The Role of the CSR Committee is to formulate the CSR Policy and to take CSR initiatives in accordance with Section 135 read with Schedule VII of the Companies Act, 2013 and the Companies (Corporate Social Responsibility Policies) Rules, 2014.

#### 6) NOMINATION AND REMUNERATION COMMITTEE

##### Composition, Meetings and Attendance

The Nomination and Remuneration Committee ('NRC') comprises of three Non-executive Directors, viz. Mr. Sudipto Sarkar, Mr. Shib Sanker Mukherji and Mr. Anil Nehru. Mr. Sudipto Sarkar and Mr. Anil Nehru are Independent Directors. Mr. Sudipto Sarkar is the Chairperson of the Committee. The Company Secretary acts as the Secretary to the Committee.

The quorum for a meeting of the NRC is either two members or one third of the members of the committee, whichever is greater, including one independent director in attendance.



# Report on Corporate Governance (Contd.)

The Committee met four times during the FY22 i.e. on May 04, 2021, July 26, 2021, October 28, 2021 and January 28, 2022. All meetings were held through video-conference. The attendance of members at the Committee Meetings held during the FY22 is given below:

Name	No. of Meetings attended
Mr. Sudipto Sarkar	4
Mr. Anil Nehru	4
Mr. Shib Sanker Mukherji	4

**Note:** Meetings in the FY22 were held through video conferencing as per the circulars issued by the Government of India, Ministry of Corporate Affairs due to the Covid-19 pandemic restriction.

## Role of Nomination and Remuneration Committee

The role of the NRC is in accordance with Regulation 19 and Part D of Schedule II to the Listing Regulations and sub-sections (2), (3) and (4) of Section 178 of the Companies Act, 2013.

The Committee has formulated and adopted the following policies in accordance with the aforesaid provisions:

- Directors' Appointment and Remuneration Policy and
- Senior Management Personnel (excluding Executive Directors) Appointment and Remuneration Policy

The aforesaid policies are available on the Company's website <https://www.eihassociatedhotels.in/investor-relations/policy-and-code-of-conduct.asp>

Performance evaluation criteria for Independent Directors is as per the approved Board Evaluation Policy of the Company.

## 7) RISK MANAGEMENT COMMITTEE

### Committee and its Composition

The Risk Management Committee (RMC) comprises of a mix of Board Members and Senior Executives of the Company as under:

- Mr. Surin Kapadia-Independent Director;
- Ms. Radhika Haribhakti- Independent Director;
- Mr. Vikramjit Singh Oberoi- Managing Director;
- Mr. Kallol Kundu, Chief Financial Officer – EIH Ltd.
- Mr. Samidh Das - Chief Financial Officer

Mr. Surin Kapadia is the Chairperson of the Committee. The quorum of the RMC shall be three members comprising of any two Board Member along with any one Senior Executive. The Company Secretary acts as Secretary to the Committee.

## Role of Board Committee on Risk Management

The Role of RMC is as under:

- Identifying new risks facing the Company and reviews existing risks for continuity and relevance;
- Identifying key risk owners who will be responsible for managing individual risks;
- Recommending key risk indicators (KRIs) and measurement criteria;
- Recommending mitigation plans as identified by individual key risk owners;

During the Financial Year, the RMC met two times on August 09, 2021 and on January 24, 2022.

Attendance of the members of the RMC during the FY22 is given below:

Name of the Member	Number of Meetings attended
Mr. Surin Kapadia	2
Mr. Lakshminarayan Ganesh*	2
Mr. Vikramjit Singh Oberoi	2
Ms. Radhika Haribhakti	2
Mr. Samidh Das	2

**Note:** Meetings in the FY22 were held through video conferencing as per the circulars issued by the Government of India, Ministry of Corporate Affairs due to the Covid-19 pandemic restriction.

\* ceased to be member subsequent to his resignation from the Directorship w.e.f March 07, 2022

## 8) REMUNERATION OF DIRECTORS

Apart from sitting fee, no remuneration is paid to the Directors. Directors who attend Board or Committee meetings are paid a sitting fee of INR 20,000 per meeting. Independent Directors are paid sitting fee for attending Independent Directors' Meeting required to be statutorily held at least once during the financial year.

During the FY22, the total amount paid to the Directors for attending meetings of the Board, Committees and that of the Independent Directors amounted to INR 2.30 million. No stock options were given to any Director.





## 9) GENERAL BODY MEETINGS

### (i) Location and time of last three Annual General Meetings (AGMs) and Special Resolutions passed at these Meetings

Financial Year ended	Location	Date	Time	Special Resolutions passed
March 31, 2019	Trident Chennai	Tuesday, July 30, 2019	3.30 P.M.	Yes
March 31, 2020	VC/OAVM	Wednesday, August 12, 2020	3.30.P.M.	None
March 31, 2021	VC/OAVM	Tuesday, July 27, 2021	4.30.P.M.	Yes

### (ii) Resolutions passed through postal ballot/ remote e-voting

During the FY22, no resolution was passed through postal ballot

### (iii) Person who conducted the postal ballot-e-voting exercise

Not Applicable

### (iv) Procedure for postal ballot/remote e-voting

Not Applicable

### (v) Proposal to pass any special resolution through postal ballot

None

## 10) GENERAL DISCLOSURES

### (i) Related Party Transactions

- A summary of transactions with related parties, in the ordinary course of business and at arm's length is placed before the Audit Committee;
- There were no material individual transactions with related parties which were not in the ordinary course of business and at arm's length during the Financial Year ended March 31, 2022;
- There were no material significant transactions during the financial year with related parties such as Promoters, Directors, Key Managerial Personnel and their Relatives that could have a potential financial conflict of interest with that of the Company;
- The mandatory disclosure of transactions with related parties, in compliance of the Indian Accounting Standard (IndAS-24), forms part of this Annual Report;
- Related Party Transactions Policy of the Company can be accessed on the Company's website [https://www.eihassociatedhotels.in/investor\\_relations/EAH-RPT-Policy-2.pdf](https://www.eihassociatedhotels.in/investor_relations/EAH-RPT-Policy-2.pdf)

### (ii) Capital market non-compliances, if any

There were no instances of non-compliance by the Company on any matter relating to the capital markets during the past three years;

### (iii) Vigil Mechanism/ Whistleblower Policy

The Company has a Whistleblower Policy which can be accessed on the Company's website [https://www.eihassociatedhotels.in/investor\\_relations/policy\\_and\\_code\\_of\\_conduct.asp](https://www.eihassociatedhotels.in/investor_relations/policy_and_code_of_conduct.asp). It is affirmed that no person has been denied access to the Chairman of the Audit Committee for making complaint under the policy. During the Financial Year, no complaint was received by the Whistle Committee/Audit Committee.

### (iv) Other Policies

In accordance with the Companies Act 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Company has formulated the following policies which can be accessed on the Company's website [https://www.eihassociatedhotels.in/investor\\_relations/policy\\_and\\_code\\_of\\_conduct.asp](https://www.eihassociatedhotels.in/investor_relations/policy_and_code_of_conduct.asp)

- Policy on Determination and disclosure of material events;
- Policy on Preservation and Archival of documents;
- Risk Management Policy
- Policy on Distribution of Dividend

### (v) Insider Trading

The Company has formulated a Code of Conduct for Prevention of Insider Trading in the shares of the Company for Directors and other identified persons in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 as amended by Securities and Exchange Board of India (Prohibition of Insider Trading) (Amendment) Regulations, 2018. The Code of Conduct for Prevention of Insider Trading, Code of fair disclosure of Unpublished Price Sensitive Information and Policy and procedure for inquiry in case of leak of Unpublished Price Sensitive Information can be accessed on the Company's website [https://www.eihassociatedhotels.in/investor\\_relations/policy\\_and\\_code\\_of\\_conduct.asp](https://www.eihassociatedhotels.in/investor_relations/policy_and_code_of_conduct.asp)

### (vi) Independent Directors' Meeting

Independent Directors met on March 14, 2022 to review the performance of the Non-Independent Directors and the Board as a whole, performance of the Chairperson and quality, quantity and timeliness of information exchange between the Company Management and the Board.

### (vii) Board Evaluation

The Company has put in place a Board Evaluation process. A note on this is provided in the Directors' Report.

### (viii) Prevention of Sexual Harassment at Workplace

In accordance with Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 ("POSH ACT") the complaints received and resolved during the year is as under:



# Report on Corporate Governance (Contd.)

Number of Complaints filed during the year	02
Number of Complaints disposed of during the year	02
Number of Complaints pending as at the end of the Financial Year	-

The Company has complied with the provisions relating to the constitution of Internal Complaints Committee (ICC) and filed necessary returns under the POSH Act.

## (ix) Internal Controls

The Company has put in place adequate Internal Control Systems and Procedures including adequate financial controls with reference to the financial statement.

## (x) Certificate from Company Secretary in Practice regarding Non-disqualification of Directors

In accordance with regulation 34(3) and schedule V para C of clause (10) (i) of the Listing Regulations, a certificate from the Company Secretary in practice that none of the Directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as directors of companies by the Securities and Exchange Board of India/Ministry of Corporate Affairs or any such statutory authority is attached and forms part of this report.

## (xi) Fee to Statutory Auditors

Total fees for all services paid by the Company and its subsidiaries, on a consolidated basis, to the statutory

The financial results or the extract of the financial results, as the case may be, of the Company were officially released or will be released in accordance with the following schedule:

Sl. No.	Nature of Communication	Media used for Publication	Forwarded to be forwarded to Stock Exchanges on	Dates of Publication
1	Quarterly unaudited financial statement (first quarter FY22)	Newspapers	27.07.2021	28.07.2021
2	Half-yearly unaudited financial statement (second quarter FY22)	Newspapers	28.10.2021	29.10.2021
3	Quarterly unaudited financial statement (third quarter FY22)	Newspapers	28.01.2022	29.01.2022
4	Quarterly and Annual audited financial statement (FY22)	Newspapers	02.05.2022	On or before 04.05.2022

The financial results are published in The Indian Express, The Financial Express, Mint and Makkal Kural (Tamil).

All corporate information filed by the Company with the stock exchanges are uploaded on [www.connect2nse.com/LISTING/](http://www.connect2nse.com/LISTING/) (NSE) and [www.listing.bseindia.com](http://www.listing.bseindia.com) (BSE) and can be viewed on the website of stock exchanges i.e [www.nseindia.com](http://www.nseindia.com) and [www.bseindia.com](http://www.bseindia.com). The information is also available on the Company's website [https://www.eihassociatedhotels.in/investor\\_relations/financials.asp](https://www.eihassociatedhotels.in/investor_relations/financials.asp).

The Management Discussion & Analysis and the Business Responsibility Report for the FY22 forms part of the Directors' Report.

auditor and all entities in the network firm/network entity of which statutory auditor is a part during the Financial Year is INR 4.47 Million.

## (xii) Committee Recommendations

There has been no instance where the Board has not accepted recommendation of/submission by any of its Committee which is mandatorily required, during the FY22.

## (xiii) Non-mandatory requirements under Part E of Schedule II to Listing Regulations

- The Company is complying with the non-mandatory requirement of a separate post of Chairperson and Managing Director; and
- the Internal Auditor reports directly to the Audit Committee.

## 11) MEANS OF COMMUNICATION

The Annual Report for each financial year is mailed to all Shareholders in the month of July of each calendar year. Each report contains the annual financial statement of the Company for the Financial Year along with the Directors' Report and Auditor's Report and its annexures. Also included in each Annual Report is the notice convening the Annual General Meeting and the Corporate Governance Report.

## 12) GENERAL SHAREHOLDER INFORMATION

- The Thirty-ninth Annual General Meeting will be held at 4.30 PM on Tuesday, July 26, 2022 at Trident Chennai. If permitted, the AGM will be conducted through Video Conference/Other Audio Visual Means (OAVM) in accordance with Ministry of Corporate Affairs ("MCA") dated April 08, 2020, April 13, 2020, May 05, 2020, June 15, 2020 and January 13, 2021 which permits Companies to hold the Annual General Meeting up to June 30, 2022 through Video Conference without the physical presence of the members.**



**(b) The tentative financial calendar is as follows:**

Audited Financial Statement for the FY22	May 02, 2022
Mailing of Annual Report for the FY22	July 04, 2022
Unaudited First Quarter Financial Result for the FY23	July 26, 2022
Thirty-ninth Annual General Meeting	July 26, 2022
Unaudited Second Quarter Financial Results for the FY23	November 01, 2022

**(c) Register of Shareholders**

The Register of Shareholders will remain closed from Tuesday, July 19, 2022 to Thursday, July 21, 2022, both days inclusive.

**(d) Payment of Dividend**

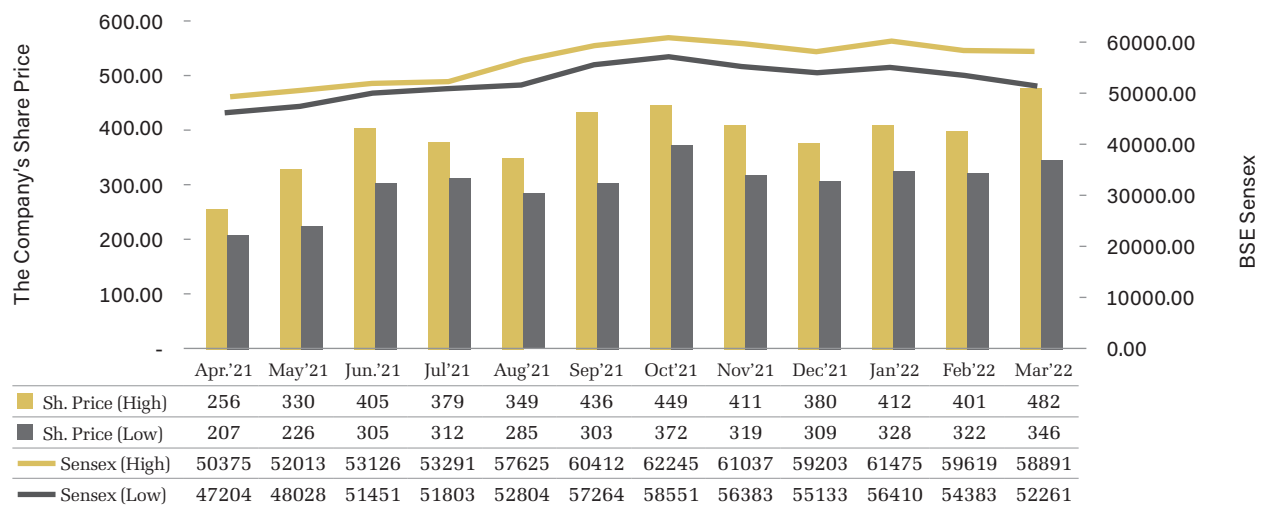
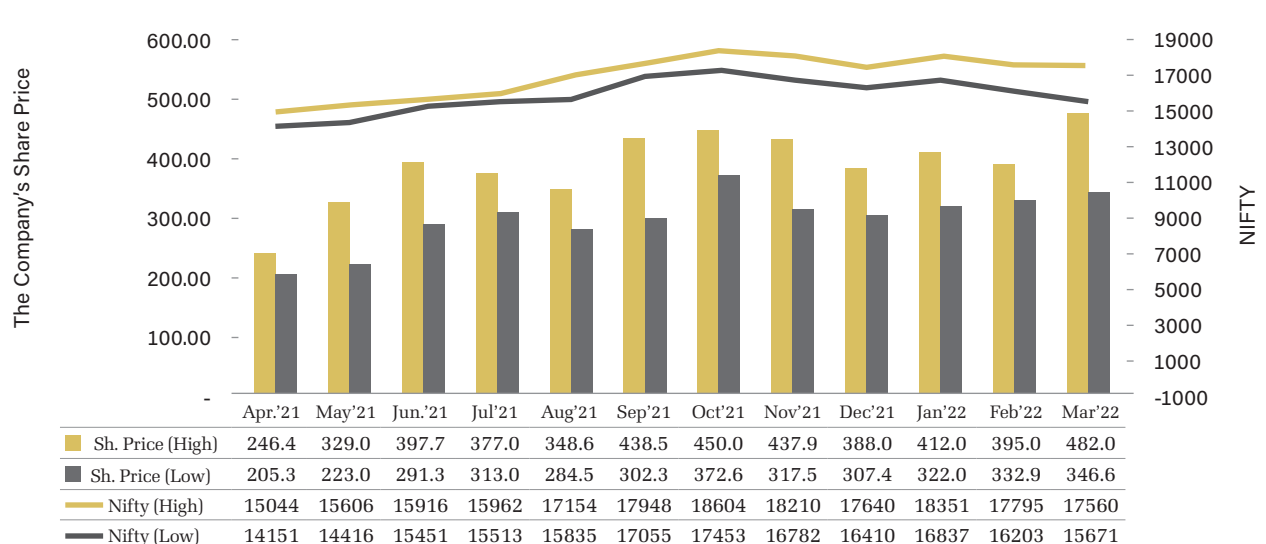
In view of the prevailing business conditions repetitive waves of Covid the Board of Directors have not recommended any dividend to the shareholders for the FY22.

**(e) Listing of Shares on Stock Exchanges**

As on March 31, 2022, the shares of the Company were listed on Stock Exchanges with their respective stock codes as follows:

Name of the Stock Exchange	Stock Code
BSE Limited	523127
Corporate Relationship Department 1 <sup>st</sup> Floor, New Trading Ring, Rotunda Building Phiroze Jeejeebhoy Towers Dalal Street, Fort Mumbai – 400 001	
The National Stock Exchange of India Limited	EIHAHOTELS
Exchange Plaza, 5 <sup>th</sup> Floor Plot No. C/1, G-Block Bandra Kurla Complex, Bandra (E) Mumbai – 400 051	

The ISIN Number of the Company's shares in the dematerialised mode is INE276C01014. There are no arrears of listing fees and custodial fees.

**(f) Market Price of Company's share versus Sensex and Nifty (in Rupees)****A. The Company's Share Price vs. BSE Sensex****B. The Company's Share Price versus Nifty**

# Report on Corporate Governance (Contd.)

## (g) Means of Communication

In accordance with Section 20, 101 and 136 of the Companies Act, 2013 and rules made there under, the Annual Report, Notice of the Annual General Meeting, postal ballot notice, circulars, etc. are being sent by electronic means to those shareholders whose e-mail addresses are made available to the Company by the shareholders and the depository. Documents e-mailed to shareholders are available on the Company's website at [https://www.eihassociatedhotels.in/investor\\_relations/annual\\_reports.asp](https://www.eihassociatedhotels.in/investor_relations/annual_reports.asp) to enable shareholders read and download a copy, if required.

## 13) SHARE TRANSFERS

During the year under review the Company appointed Link Intime India Private Limited as the Registrar & Transfer Agent of the Company. All query relating to shares and requests for dematerialisation and re-materialisation should be sent our RTA or the Company at following

### Link Intime India Pvt Ltd.

Noble Heights, 1<sup>st</sup> Floor, Plot No. NH 2,  
LSC, C-1 Block, Near Savitri Market  
Janakpuri, New Delhi-110058  
Tel: 01149411000, Email – delhi@linkintime.co.in

### Investor Service Division

7 Shamnath Marg, Delhi – 110054  
OR Tel:01123890505 extn:2308  
isdho@oberoigroup.com

The Company's shares are traded on the Stock Exchanges in compulsory dematerialized form. Shareholders are requested to ensure that their Depository Participants ("DPs") promptly send physical documents, ie. Dematerialization Request Form ("DRF"), share certificates, etc. to the RTA by providing the Dematerialization Request Number ("DRN"). Documents of transfer in physical form, ie. the transfer deeds, share certificates, etc. should similarly be sent to the RTA.

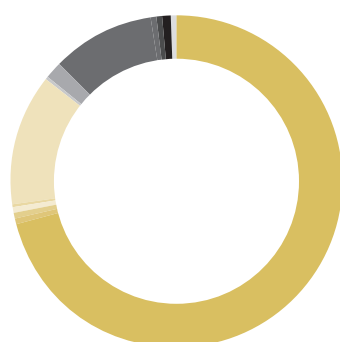
## Dematerialization

As on March 31, 2022, 30.33 million shares of the Company, representing 99.57% of the total shares issued, were held in the dematerialised form and 0.13 million shares representing 0.43% of the total issued shares were held in physical form. A total of 10,052 (93.70%) Shareholders have up to March 31, 2022, dematerialised their shareholdings, while the balance 676 (6.30%) Shareholders continue to hold shares in the physical form.

## 14) DISTRIBUTION OF SHAREHOLDING AS ON MARCH 31, 2022

Shareholding Range	No. of Shareholders	% of Shareholders	No. of shares	% of Shareholding
Up to - 500	10,142	94.54	6,81,464	2.24
501 - 1,000	281	2.62	2,21,764	0.73
1,001 - 2,000	149	1.39	2,25,886	0.74
2,001 - 3,000	46	0.43	1,12,576	0.37
3,001 - 4,000	34	0.32	1,22,823	0.40
4,001 - 5,000	12	0.11	56,218	0.18
5,001 - 10,0000	25	0.23	1,75,893	0.58
1,00,001 and above	39	0.36	2,88,71,523	94.76
<b>Total</b>	<b>10,728</b>	<b>100</b>	<b>3,04,68,147</b>	<b>100</b>

## 15) PATTERN OF SHAREHOLDING AS ON MARCH 31, 2022



■ Promoter and Promoter Group 75.00	■ Bodies Corporate 0.57
■ Mutual Funds / UTI 0.00	■ Individuals 10.68
■ Financial Institutions / Banks 0.01	■ Trusts 0.00
■ Central Government / State Government(s) 0.00	■ Non Resident Indians 0.12
■ Insurance Companies 0.00	■ Investor Education and Protection Fund 0.24
■ Foreign Institutional Investors 13.30	■ Others 0.08
■ Qualified Foreign Investor 0.00	





## 16) UNCLAIMED DIVIDENDS

All unclaimed dividend up to and including the financial year ended on March 31, 2014 and unclaimed shares pertaining thereto, have been transferred to the Investor Education and Protection Fund ("IEPF") as mandated under law.

Pursuant to the provisions of Rule 5(8) of the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 and amendments thereof, the Company has uploaded a Statement of Unclaimed Dividend amounts as on the date of the last Annual General Meeting by filing Form IEPF 2 with the Ministry of Corporate Affairs. The details of Unclaimed Dividends have also been uploaded on the Company's website [https://www.eihassociatedhotels.in/investor\\_relations/investor\\_unclaimed\\_dividend.asp](https://www.eihassociatedhotels.in/investor_relations/investor_unclaimed_dividend.asp). The year-wise unclaimed dividend position as on March 31, 2022 are furnished below:

Financial Year	Unclaimed Dividend ( Million)
2014-15	0.36
2015-16	0.38 (Interim)
2015-16	0.13 (Final)
2016-17	0.59
2017-18	0.36
2018-19	0.29

Shareholders who have not encashed their dividend warrants relating to the subsequent financial years are reminded by the RTA from time to time to claim their dividends before transfer to the IEPF. Shareholders who have not encashed their dividend warrants relating to the financial year ended March 31, 2015 and subsequent years are requested to contact the RTA/ Company.

## 17) TRANSFER OF SHARES HELD BY SHAREHOLDERS IF THEIR DIVIDEND REMAINS UNCLAIMED FOR SEVEN CONSECUTIVE YEARS, TO THE INVESTOR EDUCATION AND PROTECTION FUND (IEPF)

In accordance with the provisions of Section 124(6) of the Act read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 (IEPF Rules)(as amended), the Company is required to statutorily transfer shares held by the Shareholders whose Dividend has remained unclaimed for a consecutive period of seven years or more to IEPF.

The Company had sent Notices by Registered Post to those Shareholders who have not claimed their Dividend for the past seven years or more to claim their Dividend. Notices were also published in the Newspapers on June 17, 2021 requesting Shareholders to claim their Dividend failing which their Shares will be transferred to IEPF. As per IEPF Rules, the cut-off date for drawing the list of Shareholders was September 23, 2021 and Transfer of shares to IEPF was effected within the due date.

Shareholders who have responded to the Notice have been paid the dividend amount. The Shareholders from whom no response was received, the Company had transferred their shareholding to the demat account of the IEPF, details of which are as under:

No. of Shareholders	No. of shares transferred
18	3,017

The Company has also filed form IEPF-4 with the IEPF authority giving the details of shares transferred. The details of shares transferred are also available on the Company's website [https://www.eihassociatedhotels.in/investor\\_relations/transfer\\_of\\_shares.asp](https://www.eihassociatedhotels.in/investor_relations/transfer_of_shares.asp). Shareholders are requested to follow the below mentioned procedure for claiming their shares/unclaimed dividend from IEPF:

- Make an online application in Form IEPF-5 available on the website [www.iepf.gov.in](http://www.iepf.gov.in) ;
- Send a copy of the online application duly signed on each page by Shareholders/claimant alongwith copy of challan and all documents mentioned in Form IEPF-5 to the Company's Registrar & Transfer Agent Link Intime India Private Limited, Noble Heights, 1<sup>st</sup> Floor, Plot No. NH 2, LSC, C-1 Block, Near Savitri Market Janakpuri, New Delhi-110058, # 01149411000, Email – [delhi@linkintime.co.in](mailto:delhi@linkintime.co.in) for verification of his/her claim;
- The Company shall, within 15 days of receipt of the claim form, send a verification report to the IEPF Authority alongwith all documents submitted by the claimant;
- On verification, the IEPF Authority shall release the shares/dividend directly to the claimant.

## 18) LOCATION OF HOTELS

- The Oberoi Cecil, Shimla
- The Oberoi Rajvilās, Jaipur
- Trident, Agra
- Trident, Bhubaneshwar
- Trident, Chennai
- Trident, Jaipur
- Trident, Udaipur
- Trident, Cochin

## 19) ADDRESS FOR CORRESPONDENCE

The Company's Registered Office is located at 1/24 G.S.T. Road, Meenambakkam, Chennai – 600 027.

Corporate Office: 7 Shamnath Marg, Delhi - 110054

Correspondence from Shareholders on all matters should be addressed to:

Link Intime India Private Limited,  
Noble Heights, 1<sup>st</sup> Floor, Plot No.  
NH 2, LSC, C-1 Block, Near Savitri Market  
Janakpuri, New Delhi-110058,  
# 01149411000  
Email – [delhi@linkintime.co.in](mailto:delhi@linkintime.co.in)

# Report on Corporate Governance (Contd.)

## 20) INFORMATION PURSUANT TO REGULATION 36(3) OF THE LISTING REGULATIONS

Information pursuant to Regulation 36(3) of Listing Regulations pertaining to particulars of Directors to be appointed or re-appointed at the forthcoming Thirty-ninth Annual General Meeting is enclosed as an annexure to the Notice convening the Annual General Meeting.

## 21) COMPLIANCE CERTIFICATE OF THE AUDITORS

The certificate obtained from Jus & Associates, Practicing Company Secretaries regarding compliance of the conditions of Corporate Governance as stipulated in the Listing Regulations is annexed and forms part of this report.

For and on behalf of the Board

New Delhi  
May 02, 2022

**Vikramjit Singh Oberoi**  
Managing Director





**DECLARATION BY THE MANAGING DIRECTOR UNDER REGULATION 34(3) READ WITH PART D OF  
SCHEDULE V OF THE LISTING REGULATIONS REGARDING ADHERENCE TO THE CODE OF CONDUCT**

In accordance with Regulation 34(3) read with Part D of Schedule V of the Listing Regulations, I hereby confirm that all Directors and Senior Management Personnel of the Company have affirmed compliance with The Oberoi Dharma, the Code of Conduct, as applicable to them for the Financial Year ended March 31, 2022.

For and on behalf of the Board

New Delhi  
May 02, 2022

**Vikramjit Singh Oberoi**  
Managing Director

## CERTIFICATE ON COMPLIANCE OF CONDITIONS OF CORPORATE GOVERNANCE

To,  
The Members,  
**EIH Associated Hotels Limited**  
1/24, G.S.T. Road, Meenambakkam,  
Chennai- 600027

We have examined the compliance of conditions of Corporate Governance by **EIH Associated Hotels Limited** (“the Company”), for the year ended March 31, 2022, as stipulated in Regulations 17 to 27 and Clauses (b) to (i) of Sub-regulation (2) of Regulation 46 and Para C, D and E of Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time [hereinafter referred to as the “Listing Regulations”].

The compliance of the conditions of Corporate Governance is the responsibility of the management. Our examination was limited to the procedure and implementation thereof, adopted by the Company for ensuring compliance with the conditions of Corporate Governance as stated above.

Based on our examination of relevant records and according to the information and explanations provided and the representations given to us by the Management, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in Regulations 17 to 27 and Clauses (b) to (i) of Sub-regulation (2) of Regulation 46 and Para C, D and E of Schedule V of the Listing Regulations during the year ended 31<sup>st</sup> March, 2022.

We further state that such compliance is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For **Jus & Associates**  
**Company Secretaries**

**Dr. Ajay Kumar Jain**  
*Proprietor*

Membership Number: FCS -1551

Certificate of Practice Number: 21898

Firm Registration Number: S2010DE695800

Peer Review Certificate Number: 1325/2021

UDIN: F001551D000251570

Date: May 2, 2022

Place: New Delhi



**CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS**

(Pursuant to Regulation 34(3) and Schedule V Para C clause (10)(i) of the SEBI  
(Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,

**The Members of**

**EIH Associated Hotels Limited**

1/24, GST Road, Meenambakkam,  
Chennai-600027

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of EIH Associated Hotels Limited having CIN L92490TN1983PLC009903 and having its registered office at 1/24, GST Road, Meenambakkam, Chennai-600027 (hereinafter referred to as 'the Company'), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C sub-clause (i) of Clause 10 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in) as considered necessary and explanations furnished to us by the Company & its officers, we hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ended March 31, 2022 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India/ Ministry of Corporate Affairs or any such statutory authority:

Sl. No.	Name of the Director	DIN	Date of appointment in Company
1.	Mr. Prithviraj Singh Oberoi	00051894	07/10/1988
2.	Mr. Shib Sanker Mukherji	00103770	07/10/1988
3.	Mr. Vikramjit Singh Oberoi	00052014	23/06/2015
4.	Mr. Akshay Rajan Raheja	00288397	28/05/2015
5.	Mr. Anil Kumar Nehru	00038849	22/11/2004
6.	Mr. Sudipto Sarkar	00048279	28/03/2009
7.	Mr. Surin Shailesh Kapadia	00770828	05/08/2016
8.	Ms. Radhika Vijay Haribhakti	02409519	08/08/2014

Ensuring the eligibility for the appointment / continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion based on our verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For **Jus & Associates**  
Company Secretaries

**Dr. Ajay Kumar Jain**

*Proprietor*

Membership Number: FCS - 1551

Certificate of Practice Number: 21898

Firm Registration Number: S2010DE695800

Peer Review Certificate Number: 1325/2021

UDIN: FCS001551D000195921

Date: April 25, 2022

Place: New Delhi

# Secretarial Audit Report

(For the financial year ended March 31, 2022)

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 read with Regulation 24A of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

To,  
**The Members,**  
**EIH Associated Hotels Limited**  
1/24, GST Road, Meenambakkam,  
Chennai-600027

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by “**EIH Associated Hotels Limited**” (“the Company”). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conduct/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company’s books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives, during the conduct of Secretarial Audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended March 31, 2022 (“the financial year”), complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance mechanism in place, to the extent, in the manner and subject to the reporting made hereinafter.

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended March 31, 2022, according to the provisions of:

- i) The Companies Act, 2013 (“the Act”) and the Rules made there under read with notifications, exemptions and clarifications thereto;
- ii) The Securities Contracts (Regulation) Act, 1956 (“SCRA”) and the Rules made there under;
- iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed there under;
- iv) Foreign Exchange Management Act, 1999 (“FEMA”) and the Rules and Regulations made there under, to the extent applicable to Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;
- v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 (“the SEBI Act”):
  - (a) The SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, as amended from time to time.
  - (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended from time to time.
  - (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended from time to time. These regulations were not applicable to the Company during the financial year since the Company did not raise any money from the public and hence, these regulations have not been examined for the purpose of this report.
  - (d) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021. These regulations were not applicable to the Company during the financial year since the Company does not have any such scheme in operation and hence, these regulations have not been examined for the purpose of this report.
  - (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008, as amended from time to time. These regulations were not applicable to the Company during the financial year since the Company did not raise any money through debt securities from the public and hence, these regulations have not been examined for the purpose of this report.
  - (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 as amended from time to time. These regulations did not become applicable to the Company during the financial year and hence, these regulations have not been examined for the purpose of this report.
  - (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021, as amended from time to time. These regulations did not become applicable to the Company during the financial year and hence, these regulations have not been examined for the purpose of this report.





(h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018, as amended from time to time. These regulations were not applicable to the Company during the financial year since the Company did not buy-back any of its securities and hence, these regulations have not been examined for the purpose of this report.

VI. Other significant policies and regulations specifically applicable to the Company, including:

- a) Tourism Policy of Government of India and Classification of Hotels.
- b) Food Safety and Standards Act, 2006 and Rules made there under.
- c) The Air (Prevention and Control of Pollution) Act, 1981 and Rules made there under.
- d) The Water (Prevention and Control of Pollution) Act, 1974 and Rules made there under.
- e) Phonographic and Performance License.
- f) Indian Explosives Act, 1884 and Rules made there under.
- g) The Apprentices Act, 1961 and Rules made there under.
- h) India Boiler Act, 1923

We have also examined compliance with the applicable clauses of the following:

- (i) Secretarial Standards issued by the Institute of Company Secretaries of India.
- (ii) The Listing Agreements entered into by the Company with the National Stock Exchange of India Limited and BSE Limited.
- (iii) The SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“the Listing Regulations”), as amended from time to time, read with circulars issued there under.

During the financial year, the Company has generally complied with the provisions of the Act, Rules, Regulations, Guidelines, etc. mentioned herein above.

**We further report that:**

1. The Board of Directors of the Company (“the Board”) is duly constituted with proper balance of Executive Directors, Non-Executive Directors, Independent Directors and Woman Director in terms of Companies Act, 2013 and Regulation 17 of the Listing Regulations.

2. Adequate notice has been given to all directors to schedule the Board Meetings during the financial year under review; agenda and detailed notes on agenda were sent properly before the scheduled meeting; and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

3. All the decisions were carried out unanimously. None of the members of the Board have expressed dissenting views on any of the agenda items during the financial year.

4. The Company has obtained requisite approval of its Directors under the provisions of Section 175 of the Act read with Rule 5 of Companies (Meetings of Board and its Powers) Rules, 2014 for passing circular resolutions, which were duly noted by the Board in its next meeting held after passing the circular resolutions.

5. On the recommendation of Nomination and Remuneration Committee, the Board of Directors in its meeting held on October 28, 2021 appointed Mr. Tejasvi Dixit as the Company Secretary effective November 19, 2021 in place of Ms Indrani Ray who resigned as Company Secretary effective November 18, 2021.

6. Mr. P.R.S. Oberoi resigned as Chairman and Director of the Company effective May 2, 2022. The Board of Directors in its meeting held on May 2, 2022 took note of the same and appointed the current Vice Chairman, Mr. S. S. Mukherjee as the Chairman of the Company effective May 2, 2022. Mr. L. Ganesh resigned as a Non-executive Independent Director effective March 7, 2022 which was noted by the Board of Directors in its meeting held on March 14, 2022.

7. In accordance with the guidelines prescribed by the Ministry of Corporate Affairs (the “MCA”) for holding general meeting/ conducting postal ballot through e-voting vide General Circular Nos. 14/2020 dated April 08, 2020; 17/2020 dated April 13, 2020; 20/2020 dated May 05, 2020; 22/2020 dated June 15, 2020; 33/2020 dated September 28, 2020; 39/2020 dated December 31, 2020; 02/2021 dated January 13, 2021 (the “Relevant Circulars”) the Company conducted its Annual General Meeting (“AGM”) on July 27, 2021 through video conferencing.

8. In the aforesaid AGM, the shareholders of the Company by passing a special resolution approved re-appointment of Mr. Surin Shailesh Kapadia as a Non-executive Independent Director on the Board of the Company, not liable to retire by rotation, to hold office for a second term of five consecutive years with effect from August 5, 2021.

We further report that during the financial year there were no other specific events/ actions having major bearing on the Company's affairs in pursuance of the above referred laws, regulations, guidelines, standards etc. referred to above.

We further report that there are adequate systems and processes in the Company commensurate with the size and operations of the company, to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

For the purpose of examining adequacy of compliances with other applicable laws including industry/sector specific laws, under both Central and State legislations, reliance has been placed on the Compliance Certificate issued by the Company Secretary for each quarter as placed before the Board meeting, based on the reports and compliance certificates received by the Company from its hotels, resorts and service units etc. as part of the Company's compliance management and reporting system. Based on the aforesaid internal compliance certificates, we are of the opinion that the Company has generally complied with the following:

- i) Deposit of Provident Fund, Employee State Insurance, Employee Deposit Linked Insurance and other employee related statutory dues.
- ii) Applicable stipulations pertaining to the Payment of Wages Act, Minimum Wages Act, Contract Labour (Regulation and Abolition) Act and other related legislations.
- iii) Deposit of taxes relating to Income Tax and Goods & Services Tax and other applicable taxes including Tax deducted at source. However, cases of disputed tax liabilities of substantial amount are brought up at each Board meeting and appropriate action is taken

and recorded in the minutes of meetings. Such cases form part of the Contingent Liabilities in the 'Notes to Accounts' forming an integral part of the Financial Statement for the financial year and brief of the same has also been disclosed in the Independent Auditors' Report.

- iv) Applicable state and central laws, including those related to the Environment, Food Safety & Standards, Apprentice and Performance License, pertaining to the operations of the Company. However, notices from the statutory authorities, whenever received, are reported as part of Board process for compliance reporting and appropriate action is taken from time to time.

For **Jus & Associates**  
**Company Secretaries**

**Dr. Ajay Kumar Jain**

*Proprietor*

Membership Number: FCS – 1551

Certificate of Practice Number: 21898

Firm Registration Number: S2010DE695800

Peer Review Certificate Number:

Date: May 2, 2022

1325/2021

Place: New Delhi

UDIN: F001551D000251559

This secretarial audit report is to be read with our letter of even date which is annexed as Annexure A and forms an integral part of this report.



**ANNEXURE TO SECRETARIAL AUDIT REPORT OF EVEN DATE**

To,  
**The Members,**  
**EIH Associated Hotels Limited**  
1/24, GST Road, Meenambakkam,  
Chennai-600027

Our Secretarial Audit Report of even date for the financial year ended March 31, 2022 is to be read along with this letter.

1. Maintenance of secretarial records is the responsibility of the management of the company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and books of accounts of the company.
4. Wherever required, we have obtained the management representation about the compliance of laws, rules and regulations and occurrence of events etc.
5. The compliance of the provisions of corporate and other applicable laws, rules, regulations and standards is the responsibility of the Management. Our responsibility is to express an opinion based on examination of systems and procedures being followed by the Company.
6. The Secretarial Audit Report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the Management has conducted the affairs of the Company.

For **Jus & Associates**  
**Company Secretaries**

**Dr. Ajay Kumar Jain**

*Proprietor*

Membership Number: FCS – 1551

Certificate of Practice Number: 21898

Firm Registration Number: S2010DE695800

Peer Review Certificate Number: 1325/2021

Date: May 2, 2022

Place: New Delhi

# Independent Auditor's Report

To The Members of **EIH ASSOCIATED HOTELS LIMITED**

## REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

### Opinion

We have audited the accompanying financial statements of **EIH ASSOCIATED HOTELS LIMITED** ("the Company"), which comprise the Balance Sheet as at March 31, 2022, and the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flows and the Statement of Changes in Equity for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, and its profit, total comprehensive income, its cash flows and the changes in equity for the year ended on that date.

### Basis for Opinion

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

### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the 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 the matter described below to be the key audit matter to be communicated in our report.

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#### Key Audit Matter

##### **Contingent liabilities [Refer Note 1(r), 3B and 44(a) to the financial statements]**

The Company has tax and other ongoing litigations including matters under dispute which involve significant judgement in determining the likely outcome of tax/legal matters by the management.

There is a risk relating to ongoing tax/legal matters amounting to INR 123.95 million which is disclosed in Note 44(a) to the financial statements. The amounts involved are significant and application of the accounting standard to determine the amount, if any, to be provided as a liability or disclosed as a contingent liability, is inherently subjective. This includes assumptions relating to the likelihood and/or timing of cash outflows from the business and the pending decisions of the appropriate authorities.

Due to the significant judgement involved in determining the likely outcome of the tax/ legal matters by the management, the above matter has been identified as a key audit matter.

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#### Auditor's Response

##### **Principal audit procedures performed:**

- Obtained an understanding of the Company's processes for evaluating and determining the likely outcome of tax/legal matters. Tested the design, implementation and operating effectiveness of relevant internal controls relating to the management's evaluation and assessment of tax/legal matters;
  - Obtained management's evaluation and assessment, discussed with Company's tax/legal team and circularised confirmations on sample basis, as considered necessary, from the Company's legal counsel/tax consultants for confirming the possible outcome of the outstanding cases related to tax and legal claims;
  - On a sample basis, tested the completeness and accuracy of the underlying data used in the assessment and evaluating the assumptions used by management when determining uncertainty of tax/legal matters and the potential impact of past claims;
  - Assessed the independence, competency and objectivity of the management expert involved;
  - For direct and indirect tax matters, we involved our tax specialists who assisted in evaluating the reasonableness of management's assessments based on prevailing law, past decisions from tax authorities, recent developments and new information, as applicable;
  - Assessed the related disclosures in the financial statements and their compliance with Ind AS.
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## Information Other than the Financial Statements and Auditor's Report Thereon

- The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Management Discussion and Analysis, Directors' Report including annexures to the Directors' Report, Business Responsibility Report, Report on Corporate Governance, but does not include the financial statements and our auditor's report thereon.
- Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon
- In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.
- If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## Management's Responsibility for the 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 financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the Ind AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

## Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the 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 financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and

# Independent Auditor's Report (Contd.)

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 the 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 section 143(3) of the Act, based on our audit 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, the Statement of Cash Flows and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.
  - d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under section 133 of the Act.
  - e) On the basis of the written representations received from the directors as on March 31, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2022 from being appointed as a director in terms of section 164(2) of the Act.
  - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "ANNEXURE A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
  - g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended.

In our opinion and to the best of our information and according to the explanations given to us, no remuneration has been paid by the Company to any of its directors. Accordingly, the provisions of section 197 of the Act relating to remuneration to directors are not applicable.
  - h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
    - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements - Refer note 44 to the financial statements;
    - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses - Refer note 40 to the financial statements;
    - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company - Refer note 52 to the financial statements.
    - iv. (a) The Management has represented that, to the best of its knowledge and belief, as disclosed in note 57 to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any





- other persons or entities, including foreign entities (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (b) The Management has represented, that, to the best of it’s knowledge and belief, as disclosed in note 57 to the financial statements, no funds have been received by the Company from any persons or entities, including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that have caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- v. The Company has not declared or paid any dividend during the year and has not proposed final dividend for the year
2. As required by the Companies (Auditor’s Report) Order (“the Order”) issued by the Central Government in terms of section 143(11) of the Act, we give in **“ANNEXURE B”** a statement on the matters specified in paragraphs 3 and 4 of the Order.

**For Deloitte Haskins & Sells LLP**

Chartered Accountants

(Firm’s Registration No. 117366W/W-100018)

**Alka Chadha**

Partner

(Membership Number 93474)

(UDIN: 22093474AIHQFR3495)

Place: Gurugram

Date: May 2, 2022

# “Annexure A” to The Independent Auditor’s Report

(Referred to in paragraph 1(f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date)

## **REPORT ON THE INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING UNDER CLAUSE (I) OF SUB-SECTION 3 OF SECTION 143 OF THE COMPANIES ACT, 2013 (“THE ACT”)**

We have audited the internal financial controls over financial reporting of **EIH ASSOCIATED HOTELS LIMITED** (“the Company”) as of March 31, 2022 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

### **MANAGEMENT’S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS**

The Company’s Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

### **AUDITOR’S RESPONSIBILITY**

Our responsibility is to express an opinion on the Company’s internal financial controls over financial reporting of the Company based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

### **MEANING OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING**

A company’s internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company’s internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company’s assets that could have a material effect on the financial statements.

### **INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING**

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls,





material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

#### **OPINION**

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022, based on the criteria for internal financial

control over financial reporting established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

**For Deloitte Haskins & Sells LLP**

Chartered Accountants

(Firm's Registration No. 117366W/W-100018)

**Alka Chadha**

Partner

(Membership Number 93474)

(UDIN: 22093474AIHQFR3495)

Place: Gurugram

Date: May 2, 2022

# “Annexure B” to The Independent Auditor’s Report

(Referred to in paragraph 2 under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date)

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that

(i)(a) A. The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment, capital work-in-progress and relevant details of right-of-use assets.

B. The Company has maintained proper records showing full particulars of intangible assets.

(i)(b) The Company has a program of verification of property, plant and equipment, capital work- in-progress and right-of-use assets so to cover all the items in a phased manner over a period of three years which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. Pursuant to the program, certain property, plant and equipment, capital work- in-progress, and right-of-use assets were due for verification during the year and were physically verified by the Management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

(i)(c) With respect to immovable properties (other than immovable properties under dispute and where the Company is the lessee) disclosed in the financial statements included in property, plant and equipment, according to the information and explanations given to us and based on the examination of the sale deed/ indenture/ conveyance deed and property tax receipts provided to us, we report that, the title deeds of such immovable properties are held in the name of the Company as at the balance sheet date, except as mentioned below:

Description of property	As at the Balance Sheet date (Rupees Million)		Held in the name of	Whether promoter, director or their relative or employee	Period held since	Reason for not being held in name of Company
	Gross carrying value	Carrying value in the financial statements				
Freehold land of The Oberoi Cecil located at Chaura Maidan, Shimla	1.17	1.17	The Associated Hotels of India Limited	Yes	April 1, 2006	The indenture is executed in favour of The Associated Hotels of India Limited. The Associated Hotels of India Limited was subsequently amalgamated with The East India Hotels Limited under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated September 19, 1968. Subsequently, the name of The East India Hotels Limited was changed to EIH Limited (promoter). Fresh certificate of incorporation consequent to change of name dated October 30, 1996 was issued by the Assistant Registrar of Companies, West Bengal. The ownership of the property was subsequently transferred to the Company through the scheme of arrangement under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 20, 2006.
Building on freehold land of The Oberoi Cecil at Chaura Maidan, Shimla	316.86 (Refer note)	275.57 (Refer note)	The Associated Hotels of India Limited	Yes	April 1, 2006	The indenture is executed in favour of The Associated Hotels of India Limited. The Associated Hotels of India Limited was subsequently amalgamated with The East India Hotels Limited under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated September 19, 1968. Subsequently, the name of The East India Hotels Limited was changed to EIH Limited (promoter). Fresh certificate of incorporation consequent to change of name dated October 30, 1996 was issued by the Assistant Registrar of Companies, West Bengal. The ownership of the property was subsequently transferred to the Company through the scheme of arrangement under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 20, 2006.





Description of property	As at the Balance Sheet date (Rupees Million)		Held in the name of	Whether promoter, director or their relative or employee	Period held since	Reason for not being held in name of Company
	Gross carrying value	Carrying value in the financial statements				
Freehold land of Trident Jaipur located opposite Jal Mahal, Amer Road, Nahargarh, Jaipur	8.35	8.35	Indus Hotels Corporation Limited	No	April 1, 2005	The sale deed is in the name of Indus Hotel Corporation Limited, erstwhile company that was amalgamated with the Company under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated November 10, 2006.
Flat No. 5, 6, 101, 102, 103, 104, 105, 106, 203, 204, 205 and 206 of Sagar Darshan Apartment located at Bedla Road, Udaipur	14.69	12.49	Indus Hotels Corporation Limited	No	April 1, 2005	The sale deed is in the name of Indus Hotel Corporation Limited, erstwhile company that was amalgamated with the Company under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated November 10, 2006.
Flat No. 106 and 204 of Akshat Apartment located at Behari Marg, near Collectorate, Bani Park, Jaipur	2.74	2.34	Indus Hotels Corporation Limited	No	April 1, 2005	The sale deed is in the name of Indus Hotel Corporation Limited, erstwhile company that was amalgamated with the Company under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated November 10, 2006.
Building on leasehold land of Trident Agra located at 25/384, Fatehabad Road, Tajganj, Agra	225.88 (Refer note)	200.53 (Refer note)	Indus Hotels Corporation Limited	No	November 10, 2006	The title documents are in name of Indus Hotel Corporation Limited, erstwhile company that was amalgamated with the Company under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated November 10, 2006.
Building on leasehold land of Trident Bhubaneswar located at Plot no. CB-1, Nayapalli, Bhubaneswar	132.16 (Refer note)	117.93 (Refer note)	The East India Hotels Limited	Yes	April 1, 2006	The title documents are in name of East India Hotels Limited. Subsequently, the name of The East India Hotels Limited was changed to EIH Limited (promoter). Fresh certificate of incorporation consequent to change of name dated October 30, 1996 was issued by the Assistant Registrar of Companies, West Bengal. The ownership of the property was subsequently transferred to the Company through the scheme of arrangement under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 20, 2006.
Building on leasehold land of The Oberoi Rajvilas located at village Khonagorain, Sanganer, Jaipur	456.19 (Refer note)	360.79 (Refer note)	Oberoi Associated Hotels Limited	No	March 3, 1993	The title documents are in name of Oberoi Associated Hotels Limited, erstwhile name of the Company which was changed to EIH Associated Hotels Limited. Fresh certificate of incorporation consequent to change of name dated October 5, 2015 was issued by the Registrar of Companies, Tamil Nadu.

Note: Includes additions (net of deletions) from the date of execution of the conveyance deed/indenture/sale deed/ lease agreement, upto the year ended March 31, 2022.

## Annexure B (Contd.)

With respect to immovable properties disclosed in the financial statements included in property, plant and equipment where title is under dispute is as given below:

Description of property	As at the Balance Sheet date (Rupees Million)		Held in the name of	Whether promoter, director or their relative or employee	Period held since	Reason for not being held in name of Company
	Gross carrying value	Carrying value in the financial statements				
Building on leasehold land of Trident Jaipur located opposite Jal Mahal, Amer Road, Nahargarh, Jaipur	149.94 (Refer note)	126.50 (Refer note)	EIH Associated Hotels Limited (Refer to remarks)	No	April 1, 1993	As indicated in note 44(b) to the financial statements, the matter related to withdrawal of the lease deed of Trident Jaipur based on order passed by the Revenue Minister of the State of Rajasthan and a subsequent order passed by the District Collector, Jaipur is currently under adjudication before the Rajasthan High Court. As indicated in the said note, the arbitrator had passed the arbitral award in favour of the Company and had set aside the order of the District Collector whereby the lease was withdrawn. Based on the legal opinion obtained by the Company, and in view of the present status of the case, the management believes that the Company has strong chances of success.

Note: Includes additions (net of deletions) from the date of execution of the conveyance deed/indenture/sale deed/ lease agreement, upto the year ended March 31, 2022.

Details of immovable properties whose title deeds have been pledged as security for cash credit facility and which are not held in the name of the Company based on the confirmation directly received by us from a lender is as given below:

Description of property	As at the Balance Sheet date (Rupees Million)		Held in the name of	Whether promoter, director or their relative or employee	Period held since	Reason for not being held in name of Company
	Gross carrying value	Carrying value in the financial statements				
Freehold land of Trident Chennai located at 1/24, GST Road, Nanganallur, Thillaiganga Nagar, Chennai	2.42	2.42	Pleasant Hotels Limited	No	October 29, 1984	The sale deed was in the name of Pleasant Hotels Limited, erstwhile name of the Company which was changed to Oberoi Associated Hotels Limited. Fresh certificate of incorporation consequent to change of name dated November 10, 1996 was issued by the Registrar of Companies, Tamil Nadu. Subsequently, the name of Oberoi Associated Hotels Limited was changed to EIH Associated Hotels Limited. Fresh certificate of incorporation consequent to change of name dated October 5, 2015 was issued by the Registrar of Companies, Tamil Nadu.





In respect of immovable properties that have been taken on lease (where the Company is the lessee) and disclosed in the financial statements as right-of-use assets as at the balance sheet date; the lease agreements are duly executed in favour of the Company, except immovable properties under dispute and as mentioned below:

Description of property	As at the Balance Sheet date (Rupees Million)		Held in the name of	Whether promoter, director or their relative or employee	Period held	Reason for not being held in name of Company
	Gross carrying value	Carrying value in the financial statements				
Leasehold land of Trident Agra located at 25/384, Fatehabad Road, Tajganj, Agra	21.49	14.63	Indus Hotels Corporation Limited	No	April 1, 2005	The lease agreements are executed in favour of Indus Hotel Corporation Limited, erstwhile company that was amalgamated with the Company under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated November 10, 2006.
Leasehold land of Trident Udaipur located at Mullatalai, Haridasji Ki Magri, Udaipur	30.14	28.83	Indus Hotels Corporation Limited	No	April 1, 2005	
Leasehold land of Trident Jaipur located at opposite Jal Mahal, Amer Road, Nahargarh, Jaipur	2.29	2.22	Indus Hotels Corporation Limited	No	April 1, 2005	
Leasehold land of Trident Bhubaneswar located at Plot no. CB-1, Nayapalli, Bhubaneswar	5.87	5.64	The East India Hotels Limited	Yes	April 1, 2006	The lease agreements are executed in favour of East India Hotels Limited. Subsequently, the name of The East India Hotels Limited was changed to EIH Limited (promoter). Fresh certificate of incorporation consequent to change of name dated October 30, 1996 was issued by the Assistant Registrar of Companies, West Bengal. The right of use of the property was subsequently transferred to the Company through the scheme of arrangement under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 20, 2006.
Leased building of The Oberoi Cecil located at Chaura Maidan, Shimla	-*	-*	EIH Limited	Yes	April 1, 2006	The lease agreements are executed in favour of EIH Limited (promoter) and the property was subsequently transferred to the Company through the scheme of arrangement under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 20, 2006. The right of use of the property was subsequently transferred to the Company through the scheme of arrangement under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 20, 2006.

## Annexure B (Contd.)

Description of property	As at the Balance Sheet date (Rupees Million)		Held in the name of	Whether promoter, director or their relative or employee	Period held	Reason for not being held in name of Company
	Gross carrying value	Carrying value in the financial statements				
Leasehold land of The Oberoi Rajvilas located at village Khonagorain, Sanganer, Jaipur	0.14	0.14	Oberoi Associated Hotels Limited	No	February 12, 1997 to February 11, 2017 (refer remarks)	The lease deed is executed in favour of Oberoi Associated Hotels Limited, erstwhile name of the Company which was changed to EIH Associated Hotels Limited. Fresh certificate of incorporation consequent to change of name dated October 5, 2015 was issued by the Registrar of Companies, Tamil Nadu. The lease deed was executed for the period of 20 years upto 11 February, 2017 and was renewable for 20 years based upon stipulations. An application dated January 13, 2017 for renewal was filed with the District Collector, Jaipur and subsequently the original lease deed was submitted with letter dated July 13, 2017.
Leasehold land of The Oberoi Rajvilas located at village Khonagorain, Sanganer, Jaipur	5.75	5.41	Oberoi Associated Hotels Limited	No	March 3, 1993	The lease agreement is executed in favour of Oberoi Associated Hotels Limited, erstwhile name of the Company which was changed to EIH Associated Hotels Limited. Fresh certificate of incorporation consequent to change of name dated October 5, 2015 was issued by the Registrar of Companies, Tamil Nadu.

\*Amount less than INR 0.01 million

In respect of immovable properties that have been taken on lease (where the Company is the lessee) and disclosed in the financial statements as right-of-use assets as at the balance sheet date properties where lease agreement is under dispute is as given below:

Description of property	As at the Balance Sheet date (Rupees Million)		Held in the name of	Whether promoter, director or their relative or employee	Period held	Reason for not being held in name of Company
	Gross carrying value	Carrying value in the financial statements				
Leasehold land of Trident Jaipur located opposite Jal Mahal, Amer Road, Nahargarh, Jaipur	75.78	75.09	EIH Associated Hotels Limited (Refer remarks)	No	April 1, 1993	As indicated in note 44(b) to the financial statements, the matter related to withdrawal of the lease deed of Trident Jaipur based on order passed by the Revenue Minister of the State of Rajasthan and a subsequent order passed by the District Collector, Jaipur is currently under adjudication before the Rajasthan High Court. As indicated in the said note, the arbitrator had passed the arbitral award in favour of the Company and had set aside the order of the District Collector whereby the lease was withdrawn. Based on the legal opinion obtained by the Company, and in view of the present status of the case, the management believes that the Company has strong chances of success.





(i)(d) The Company has not revalued any of its property, plant, and equipment (including right-of-use assets) and intangible assets during the year.

(i)(e) No proceedings have been initiated during the year or are pending against the Company as at 31 March 2022 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

(ii)(a) The inventories were physically verified during the year by the Management at reasonable intervals. In our opinion and according to the information and explanations given to us, the coverage and procedure of such verification by the Management is appropriate having regard to the size of the Company and the nature of its operations. No discrepancies of 10% or more in the aggregate for each class of inventories were noticed on such physical verification of inventories when compared with the books of account.

(ii)(b) According to the information and explanations given to us, the Company has been sanctioned working capital limits in excess of INR 5 crores, in aggregate, at points of time during the year, from banks or financial institutions on the basis of security of current assets. In our opinion and according to the information and explanations given to us, the returns or statements comprising stock statements, book debt statements, filed by the Company with one such bank till the date of this report are in agreement with the unaudited books of account of the Company of the respective quarters ended June 30, 2021, September 30, 2021 and December 31, 2021 and no material discrepancies have been observed. The Company is yet to submit the return/ statement to be submitted at the end of the quarter ended March 31, 2022 with the bank.

(iii) The Company has made investments in, and has not provided guarantee or security and granted loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year, in respect of which:

(a) The Company has not provided any loans or advances in the nature of loans or stood guarantee, or provided security to any other entity during the year, and hence reporting under clause (iii)(a) of the Order is not applicable.

(b) In our opinion, the investments made during the year are prima facie not prejudicial to the Company's interest.

The Company has not provided any loans or advances in the nature of loans or stood guarantee, or provided security to any other entity during the year and nothing was outstanding during the year, and hence reporting under clause (iii)(c),(d),(e) & (f) of the Order is not applicable.

(iv) The Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013, to the extent applicable, in respect of loans granted, investments made and guarantees and securities provided, as applicable.

(v) The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause (v) of the Order is not applicable.

(vi) The maintenance of cost records has not been specified for the activities of the Company by the Central Government under section 148(1) of the Companies Act, 2013.

(vii)(a) In respect of statutory dues:

Undisputed statutory dues, including Goods and Service tax, Provident Fund, Employees' State Insurance, Income-tax, sales-tax, duty of Custom, duty of excise, Value Added Tax, cess, and other material statutory dues applicable to the Company have generally been regularly deposited by it with the appropriate authorities though there has been a slight delay in a few cases in respect of remittance of Provident Fund, Employees' State Insurance and Income-tax.

There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income-tax, duty of Custom, Value Added Tax, cess, and other material statutory dues in arrears as at March 31, 2022 for a period of more than six months from the date they became payable.

## Annexure B (Contd.)

(vii)(b) Details of statutory dues referred to in sub-clause (a) above which have not been deposited as on March 31, 2022 on account of disputes are given below:

Name of the Statute	Nature of the Dues	Forum where dispute is pending	Period to which the amount relates	Amount unpaid (INR Million)
The Income Tax Act, 1961	Income Tax	Commissioner of Income Tax (Appeals)	2004-05 <sup>^</sup>	Nil
The Income Tax Act, 1961	Income Tax	Madras High Court	2005-06 <sup>^</sup>	Nil
<b>Sub-total</b>				<b>Nil<sup>##</sup></b>
Finance Act, 1994	Service Tax	Commissioner (Appeals)	2004-07	1.23
Finance Act, 1994	Service Tax	CESTAT	2012-18	18.02
<b>Sub-total</b>				<b>19.25<sup>#</sup></b>
The Rajasthan Value Added Tax Act, 2003	Value Added Tax	Rajasthan Tax Board	2011-12 to 2015-16	Nil
	Value Added Tax	Rajasthan High Court	2011-12 to 2013-14	Nil
The Tamil Nadu Value Added Tax Act, 2006	Value Added Tax	Appellate Deputy Commissioner (ST)	2009-10 to 2011-12	0.11
The Uttar Pradesh Value Added Tax Act, 2008	Value Added Tax	Allahabad High Court	2007-08	0.12
<b>Sub-total</b>				<b>0.23<sup>^^</sup></b>
The Rajasthan Tax on Luxuries (in Hotels and Lodging Houses) Act, 1990	Luxury Tax	Rajasthan High Court	2010-11 to 2013-14	1.77
Tamil Nadu Tax on Luxuries Act, 1981	Luxury Tax	Joint Commissioner	2007-08 to 2011-12	14.56
The Himachal Pradesh Tax on Luxuries (In Hotels and Lodging House) Act, 1979	Luxury Tax	Himachal Pradesh High Court	2008-09 to 2015-16	4.72
<b>Sub-total</b>				<b>21.05<sup>**</sup></b>
CGST & SGST Act 2017	Goods and Services Tax	Appellate Authority	2018-19	0.99
<b>Sub-total</b>				<b>0.99<sup>\$</sup></b>
Municipal Corporation Act, 1959	Property Tax	Judge (Small Cause Court), Agra	2014-15 to 2021-22	17.73
Rajasthan Land and Building Tax Act, 1964	Land and Building Tax	High Court of Rajasthan	1998-99 to 2001-02	1.17
Rajasthan Land and Building Tax Act, 1964	Land and Building Tax	Commissioner	1997-98 to 2000-01	0.36
Rajasthan Municipalities Act, 1959	Urban Development Tax	Supreme Court of India	2007-08 to 2021-22	Nil
<b>Sub-total</b>				<b>19.26<sup>*</sup></b>

<sup>^</sup>Period represents assessment year

<sup>#</sup>Net of INR 0.81 million paid under protest

<sup>\*\*</sup>Net of INR 3.86 million paid under protest

<sup>\*</sup>Net of INR 36.22 million paid under protest

<sup>##</sup>Net of INR 16.47 million paid under protest

<sup>^^</sup>Net of INR 11.14 million p-aid under protest

<sup>\$</sup>Net of INR 0.06 million paid under protest

### Note:

As indicated in note 44 (a) to the financial statements, during the year, an order amounting to INR 9.84 million has been received from the Deputy Commissioner (Appeals) with respect to luxury tax for the period 2014-15 to 2017-18 against which INR 9.84 million had been paid under protest. The Company intends to file an appeal with the appropriate authorities within the stipulated time.

(viii) There were no transactions relating to previously unrecorded income that were surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961 (43 of 1961) during the year.





- |  |   |
|--|---|
| <p>(ix)(a) The Company has not taken any loans or other borrowings from any lender. Hence reporting under clause (ix)(a) of the Order is not applicable to the Company.</p> <p>(ix)(b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.</p> <p>(ix)(c) The Company has not taken any term loan during the year and there are no unutilised term loans at the beginning of the year and hence, reporting under clause (ix)(c) of the Order is not applicable</p> <p>(ix)(d) On an overall examination of the financial statements of the Company, funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.</p> <p>(ix)(e) The Company did not have any subsidiary or associate or joint venture during the year and hence, reporting under clause (ix)(e) of the Order is not applicable.</p> <p>(ix)(f) The Company has not raised any loans during the year and hence reporting on clause (ix)(f) of the Order is not applicable.</p> <p>(x)(a) The Company has not issued any of its securities (including debt instruments) during the year and hence reporting under clause (x)(a) of the Order is not applicable.</p> <p>(x)(b) During the year the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause (x) (b) of the Order is not applicable to the Company.</p> <p>(xi)(a) To the best of our knowledge, no fraud by the Company and no material fraud on the Company has been noticed or reported during the year.</p> <p>(xi)(b) To the best of our knowledge, no report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.</p> <p>(xi)(c) As represented to us by the Management, there were no whistle blower complaints received by the Company during the year.</p> <p>(xii) The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.</p> <p>(xiii) In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards.</p> <p>(xiv)(a) In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.</p> <p>(xiv)(b) We have considered the internal audit reports of the Company issued till date, for the period under audit.</p> | <p>(xv) In our opinion during the year the Company has not entered into any non-cash transactions with any of its directors or persons connected with such directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.</p> <p>(xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause (xvi)(a), (b) and (c) of the Order is not applicable.</p> <p>The Group has more than one CIC as part of the group. There are three CICs forming part of the group.</p> <p>(xvii) The Company has not incurred any cash losses in the financial year covered by our audit but had incurred cash losses amounting to INR 155.58 million in the immediately preceding financial year.</p> <p>(xviii) There has been no resignation of the statutory auditors of the Company during the year.</p> <p>(xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.</p> <p>(xx) The Company has fully spent the required amount towards Corporate Social Responsibility (CSR) and there is no unspent CSR amount for the year requiring a transfer to a Fund specified in Schedule VII to the Companies Act or special account in compliance with the provision of sub-section (6) of section 135 of the said Act. Accordingly, reporting under clause (xx) of the Order is not applicable for the year.</p> |
|--|---|

**For Deloitte Haskins & Sells LLP**  
Chartered Accountants  
(Firm's Registration No. 117366W/W-100018)

**Alka Chadha**  
Partner

Place: Gurugram (Membership Number 93474)  
Date: May 2, 2022 (UDIN: 22093474AIHQFR3495)

# Balance Sheet

as at March 31, 2022

INR in Million

	Notes	As at March 31, 2022	As at March 31, 2021
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	4	2,616.95	2,609.27
Right-of-use assets	5	162.76	170.50
Capital work-in-progress	6	46.03	61.73
Intangible assets	7	3.97	5.72
Financial assets			
(i) Investments	8	0.39	0.39
(ii) Other financial assets	9	22.55	22.98
Tax assets (net)	10	47.86	39.88
Other non-current assets	11	83.01	105.83
<b>Total non-current assets</b>		<b>2,983.52</b>	<b>3,016.30</b>
<b>Current assets</b>			
Inventories	12	114.71	103.29
Financial assets			
(i) Investments	13	741.11	509.06
(ii) Trade receivables	14	76.75	73.41
(iii) Cash and cash equivalents	15	76.39	69.53
(iv) Other bank balances	16	5.31	5.49
(v) Other financial assets	17	7.29	2.39
Other current assets	18	115.33	115.15
<b>Total current assets</b>		<b>1,136.89</b>	<b>878.32</b>
<b>Total assets</b>		<b>4,120.41</b>	<b>3,894.62</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity share capital	19	304.68	304.68
Other equity	20	3,018.72	2,882.77
<b>Total equity</b>		<b>3,323.40</b>	<b>3,187.45</b>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Financial liabilities			
(i) Lease liabilities	46	17.97	18.97
(ii) Other financial liabilities	21	0.40	0.50
Provisions	22	15.02	17.29
Deferred tax liabilities - net	23	294.87	241.21
Other non-current liabilities	24	0.06	0.13
<b>Total non-current liabilities</b>		<b>328.32</b>	<b>278.10</b>
<b>Current liabilities</b>			
Financial liabilities			
(i) Lease liabilities	46	1.71	3.10
(ii) Trade payables			
Total outstanding dues of micro enterprises and small enterprises	25	7.12	1.07
Total outstanding dues of creditors other than micro enterprises and small enterprises	26	310.80	315.35
(iii) Other financial liabilities	27	40.12	47.22
Provisions	28	3.63	10.17
Other current liabilities	29	105.31	52.16
<b>Total current liabilities</b>		<b>468.69</b>	<b>429.07</b>
<b>Total liabilities</b>		<b>797.01</b>	<b>707.17</b>
<b>Total equity and liabilities</b>		<b>4,120.41</b>	<b>3,894.62</b>

The accompanying notes 1 to 58 are an integral part of the Financial Statements

As per our report of even date attached.

**For Deloitte Haskins & Sells LLP**

Chartered Accountants

(Firm's Registration No. 117366W/W-100018)

**Alka Chadha**

Partner

(Membership Number 93474)

Date: May 2, 2022

Place: Gurugram

**For and on behalf of the Board of Directors**

**Vikramjit Singh Oberoi**

Managing Director

(DIN : 00052014)

**Samidh Das**

Chief Financial Officer

Date: May 2, 2022

Place: New Delhi

**Surin Shailesh Kapadia**

Director

(DIN : 00770828)

**Tejasvi Dixit**

Company Secretary





# Statement of Profit and Loss

for the year ended March 31, 2022

	Notes	Year ended March 31, 2022	Year ended March 31, 2021
INR in Million			
<b>INCOME</b>			
Revenue from operations	30	1,951.85	1,013.94
Other income	31	25.88	30.56
<b>Total Income</b>		<b>1,977.73</b>	<b>1,044.50</b>
<b>Expenses</b>			
Consumption of provisions, wines and others	32	161.66	102.69
Employee benefits expense	33	462.93	411.97
Finance costs	34	3.38	5.30
Depreciation and amortisation expense	35	156.94	169.63
Other expenses	36	1,004.60	687.10
<b>Total expenses</b>		<b>1,789.51</b>	<b>1,376.69</b>
<b>Profit / (Loss) before exceptional items and tax</b>		<b>188.22</b>	<b>(332.19)</b>
Exceptional items	37	(4.32)	(39.27)
<b>Profit / (Loss) before tax</b>		<b>183.90</b>	<b>(371.46)</b>
<b>Tax expense</b>			
Income tax	38	4.34	0.89
Deferred tax	38	50.74	(104.93)
<b>Total tax expense</b>		<b>55.08</b>	<b>(104.04)</b>
<b>Profit / (loss) after tax</b>		<b>128.82</b>	<b>(267.42)</b>
<b>Other comprehensive income</b>			
Items that will not be reclassified to profit or loss			
- Remeasurements of post-employment benefit obligations		10.06	4.63
- Tax relating to these items		(2.93)	(1.35)
<b>Total other comprehensive income, net of tax</b>		<b>7.13</b>	<b>3.28</b>
<b>Total comprehensive income / (loss)</b>		<b>135.95</b>	<b>(264.14)</b>
<b>Earnings per equity share (in INR) - Face Value INR 10</b>			
(1) Basic		4.23	(8.78)
(2) Diluted		4.23	(8.78)

The accompanying notes 1 to 58 are an integral part of the Financial Statements

As per our report of even date attached.

**For Deloitte Haskins & Sells LLP**

Chartered Accountants

(Firm's Registration No. 117366W/W-100018)

**Alka Chadha**

Partner

(Membership Number 93474)

Date: May 2, 2022

Place: Gurugram

**For and on behalf of the Board of Directors**

**Vikramjit Singh Oberoi**

Managing Director

(DIN : 00052014)

**Samidh Das**

Chief Financial Officer

Date: May 2, 2022

Place: New Delhi

**Surin Shailesh Kapadia**

Director

(DIN : 00770828)

**Tejasvi Dixit**

Company Secretary

# Statement of Cash Flows

for the year ended March 31, 2022

	INR in Million	
	<b>Year ended March 31, 2022</b>	<b>Year ended March 31, 2021</b>
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
<b>Profit / (Loss) before tax</b>	183.90	(371.46)
Adjustments for		
Dividend income from investments measured at fair value through profit or loss	(6.66)	(12.56)
Interest income from financial assets carried at amortised cost	(0.68)	(7.45)
Interest on income tax refund	-	(3.07)
Provisions and liabilities no longer required, written back	(3.22)	(1.63)
Fair value changes on equity investments measured at fair value through profit or loss	(10.62)	(3.93)
Finance costs	3.38	5.30
Depreciation and amortisation expense	156.94	169.63
Impairment loss on property, plant and equipment	3.76	34.25
Impairment loss on right-of-use assets	0.56	5.02
Loss on sale/discard of property, plant and equipments (Net)	3.85	11.41
Provision for doubtful debts	0.18	1.93
Bad debts and advances written off	0.05	-
Other assets (service export incentive) written off	10.96	-
<b>Change in operating assets and liabilities</b>		
(Increase) / decrease in inventories	(11.42)	10.23
(Increase) / decrease in trade receivables	(3.57)	169.08
(Increase) / decrease in other financial assets	(4.47)	8.39
(Increase) / decrease in other non-current assets	12.83	16.95
(Increase) / decrease in other current assets	(0.18)	2.71
Increase / (decrease) in trade payables	4.39	(163.54)
Increase / (decrease) in provisions	1.25	0.78
Increase / (decrease) in other financial liabilities	(1.25)	(4.20)
Increase / (decrease) in other non-current liabilities	(0.07)	(0.06)
Increase / (decrease) in other current liabilities	53.15	5.38
<b>Cash generated from / (used in) operations</b>	<b>393.06</b>	<b>(126.84)</b>
Income taxes paid (net of refund)	(12.31)	5.19
Interest on Income tax refund	-	3.07
<b>Net cash from / (used in) operating activities</b>	<b>380.75</b>	<b>(118.58)</b>





# Statement of Cash Flows

for the year ended March 31, 2022

INR in Million

	Year ended March 31, 2022	Year ended March 31, 2021
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Payments for property, plant and equipment	(155.90)	(156.77)
Proceeds from sale of property, plant and equipment	3.09	6.28
Payments for right-of-use assets	-	(67.79)
Purchase of mutual funds	(539.97)	(263.97)
Proceeds from sale of mutual funds	325.20	285.00
Changes in other bank balances - deposits matured	0.17	283.38
Interest received	0.69	7.48
<b>Net cash from / (used in) investing activities</b>	<b>(366.72)</b>	<b>93.61</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Interest paid	(2.82)	(5.06)
Payment of lease liabilities	(4.06)	(5.65)
Dividends paid	(0.29)	(0.12)
<b>Net cash used in financing activities</b>	<b>(7.17)</b>	<b>(10.83)</b>
<b>Net increase / (decrease) in cash and cash equivalents</b>	<b>6.86</b>	<b>(35.80)</b>
Cash and cash equivalents at the beginning of the year	69.53	105.33
<b>Cash and cash equivalents at the end of the year</b>	<b>76.39</b>	<b>69.53</b>

**Note:**

The above Statement of Cash Flows has been prepared under the "Indirect Method" as set out in Ind AS - 7 "Statement of Cash Flows".

The accompanying notes 1 to 58 are an integral part of the Financial Statements

As per our report of even date attached.

**For Deloitte Haskins & Sells LLP**

Chartered Accountants

(Firm's Registration No. 117366W/W-100018)

**Alka Chadha**

Partner

(Membership Number 93474)

Date: May 2, 2022

Place: Gurugram

**For and on behalf of the Board of Directors**

**Vikramjit Singh Oberoi**

Managing Director

(DIN : 00052014)

**Samidh Das**

Chief Financial Officer

Date: May 2, 2022

Place: New Delhi

**Surin Shailesh Kapadia**

Director

(DIN : 00770828)

**Tejasvi Dixit**

Company Secretary

# Statement of Changes in Equity

for the year ended March 31, 2022

## A. EQUITY SHARE CAPITAL

	INR in Million
As at April 1, 2020	304.68
Add/(less): Changes in equity share capital due to prior period errors	-
<b>Restated balance as at April 1, 2020</b>	<b>304.68</b>
Changes in equity share capital during the year	-
<b>As at March 31, 2021</b>	<b>304.68</b>
Add/(less): Changes in equity share capital due to prior period errors	-
<b>Restated balance as at April 1, 2021</b>	<b>304.68</b>
Changes in equity share capital during the year	-
<b>As at March 31, 2022</b>	<b>304.68</b>

## B. OTHER EQUITY

	Reserves and surplus					Total Other Equity
	Capital redemption reserve	Capital reserve	Securities premium	General reserve	Retained earnings - Surplus	
<b>Balance as at April 1, 2020</b>	<b>100.00</b>	<b>8.48</b>	<b>1,077.00</b>	<b>625.46</b>	<b>1,335.97</b>	<b>3,146.91</b>
Changes in accounting policy or prior period errors	-	-	-	-	-	-
<b>Restated balance as at April 1, 2020</b>	<b>100.00</b>	<b>8.48</b>	<b>1,077.00</b>	<b>625.46</b>	<b>1,335.97</b>	<b>3,146.91</b>
Profit / (loss) after tax	-	-	-	-	(267.42)	(267.42)
Other comprehensive income / (loss) for the year, net of tax	-	-	-	-	3.28	3.28
<b>Balance as at March 31, 2021</b>	<b>100.00</b>	<b>8.48</b>	<b>1,077.00</b>	<b>625.46</b>	<b>1,071.83</b>	<b>2,882.77</b>
<b>Balance as at April 1, 2021</b>	<b>100.00</b>	<b>8.48</b>	<b>1,077.00</b>	<b>625.46</b>	<b>1,071.83</b>	<b>2,882.77</b>
Changes in accounting policy or prior period errors	-	-	-	-	-	-
<b>Restated balance as at April 1, 2021</b>	<b>100.00</b>	<b>8.48</b>	<b>1,077.00</b>	<b>625.46</b>	<b>1,071.83</b>	<b>2,882.77</b>
Profit / (Loss) after tax	-	-	-	-	128.82	128.82
Other comprehensive income / (loss) for the year, net of tax	-	-	-	-	7.13	7.13
<b>Balance as at March 31, 2022</b>	<b>100.00</b>	<b>8.48</b>	<b>1,077.00</b>	<b>625.46</b>	<b>1,207.78</b>	<b>3,018.72</b>

The accompanying notes 1 to 58 are an integral part of the Financial Statements

As per our report of even date attached.

**For Deloitte Haskins & Sells LLP**

Chartered Accountants

(Firm's Registration No. 117366W/W-100018)

**Alka Chadha**

Partner

(Membership Number 93474)

Date: May 2, 2022

Place: Gurugram

**For and on behalf of the Board of Directors**

**Vikramjit Singh Oberoi**

Managing Director

(DIN : 00052014)

**Samidh Das**

Chief Financial Officer

Date: May 2, 2022

Place: New Delhi

**Surin Shailesh Kapadia**

Director

(DIN : 00770828)

**Tejasvi Dixit**

Company Secretary





# Notes to the Financial Statements

for the year ended March 31, 2022

## GENERAL INFORMATION

EIH ASSOCIATED HOTELS LIMITED (“the Company”) is a public Company limited by shares, incorporated and domiciled in India having its Registered Office at 1/24 GST Road, Chennai – 600 027. The Company is primarily engaged in owning premium luxury hotels under the luxury ‘Oberoi’ and five-star ‘Trident’ brands.

### Note 1: Significant Accounting Policies

This note provides a list of the significant accounting policies adopted in the preparation of these financial statements of EIH Associated Hotels Limited. These policies have been consistently applied to all the periods presented, unless otherwise stated.

#### a) Basis of preparation

##### (i) Compliance with Indian Accounting Standards (Ind AS)

The financial statements have been prepared in accordance with Ind AS prescribed under Section 133 of the Companies Act, 2013 (“the Act”) read with the Companies (Indian Accounting Standards) Rules, 2015 as amended and other accounting principles generally accepted in India, as a going concern on accrual basis.

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

##### (ii) Historical cost convention

The financial statements have been prepared on a historical cost basis, except for the following:

- Equity investments in entities are measured at fair value;
- Defined benefit plans – plan assets measured at fair value
- Customer loyalty programs

##### iii) Use of estimates

In preparing the financial statements in conformity with accounting principles generally accepted in India, management is required to make estimates and assumptions that may affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities as at the date of financial statements and the amounts of revenue and expenses during the reported period. Actual results could differ from those estimates. Any revision to such estimates is recognised in the period the same is determined.

#### b) Revenue recognition

- (i) Effective April 1, 2018, the Company had adopted Ind AS 115 “Revenue from Contracts with Customers” using the cumulative catch-up transition method, applied on

contracts that were not completed as of April 1, 2018. The impact of adoption of the standard on financial statements of the Company had been insignificant.

- (ii) Performance obligation in contracts with customers is met throughout the stay of guest in the hotel or on rendering of services and sale of goods.
- (iii) Revenue is measured at the fair value of the consideration received or receivable. Amounts disclosed as revenue are net of trade allowances, rebates, value added taxes, goods and service taxes and amounts collected on behalf of third parties.
- (iv) Interest income is accrued on a time proportion basis using the effective interest rate method.
- (v) Interest income from debt instruments is recognised using the effective interest method. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the carrying amount of a financial asset. When calculating the effective interest rate, the Company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.
- (vi) Dividends are recognised in the Statement of Profit and Loss only when the right to receive payment is established, it is probable that the economic benefits associated with the dividend will flow to the Company and the amount of the dividend can be measured reliably.

The Company recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and specific criteria have been met for each of the Company’s activities as described below. The Company bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Timing of revenue recognition from major business activities

- *Hospitality Services:* Revenue from hospitality services is recognised when the services are rendered and the same becomes chargeable or when collectability is certain. This includes room revenue and food and beverage revenue.
- *Others:* Revenue from Shop License Fee, included under “Other Services” is recognised on accrual basis as per terms of the contract.
- Revenue in respect of customer loyalty program is recognised when loyalty points are redeemed by the customers or on its expiry, at pre-determined rates.

# Notes to the Financial Statements

for the year ended March 31, 2022

## c) Foreign currency translation

### (i) Presentation currency:

The financial statements are presented in INR which is the Functional Currency of the Company.

### (ii) Transactions and balances

Effective April 1, 2018, the Company had adopted Appendix B to Ind AS 21, Foreign Currency Transactions and Advance Consideration which clarifies the date of transaction for the purpose of determining the exchange rate to be used on initial recognition of the related asset, expense or income when an entity had received or paid advance consideration in a foreign currency. The effect on account of adoption of this amendment was insignificant.

Sales made in any currency other than the functional currency of the Company are converted at the prevailing applicable exchange rate. Gain/Loss arising out of fluctuations in exchange rate is accounted for on realisation or translation into the reporting currency of the corresponding receivables at the year end.

Payments made in foreign currency are converted at the applicable rate prevailing on the date of remittance. Liability on account of foreign currency is converted at the exchange rate prevailing at the end of the year. Monetary items denominated in foreign currency are converted at the exchange rate prevailing at the end of the year.

## d) Income tax

Current income tax is recognised based on the taxable profit for the year using tax rates and tax laws that have been enacted or substantially enacted on the date of balance sheet.

Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulations are subject to interpretation. It establishes provisions, where appropriate, on the basis of amounts expected to be paid to the tax authorities.

Effective April 1, 2019, the Company had adopted Appendix C to Ind AS 12 – Income taxes, which clarifies how to apply the recognition and measurement requirements in Ind AS 12 when there is uncertainty over income tax treatments. The effect on adoption of Appendix C to Ind AS 12 – Income Taxes was insignificant.

## e) Deferred tax

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements, using tax

rates and tax laws that have been enacted or prescribed on the date of balance sheet.

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred tax assets are recognised for the future tax consequences to the extent it is probable that future taxable profits will be available against which the deductible temporary differences can be utilised.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Current and deferred tax are recognised in Statement of Profit and Loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity in which case, the taxes are also recognised in other comprehensive income or directly in equity, respectively.

Minimum Alternate Tax (MAT) is accounted for in accordance with tax laws which give rise to future economic benefits in the form of tax credit against which future income tax liability is adjusted and is recognised as deferred tax asset in the Balance Sheet.

## f) Segment reporting:

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker, (“CODM”).

The Board of Directors of the Company, which has been identified as being the CODM, generally assesses the financial performance and position of the Company and makes strategic decisions.

## g) Leases

Effective April 1, 2019, the Company had adopted Ind AS 116 “Leases” and applied the standard to all lease contracts existing on April 1, 2019 using the modified retrospective method. The impact of adoption of the standard on financial statements of the Company has been disclosed in the notes to financial statements.

On adoption of Ind AS 116, the Company recognised lease liabilities in relation to certain leases which had previously been classified as ‘operating leases’ under the principles of Ind AS 17, Leases. These liabilities were measured at the present value of the remaining lease





# Notes to the Financial Statements

for the year ended March 31, 2022

payments, discounted using the Company's incremental borrowing rate as of 1 April 2019.

For leases previously classified as finance leases the entity recognised the carrying amount of the lease assets and lease liabilities immediately before transition as the carrying amount of the right-of-use assets and the lease liabilities at the date of initial application. The measurement principles of Ind AS 116 are only applied after that date.

## The Company as a lessee:

The Company's lease asset classes primarily consist of leases for land, building and vehicle leases. The Company assesses whether a contract contains a lease, at inception of a contract. 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. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether: (i) the contract involves the use of an identified asset (ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Company has the right to direct the use of the asset.

At the date of commencement of the lease, the Company recognises a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the Company recognises the lease payments as an operating expense on a straight-line basis over the term of the lease.

Certain lease arrangements include the options to extend or terminate the lease before the end of the lease term. Right-of-use assets and lease liabilities includes these options when it is reasonably certain that they will be exercised.

The right-of-use assets are initially recognised at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs incurred by the lessee less any lease incentives and estimated restoration costs of the underlying asset where applicable. They are subsequently measured at cost less accumulated depreciation and impairment losses

Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. If the Company is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying assets useful life.

Right-of-use assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

The lease liability is initially measured at amortised cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rates in the country of domicile of these leases. Lease liabilities are remeasured with a corresponding adjustment to the related right of use asset if the Company changes its assessment if whether it will exercise an extension or a termination option.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

The Company remeasures the lease liability (and makes a corresponding adjustment to the related right-of-use asset) whenever:

- The lease term has changed or there is a significant event or change in circumstances resulting in a change in the assessment of exercise of a purchase option, in which case the lease liability is remeasured by discounting the revised lease payments using a revised discount rate.
- The lease payments change due to changes in an index or rate or a change in expected payment under a guaranteed residual value, in which cases the lease liability is remeasured by discounting the revised lease payments using an unchanged discount rate (unless the lease payments change is due to a change in a floating interest rate, in which case a revised discount rate is used).
- A lease contract is modified and the lease modification is not accounted for as a separate lease, in which case the lease liability is remeasured based on the lease term of the modified lease by discounting the revised lease payments using a revised discount rate at the effective date of the modification.

The Company did not make any such adjustments during the periods presented.

# Notes to the Financial Statements

for the year ended March 31, 2022

Lease liabilities and right-of-use assets have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

The Company applies the practical expedient provided by the standard allowing not to separate the lease component from other service components included in its lease agreements. Accordingly, all fixed payments provided for in the lease agreement, whatever their nature, are included in the lease liability. The interest cost on lease liability (computed using effective interest method), is expensed in the Statement of Profit and Loss.

Some leases for hotel properties contain variable lease payments that are based on the hotel's performance, as defined by the agreement. These payment terms are common practice in the Hospitality Industry. Variable lease payments are recognised in the Statement of Profit and Loss on an accrual basis.

## The Company as a lessor:

Leases for which the Company is a lessor is classified as a finance or operating lease. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When the Company is an intermediate lessor, it accounts for its interests in the head lease and the sublease separately. The sublease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease.

For operating leases, rental income is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and recognised as expense over the lease term on the same basis as lease income.

## h) Impairment of assets

Assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's or cash generating unit's carrying amount exceeds its recoverable amount. Recoverable amount is higher of an asset's net selling price and its value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset or cash generating unit and from its disposal at the end of its useful life. Assets that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period. In case of such reversal, the carrying amount of the asset is increased so as not to exceed the carrying amount that would have been determined had there been no impairment loss.

Impairment losses recognised in prior years are reversed when there is an indication that the impairment losses recognised no longer exist or have decreased. Such reversals are recognised as an increase in carrying amounts of assets to the extent that it does not exceed the carrying amounts that would have been determined (net of amortisation or depreciation) had no impairment loss been recognised in previous years.

## i) Cash and cash equivalents

For the purpose of presentation in the Statement of Cash Flows, cash and cash equivalents includes cash in hand, cash at bank and demand deposits with banks. It also includes short-term deposits with original maturities of three months or less.

## j) Trade receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

## k) Inventories

Inventories are valued at cost or net realisable value, whichever is lower. Cost is determined based on cumulative weighted average method. Cost comprises expenditure incurred in the normal course of business in bringing such inventories to its present location and condition and includes, where applicable, appropriate overheads based on normal level of activity. Net realisable value is the estimated selling price less estimated costs for completion and sale. Unserviceable/damaged/discarded stocks and shortages are charged to the Statement of Profit and Loss.

## l) Investments and other financial assets

### (i) Classification

The Company classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss)
- those measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will be recorded in the Statement of Profit and Loss. For investments in debt instruments, this will depend on the business model in which the investment is held. For investments in equity instruments, this will depend on whether the Company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income.





# Notes to the Financial Statements

for the year ended March 31, 2022

## (ii) Measurement

At initial recognition, the Company measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in the Statement of Profit and Loss.

### (a) Debt instruments

Subsequent measurement of debt instruments depends on the Company's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Company classifies its debt instruments:

**Amortised cost:** Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost.

Fair value through other comprehensive income (FVOCI): Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in Statement of Profit and Loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to Statement of Profit and Loss and recognised in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.

**Fair value through profit or loss (FVTPL):** Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss.

### (b) Equity instruments

The Company subsequently measures all equity investments at fair value. Changes in the fair value of financial assets at fair value through profit or loss are recognised in other gain/ (losses) in the Statement of Profit and Loss.

## (iii) Impairment of financial assets

The Company assesses at each reporting date whether a financial asset (or a group of financial assets) such as investments, advances and security deposits held at amortised cost and financial assets that are measured at fair value through other comprehensive income are tested for impairment based on evidence or information that is available without undue cost or effort.

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables only, the Company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

## (iv) Derecognition of financial assets

A financial asset is derecognised only when

- The Company has transferred the rights to receive cash flows from the financial asset or
- Retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the entity has transferred an asset, the Company evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset is derecognised. Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognised.

Where the entity has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognised if the Company has not retained control of the financial asset. Where the Company retains control of the financial asset, the asset is continued to be recognised to the extent of continuing involvement in the financial asset.

## (v) Income recognition

**Interest income:** Interest income from debt instruments is recognised using the effective interest method. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the carrying amount of a financial asset.

# Notes to the Financial Statements

for the year ended March 31, 2022

When calculating the effective interest rate, the Company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

**Dividend income:** Dividends are recognised in profit or loss only when the right to receive payment is established, it is probable that the economic benefits associated with the dividend will flow to the Company and the amount of the dividend can be measured reliably.

## m) Financial liabilities

Borrowings, trade payables and other financial liabilities are initially recognised at the value of the respective contractual obligations. They are subsequently measured at amortised cost. Any discount or premium on redemption/settlement is recognised in the Statement of Profit and Loss as finance cost over the life of the liability using the effective interest method and adjusted to the liability figure disclosed in the Balance Sheet. Financial liabilities are derecognised when the liability is extinguished, that is, when the contractual obligation is discharged, cancelled and on expiry.

## n) Property, plant and equipment

Freehold land is carried at historical cost. All other items of property, plant and equipment are stated at historical cost less accumulated depreciation. Historical cost represents direct expenses incurred on acquisition or construction of the assets and the share of indirect expenses relating to construction allocated in proportion to the direct cost involved.

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 and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Capital work-in-progress comprises the cost of property, plant and equipment that are not yet ready for their intended use on the reporting date and materials at site.

### Transition to Ind AS

On transition to Ind AS, the Company had elected to continue with the carrying value of all of its property, plant and equipment recognised as at April 1, 2015 measured as per the previous GAAP and used that carrying value as the deemed cost of the property, plant and equipment.

Depreciation methods, estimated useful lives and residual value

Depreciation on property, plant and equipment other than hotel buildings and certain buildings on leasehold land is provided on 'Straight Line Method' based on useful life as prescribed under Schedule II of the Companies Act 2013. Buildings on leasehold land (other than perpetual lease) are depreciated over the useful life or over the remaining lease period whichever is shorter.

The hotel buildings are depreciated equally over the balance useful life ascertained by independent technical expert as on March 31, 2022, which ranges between 10 years and 53 years and are higher than those specified by Schedule II to the Companies Act, 2013. The management believes that the balance useful lives so assessed best represent the periods over which hotel buildings are expected to be in use. The residual values are not more than 5% of the original cost of the asset. The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each financial year.

### Freehold land is not depreciated.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in Statement of Profit and Loss within other gains/ (losses).

## o) Intangible assets

Intangible assets are stated at cost less accumulated amortisation and net of impairments, if any. An intangible asset is recognised if it is probable that the expected future economic benefits that are attributable to the asset will flow to the Company and its cost can be measured reliably. Intangible assets are amortised on straight line basis over their estimated useful lives.

### Transition to Ind AS

On transition to Ind AS, the Company had elected to continue with the carrying value of all of its intangible assets recognised as at April 1, 2015 measured as per the previous GAAP and used that carrying value as the deemed cost of the intangible assets.

## p) Trade and other payables

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.





# Notes to the Financial Statements

for the year ended March 31, 2022

## q) Borrowing costs

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised as part of the cost of respective assets during the period of time that is required to complete and prepare the asset for its intended use. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale. Other borrowing costs are expensed in the period in which they are incurred. Borrowing costs is measured at amortised cost using effective interest rate method.

## r) Provisions, contingent liabilities and contingent assets

Provisions are recognised when there is a present legal or statutory obligation or constructive obligation as a result of past events and where it is probable that there will be outflow of resources to settle the obligation and when a reliable estimate of the amount of the obligation can be made.

Contingent liabilities are disclosed only when there is a possible obligation arising from past events due to occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or where any present obligation cannot be measured in terms of future outflow of resources or where a reliable estimate of the obligation cannot be made. Obligations are assessed on an ongoing basis and only those having a largely probable outflow of resources are provided for.

Contingent assets where it is probable that future economic benefits will flow to the Company are not recognised but disclosed in the financial statements. However, when the realisation of income is virtually certain, then the related asset is no longer a contingent asset, but it is recognised as an asset.

## s) Employee benefits

### (i) Short-term obligations

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liabilities are presented as current employee benefit obligations in the balance sheet.

### (ii) Post-employment obligations

The Company operates the following post-employment schemes:

### *Gratuity obligations -*

Maintained as a defined benefit retirement plan and contribution is made to the Life Insurance Corporation of India. The liability or asset recognised in the balance sheet in respect of defined benefit gratuity plans is the present value of the defined benefit obligation at the end of the reporting period less the fair value of plan assets. The defined benefit obligation is calculated annually by actuaries using the projected unit credit method.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in employee benefit expense in the Statement of Profit and Loss.

Re-measurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in retained earnings in the Statement of changes in equity and in the balance sheet.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in profit or loss as past service cost.

### *Leave encashment on termination of service -*

The liabilities for earned leave are expected to be settled on termination/completion of service of employee. They are therefore measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. The benefits are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation. Re-measurements as a result of experience adjustments and changes in actuarial assumptions are recognised in other comprehensive income.

The obligations are presented as current liabilities in the balance sheet if the entity does not have an unconditional right to defer settlement for at least twelve months after the reporting period,

# Notes to the Financial Statements

for the year ended March 31, 2022

regardless of when the actual settlement is expected to occur.

## **Provident Fund**

The Company pays provident fund contributions to a fund administered by Government Provident Fund Authority. The Company has no further payment obligations once the contributions have been paid. The contributions are accounted for as defined contribution plans and the contributions are recognised as employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

## **t) Dividends**

Liability is created for the amount of any dividend declared, being appropriately authorised and no longer at the discretion of the entity.

## **u) Earnings per share**

### **(i) Basic earnings per share**

Basic earnings per share is calculated by dividing:

- the profit/(loss) for the year attributable to equity shareholders of the Company.
- by the weighted average number of equity shares outstanding during the financial year.

### **(ii) Diluted earnings per share**

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

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

## **v) Government grants/ incentives**

Government grants / incentives that the Company is entitled to on fulfillment of certain conditions, but are available to the Company only on completion of some other conditions, are recognised as income at fair value on completion of such other conditions.

Grants/incentives that the Company is entitled to unconditionally on fulfillment of certain conditions, such grants/ incentives are recognised at fair value as income when there is reasonable assurance that the grant/incentives will be received.

## **w) Rounding of amounts**

All amounts disclosed in the financial statements and notes have been rounded off to the nearest million with two decimals as per the requirement of Schedule III, unless otherwise stated.





# Notes to the Financial Statements

for the year ended March 31, 2022

## 2 RECENT ACCOUNTING PRONOUNCEMENTS

Ministry of Corporate Affairs (“MCA”) through Companies (Indian Accounting Standards) Amendment Rules, 2020 notifies new standard or amendments to the standards. On March 23, 2022, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2022, as below.

### Ind AS 16 – Property Plant and equipment

The amendment clarifies that excess of net sale proceeds of items produced over the cost of testing, if any, shall not be recognised in the profit or loss but deducted from the directly attributable costs considered as part of cost of an item of property, plant, and equipment. This amendment comes into effect from April 1, 2022.

The Company does not expect the amendment to have any significant impact in its recognition of its property, plant and equipment in its financial statements.

### Ind AS 37 – Provisions, Contingent Liabilities and Contingent Assets

The amendment specifies that the ‘cost of fulfilling’ a contract comprises the ‘costs that relate directly to the contract’. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (examples would be direct labour, materials) or an allocation of other costs that relate directly to fulfilling contracts (an example would be the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract). This amendment comes into effect from April 1, 2022.

The amendment is essentially a clarification and the Company does not expect the amendment to have any significant impact in its financial statements.

### Ind AS 109 – Financial Instruments

The amendment specifies that for the purpose of paragraph 3.3.2 of IndAS 109, the terms shall be considered to be substantially different if the discounted present value of the cash flows under the new terms of a debt instrument, including any fees paid net of any fees received and discounted using the original effective interest rate, is at least 10 per cent different from the discounted present value of the remaining cash flows of the original financial liability. In determining those fees paid net of fees received, a borrower includes only fees paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other’s behalf.

This amendment comes into effect from April 1, 2022. The amendment is essentially a clarification and the Company does not expect the amendment to have any significant impact in its financial statements.

## 3 Significant estimates and judgements

The preparation of financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgement in applying the Company’s accounting policies.

This note provides information about the areas involving a higher degree of judgement or complexity, and of items which are more likely to be materially adjusted due to estimates and assumptions turning out to be different than those originally assessed.

Estimates and judgements are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company and that are believed to be reasonable under the circumstances.

Detailed information about each of these estimates or judgements is included in relevant notes together with information about the basis of calculation for each impacted line item in the financial statements.

### A. Significant estimates:

#### Useful life of the hotel buildings [refer note 1 (n) and note 4]

The Company has adopted useful life of property, plant and equipment as stipulated by Schedule II to the Companies Act, 2013 except for the hotel buildings for computing depreciation. In the case of the hotel building of the Company, due to superior structural condition, management decided to assess the balance useful life by independent technical expert. As per the certificates of the technical expert as on March 31, 2022, the balance useful life of the hotel buildings ranges between 10 to 53 years and the total useful life of the buildings are higher than those specified by Schedule II to the Companies Act, 2013. The carrying amount of the hotel building is being depreciated over its residual life. Based on management evaluation performed at each reporting period, there has been no change in the earlier assessed useful life.

### B. SIGNIFICANT JUDGEMENTS:

#### Contingent liabilities [refer note 1 (r) and note 44 (a)]

The Company has ongoing litigations with various regulatory authorities and third parties with respect to tax/legal matters. Contingent liabilities are possible obligations whose existence will be confirmed only on the occurrence or non-occurrence of uncertain future events outside the Company’s control, or present obligations that are not recognised because it is not probable that a settlement will be required or the value of such a payment cannot be reliably estimated. These are subjective in nature and involve judgement in determining the likely outcome of such tax/legal matters. The Company has disclosed these as contingent liability. Refer to Note 44(a) on Contingent liabilities.

# Notes to the Financial Statements

for the year ended March 31, 2022

## 4 PROPERTY, PLANT AND EQUIPMENT

	Gross carrying amount			Accumulated depreciation			Impairment loss			INR in Million		
	As at April 1, 2020	Additions during the year	Less: Sales/ Adjustments during the year	Balance as at March 31, 2021	As at April 1, 2020	For the year	Less: Sales/ Adjustments	Balance as at March 31, 2021	As at April 1, 2020		Additions during the year	Balance as at March 31, 2021
Freehold Land	31.38	-	0.01	31.37	-	-	-	-	-	-	-	31.37
Buildings	2,109.83	36.46	9.96	2,136.33	238.71	50.49	1.07	288.13	-	24.76	24.76	1,823.44
Plant and equipment	921.41	65.67	20.17	966.91	306.57	72.44	12.75	366.26	-	8.62	8.62	592.03
Furniture and fittings	160.40	15.20	0.45	175.15	47.70	18.27	0.12	65.85	-	0.49	0.49	108.81
Vehicles	70.90	0.19	0.07	71.02	27.87	8.67	-	36.54	-	0.17	0.17	34.31
Office equipment	1.43	-	0.17	1.26	0.75	0.17	0.13	0.79	-	-	-	0.47
Computers	67.43	0.82	0.90	67.35	44.02	7.73	0.71	51.04	-	0.21	0.21	16.10
Others												
Jetty	0.17	-	-	0.17	0.14	-	-	0.14	-	-	-	0.03
Boats	3.43	-	-	3.43	0.57	0.15	-	0.72	-	-	-	2.71
<b>TOTAL</b>	<b>3,366.38</b>	<b>118.34</b>	<b>31.73</b>	<b>3,452.99</b>	<b>666.33</b>	<b>157.92</b>	<b>14.78</b>	<b>809.47</b>	<b>-</b>	<b>34.25</b>	<b>34.25</b>	<b>2,609.27</b>

	Gross carrying amount			Accumulated depreciation			Impairment loss			INR in Million		
	As at April 1, 2021	Additions during the year	Less: Sales/ Adjustments during the year	Balance as at March 31, 2022	As at April 1, 2021	For the year	Less: Sales/ Adjustments	Balance as at March 31, 2022	As at April 1, 2021		Additions during the year	Balance as at March 31, 2022
Freehold Land	31.37	-	-	31.37	-	-	-	-	-	-	-	31.37
Buildings	2,136.33	12.18	2.50	2,146.01	288.13	48.74	0.90	335.97	24.76	2.74	27.50	1,782.54
Plant and equipment	966.91	148.79	15.63	1,100.07	366.26	64.65	11.68	419.23	8.62	0.93	9.55	671.29
Furniture and fittings	175.15	3.14	1.57	176.72	65.85	18.99	1.34	83.50	0.49	0.05	0.54	92.68
Vehicles	71.02	0.83	1.28	70.57	36.54	8.66	1.07	44.13	0.17	0.02	0.19	26.25
Office equipment	1.26	-	0.01	1.25	0.79	0.13	-	0.92	-	-	-	0.33
Computers	67.35	0.03	0.77	66.61	51.04	5.85	0.41	56.48	0.21	0.02	0.23	9.90
Others												
Jetty	0.17	-	-	0.17	0.14	-	-	0.14	-	-	-	0.03
Boats	3.43	-	-	3.43	0.72	0.15	-	0.87	-	-	-	2.56
<b>Total</b>	<b>3,452.99</b>	<b>164.97</b>	<b>21.76</b>	<b>3,596.20</b>	<b>809.47</b>	<b>147.17</b>	<b>15.40</b>	<b>941.24</b>	<b>34.25</b>	<b>3.76</b>	<b>38.01</b>	<b>2,616.95</b>

Note: The Company had not revalued its property, plant and equipment during the year ended March 31, 2022 and March 31, 2021

### Notes:

#### 1. Assets held as security

Refer to note 40(c)-Financial Risk Management (Liquidity Risk) for disclosure of assets held as security.

#### 2. Contractual obligations

Refer Note 45-Commitments for disclosure of contractual commitments for acquisition of property, plant and equipment.

3. Refer note 54 in respect of title deeds of immovable properties not in the name of the Company.





# Notes to the Financial Statements

for the year ended March 31, 2022

## 5 RIGHT-OF-USE ASSETS

	Gross carrying amount				Accumulated depreciation		Impairment Loss		INR in Million
	As at April 1, 2020	Additions during the year	Less: Sales/ Adjustments during the year	Balance as at March 31, 2021	As at April 1, 2020	For the year	Less: Sales/ Adjustments	Balance as at March 31, 2021	Carrying value as at March 31, 2021
Land*	110.23	67.79	-	178.02	4.79	4.16	-	5.02	164.05
Buildings	0.22	-	-	0.22	0.05	0.01	-	-	0.16
Vehicles	23.24	-	2.11	21.13	11.77	4.44	1.37	-	6.29
<b>Total</b>	<b>133.69</b>	<b>67.79</b>	<b>2.11</b>	<b>199.37</b>	<b>16.61</b>	<b>8.61</b>	<b>1.37</b>	<b>5.02</b>	<b>170.50</b>

	Gross carrying amount				Accumulated depreciation		Impairment Loss		INR in Million
	As at April 1, 2021	Additions during the year	Less: Sales/ Adjustments during the year	Balance as at March 31, 2022	As at April 1, 2021	For the year	Less: Sales/ Adjustments	Balance as at March 31, 2022	Carrying value as at March 31, 2022
Land	178.02	-	-	178.02	8.95	5.49	-	14.44	158.00
Buildings	0.22	-	-	0.22	0.06	0.01	-	0.07	0.15
Vehicles	21.13	1.42	7.95	14.60	14.84	2.52	7.37	9.99	4.61
<b>TOTAL</b>	<b>199.37</b>	<b>1.42</b>	<b>7.95</b>	<b>192.84</b>	<b>23.85</b>	<b>8.02</b>	<b>7.37</b>	<b>24.50</b>	<b>162.76</b>

### Notes:

- The Company had not revalued its right-of-use assets during the year ended March 31, 2022 and March 31, 2021.
- Refer note 54 in respect of immovable properties that have been taken on lease and the lease agreements are not duly executed in favour of the Company.

\* Addition during the year 2020-21 includes stamp duty paid pursuant to order dated December 30, 2020 from the Collector Stamps, Registration and Stamps Department, Jaipur in connection with renewal of a lease agreement pertaining to one of the Company's hotel Trident Jaipur.

# Notes to the Financial Statements

for the year ended March 31, 2022

## 6 CAPITAL WORK IN PROGRESS\*

### (a) CWIP ageing schedule

As at March 31, 2022

	Amount in capital work-in-progress for a period of					Total
	Less than 1 year		1-2 years	2-3 years	More than 3 years	
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	
Projects in progress	32.45	0.06	-	0.16	32.67	
Projects temporarily suspended	-	0.28	0.25	12.83	13.36	
<b>Total CWIP</b>	<b>32.45</b>	<b>0.34</b>	<b>0.25</b>	<b>12.99</b>	<b>46.03</b>	

INR in Million

	Amount in capital work-in-progress for a period of				Total
	Less than 1 year		1-2 years	More than 3 years	
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	43.79	3.13	1.42	0.02	48.36
Projects temporarily suspended	0.28	0.25	3.97	8.87	13.37
<b>Total CWIP</b>	<b>44.07</b>	<b>3.38</b>	<b>5.39</b>	<b>8.89</b>	<b>61.73</b>

INR in Million

\* Includes assets forming part of capital work-in-progress

(b) There were no projects in respect of which the completion is overdue or has exceeded its cost compared to its original plan as at March 31, 2022 and March 31, 2021.

## 7 INTANGIBLE ASSETS

	Gross carrying amount				Accumulated depreciation			Carrying value as at March 31, 2021
	As at April 1, 2020	Additions during the year	Less: Sales / Adjustments during the year	Balance as at March 31, 2021	For the year	Less: Sales / Adjustments	Balance as at March 31, 2021	
	As at April 1, 2021	As at April 1, 2021	As at April 1, 2021	As at April 1, 2021	For the year	Less: Sales / Adjustments	Balance as at March 31, 2021	
Computer software	19.96	-	-	19.96	11.14	3.10	14.24	5.72
<b>TOTAL</b>	<b>19.96</b>	<b>-</b>	<b>-</b>	<b>19.96</b>	<b>11.14</b>	<b>3.10</b>	<b>14.24</b>	<b>5.72</b>

INR in Million

	Gross carrying amount				Accumulated depreciation			Carrying value as at March 31, 2022
	As at April 1, 2021	Additions during the year	Less: Sales / Adjustments during the year	Balance as at March 31, 2022	For the year	Less: Sales / Adjustments	Balance as at March 31, 2022	
	As at April 1, 2021	As at April 1, 2021	As at April 1, 2021	As at April 1, 2021	For the year	Less: Sales / Adjustments	Balance as at March 31, 2022	
Computer software	19.96	-	-	19.96	14.24	1.75	15.99	3.97
<b>TOTAL</b>	<b>19.96</b>	<b>-</b>	<b>-</b>	<b>19.96</b>	<b>14.24</b>	<b>1.75</b>	<b>15.99</b>	<b>3.97</b>

INR in Million

### Notes:

- (i) Intangible assets are amortised on straight line basis over their estimated useful lives, which is generally between 3 to 5 years.
- (ii) The Company had not revalued its intangible assets during the year ended March 31, 2022 and March 31, 2021.





# Notes to the Financial Statements

for the year ended March 31, 2022

## 8 INVESTMENTS

	INR in Million	
	As at March 31, 2022	As at March 31, 2021
<b>A. Investments in equity instruments</b>		
(fully paid, carried at fair value through profit or loss)		
<b>Unquoted -</b>		
38,400 (2021 - 38,400) equity shares of INR 10 each of Green Infra Wind Generation Limited.	0.39	0.39
<b>Total Investments in equity instruments</b>	<b>0.39</b>	<b>0.39</b>
Aggregate amount of unquoted investments	0.39	0.39

## 9 OTHER NON-CURRENT FINANCIAL ASSETS

	INR in Million	
	As at March 31, 2022	As at March 31, 2021
Fixed deposits with banks deposited with government authorities	0.13	0.13
Security deposits	22.42	22.85
<b>Total other non-current financial assets</b>	<b>22.55</b>	<b>22.98</b>

## 10 TAX ASSETS (NET)

	INR in Million	
	As at March 31, 2022	As at March 31, 2021
<b>Opening balance</b>	39.88	45.96
Add/(Less): Taxes paid (net of refund)	12.31	(5.19)
Add/(Less): Current tax payable for the year under MAT	(4.34)	-
Add/(Less): Adjustments for the earlier years	0.00	(0.89)
<b>Total</b>	<b>47.86</b>	<b>39.88</b>

## 11 OTHER NON-CURRENT ASSETS

	INR in Million	
	As at March 31, 2022	As at March 31, 2021
Capital advances	8.03	7.06
Prepaid expenses	9.95	9.92
Advances paid under protest	64.99	61.25
Other Advances - Considered Good	0.04	-
Services exports incentive	-	27.60
<b>Total other non-current assets</b>	<b>83.01</b>	<b>105.83</b>

## 12 INVENTORIES

	INR in Million	
	As at March 31, 2022	As at March 31, 2021
Provisions, wines and others	35.33	29.04
Stores and operating supplies	79.38	74.25
<b>Total inventories</b>	<b>114.71</b>	<b>103.29</b>

Inventories are valued at cost which is based on 'Cumulative weighted average method' or net realisable value, whichever is lower.

The cost of inventories recognised as an expense during the year as consumption of provisions, wines and others was INR 161.66 million (for the year ended March 31, 2021 : INR 102.69 million million).

Inventories with a carrying amount of INR 114.71 million (2021 - 103.29 million) have been pledged as security for cash credit facility from HDFC Bank

# Notes to the Financial Statements

for the year ended March 31, 2022

## 13 INVESTMENTS

	INR in Million	
	As at March 31, 2022	As at March 31, 2021
<b>Investment in Mutual Funds (Quoted)</b>		
<b>(Carried at fair value through Statement of Profit and Loss)</b>		
Nil (2021 - 2,020,720.644 ) units of Aditya Birla Sun Life Liquid Fund- Daily IDCW - Direct - Reinvestment (name changed w.e.f April 1, 2021, formerly known as Aditya Birla Sun Life Liquid Fund- Daily Dividend-Direct)	-	202.46
1,594,916.027 (2021 - 164,211.540 ) units of Aditya Birla Sunlife Liquid Fund- Growth-Direct	547.26	54.44
21,536.765 (2021 - 10,806.717 ) units of Nippon India Liquid Fund- Direct Plan Growth Plan - Growth Option (LFAGG) (formerly known as Nippon India Liquid Fund- Direct Growth Plan)	112.16	54.39
53,439.263 (2021 - 129,367.807 ) units of Nippon India Liquid Fund-Direct Plan Daily IDCW Option (LFADR) (name changed w.e.f April 1, 2021, formerly known as Nippon India Liquid Fund-Direct Plan Daily Dividend Option)	81.69	197.77
<b>Total</b>	<b>741.11</b>	<b>509.06</b>
Aggregate amount of quoted investments and market value thereof	741.11	509.06

## 14 TRADE RECEIVABLES

	INR in Million	
	As at March 31, 2022	As at March 31, 2021
<b>Unsecured, considered good</b>		
Receivables from related parties (refer note 43 for balances outstanding with related parties)	2.77	6.80
Receivables other than related parties	73.98	66.61
	<b>76.75</b>	<b>73.41</b>
<b>Unsecured, which have significant increase in credit risk</b>		
Receivables other than related parties	4.56	4.55
Less: Allowance for doubtful trade receivables	(4.56)	(4.55)
	-	-
<b>Total trade receivables</b>	<b>76.75</b>	<b>73.41</b>

\* Read with note 40(B)-Financial Risk Management (Credit Risk) & 50(a)-Disclosure on contract balances (Trade Receivables)

### As at March 31, 2022

Particulars	Unbilled	Not Due	Outstanding for following periods from due date of payment					Total
			Less Than 6 months	6 months to 1 year	1-2 years	2-3 years	More than 3 years	
(a) Undisputed Trade receivables – considered good	-	55.60	19.08	1.54	0.24	0.23	0.06	76.75
(b) Undisputed Trade receivables – credit impaired	-	-	0.01	0.11	0.05	1.67	2.72	4.56
<b>Sub-total</b>	<b>-</b>	<b>55.60</b>	<b>19.09</b>	<b>1.65</b>	<b>0.29</b>	<b>1.90</b>	<b>2.78</b>	<b>81.31</b>
Allowances for doubtful debts								(4.56)
<b>Total</b>	<b>-</b>	<b>55.60</b>	<b>19.09</b>	<b>1.65</b>	<b>0.29</b>	<b>1.90</b>	<b>2.78</b>	<b>76.75</b>





# Notes to the Financial Statements

for the year ended March 31, 2022

## As at March 31, 2021

Particulars	Unbilled	Not Due	Outstanding for following periods from due date of payment					Total
			INR in Million					
			Less than 6 months	6 months to 1 year	1-2 years	2-3 years	More than 3 years	
(a) Undisputed trade receivables – considered good	-	44.99	21.75	2.92	3.16	0.26	0.33	73.41
(b) Undisputed trade receivables – credit impaired	-	-	0.03	0.02	1.72	0.28	2.50	4.55
<b>Sub-total</b>	-	<b>44.99</b>	<b>21.78</b>	<b>2.94</b>	<b>4.88</b>	<b>0.54</b>	<b>2.83</b>	<b>77.96</b>
Allowances for doubtful debts								(4.55)
<b>Total</b>	-	<b>44.99</b>	<b>21.78</b>	<b>2.94</b>	<b>4.88</b>	<b>0.54</b>	<b>2.83</b>	<b>73.41</b>

## 15 CASH AND CASH EQUIVALENTS

	INR in Million	
	As at March 31, 2022	As at March 31, 2021
Balances with banks		
- Current accounts	71.37	59.99
Cash in hand	3.07	5.29
Fixed deposits with original maturity of less than three months	1.95	4.25
<b>Total cash and cash equivalents</b>	<b>76.39</b>	<b>69.53</b>

## 16 OTHER BANK BALANCES

	INR in Million	
	As at March 31, 2022	As at March 31, 2021
In other deposit accounts		
- Bank deposits having more than 3 months but less than 12 months maturity	0.25	0.23
In earmarked accounts		
- Balance held as margin money against guarantees	1.42	1.39
- Unpaid dividend accounts	2.10	2.39
- Other earmarked accounts *	1.54	1.48
<b>Total other bank balances</b>	<b>5.31</b>	<b>5.49</b>

\* deposited with government authorities

## 17 OTHER CURRENT FINANCIAL ASSETS

	INR in Million	
	As at March 31, 2022	As at March 31, 2021
Interest accrued on deposits	0.02	0.03
Security deposits	0.81	1.49
Other receivables	6.46	0.87
<b>Total other current financial assets</b>	<b>7.29</b>	<b>2.39</b>

## 18 OTHER CURRENT ASSETS

	INR in Million	
	As at March 31, 2022	As at March 31, 2021
Prepaid expenses	11.58	7.53
Services exports incentive	16.64	-
Balance with government authorities	36.03	34.35
Other advances		
- considered good	51.08	73.27
- considered doubtful	0.33	0.33
Less: Provision for doubtful advances	(0.33)	(0.33)
<b>Total other current assets</b>	<b>115.33</b>	<b>115.15</b>

# Notes to the Financial Statements

for the year ended March 31, 2022

## 19 EQUITY SHARE CAPITAL

	INR in Million	
	As at March 31, 2022	As at March 31, 2021
<b>AUTHORISED</b>		
75,000,000 Equity shares of INR 10 each (2021- 75,000,000)	750.00	750.00
1,000,000 Redeemable preference shares of INR 100 each (2021 - 1,000,000)	100.00	100.00
	<b>850.00</b>	<b>850.00</b>
<b>ISSUED, SUBSCRIBED AND FULLY PAID</b>		
30,468,147 Equity shares of INR 10 each, fully paid up (2021 - 30,468,147)	304.68	304.68
	<b>304.68</b>	<b>304.68</b>

### (i) Reconciliation of equity share capital

	Number of shares	Equity share capital (par value INR in Million)
As at April 1, 2020	30,468,147	304.68
Change during the year	-	-
As at March 31, 2021	30,468,147	304.68
Change during the year	-	-
As at March 31, 2022	<b>30,468,147</b>	<b>304.68</b>

### (ii) Rights and preferences attached to equity shares:

The Company has one class of equity shares having a par value of INR 10 per share. These shares rank *pari passu* in all respects including voting rights and entitlement to dividend.

### (iii) Details of shares held by shareholders holding more than 5% of the aggregate shares in the Company:

	As at March 31, 2022		As at March 31, 2021	
	Number of Shares	% holding	Number of Shares	% holding
EIH Limited	11,215,118	36.81	11,215,118	36.81
Satish B Raheja	6,784,711	22.27	6,784,711	22.27
National Westminster Bank PLC. as Trustee of the Jupiter India Fund	3,041,111	9.98	3,041,111	9.98
Hathway Investments Private Limited	4,365,516	14.33	-	-
Manali Investments & Finance Private Limited	-	-	2,276,617	7.47
Coronet Investments Private Limited	-	-	2,088,899	6.86

### Details of shareholding of all promoters\*:

Shares held by promoters at the end of the year	Number of shares as at April 1, 2021	Change during the year	Number of shares as at March 31, 2022	% of total shares	% Change during the year
1. P.R.S. Oberoi	50,820	-	50,820	0.17%	0%
2. Rajan B Raheja	46,666	-	46,666	0.15%	0%
3. EIH Limited	11,215,118	-	11,215,118	36.81%	0%
4. Manali Investment & Finance Private Limited**	2,276,617	(2,276,617)	-	0.00%	(-7.47%)
5. Oberoi Hotels Private Limited	111,733	-	111,733	0.37%	0%
6. Bombay Plaza Private Limited	1,618	-	1,618	0.01%	0%
7. Coronet Investments Private Limited**	2,088,899	(2,088,899)	-	0.00%	(-6.86%)
8. Oberoi Holdings Private Limited	271,874	-	271,874	0.89%	0%





# Notes to the Financial Statements

for the year ended March 31, 2022

Shares held by promoters at the end of the year	Number of shares as at April 1, 2021	Change during the year	Number of shares as at March 31, 2022	% of total shares	% Change during the year
9. Oberoi Plaza Private Limited	2,260	-	2,260	0.01%	0%
10. Satish B Raheja	6,784,711	-	6,784,711	22.27%	0%
11. Hathway Investments Private Limited**	-	4,365,516	4,365,516	14.33%	14.33%
	<b>22,850,316</b>	<b>-</b>	<b>22,850,316</b>	<b>75.00%</b>	<b>14.33%</b>

\*\* Shareholding of Manali Investment Private Limited and Coronet Investments Private Limited was transferred to Hathway Investments Private Limited pursuant to scheme of amalgamation approved by Honorable High Court on February 7, 2022.

Shares held by promoters at the end of the year	Number of shares as at April 1, 2020	Change during the year	Number of shares as at March 31, 2021	% of total shares	% Change during the year
1. P.R.S. Oberoi	50,820	-	50,820	0.17%	0%
2. Rajan B Raheja	46,666	-	46,666	0.15%	0%
3. EIH Limited	11,215,118	-	11,215,118	36.81%	0%
4. Manali Investment & Finance Private Limited	2,276,617	-	2,276,617	7.47%	0%
5. Oberoi Hotels Private Limited	111,733	-	111,733	0.37%	0%
6. Bombay Plaza Private Limited	1,618	-	1,618	0.01%	0%
7. Coronet Investments Private Limited	2,088,899	-	2,088,899	6.86%	0%
8. Oberoi Holdings Private Limited	271,874	-	271,874	0.89%	0%
9. Oberoi Plaza Private Limited	2,260	-	2,260	0.01%	0%
10. Satish B Raheja	6,784,711	-	6,784,711	22.27%	0%
	<b>22,850,316</b>	<b>-</b>	<b>22,850,316</b>	<b>75.00%</b>	<b>0.00%</b>

\* Promoter here means promoter as defined in the Companies Act, 2013

## (iv) Shares allotted as fully paid up pursuant to contract(s) without payment being received in cash :

Of the above 30,468,147 (2021 -30,468,147) Equity shares, 9,086,666 (2021 - 9,086,666) equity shares of INR 10 each have been allotted as fully paid up in 2006-2007 pursuant to Scheme of Amalgamation of Indus Hotels Corporation Limited with the Company without payments being received in cash.

## 20 OTHER EQUITY

	INR in Million	
	As at March 31, 2022	As at March 31, 2021
<b>Reserve and surplus</b>		
Capital redemption reserve	100.00	100.00
Capital reserve	8.48	8.48
Securities premium	1,077.00	1,077.00
General reserve	625.46	625.46
Retained earnings - Surplus	1,207.78	1,071.83
<b>Total other equity</b>	<b>3,018.72</b>	<b>2,882.77</b>
<b>(i) Capital redemption reserve</b>		
Opening balance	100.00	100.00
Adjustment during the year	-	-
Closing balance	<b>100.00</b>	<b>100.00</b>
<b>(ii) Capital reserve</b>		
Opening balance	8.48	8.48
Adjustment during the year	-	-
Closing balance	<b>8.48</b>	<b>8.48</b>
<b>(iii) Securities premium</b>		
Opening balance	1,077.00	1,077.00
Adjustment during the year	-	-
Closing balance	<b>1,077.00</b>	<b>1,077.00</b>

# Notes to the Financial Statements

for the year ended March 31, 2022

INR in Million

	As at March 31, 2022	As at March 31, 2021
<b>(iv) General reserve</b>		
Opening balance	625.46	625.46
Adjustment during the year	-	-
Closing balance	<b>625.46</b>	<b>625.46</b>
<b>(v) Retained earnings - Surplus</b>		
Opening balance	1,071.83	1,335.97
Add: Profit / (Loss) during the year as per Statement of Profit and Loss	128.82	(267.42)
Other comprehensive income/(loss) recognised directly in retained earnings		
- Remeasurements of defined benefit obligations, net of tax	7.13	3.28
Closing balance	<b>1,207.78</b>	<b>1,071.83</b>

## Nature and purpose of Reserves

### (i) Capital redemption reserve

Capital redemption reserve represents the statutory reserve created by the Company for the redemption of its preference share capital. The same can be utilised by the Company for issuing fully paid bonus shares.

### (ii) Securities premium

This reserve represents the premium on issue of shares and can be utilised in accordance with the provisions of the Companies Act, 2013.

### (iii) Capital reserve

The Capital reserve includes government grant received in the nature of subsidy, where no repayment is ordinarily expected in respect thereof and on amalgamation where the net value of the assets acquired exceeded the purchase consideration.

### (iv) General reserve

General reserve represents profits transferred from retained earnings from time to time to general reserve for appropriate purposes based on the provisions of the erstwhile Companies Act, 1956. Consequent to introduction of the Companies Act 2013, the requirement to mandatorily transfer a specified percentage of the net profit to general reserve has been withdrawn. It can be utilised in accordance with the provisions of the Companies Act, 2013.

### (v) Retained earnings - Surplus

Retained earnings represents accumulated profits of the Company. It can be utilised in accordance with the provisions of the Companies Act, 2013.

## 21 OTHER NON-CURRENT FINANCIAL LIABILITIES

INR in Million

	As at March 31, 2022	As at March 31, 2021
Security deposits	0.40	0.50
<b>Total other non-current financial liabilities</b>	<b>0.40</b>	<b>0.50</b>

## 22 PROVISIONS

INR in Million

	As at March 31, 2022	As at March 31, 2021
<b>Employee benefit obligations</b>		
<b>Leave encashment - unfunded</b>		
Present value of obligation	15.02	17.29
<b>Total provisions - non-current</b>	<b>15.02</b>	<b>17.29</b>





# Notes to the Financial Statements

for the year ended March 31, 2022

## 23 DEFERRED TAX LIABILITIES - NET

	INR in Million	
	As at March 31, 2022	As at March 31, 2021
A. Deferred tax liabilities on account of :		
Property, plant and equipment and intangible assets	399.09	385.11
Fair valuation of security deposits liability	0.01	0.02
Capital accretion on Mutual Fund	5.61	2.51
<b>Total deferred tax liabilities (A)</b>	<b>404.71</b>	<b>387.64</b>
B. Deferred tax assets on account of :		
Accrued expenses deductible on payment	5.48	6.57
Provision for leave encashment	4.94	5.08
Provision for doubtful debts	1.42	1.42
Fair valuation of security deposits assets	1.43	1.42
MAT credit entitlement	31.20	26.86
Unabsorbed business loss/depreciation	57.90	95.52
Lease liabilities	1.95	0.60
Other temporary differences	5.52	8.96
<b>Total deferred tax assets (B)</b>	<b>109.84</b>	<b>146.43</b>
<b>Deferred tax liabilities (Net = A-B)</b>	<b>294.87</b>	<b>241.21</b>

### Movement in deferred tax liabilities

	INR in Million			
	Property, plant and equipment and intangible assets	Fair valuation of security deposits liability	Capital accretion on mutual fund	Total
<b>As at April 1, 2020</b>	<b>391.14</b>	<b>0.02</b>	<b>1.37</b>	<b>392.53</b>
Charged/(Credited):				
- to Statement of Profit and Loss	(6.03)	-*	1.14	(4.89)
<b>As at March 31, 2021</b>	<b>385.11</b>	<b>0.02</b>	<b>2.51</b>	<b>387.64</b>
Charged/(Credited):				
- to Statement of Profit and Loss	13.98	(0.01)	3.10	17.07
<b>As at March 31, 2022</b>	<b>399.09</b>	<b>0.01</b>	<b>5.61</b>	<b>404.71</b>

\* Amount is less than INR 0.01 million

### Movement in deferred tax assets

	INR in Million								
	Accrued expenses deductible on payment	Provision for leave encashment	Provision for doubtful debts	Fair valuation of security deposits assets	MAT credit entitlement	Unabsorbed business losses and depreciation	Lease liabilities	Other temporary differences	Total
<b>As at April 1, 2020</b>	<b>6.47</b>	<b>5.88</b>	<b>1.09</b>	<b>1.34</b>	<b>26.86</b>	<b>-</b>	<b>0.34</b>	<b>5.76</b>	<b>47.74</b>
(Charged)/Credited:									
- to Statement of Profit and Loss	0.10	0.55	0.33	0.08	-	95.52	0.26	3.20	100.04
- to other comprehensive income / (loss)	-	(1.35)	-	-	-	-	-	-	(1.35)
<b>As at March 31, 2021</b>	<b>6.57</b>	<b>5.08</b>	<b>1.42</b>	<b>1.42</b>	<b>26.86</b>	<b>95.52</b>	<b>0.60</b>	<b>8.96</b>	<b>146.43</b>
(Charged)/Credited:									
- to Statement of Profit and Loss	(1.09)	2.79	-*	0.01	4.34	(37.62)	1.35	(3.44)	(33.66)
- to other comprehensive income / (loss)	-	(2.93)	-	-	-	-	-	-	(2.93)
<b>As at March 31, 2022</b>	<b>5.48</b>	<b>4.94</b>	<b>1.42</b>	<b>1.43</b>	<b>31.20</b>	<b>57.90</b>	<b>1.95</b>	<b>5.52</b>	<b>109.84</b>

\* Amount is less than INR 0.01 million

# Notes to the Financial Statements

for the year ended March 31, 2022

## 24 OTHER NON CURRENT LIABILITIES

	As at March 31, 2022	As at March 31, 2021
Advance rent income	0.06	0.13
<b>Total other non-current liabilities</b>	<b>0.06</b>	<b>0.13</b>

INR in Million

## 25 TOTAL OUTSTANDING DUES OF MICRO ENTERPRISES AND SMALL ENTERPRISES

	As at March 31, 2022	As at March 31, 2021
(i) Principal amount remaining unpaid at the end of the year *	6.80	1.06
(ii) Interest due thereon remaining unpaid at the end of the year	0.01	0.01
(iii) The amount of interest paid along with the amounts of the payment beyond the appointed day.	-	-
(iv) The amount of interest due and payable for the year	-	-
(v) The amount of interest accrued and remaining unpaid at the end of the year	0.32	0.01
(vi) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006	0.01	-
<b>Total [(i)+(v)]</b>	<b>7.12</b>	<b>1.07</b>

INR in Million

\* Details of dues to Micro Enterprises and Small Enterprises as defined under Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act) are based on information made available to the Company.

## 26 TOTAL OUTSTANDING DUES OF CREDITORS OTHER THAN MICRO ENTERPRISES AND SMALL ENTERPRISES

	As at March 31, 2022	As at March 31, 2021
Trade payables to related parties	74.18	61.28
Trade payables - others	236.62	254.07
<b>Trade payables to other than micro and small enterprises</b>	<b>310.80</b>	<b>315.35</b>

INR in Million

### As at March 31, 2022

Particulars	Unbilled Dues	Not Due	Outstanding for following periods from due date of payment				Total
			Less than 1 year	1-2 years	2-3 years	More than 3 years	
(a) MSME (refer note 25)	-	-	6.98	0.10	0.04	-	7.12
(b) Others	125.14	60.65	114.42	4.68	3.93	1.98	310.80
<b>Total</b>							<b>317.92</b>

INR in Million

### As at March 31, 2021

Particulars	Unbilled dues	Not due	Outstanding for following periods from due date of payment				Total
			Less than 1 year	1-2 years	2-3 years	More than 3 years	
(a) MSME (refer note 25)	-	0.10	0.97	-	-	-	1.07
(b) Others	158.95	12.19	131.89	7.32	3.27	1.73	315.35
<b>Total</b>							<b>316.42</b>

INR in Million

**Note:** There are no disputed trade payables.



# Notes to the Financial Statements

for the year ended March 31, 2022

## 27 OTHER CURRENT FINANCIAL LIABILITIES

Particulars	INR in Million	
	As at March 31, 2022	As at March 31, 2021
Unclaimed dividend	2.10	2.39
Security deposits	1.76	2.88
Liability for capital expenditure	35.75	41.41
Other payables	0.51	0.54
<b>Total other current financial liabilities</b>	<b>40.12</b>	<b>47.22</b>

## 28 PROVISIONS

	INR in Million	
	As at March 31, 2022	As at March 31, 2021
<b>Employee benefit obligations (refer note 42-Defined benefit plans)</b>		
<b>Leave encashment - unfunded</b>		
Present value of obligation	2.52	2.96
<b>Gratuity - funded</b>		
Net liability	1.11	7.21
<b>Total provisions</b>	<b>3.63</b>	<b>10.17</b>

## 29 OTHER CURRENT LIABILITIES

	INR in Million	
	As at March 31, 2022	As at March 31, 2021
Advance from customers [refer note 50 - Disclosure on contract balances-Advance from customers]	70.75	42.58
Statutory liabilities	34.52	9.52
Advance rent income	0.04	0.06
<b>Total other current liabilities</b>	<b>105.31</b>	<b>52.16</b>

## 30 REVENUE FROM OPERATIONS

	INR in Million	
	Year ended March 31, 2022	Year ended March 31, 2021
Rooms	1,285.81	620.71
Food and beverage	602.80	359.49
Other services	63.24	33.74
<b>Total</b>	<b>1,951.85</b>	<b>1,013.94</b>

## 31 OTHER INCOME

	INR in Million	
	Year ended March 31, 2022	Year ended March 31, 2021
Dividend income from investments measured at fair value through profit or loss	7.40	12.56
Interest income from financial assets at amortised cost	0.68	7.45
Interest on income tax refund	-	3.07
Provisions and liabilities no longer required, written back	3.22	1.63
Fair value changes on investments measured at fair value through profit or loss (net)	10.62	3.93
Miscellaneous income	3.96	1.35
Net foreign exchange gain	-	0.57
<b>Total</b>	<b>25.88</b>	<b>30.56</b>



# Notes to the Financial Statements

for the year ended March 31, 2022

## 32 CONSUMPTION OF PROVISIONS, WINES AND OTHERS

	INR in Million	
	Year ended March 31, 2022	Year ended March 31, 2021
Opening stock	29.04	34.91
Add: Purchases	167.95	96.82
	<b>196.99</b>	<b>131.73</b>
Less : Closing stock	35.33	29.04
<b>Total</b>	<b>161.66</b>	<b>102.69</b>

## 33 EMPLOYEE BENEFITS EXPENSE

	INR in Million	
	Year ended March 31, 2022	Year ended March 31, 2021
Salaries and wages	370.37	342.08
Contribution to provident fund and other funds	22.73	23.45
Staff welfare expenses	69.83	46.44
<b>Total</b>	<b>462.93</b>	<b>411.97</b>

## 34 FINANCE COSTS

	INR in Million	
	Year ended March 31, 2022	Year ended March 31, 2021
- Interest on lease liabilities	2.95	5.19
- Others	0.43	0.11
<b>Total</b>	<b>3.38</b>	<b>5.30</b>

## 35 DEPRECIATION AND AMORTISATION EXPENSE

	INR in Million	
	Year ended March 31, 2022	Year ended March 31, 2021
Depreciation of property, plant and equipment	147.17	157.92
Depreciation of right-of-use assets	8.02	8.61
Amortisation of intangible assets	1.75	3.10
<b>Total</b>	<b>156.94</b>	<b>169.63</b>



# Notes to the Financial Statements

for the year ended March 31, 2022

## 36 OTHER EXPENSES

	INR in Million	
	Year ended March 31, 2022	Year ended March 31, 2021
Linen, uniform washing and laundry expenses	7.68	5.22
Expenses on apartment and board	45.25	33.45
Power and fuel	217.92	169.70
Renewals and replacement	26.70	16.92
Repairs :		
Buildings	51.47	37.74
Plant and machinery	70.64	55.29
Others	6.40	5.52
Expenses for contractual services	63.16	51.05
Lease rent	15.97	13.52
Royalty	19.64	10.22
Technical services fees	56.42	6.35
Advertisement, publicity and other promotional expenses	62.36	40.81
Commission to travel agents and others	144.13	60.71
Rates and taxes	42.75	37.02
Insurance	11.48	10.43
Passage and travelling	13.55	12.46
Postage, telephone, etc.	9.87	8.62
Professional charges	59.30	43.47
Printing and stationery	5.87	4.17
Musical, banquet and kitchen expenses	19.59	12.84
Directors' fees and commission	2.30	2.84
Allowance for trade receivable and advances with significant increase in credit risk	0.18	1.93
Bad debts and advances written off	0.05	-
Other assets (service export incentive) written off	10.96	-
Loss on sale/discard of property, plant and equipments (Net)	3.85	11.41
Auditors' Remuneration (refer note 36(a))	4.47	4.11
CSR expenses (refer note 36(b))	4.47	10.60
Water charges	20.71	14.07
Net foreign exchange loss	0.16	-
Miscellaneous expenses	7.30	6.63
<b>Total</b>	<b>1,004.60</b>	<b>687.10</b>

### (a) Details of Auditors' remuneration (net of input tax credit)

	INR in Million	
	Year ended March 31, 2022	Year ended March 31, 2021
<b>As auditor:</b>		
Audit fee	3.02	3.02
Limited review of unaudited financial results	0.88	0.88
Tax audit fee	0.50*	0.20
Reimbursement of expenses	0.07	0.01
<b>Total</b>	<b>4.47</b>	<b>4.11</b>

\*includes additional billing of INR 0.15 million (March 31, 2021: Nil)

# Notes to the Financial Statements

for the year ended March 31, 2022

## (b) Corporate Social Responsibility

As per section 135 of the Companies Act, 2013 and rules therein, the Company is required to spend at least 2% of average net profit of past three years towards Corporate Social Responsibility (CSR). Details of corporate social responsibility expenditures as certified by Management are as follows:

Particulars	INR in Million	
	Year ended March 31, 2022	Year ended March 31, 2021
(a) Amount required to be spent on CSR as per Section 135 of the Companies Act, 2013	4.46	10.61
(b) Amount approved by the board to be spent during the year	4.46	10.61
(c) Amount of expenditure incurred (as per table below) (refer note below)	4.47	10.60
<b>(i) Construction/acquisition of any asset</b>	-	-
<b>(ii) On purposes other than (i) above</b>		
Contribution to SOS Children's Villages of India	4.46	9.40
Contribution to PM CARES Fund	0.01	1.20
<b>Total</b>	<b>4.47</b>	<b>10.60</b>
(d) Shortfall at the end of the year (a - c)	-	0.01
(e) Total of previous year shortfall	0.01	-
(f) Reason for shortfall	-	Refer note below
(g) Details of related party transactions	-	-
(h) Liability against contractual obligations for CSR	-	-

Note: Unspent amount of INR 8,998 for financial year 2020-21 has been contributed to PM CARES Fund on April 27, 2021

## Details of ongoing projects under 135(6) of the Companies Act, 2013

Balance as on April 1, 2021		Amount required to be spent during the year	Amount spent during the year		Balance as on March 31, 2022	
With the Company	In separate CSR unspent account		From the Company's Bank account	From the separate CSR unspent account	With the Company	In separate CSR unspent account
Nil	Nil	Nil	Nil	Nil	Nil	

Balance as on April 1, 2020		Amount required to be spent during the year	Amount spent during the year		Balance as on March 31, 2021	
With the Company	In separate CSR unspent account		From the Company's Bank account	From the separate CSR unspent account	With the Company	In separate CSR unspent account
Nil	Nil	Nil	Nil	Nil	Nil	

## Details of CSR expenditure under Section 135(5) of the Act in respect of other than ongoing projects

Balance as on April 1, 2021	Amount deposited in Specified Fund of Schedule VII of the Act within 6 months	Amount required to be spent during the year	Amount spent during the year	Balance as on March 31, 2022
0.01	0.01 (Refer note above)	4.46	4.46	Nil

Balance as on April 1, 2020	Amount deposited in Specified Fund of Schedule VII of the Act within 6 months	Amount required to be spent during the year	Amount spent during the year	Balance as on March 21, 2021
Nil	Nil	10.61	10.60	0.01 (Refer note above)





# Notes to the Financial Statements

for the year ended March 31, 2022

## Details of excess CSR expenditure under Section 135(5) of the Act

INR in Million			
Balance excess spent/ (shortfall) as at April 1, 2021	Amount required to be spent during the year	Amount spent during the year	Balance excess spent / (shortfall) as on March 31, 2022
(0.01) (Refer note above)	4.46	4.47	Nil

INR in Million			
Balance excess spent as at April 1, 2020	Amount required to be spent during the year	Amount spent during the year	Balance excess spent / (shortfall) as on March 31, 2021
Nil	10.61	10.60	(0.01) (Refer note above)

## 37 EXCEPTIONAL ITEMS

INR in Million		
	Year ended March 31, 2022	Year ended March 31, 2021
Loss on impairment on property, plant and equipment	3.76	34.25
Loss on impairment on right-of-use assets	0.56	5.02
<b>Total exceptional items</b>	<b>4.32</b>	<b>39.27</b>

The Company recognised an impairment loss in respect of certain property, plant and equipment and right-of-use assets amounting to INR 4.32 million (Previous Year - INR 39.27 million) on account of continuing losses in respect of the Company's hotel Trident Cochin. "Exceptional items" recognised in the Statement of Profit and Loss represents this impairment loss. The recoverable amount of the aforementioned hotel was determined by the Company's management based on fair value less costs to sell. Fair value was determined by an independent valuer based on market prices of these assets by reference to an active market. The recoverable amount has been calculated as per the provisions of Ind AS 36, Impairment of Assets.

## 38 TAX EXPENSE

INR in Million		
	Year ended March 31, 2022	Year ended March 31, 2021
<b>(a) Current tax</b>		
Tax on profits for the year	4.34	-
Adjustments for prior periods	-	0.89
<b>Total current tax</b>	<b>4.34</b>	<b>0.89</b>
<b>(b) Deferred tax</b>		
Decrease/(increase) in deferred tax assets	36.60	(98.69)
(Decrease)/increase in deferred tax liabilities	17.07	(4.89)
	<b>53.67</b>	<b>(103.58)</b>
Add/(Less) : Recognised in other comprehensive income / (loss)	(2.93)	(1.35)
<b>Total deferred tax expense/(benefit)</b>	<b>50.74</b>	<b>(104.93)</b>
<b>Total tax expense</b>	<b>55.08</b>	<b>(104.04)</b>
<b>(c) Reconciliation of tax expense and the accounting profit multiplied India's by tax rate:</b>		
<b>Profit/(loss) before tax expense</b>	183.90	(371.46)
Tax at the Indian tax rate of 29.12% (FY 2020-21 - 29.12%)	53.55	(108.17)
<b>Tax effect of amounts which are not deductible in calculating taxable income:</b>		
Interest to MSME	0.09	-
CSR expenses	1.30	3.08
Expenses disallowable as per Income Tax Act	0.15	-
<b>Adjustments related to property, plant and equipment:</b>		
Adjustment on account of depreciable and leased assets	(0.01)	0.16
<b>Tax effect of amounts which are not taxable in calculating taxable income:</b>		
Tax expense related to prior periods	-	0.89
<b>Tax expense</b>	<b>55.08</b>	<b>(104.04)</b>

# Notes to the Financial Statements

for the year ended March 31, 2022

## Note:

Considering that the Company's turnover was lower than INR 4,000 million in the financial year 2017-18, the Company recognised a provision for income tax for the year ended March 31, 2020 and re-measured its deferred tax liabilities as at March 31, 2020 and onwards at the reduced rate of 25% plus applicable surcharge and health and education cess thereon as enacted in the Union Budget 2019 which was presented on July 5, 2019.

## 39 FAIR VALUE MEASUREMENTS

### Financial instruments by category

	INR in Million			
	As at March 31, 2022		As at March 31, 2021	
	FVTPL	Amortised cost	FVTPL	Amortised cost
<b>Financial assets</b>				
Investments				
- Equity instruments	0.39	-	0.39	-
- Mutual funds	741.11	-	509.06	-
Trade receivables	-	76.75	-	73.41
Cash and cash equivalents	-	76.39	-	69.53
Other bank balances	-	5.31	-	5.49
Fixed deposits	-	0.13	-	0.13
Other receivables	-	6.48	-	0.90
Security deposits	-	23.23	-	24.34
<b>Total financial assets</b>	<b>741.50</b>	<b>188.29</b>	<b>509.45</b>	<b>173.80</b>
<b>Financial liabilities</b>				
Security deposits	-	2.16	-	3.38
Lease liabilities	-	19.68	-	22.07
Trade payables	-	317.92	-	316.42
Liability for capital expenditure	-	35.75	-	41.41
Others	-	2.61	-	2.93
<b>Total financial liabilities</b>	<b>-</b>	<b>378.12</b>	<b>-</b>	<b>386.21</b>

### (i) Financial assets and liabilities measured at fair value - recurring fair value measurements

	Notes	INR in Million					
		As at March 31, 2022			As at March 31, 2021		
		Level 1	Level 2	Level 3	Level 1	Level 2	Level 3
<b>Financial assets</b>							
<b>Financial investments at FVPL</b>							
Investment in equity shares - Green Infra Wind Generation Limited	8	-	-	0.39	-	-	0.39
Investment in mutual funds	13	741.11	-	-	509.06	-	-
<b>Total financial assets</b>		<b>741.11</b>	<b>-</b>	<b>0.39</b>	<b>509.06</b>	<b>-</b>	<b>0.39</b>

### (ii) Fair value hierarchy

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are (a) recognised and measured at fair value and (b) measured at amortised cost and for which fair values are disclosed in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the Company has classified its financial instruments into the three levels prescribed under the accounting standard.

**Level 1:** Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed financial instruments that have quoted price. The fair value of all financial instruments which are traded in the stock exchanges is valued using the closing price as at the reporting period. Fair value of mutual funds is determined based on the closing NAV.



# Notes to the Financial Statements

for the year ended March 31, 2022

**Level 2:** The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

**Level 3:** If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted equity securities, security deposits included in level 3.

## (iii) Assets and liabilities which are measured at amortised cost for which fair values are disclosed

All the financial assets and financial liabilities measured at amortised cost, carrying value is an approximation of their respective fair value.

## (iv) Valuation technique used to determine fair value

Specific valuation techniques used to value financial instruments include:

- Investment in Green Infra Wind Generation Limited has been made pursuant to the contract for procuring electricity supply at the hotel unit.

Investment in the said company is not usually traded in market. Considering the terms of the contract and best information available in the market, cost of investment is considered as fair value of the investments

## (v) Reconciliation of financial assets measured at fair value using significant unobservable inputs (level 3)

	INR in Million
	<b>Unquoted securities</b>
<b>As at April 1, 2020</b>	0.39
Acquisitions/adjustment	-
<b>As at March 31, 2021</b>	<b>0.39</b>
Acquisitions/adjustment	-
<b>As at March 31, 2022</b>	<b>0.39</b>

## (vi) Valuation inputs and relationships to fair value

Particulars	Fair Value as at (INR in Million)		Significant unobservable inputs	Probability-weighted range	
	31-Mar-22	31-Mar-21		31-Mar-22	31-Mar-21
Unquoted equity shares	0.39	0.39	Terminal (perpetuity) value CAGR	-	-
			Cost of equity	-	-

## Significant estimates

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. The Company uses its judgement to select a variety of methods and make assumptions that are mainly based on market conditions existing at the end of each reporting period.



# Notes to the Financial Statements

for the year ended March 31, 2022

## 40 FINANCIAL RISK MANAGEMENT

The Company's activities expose it to market risk (including currency risk, interest rate risk and other price risk), liquidity risk and credit risk.

This note explains the sources of risk which the entity is exposed to and how the entity manages the risk :

The Company's risk management is carried out by a treasury department under policies approved by the Board of Directors. The Company treasury identifies, evaluates and hedges financial risks in close co-operation with the Company's operating units. The Board of Directors provide principles for overall risk management, as well as policies covering specific areas, such as foreign exchange risk, interest rate risk, credit risk, use of non-derivative financial instruments and investment of excess liquidity.

### (A) Market risk

#### (i) Foreign currency risk

Foreign currency risk arises from future commercial transactions and recognised assets or liabilities denominated in a currency that are not the Company's functional currency (INR).

The exposure of the Company to foreign currency risk is not significant. However, this is closely monitored by the Management to decide on the requirement of hedging. The position of foreign currency exposure to the Company as at the end of the year expressed in INR Million is as follows :

Currency	INR in Million		
	Asset (Receivables)	Liability (Payables)	Net Receivable/ (Payables)
<b>March 31, 2022</b>			
EURO	0.49	0.07	0.42
US Dollar (USD)	0.11	3.15	(3.04)
Great Britain Pound (GBP)	-	-	-
<b>Exposure to foreign currency risk</b>	<b>0.60</b>	<b>3.22</b>	<b>(2.62)</b>
<b>March 31, 2021</b>			
EURO	0.05	-	0.05
US Dollar (USD)	0.08	4.06	(3.98)
Great Britain Pound (GBP)	-	0.06	(0.06)
<b>Exposure to foreign currency risk</b>	<b>0.13</b>	<b>4.12</b>	<b>(3.99)</b>

### Sensitivity

If INR is depreciated or appreciated by 5% vis-à-vis foreign currency, the impact thereof on the Statement of Profit and Loss of the Company is given below:

	Impact on profit (Increase)/ Decrease	Impact on loss Increase/ (Decrease)
	March 31, 2022 Rupees Million	March 31, 2021 Rupees Million
<b>EURO sensitivity</b>		
INR/EURO Increases by 5% (March 31 2021 - 5%)	0.02	0.00
INR/EURO Decreases by 5% (March 31 2021 - 5%)	(0.02)	(0.00)
<b>USD sensitivity</b>		
INR/USD Increases by 5% (March 31 2021 - 5%)	(0.15)	(0.20)
INR/USD Decreases by 5% (March 31 2021 - 5%)	0.15	0.20
<b>GBP sensitivity</b>		
INR/ GBP Increases by 5% (March 31 2021 - 5%)*	-	(0.00)
INR/GBP Decreases by 5% (March 31 2021 - 5%)*	-	0.00
Holding all other variables constant.		

\* Amount is less than INR 0.01 million



# Notes to the Financial Statements

for the year ended March 31, 2022

## (ii) Interest rate risk

The status of borrowings in terms of fixed rate and floating rate are as follows:

	March 31, 2022	March 31, 2021
	Rupees Million	Rupees Million
Variable rate borrowings	-	-
Fixed rate borrowings	-	-
<b>Total borrowings</b>	<b>-</b>	<b>-</b>

As at the end of the reporting period, the Company does not have any variable rate borrowings outstanding, therefore, the Company is not exposed to any interest rate risk.

### Sensitivity

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates.

	Impact on profit / (loss)	
	March 31, 2022	March 31, 2021
	Rupees Million	Rupees Million
Interest rates – increase by 25 basis points (25 bps)	-	-
Interest rates – decrease by 25 basis points (25 bps)	-	-

## (iii) Price risk

The Company's exposure to equity securities price risk arises from investments held by the Company in listed securities and classified in the balance sheet as at fair value through profit or loss (refer note 8- Investments). However, at the reporting date the Company does not hold material value of quoted securities. Accordingly, the Company is not exposed to significant market price risk.

## (B) Credit risk

Credit risk arises when a counter party defaults on contractual obligations resulting in financial loss to the Company.

Trade receivables consist of large number of customers, spread across diverse industries and geographical areas. In order to mitigate the risk of financial loss from defaulters, the Company has an ongoing credit evaluation process in respect of customers who are allowed credit period. In respect of walk-in customers the Company does not allow any credit period and therefore, is not exposed to any credit risk.

The Company does not have any derivative transaction and therefore is not exposed to any credit risk on account of derivatives. The Company does not have any long-term contracts for which there were any material foreseeable losses.

### Reconciliation of allowance for doubtful trade receivables

	INR in Million
<b>Allowance as on April 1, 2020</b>	<b>3.42</b>
Changes in allowance	1.13
<b>Allowance as on March 31, 2021</b>	<b>4.55</b>
Changes in allowance	0.01
<b>Allowance as on March 31, 2022</b>	<b>4.56</b>

## (C) Liquidity risk

The Company has a liquidity risk management framework for managing its short term, medium term and long term sources of funding vis-à-vis short term and long term utilisation requirement. This is monitored through a rolling forecast showing the expected net cash flow, likely availability of cash and cash equivalents, and available undrawn borrowing facilities.

(i) Financing arrangements: The position of undrawn borrowing facilities at the end of reporting period are as follows:

	March 31, 2022	March 31, 2021
	Rupees Million	Rupees Million
<b>Expiring beyond one year (bank loans)</b>		
<b>Floating rate</b>		
HDFC Bank Limited cash credit facility	200.00	200.00
	<b>200.00</b>	<b>200.00</b>

# Notes to the Financial Statements

for the year ended March 31, 2022

The cash credit facility from HDFC Bank Limited (together with interest) is secured by way of hypothecation of stock and book debts of the entire Company and hypothecation of entire movable plant and equipment including all spare parts and other movable property, plant and equipment both present and future pertaining to Trident, Chennai and by way of mortgage of the said property.

The bank cash credit facilities and WCDL facility may be drawn at any time and may be terminated by the bank without notice.

## (ii) Maturities of financial liabilities

The tables below analyses the Company's financial liabilities into relevant maturity groupings based on their contractual maturities for all non-derivative financial liabilities.

The amounts disclosed in the table are the contractual undiscounted cash flows.

### Contractual maturities of financial liabilities:

	INR in Million			
	Not later than 1 year	Between 1 and 5 years	Later than 5 years	Total
<b>March 31, 2022</b>				
<b>Non-derivatives</b>				
Lease liabilities	4.09	8.48	49.26	<b>61.83</b>
Trade payables	317.92	-	-	<b>317.92</b>
Security deposits	2.08	0.54	-	<b>2.62</b>
Liability for capital expenditure	35.75	-	-	<b>35.75</b>
Other financial liabilities	2.61	-	-	<b>2.61</b>
<b>Total non-derivative liabilities</b>	<b>362.45</b>	<b>9.02</b>	<b>49.26</b>	<b>420.73</b>
<b>March 31, 2021</b>				
<b>Non-derivatives</b>				
Lease liabilities	5.12	8.57	50.60	<b>64.29</b>
Trade payables	316.42	-	-	<b>316.42</b>
Security deposits	2.88	0.76	-	<b>3.64</b>
Liability for capital expenditure	41.41	-	-	<b>41.41</b>
Other financial liabilities	2.93	-	-	<b>2.93</b>
<b>Total non-derivative liabilities</b>	<b>368.76</b>	<b>9.33</b>	<b>50.60</b>	<b>428.69</b>

## 41 CAPITAL MANAGEMENT

### Risk management

The Company's objectives when managing capital are to

- safeguard its ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits for other stakeholders, and
- maintain an optimal capital structure to reduce the cost of capital.

The Company manages the share capital issued and subscribed alongwith shareholder's fund appearing in the financial statements as capital of the Company. Under the terms of the major borrowing facilities, the Company is required to comply with certain financial covenants. The Company has complied with these covenants throughout the reporting period.

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### (i) Defined benefit plans

#### a) Gratuity

The Company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employees last drawn basic salary per month computed proportionately for 15 days salary multiplied for the number of years of service. The gratuity plan is a funded plan and the Company makes contributions to Life Insurance Corporation of India funds. Provision/write back, if any, is made on the





# Notes to the Financial Statements

for the year ended March 31, 2022

basis of the present value of the liability as at the Balance Sheet date determined by actuarial valuation following Projected Unit Credit Method.

## b) Leave encashment

As per the policy of the Company, leave obligations on account 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 Projected Unit Credit Method. It is an unfunded plan.

## (ii) Defined contribution plans

The Company has certain defined contribution plans. Contributions are made to provident fund in India for employees at the rate of 12% of basic salary as per applicable regulations. The contributions are made to registered provident fund administered by the government. The obligation of the Company is limited to the amount contributed and it has no further contractual nor any constructive obligation. The expense recognised during the year towards contribution plans is INR 19.01 million (March 2021 - INR 19.71 million)

## (iii) Movement of defined benefit obligation and fair value of plan assets

The amounts recognised in the balance sheet and the movements in the net defined benefit obligation over the year are as follows:

	Gratuity			INR in Million
	Present value of obligation	Fair value of plan assets	Net amount	Leave encashment Present value obligation for leave encashment
<b>Liability as on April 1, 2020</b>	34.42	(26.11)	8.31	23.00
Current service cost	3.41	-	3.41	7.58
Curtailment cost	-	-	-	-
Interest expense/(income)	2.14	(1.81)	0.33	1.32
<b>Total amount recognised in Statement of Profit and Loss</b>	<b>5.55</b>	<b>(1.81)</b>	<b>3.74</b>	<b>8.90</b>
Remeasurements:				
Actuarial (Gain)/loss due to change in experience	0.79	-	0.79	(6.97)
(Gain)/loss due to change in demographic experience	-	-	-	-
(Gain)/loss due to change in financial assumptions	1.05	-	1.05	0.64
Return on plan assets (greater)/less than discount rate	-	(0.14)	(0.14)	-
<b>Total amount recognised in other comprehensive income</b>	<b>1.84</b>	<b>(0.14)</b>	<b>1.70</b>	<b>(6.33)</b>
Employer contributions	-	(6.54)	(6.54)	(5.32)
Benefit payments	(3.04)	3.04	-	-
<b>Liability as on March 31, 2021</b>	<b>38.77</b>	<b>(31.56)</b>	<b>7.21</b>	<b>20.25</b>
<b>Liability as on April 1, 2021</b>	<b>38.77</b>	<b>(31.56)</b>	<b>7.21</b>	<b>20.25</b>
Current service cost	3.48	-	3.48	6.71
Curtailment cost	-	-	-	-
Interest expense/(income)	2.16	(1.92)	0.24	1.12
<b>Total amount recognised in Statement of Profit and Loss</b>	<b>5.64</b>	<b>(1.92)</b>	<b>3.72</b>	<b>7.83</b>
Remeasurements:				
Actuarial (Gain)/loss due to change in experience	(1.99)	-	(1.99)	(6.18)
(Gain)/loss due to change in demographic experience	-	-	-	-
(Gain)/loss due to change in financial assumptions	(0.99)	-	(0.99)	(0.59)
Return on plan assets (greater)/less than discount rate	-	(0.30)	(0.30)	-
<b>Total amount recognised in other comprehensive income</b>	<b>(2.98)</b>	<b>(0.30)</b>	<b>(3.28)</b>	<b>(6.77)</b>
Employer contributions	-	(6.54)	(6.54)	(3.77)
Benefit payments	(6.87)	6.87	-	-
<b>Liability as on March 31, 2022</b>	<b>34.56</b>	<b>(33.45)</b>	<b>1.11</b>	<b>17.54</b>

# Notes to the Financial Statements

for the year ended March 31, 2022

The net liability disclosed above relates to funded and unfunded plans are as follows:

	INR in Million	
	<b>As at March 31, 2022</b>	<b>As at March 31, 2021</b>
Present value of funded obligations	34.56	38.77
Fair value of plan assets	(33.45)	(31.56)
<b>Deficit of funded plan</b>	<b>1.11</b>	<b>7.21</b>
Unfunded plans	17.54	20.25
<b>Deficit of employee benefit plans</b>	<b>18.65</b>	<b>27.46</b>

## (iv) Post-employment benefits

Significant estimates: Actuarial assumptions and sensitivity

The significant actuarial assumptions were as follows:

	INR in Million	
	<b>As at March 31, 2022</b>	<b>As at March 31, 2021</b>
Discount rate	6.50%	6.10%
Salary growth rate	5%	5%
Mortality	Indian assured lives mortality (2006-08) (modified) Ultimate	Indian assured lives mortality (2006-08) (modified) Ultimate
Withdrawal Rate	Age less than 30 years: Management - 20% Non Management - 30% Age greater than 30 years: 5%	Age less than 30 years: Management - 20% Non Management - 30% Age greater than 30 years: 5%

## (v) Sensitivity analysis

The sensitivity of the defined benefit obligation to changes in the weighted principal assumptions is:

	Change in assumptions		Impact on defined benefit obligation			
			Increase in assumption		Decrease in assumption	
	March 31, 2021	March 31, 2020	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
<b>Gratuity</b>						
Discount rate	1%	1%	(2.26)	(2.52)	2.57	2.88
Salary growth rate	1%	1%	2.59	2.89	(2.31)	(2.57)
<b>Leave Encashment</b>						
Discount rate	1%	1%	(1.34)	(1.54)	1.55	1.78
Salary growth rate	1%	1%	1.56	1.79	(1.37)	(1.57)

The above sensitivity analysis are based on a change in an assumption while holding all other assumptions constant. In practice, this is unlikely to occur, and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions the same method is used for calculating the defined benefit liability recognised in the Balance Sheet.

Sensitivities due to change in demographic and investment assumptions are not material and hence the impact of change due to these is not disclosed.

The methods and types of assumptions used in preparing the sensitivity analysis did not change compared to the prior period.

## (vi) The major categories of plan assets are as follows:

The Company pays contribution to LIC which in turns invests the amount in various investments. As investment is done by the LIC of India in totality basis along with contributions from other participants, hence the Company wise investment in planned assets-category/classwise is not available.

## (vii) Risk exposure

The defined benefit obligations have the under-mentioned risk exposures:

**Interest rate risk:** The defined benefit obligation is calculated using discount rate based on government bonds. If bond yields fall, the defined benefit obligation will likely to increase.



# Notes to the Financial Statements

for the year ended March 31, 2022

**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 depends upon the combination of salary increase, discount rate and vesting criteria.

## (viii) Defined benefit liability and employer contributions

Expected contributions to post employment benefit plan for the year ending March 31, 2022 is INR 1.12 million.

The weighted average duration of defined benefit obligation in case of Gratuity is 6 years (2021-6 years) and in case of Leave obligation 6 years (2021-6 years)

The expected maturity analysis of undiscounted Gratuity and Leave Encashment is as follows:

	INR in Million						
	Less than a year	Between 1 - 2 years	Between 2 - 3 years	Between 3 - 4 years	Between 4 - 5 years	Beyond 5 years	Total
<b>March 31, 2022</b>							
Gratuity	3.48	3.27	5.51	3.82	4.61	21.95	<b>42.64</b>
Leave encashment	2.59	2.77	4.92	2.58	2.68	11.22	<b>26.76</b>
<b>Total</b>	<b>6.07</b>	<b>6.04</b>	<b>10.43</b>	<b>6.40</b>	<b>7.29</b>	<b>33.17</b>	<b>69.40</b>
<b>March 31, 2021</b>							
Gratuity	5.03	3.82	3.63	6.26	4.14	25.52	<b>48.40</b>
Leave encashment	3.05	3.18	2.96	5.18	2.58	13.48	<b>30.43</b>
<b>Total</b>	<b>8.08</b>	<b>7.00</b>	<b>6.59</b>	<b>11.44</b>	<b>6.72</b>	<b>39.00</b>	<b>78.83</b>

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## RELATED PARTY DISCLOSURES

In accordance with the requirements of Indian Accounting Standard (Ind AS) - 24 'Related Party Disclosures' the names of the related party where control exists/able to exercise significant influence along with the aggregate transactions and year-end balance with them in the ordinary course of business and on arms' length basis are given below

### a) List of Related Parties

#### (i) Key Management Personnel of the Company

Mr. P. R.S. Oberoi - Chairman (resigned effective May 2, 2022)

Mr. S.S.Mukherji - Chairman (effective May 2, 2022) Vice Chairman (upto May 1, 2022)

Mr. Vikramjit Singh Oberoi - Managing Director

Mr. L. Ganesh - Independent Director (resigned effective March 7, 2022)

Mr. Akshay Raheja - Director

Mr. Anil Kumar Nehru - Independent Director

Mr. Sudipto Sarkar - Independent Director

Mr. Surin Shailesh Kapadia - Independent Director

Ms. Radhika Vijay Haribhakti - Independent Director

Mr. Samidh Das - Chief Financial Officer

Ms. Indrani Ray - Company Secretary (upto November 18, 2021)

Mr. Tejasvi Dixit - Company Secretary (effective November 19, 2021)

#### (ii) Enterprises in which Key Management Personnel and close member of Key Management Personnel have Joint Control or Significant influence with whom transactions have taken place during the current and previous year

EIH Limited

Oberoi Hotels Private Limited

Oberoi Holdings Private Limited

Oberoi Plaza Private Limited



# Notes to the Financial Statements

for the year ended March 31, 2022

Bombay Plaza Private Limited  
 Mashobra Resort Limited  
 Mumtaz Hotels Limited  
 Oberoi Kerala Hotels and Resorts Limited  
 Mercury Car Rentals Private Limited  
 Island Resort Limited  
 Oberoi International LLP  
 PT Waka Oberoi Indonesia  
 La Roseraie De L'atlas  
 Bhagwanti Oberoi Charitable Trust

### (iii) Enterprises which are post employment benefit plan for the benefit of employees

EIH Employees' Gratuity Fund  
 EIH Executive Superannuation Scheme

The details of the Related Party Transactions entered into by the Company during the year ended March 31, 2022 and March 31, 2021 are as follows :

Nature of Transactions	Enterprises in which Key Management Personnel and close member of Key Management Personnel have Joint Control or Significant influence		Enterprises which are post employment benefit plan for the benefit of employees		Key Management Personnel	
					INR in Million	
	2022	2021	2022	2021	2022	2021
<b>PURCHASES</b>						
<b>Purchase of goods and services</b>						
EIH Limited	314.45	257.00	-	-	-	-
Mumtaz Hotels Limited	0.20	0.10	-	-	-	-
Mashobra Resort Limited	0.21	0.07	-	-	-	-
Oberoi Hotels Private Limited	0.08	-	-	-	-	-
Mercury Car Rentals Private Limited	1.41	0.80	-	-	-	-
Oberoi International LLP	0.11	0.08	-	-	-	-
<b>Total</b>	<b>316.46</b>	<b>258.05</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXPENSES</b>						
<b>Rent</b>						
EIH Limited	1.54	1.20	-	-	-	-
Mumtaz Hotels Limited	1.28	1.28	-	-	-	-
<b>Total</b>	<b>2.82</b>	<b>2.48</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Management contract</b>						
EIH Limited	112.92	31.58	-	-	-	-
Mercury Car Rentals Private Limited	6.99	4.70	-	-	-	-
<b>Total</b>	<b>119.91</b>	<b>36.28</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Royalty</b>						
Oberoi Hotels Private Limited	23.17	12.06	-	-	-	-
<b>Total</b>	<b>23.17</b>	<b>12.06</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>



# Notes to the Financial Statements

for the year ended March 31, 2022

INR in Million

Nature of Transactions	Enterprises in which Key Management Personnel and close member of Key Management Personnel have Joint Control or Significant influence		Enterprises which are post employment benefit plan for the benefit of employees		Key Management Personnel	
	2022	2021	2022	2021	2022	2021
<b>Contribution to gratuity fund</b>						
EIH Employees' Gratuity Fund	-	-	6.54	6.54	-	-
<b>Total</b>	-	-	<b>6.54</b>	<b>6.54</b>	-	-
<b>Director's sitting fees</b>						
Mr. P.R.S. Oberoi	-	-	-	-	0.06	0.08
Mr. Vikramjit Singh Oberoi	-	-	-	-	0.30	0.26
Mr. S.S. Mukherji	-	-	-	-	0.44	0.50
Mr. L. Ganesh	-	-	-	-	0.20	0.34
Mr. Anil Kumar Nehru	-	-	-	-	0.30	0.44
Mr. Akshay Raheja	-	-	-	-	0.18	0.22
Mr. Sudipto Sarkar	-	-	-	-	0.34	0.46
Mr. Surin Shailesh Kapadia	-	-	-	-	0.22	0.20
Ms. Radhika Vijay Haribhakti	-	-	-	-	0.26	0.34
<b>Total</b>	-	-	-	-	<b>2.30</b>	<b>2.84</b>
<b>Remuneration - Short term employee benefits</b>						
Mr. Samidh Das	-	-	-	-	6.76	6.26
Mr. Tejasvi Dixit (Effective November 19, 2021)	-	-	-	-	0.70	-
Ms. Indrani Ray (Upto November 18, 2021)	-	-	-	-	2.64	3.70
<b>Total</b>	-	-	-	-	<b>10.10</b>	<b>9.96</b>
<b>Remuneration - Post employee benefits</b>						
Mr. Samidh Das	-	-	-	-	0.61	0.56
Mr. Tejasvi Dixit (Effective November 19, 2021)	-	-	-	-	0.17	-
Ms. Indrani Ray (Upto November 18, 2021)	-	-	-	-	0.22	0.25
<b>Total</b>	-	-	-	-	<b>1.00</b>	<b>0.81</b>
<b>SALES</b>						
<b>Sale of goods and services</b>						
EIH Limited	9.61	9.91	-	-	-	-
Mashobra Resort Limited	0.24	0.16	-	-	-	-
Mumtaz Hotels Limited	0.62	0.25	-	-	-	-
Oberoi Hotels Private Limited	1.03	0.33	-	-	-	-
Mercury Car Rentals Private Limited	1.22	0.46	-	-	-	-
<b>Total</b>	<b>12.72</b>	<b>11.11</b>	-	-	-	-

# Notes to the Financial Statements

for the year ended March 31, 2022

INR in Million

Nature of Transactions	Enterprises in which Key Management Personnel and close member of Key Management Personnel have Joint Control or Significant influence		Enterprises which are post employment benefit plan for the benefit of employees		Key Management Personnel	
	2022	2021	2022	2021	2022	2021
<b>INCOME</b>						
<b>License Agreement</b>						
EIH Limited	1.10	1.27	-	-	-	-
Mercury Car Rentals Private Limited	0.33	0.32	-	-	-	-
<b>Total</b>	<b>1.43</b>	<b>1.59</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Purchase of property, plant and equipment</b>						
EIH Limited	0.45	1.34	-	-	-	-
Mumtaz Hotels Limited	0.02	-	-	-	-	-
<b>Total</b>	<b>0.47</b>	<b>1.34</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Refund of collections to related party</b>						
EIH Limited	3.16	0.03	-	-	-	-
Mumtaz Hotels Limited	0.01	0.03	-	-	-	-
Oberoi Hotels Private Limited	0.04	-	-	-	-	-
<b>Total</b>	<b>3.21</b>	<b>0.06</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Expense reimbursed to related party</b>						
EIH Limited	6.89	16.20	-	-	-	-
Oberoi Hotels Private Limited	-	-	-	-	-	-
Mumtaz Hotels Limited	0.25	0.58	-	-	-	-
Bhagwanti Oberoi Charitable Trust	0.03	-	-	-	-	-
<b>Total</b>	<b>7.22</b>	<b>16.89</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>RECEIPTS</b>						
<b>Recovery of collections by related party</b>						
EIH Limited	1.11	1.90	-	-	-	-
Mashobra Resort Limited	0.60	-	-	-	-	-
Mumtaz Hotels Limited	0.44	0.01	-	-	-	-
<b>Total</b>	<b>2.15</b>	<b>1.91</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Expense reimbursed by related party</b>						
EIH Limited	1.82	4.44	-	-	-	-
Mashobra Resort Limited	0.65	1.01	-	-	-	-
Mumtaz Hotels Limited	0.71	1.12	-	-	-	-
Oberoi Kerala Hotels and Resorts Limited	0.01	-	-	-	-	-
Oberoi Hotels Private Limited	0.02	0.04	-	-	-	-
Mercury Car Rentals Private Limited	0.11	0.10	-	-	-	-
La Roseraie De L'atlas	-	0.16	-	-	-	-
<b>Total</b>	<b>3.32</b>	<b>6.87</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>





# Notes to the Financial Statements

for the year ended March 31, 2022

The details of amounts due to or due from related parties as at March 31, 2022 and March 31, 2021 are as follows :

	INR in Million			
	Enterprises in which Key Management Personnel and close member of Key Management Personnel have Joint Control or Significant influence		Key Management Personnel	
	2022	2021	2022	2021
<b>PAYABLES</b>				
<b>For goods and services</b>				
EIH Limited	32.44	35.98	-	-
Mashobra Resort Limited	0.04	0.21	-	-
Mumtaz Hotels Limited	-	0.51	-	-
Oberoi Hotels Private Limited	0.01	0.05	-	-
Mercury Car Rentals Private Limited	1.89	1.85	-	-
Oberoi International LLP	-	0.02	-	-
Mr. S.S.Mukherji	-	-	-	0.04
Mr. Vikramjit Singh Oberoi	-	-	-	0.04
Mr. Samidh Das	-	-	0.01	-
Mr. Sudipto Sarkar	-	-	-	0.02
<b>Total</b>	<b>34.38</b>	<b>38.62</b>	<b>0.01</b>	<b>0.10</b>
<b>Management contract</b>				
EIH Limited	33.20	17.24	-	-
<b>Total</b>	<b>33.20</b>	<b>17.24</b>	<b>-</b>	<b>-</b>
<b>Royalty</b>				
Oberoi Hotels Private Limited	6.59	5.32	-	-
<b>Total</b>	<b>6.59</b>	<b>5.32</b>	<b>-</b>	<b>-</b>
<b>RECEIVABLES</b>				
<b>For goods and services</b>				
EIH Limited	2.26	5.01	-	-
Mashobra Resort Limited	-	0.71	-	-
Mumtaz Hotels Limited	0.01	0.39	-	-
Mercury Car Rentals Private Limited	0.22	0.20	-	-
Oberoi Hotels Private Limited	0.12	0.33	-	-
La Roseaie De L'atlas	0.16	0.16	-	-
<b>Total</b>	<b>2.77</b>	<b>6.80</b>	<b>-</b>	<b>-</b>

# Notes to the Financial Statements

for the year ended March 31, 2022

## 44 CONTINGENT LIABILITIES AND CONTINGENT ASSETS

### (a) Contingent liabilities

The Company had contingent liabilities at the year end in respect of:

Claims against the Company not acknowledged as debts

	INR in Million	
	March 31, 2022	March 31, 2021
Property tax demand	23.95	21.61
Value added tax	11.37	12.62
Income tax	16.47	16.47
Service tax	20.06	20.06
Luxury tax*	46.16	46.17
Goods and Services Tax	1.05	-
Other claims	4.89	3.62
<b>Total</b>	<b>123.95</b>	<b>120.55</b>

\* Includes demand of INR 9.84 million received during the year from the Deputy Commissioner (Appeals) with respect to luxury tax for the period 2014-15 to 2017-18 which amount had been paid under protest. The Company intends to file an appeal with the appropriate authorities within the stipulated time.

#### Note:

The matters listed above are in the nature of statutory dues, namely, property tax, value added tax, income tax, service tax, luxury tax and other claims, all of which are under litigation, the outcome of which would depend on the merits of facts and law at an uncertain future date. The amounts shown in the items above represent the best possible estimates arrived at, are on the basis of currently available information. The Company engages reputed professional advisors to protect its interest, and cases that are disputed by the Company are those where the management has been advised that it has strong legal positions. Hence, the outcomes of these matters are not envisaged to have any material adverse impact on the Company's financial position.

### (b) Pending litigation

In respect of an order passed by the Revenue Minister of the State of Rajasthan and a subsequent order passed by the District Collector, Jaipur in earlier years unilaterally withdrawing the lease deed related to Trident Hotel, Jaipur, the Company had filed a Civil writ petition and a civil miscellaneous appeal ("Appeal") before the Rajasthan High Court at Jaipur. The Hon'ble High Court had granted an interim order of status quo in favour of the Company with respect to the order of the District Collector and had appointed an arbitrator to decide inter-alia the validity of the order of the District Collector. The arbitrator had passed the arbitral award in favour of the Company and had set aside the order of the District Collector whereby the lease was withdrawn.

During the year, the Company withdrew the appeal pending before the Rajasthan High Court and subsequently, an application has been filed by the District Collector, Jaipur for setting aside the arbitral award. The Civil Writ Petition filed in respect of the order of the Revenue Minister is currently under adjudication before the Rajasthan High Court.

Further, a settlement agreement had been entered into in respect of the ongoing disputes amongst the Company and other parties (collectively referred to as "parties"), with respect to the lease deed of the land related to Trident Hotel, Jaipur. Based on the settlement agreement the parties have withdrawn/ settled all pending cases except for one case filed by the Company which is currently under adjudication before the Rajasthan High Court. Based on the legal opinion obtained by the Company, and in view of the present status of the case, the management believes that the Company has strong chances of success in the above-mentioned case and the outcome of this matter is not envisaged to have any material adverse impact on the Company's financial position. As on March 31, 2022, buildings included in property, plant and equipment amounted to INR 128.84 million and right-of-use assets in respect of land amounted to INR 72.87 million relating to the Trident Jaipur hotel.

Based on the settlement agreement amongst the Company, Chandani Properties Private Limited and other parties (collectively referred to as "parties") with respect to the land/lease deed of the Trident Jaipur hotel, the parties have withdrawn/ settled all pending cases except for one case filed by the Company which is currently under adjudication before the Rajasthan High Court.



# Notes to the Financial Statements

for the year ended March 31, 2022

## (c) Guarantees:

	INR in Million	
	March 31, 2022	March 31, 2021
Guarantees given	2.92	3.32
Letter of credit	-	-

## 45 COMMITMENTS

Particulars	INR in Million	
	March 31, 2022	March 31, 2021
Capital expenditure contracted for at the end of the reporting period but not recognised as liabilities is as follows:	<b>82.23</b>	<b>73.35</b>
Property, plant and equipment (net of capital advances)		

## 46 LEASES

The Statement of Profit and Loss shows the following amount relating to leases:

Particulars	INR in Million	
	Year ended March 31, 2022	Year ended March 31, 2021
<b>Depreciation charge for the right-of-use assets</b>		
Land	5.49	4.16
Buildings	0.01	0.01
Vehicle	2.52	4.44
	8.02	8.61
Interest on lease liabilities (included in finance costs)	2.95	5.19
Expense relating to short-term leases (included in other expenses)	7.82	8.59
Expense relating to leases of low-value assets that are not shown above as short-term leases (included in other expenses)	0.11	0.64
Expense relating to variable lease payments not included in lease liabilities (included in other expenses)	8.00	4.47

The total cash outflows for leases for the year ended March 31, 2022 was INR 6.76 Million (March 31, 2021 was INR 10.61 Million)

Following are the changes in the carrying value of right-of-use assets:

Particulars	Category of right-of-use assets			INR in Million
	Land	Vehicle	Buildings	Total
	<b>Balance as on April 1, 2020</b>	105.44	11.47	0.17
Additions	67.79	-	-	67.79
Sales / Adjustments during the year	-	0.74	-	0.74
Depreciation	4.16	4.44	0.01	8.61
Impairment loss (Refer note 37)	5.02	-	-	5.02
<b>Balance as on March 31, 2021</b>	<b>164.05</b>	<b>6.29</b>	<b>0.16</b>	<b>170.50</b>
Additions	-	1.42	-	1.42
Sales / Adjustments during the year	-	0.58	-	0.58
Depreciation	5.49	2.52	0.01	8.02
Impairment loss (Refer note 37)	0.56	-	-	0.56
<b>Balance as on March 31, 2022</b>	<b>158.00</b>	<b>4.61</b>	<b>0.15</b>	<b>162.76</b>

The aggregate depreciation expense on right-of-use assets is included under depreciation and amortisation expense in the Statement of Profit and Loss.



# Notes to the Financial Statements

for the year ended March 31, 2022

The following is the break-up of current and non-current lease liabilities:

Particulars	INR in Million	
	As at March 31, 2022	As at March 31, 2021
Current lease liabilities	1.71	3.10
Non-current lease liabilities	17.97	18.97
<b>Total</b>	<b>19.68</b>	<b>22.07</b>

The following is the movement in lease liabilities:

Particulars	INR in Million	
	March 31, 2022	March 31, 2021
<b>Opening Balance</b>	22.07	27.49
Additions	1.42	-
Finance cost accrued during the year	2.95	5.19
Payment of lease liabilities	6.76	10.61
<b>Closing Balance</b>	<b>19.68</b>	<b>22.07</b>

The table below provides details regarding the contractual maturities of lease liabilities on an undiscounted basis:

Particulars	INR in Million	
	As at March 31, 2022	As at March 31, 2021
Less than one year	4.09	5.12
One to five years	8.48	8.57
More than five years	49.26	50.60
<b>Total</b>	<b>61.83</b>	<b>64.29</b>

The Company does not face a significant liquidity risk with regard to its lease liabilities as the current assets are sufficient to meet the obligations related to lease liabilities as and when they fall due.

## (b) Company as a lessor

The Company has entered into operating lease arrangements for shops, office space and residential premises given on operating lease to third parties. Such lease arrangements are cancellable in nature and may generally be terminated by either party by serving a notice. Lease arrangements and lease rent linked to/contingent to the actual revenue earned by the lessee from the use of lease premises.

	INR in Million	
	March 31, 2022	March 31, 2021
Contingent rents recognised as an income in the Statement of Profit and Loss for the year	-	-

## 47 SEGMENT REPORTING

The Company has identified single reportable segment, i.e., hotel, of its business. Accordingly, disclosures relating to the segmentation under Ind AS 108, "Operating Segment" is not required. The Company does not have transactions of more than 10% of total revenue with any single external customer.

## 48 EARNINGS PER EQUITY SHARE

	INR	
	March 31, 2022	March 31, 2021
(a) Basic earnings per share	4.23	(8.78)
(b) Diluted earnings per share	4.23	(8.78)



# Notes to the Financial Statements

for the year ended March 31, 2022

## (c) Reconciliations of earnings used in calculating earnings per share

	INR in Million	
	March 31, 2022	March 31, 2021
Profit/(Loss) attributable to the equity holders of the Company used in calculating basic earnings per share:	128.82	(267.42)
Profit/(Loss) attributable to the equity holders of the Company used in calculating diluted earnings per share	128.82	(267.42)

## (d) Weighted average number of shares used as the denominator

	March 31, 2022 Number of shares	March 31, 2021 Number of shares
Weighted average number of equity shares used as the denominator in calculating basic earnings per share	30,468,147	30,468,147
Adjustments for calculation of diluted earnings per share:	-	-
Weighted average number of equity shares and potential equity shares used as the denominator in calculating diluted earnings per share	30,468,147	30,468,147

## 49 RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

	INR in Million				
	As at March 31, 2021	Cash flows	Non cash changes		As at March 31, 2020
			New leases	Others *	
<b>Borrowings</b>					
Non-current borrowings	-	-	-	-	-
Current borrowings	-	-	-	-	-
<b>Lease liabilities</b>					
Non-current lease liabilities	18.97	(3.61)	-	-	22.58
Current lease liabilities	3.10	(2.06)	-	0.25	4.91
<b>Total liabilities from financing activities</b>	<b>22.07</b>	<b>(5.67)</b>	<b>-</b>	<b>0.25</b>	<b>27.49</b>

	INR in Million				
	As at March 31, 2022	Cash flows	Non cash changes		As at March 31, 2021
			New leases	Others *	
<b>Borrowings</b>					
Non-current borrowings	-	-	-	-	-
Current borrowings	-	-	-	-	-
<b>Lease liabilities</b>					
Non-current lease liabilities	17.97	(1.79)	0.79	-	18.97
Current lease liabilities	1.71	(2.25)	0.63	0.23	3.10
<b>Total liabilities from financing activities</b>	<b>19.68</b>	<b>(4.04)</b>	<b>1.42</b>	<b>0.23</b>	<b>22.07</b>

\* the effect of accrued but not yet paid interest on lease liabilities

## 50 DISCLOSURE ON CONTRACT BALANCES

### a) Trade receivables

A trade receivable is recorded when the Company has an unconditional right to receive payment. In respect of revenue from rooms, food and beverages and other services invoice is typically issued as the related performance obligations are satisfied as described in note 1(b) - Significant accounting policies (Revenue recognition) (refer note 14-Trade receivables).

# Notes to the Financial Statements

for the year ended March 31, 2022

## b) Advance from customers

Advance from customers is recognised when payment is received before the related performance obligation is satisfied (refer note 29).

Particulars	INR in Million	
	As at March 31, 2022	As at March 31, 2021
As at the beginning of the year	42.58	28.44
Recognised as revenue during the year	42.58	25.47
As at the end of the year	70.75	42.58

**51** The previous year's figures have been regrouped, rearranged and reclassified wherever necessary. Amounts and other disclosures for the preceding year are included as an integral part of the current year financial statements and are to be read in relation to the financial statements and other disclosures relating to the current year.

**52** There has been no delay in transferring amounts, required to be transferred to the Investor Education and Protection Fund by the Company.

**53** The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment received Presidential assent on September 28, 2020. The Code has been published in the Gazette of India and subsequently on November 13, 2020 draft rules were published and invited for stakeholders suggestions. However, the date on which the Code will come into effect has not been notified. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code and rules thereunder become effective.

## **54 LIST OF IMMOVABLE PROPERTIES NOT HELD IN THE NAME OF THE COMPANY/ IMMOVABLE PROPERTIES THAT HAVE BEEN TAKEN ON LEASE AND THE LEASE AGREEMENTS ARE NOT DULY EXECUTED IN THE FAVOUR OF THE COMPANY:**

Relevant line item in the Balance sheet	Description of item of property	Gross carrying value as at March 31, 2022 INR in Million	Carrying value as at March 31, 2022 INR in Million	Held in the name of	Whether title deed holder is a promoter*, director or relative# of promoter*/ director or employee of promoter*/ director	Property held since which date	Reason for not being held in the name of the company
Property, plant and equipment - Freehold Land	Freehold land of The Oberoi Cecil located at Chaura Maidan, Shimla	1.17	1.17	The Associated Hotels of India Limited	Yes	April 1, 2006	The indenture is executed in favour of The Associated Hotels of India Limited. The Associated Hotels of India Limited was subsequently amalgamated with The East India Hotels Limited under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated September 19, 1968.
Property, plant and equipment - Building	Building on freehold land of The Oberoi Cecil at Chaura Maidan, Shimla	316.86 (Refer note below)	275.57 (Refer note below)	The Associated Hotels of India Limited	Yes	April 1, 2006	Subsequently, the name of The East India Hotels Limited was changed to EIH Limited (promoter). Fresh certificate of incorporation consequent to change of name dated October 30, 1996 was issued by the Assistant Registrar of Companies, West Bengal. The ownership of the property was subsequently transferred to the Company through the scheme of arrangement under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 20, 2006.
Property, plant and equipment - Freehold Land	Freehold land of Trident Chennai located at 1/24 , GST Road, Nanganallur, Thillaiganga Nagar, Chennai	2.42	2.42	Pleasant Hotels Limited	No	October 29, 1984	The sale deed was in the name of Pleasant Hotels Limited, erstwhile name of the Company which was changed to Oberoi Associated Hotels Limited. Fresh certificate of incorporation consequent to change of name dated October 25, 1989 was issued by the Registrar of Companies, Tamil Nadu. Subsequently, the name of Oberoi Associated Hotels Limited was changed to EIH Associated Hotels Limited. Fresh certificate of incorporation consequent to change of name dated November 1, 1996 was issued by the Registrar of Companies, Tamil Nadu.





# Notes to the Financial Statements

for the year ended March 31, 2022

Relevant line item in the Balance sheet	Description of item of property	Gross carrying value as at March 31, 2022 INR in Million	Carrying value as at March 31, 2022 INR in Million	Held in the name of	Whether title deed holder is a promoter*, director or relative# of promoter*/ director or employee of promoter*/ director	Property held since which date	Reason for not being held in the name of the company
Property, plant and equipment - Freehold Land	Freehold land of Trident Jaipur located opposite Jal Mahal, Amer Road, Nahargarh, Jaipur	8.35	8.35	Indus Hotels Corporation Limited	No	April 1, 2005	The sale deed is in the name of Indus Hotel Corporation Limited, erstwhile company that was amalgamated with the Company under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 12, 2006.
Property, plant and equipment - Building	Flat No. 5, 6, 101, 102, 103, 104, 105, 106, 203, 204, 205 and 206 of Sagar Darshan Apartment located at Bedla Road, Udaipur	14.69 (Refer note below)	12.49 (Refer note below)	Indus Hotels Corporation Limited	No	April 1, 2005	
Property, plant and equipment - Building	Flat No. 106 and 204 of Akshat Apartment located at Behari Marg, near Collectorate, Bani Park, Jaipur	2.74 (Refer note below)	2.34 (Refer note below)	Indus Hotels Corporation Limited	No	April 1, 2005	
Property, plant and equipment - Building	Building on leasehold land of The Oberoi Rajvilas located at village Khonagorain, Sanganer, Jaipur	456.19 (Refer note below)	360.79 (Refer note below)	Oberoi Associated Hotels Limited	No	March 3, 1993	The title documents are in name of Oberoi Associated Hotels Limited, erstwhile name of the Company which was changed to EIH Associated Hotels Limited. Fresh certificate of incorporation consequent to change of name dated November 1, 1996 was issued by the Registrar of Companies, Tamil Nadu.
Property, plant and equipment - Building	Building on leasehold land of Trident Bhubaneswar located at Plot no. CB-1, Nayapalli, Bhubaneswar	132.16 (Refer note below)	117.93 (Refer note below)	The East India Hotels Limited	Yes	April 1, 2006	The title documents are in name of East India Hotels Limited. Subsequently, the name of The East India Hotels Limited was changed to EIH Limited (promoter). Fresh certificate of incorporation consequent to change of name dated October 30, 1996 was issued by the Assistant Registrar of Companies, West Bengal. The ownership of the property was subsequently transferred to the Company through the scheme of arrangement under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 20, 2006.
Property, plant and equipment - Building	Building on leasehold land of Trident Agra located at 25/384, Fatehabad Road, Tajganj, Agra	225.88 (Refer note below)	200.53 (Refer note below)	Indus Hotels Corporation Limited	No	April 1, 2005	The title document is in the name of Indus Hotel Corporation Limited, erstwhile company that was amalgamated with the Company under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 12, 2006.
Right-of-use assets - Land	Leasehold land of Trident Jaipur located opposite Jal Mahal, Amer Road, Nahargarh, Jaipur	75.78	72.87	EIH Associated Hotels Limited (Refer remarks)	No	April 1, 1993	As indicated in note 44(b) to the financial statements, the matter related to withdrawal of the lease deed of Trident Jaipur based on order passed by the Revenue Minister of the State of Rajasthan and a subsequent order passed by the District Collector, Jaipur is currently under adjudication before the Rajasthan High Court. As indicated in the said note, the arbitrator had passed the arbitral award in favour of the Company and had set aside the order of the District Collector whereby the lease was withdrawn. Based on the legal opinion obtained by the Company, and in view of the present status of the case, the management believes that the Company has strong chances of success.
Property, plant and equipment - Building	Building on leasehold land of Trident Jaipur located opposite Jal Mahal, Amer Road, Nahargarh, Jaipur	149.94 (Refer note below)	126.50 (Refer note below)		No	April 1, 1993	
Right-of-use assets - Land	Leasehold land of Trident Agra located at 25/384, Fatehabad Road, Tajganj, Agra	21.49	14.42	Indus Hotels Corporation Limited	No	April 1, 2005	The lease agreements are executed in favour of Indus Hotel Corporation Limited, erstwhile company that was amalgamated with the Company under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December. 12, 2006.
Right-of-use assets - Land	Leasehold land of Trident Udaipur located at Mullatalai, Haridasji Ki Magri, Udaipur	30.14	28.18	Indus Hotels Corporation Limited	No	April 1, 2005	
Right-of-use assets - Land	Leasehold land of Trident Jaipur located opposite Jal Mahal, Amer Road, Nahargarh, Jaipur	2.29	2.18	Indus Hotels Corporation Limited	No	April 1, 2005	

# Notes to the Financial Statements

for the year ended March 31, 2022

Relevant line item in the Balance sheet	Description of item of property	Gross carrying value as at March 31, 2022 INR in Million	Carrying value as at March 31, 2022 INR in Million	Held in the name of	Whether title deed holder is a promoter*, director or relative# of promoter*/ director or employee of promoter*/ director	Property held since which date	Reason for not being held in the name of the company
Right-of-use assets - Land	Leasehold land of Trident Bhubaneswar located at plot no. CB-1, Nayapalli, Bhubaneswar	5.87	5.53	The East India Hotels Limited	Yes	April 1, 2006	The lease agreements are executed in favour of East India Hotels Limited. Subsequently, the name of The East India Hotels Limited was changed to EIH Limited (promoter). Fresh certificate of incorporation consequent to change of name dated October 30, 1996 was issued by the Assistant Registrar of Companies, West Bengal. The right of use of the property was subsequently transferred to the Company through the scheme of arrangement under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 20, 2006.
Right-of-use assets - Land	Leasehold land of The Oberoi Rajvilas located at village Khonagorain, Sanganer, Jaipur	0.14	0.13	Oberoi Associated Hotels Limited	No	12 February, 1997 to 11 February, 2017 (refer remarks)	The lease deed is executed in favour of Oberoi Associated Hotels Limited, erstwhile name of the Company which was changed to EIH Associated Hotels Limited. Fresh certificate of incorporation consequent to change of name dated November 1, 1996 was issued by the Registrar of Companies, Tamil Nadu. The lease deed was executed for the period of 20 years upto 11 February, 2017 and was renewable for 20 years based upon stipulations. An application dated January 13, 2017 for renewal was filed with the District Collector, Jaipur and subsequently the original lease deed was submitted with letter dated July 13, 2017.
Right-of-use assets - Land	Leasehold land of The Oberoi Rajvilas located at village Khonagorain, Sanganer, Jaipur	5.75 (Refer note below)	5.25 (Refer note below)	Oberoi Associated Hotels Limited	No	March 3, 1993	The lease agreement is executed in favour of Oberoi Associated Hotels Limited, erstwhile name of the Company which was changed to EIH Associated Hotels Limited. Fresh certificate of incorporation consequent to change of name dated October 5, 2015 was issued by the Registrar of Companies, Tamil Nadu.
Right-of-use assets - Building	Leasehold building located at Chaura Maidan, Shimla	- <sup>^</sup>	- <sup>^</sup>	EIH Limited	Yes	April 1, 2006	The lease agreements are executed in favour of EIH Limited (promoter) and the property was subsequently transferred to the Company through the scheme of arrangement under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 20, 2006. The right of use of the property was subsequently transferred to the Company through the scheme of arrangement under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 20, 2006.

Relevant line item in the Balance sheet	Description of item of property	Gross carrying value as at 31 March, 2021 INR in Million	Carrying value as at 31 March, 2021 INR in Million	Held in the name of	Whether title deed holder is a promoter*, director or relative# of promoter*/ director or employee of promoter*/ director	Property held since which date	Reason for not being held in the name of the company
Property, plant and equipment - Freehold Land	Freehold land of The Oberoi Cecil located at Chaura Maidan, Shimla	1.17	1.17	The Associated Hotels of India Limited	Yes	April 1, 2006	The indenture is executed in favour of The Associated Hotels of India Limited. The Associated Hotels of India Limited was subsequently amalgamated with The East India Hotels Limited under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated September 19, 1968. Subsequently, the name of The East India Hotels Limited was changed to EIH Limited (promoter). Fresh certificate of incorporation consequent to change of name dated October 30, 1996 was issued by the Assistant Registrar of Companies, West Bengal.



# Notes to the Financial Statements

for the year ended March 31, 2022

Relevant line item in the Balance sheet	Description of item of property	Gross carrying value as at 31 March, 2021 INR in Million	Carrying value as at 31 March, 2021 INR in Million	Held in the name of	Whether title deed holder is a promoter*, director or relative# of promoter*/ director or employee of promoter*/ director	Property held since which date	Reason for not being held in the name of the company
Property, plant and equipment - Building	Building on freehold land of The Oberoi Cecil at Chaura Maidan, Shimla	316.86 (Refer note below)	281.55 (Refer note below)	The Associated Hotels of India Limited	Yes	April 1, 2006	The ownership of the property was subsequently transferred to the Company through the scheme of arrangement under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 20, 2006.
Property, plant and equipment - Freehold Land	Freehold land of Trident Chennai located at 1/24 , GST Road, Nanganallur, Thillaiganga Nagar, Chennai	2.42	2.42	Pleasant Hotels Limited	No	October 29, 1984	The sale deed was in the name of Pleasant Hotels Limited, erstwhile name of the Company which was changed to Oberoi Associated Hotels Limited. Fresh certificate of incorporation consequent to change of name dated October 25, 1989 was issued by the Registrar of Companies, Tamil Nadu. Subsequently, the name of Oberoi Associated Hotels Limited was changed to EIH Associated Hotels Limited. Fresh certificate of incorporation consequent to change of name dated November 1, 1996 was issued by the Registrar of Companies, Tamil Nadu.
Property, plant and equipment - Freehold Land	Freehold land of Trident Jaipur located opposite Jal Mahal, Amer Road, Nahargarh, Jaipur	8.35	8.35	Indus Hotels Corporation Limited	No	April 1, 2005	The sale deed is in the name of Indus Hotel Corporation Limited, erstwhile company that was amalgamated with the Company under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 12, 2006.
Property, plant and equipment - Building	Flat No. 5, 6, 101, 102, 103, 104, 105, 106, 203, 204, 205 and 206 of Sagar Darshan Apartment located at Bedla Road, Udaipur	14.69 (Refer note below)	12.80 (Refer note below)	Indus Hotels Corporation Limited	No	April 1, 2005	
Property, plant and equipment - Building	Flat No. 106 and 204 of Akshat Apartment located at Behari Marg, near Collectorate, Bani Park, Jaipur	2.74 (Refer note below)	2.40 (Refer note below)	Indus Hotels Corporation Limited	No	April 1, 2005	
Property, plant and equipment - Building	Building on leasehold land of The Oberoi Rajvilas located at village Khonagorain, Sanganer, Jaipur	456.19 (Refer note below)	371.77 (Refer note below)	Oberoi Associated Hotels Limited	No	March 3, 1993	The title documents are in name of Oberoi Associated Hotels Limited, erstwhile name of the Company which was changed to EIH Associated Hotels Limited. Fresh certificate of incorporation consequent to change of name dated November 1, 1996 was issued by the Registrar of Companies, Tamil Nadu.
Property, plant and equipment - Building	Building on leasehold land of Trident Bhubaneswar located at Plot no. CB-1, Nayapalli, Bhubaneswar	132.91 (Refer note below)	120.69 (Refer note below)	The East India Hotels Limited	Yes	April 1, 2006	The title documents are in name of East India Hotels Limited. Subsequently, the name of The East India Hotels Limited was changed to EIH Limited (promoter). Fresh certificate of incorporation consequent to change of name dated October 30, 1996 was issued by the Assistant Registrar of Companies, West Bengal. The ownership of the property was subsequently transferred to the Company through the scheme of arrangement under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 20, 2006.
Property, plant and equipment - Building	Building on leasehold land of Trident Agra located at 25/384, Fatehabad Road, Tajganj, Agra	217.58 (Refer note below)	197.05 (Refer note below)	Indus Hotels Corporation Limited	No	April 1, 2005	The title document is in the name of Indus Hotel Corporation Limited, erstwhile company that was amalgamated with the Company under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 12, 2006.
Right-of-use assets - Land	Leasehold land of Trident Jaipur located opposite Jal Mahal, Amer Road, Nahargarh, Jaipur	75.78	75.09	EIH Associated Hotels Limited	No	April 1, 2005	As indicated in note 44(b) to the financial statements, the matter related to withdrawal of the lease deed of Trident Jaipur based on order passed by the Revenue Minister of the State of Rajasthan and a subsequent order passed by the District Collector, Jaipur is currently under adjudication before the Rajasthan High Court. As indicated in the said note, the arbitrator had passed the arbitral award in favour of the Company and had set aside the order of the District Collector whereby the lease was withdrawn. Based on the legal opinion obtained by the Company, and in view of the present status of the case, the management believes that the Company has strong chances of success.
Property, plant and equipment - Building	Leasehold land of Trident Jaipur located opposite Jal Mahal, Amer Road, Nahargarh, Jaipur	148.24 (Refer note below)	128.11 (Refer note below)	(Refer remarks)	No	April 1, 1993	



# Notes to the Financial Statements

for the year ended March 31, 2022

Relevant line item in the Balance sheet	Description of item of property	Gross carrying value as at 31 March, 2021 INR in Million	Carrying value as at 31 March, 2021 INR in Million	Held in the name of	Whether title deed holder is a promoter*, director or relative# of promoter*/director or employee of promoter*/director	Property held since which date	Reason for not being held in the name of the company
Right-of-use assets - Land	Leasehold land of Trident Agra located at 25/384, Fatehabad Road, Tajganj, Agra	21.49	14.63	Indus Hotels Corporation Limited	No	April 1, 2005	The lease agreements are executed in favour of Indus Hotel Corporation Limited, erstwhile company that was amalgamated with the Company under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 12, 2006.
Right-of-use assets - Land	Leasehold land of Trident Udaipur located at Mullatalai, Haridasji Ki Magri, Udaipur	30.14	28.83	Indus Hotels Corporation Limited	No	April 1, 2005	
Right-of-use assets - Land	Leasehold land of Trident Jaipur located opposite Jal Mahal, Amer Road, Nahargarh, Jaipur	2.29	2.22	Indus Hotels Corporation Limited	No	April 1, 2005	
Right-of-use assets - Land	Leasehold land of Trident Bhubaneswar located at plot no. CB-1, Nayapalli, Bhubaneswar	5.87	5.64	The East India Hotels Limited	Yes	April 1, 2006	The lease agreements are executed in favour of East India Hotels Limited. Subsequently, the name of The East India Hotels Limited was changed to EIH Limited (promoter). Fresh certificate of incorporation consequent to change of name dated October 30, 1996 was issued by the Assistant Registrar of Companies, West Bengal. The right of use of the property was subsequently transferred to the Company through the scheme of arrangement under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 20, 2006.
Right-of-use assets - Land	Leasehold land of The Oberoi Rajvilas located at village Khonagorain, Sanganer, Jaipur	0.14	0.14	Oberoi Associated Hotels Limited	No	12 February, 1997 to 11 February, 2017 (refer remarks)	The lease deed is executed in favour of Oberoi Associated Hotels Limited, erstwhile name of the Company which was changed to EIH Associated Hotels Limited. Fresh certificate of incorporation consequent to change of name dated November 1, 1996 was issued by the Registrar of Companies, Tamil Nadu. The lease deed was executed for the period of 20 years upto 11 February, 2017 and was renewable for 20 years based upon stipulations. An application dated January 13, 2017 for renewal was filed with the District Collector, Jaipur and subsequently the original lease deed was submitted with letter dated July 13, 2017.
Right-of-use assets - Land	Leasehold land of The Oberoi Rajvilas located at village Khonagorain, Sanganer, Jaipur	5.75	5.41	Oberoi Associated Hotels Limited	No	March 3, 1993	The lease agreement is executed in favour of Oberoi Associated Hotels Limited, erstwhile name of the Company which was changed to EIH Associated Hotels Limited.
Right-of-use assets - Building	Leasehold building located at Chaura Maidan, Shimla	^	^-	EIH Limited	Yes	April 1, 2006	The lease agreements are executed in favour of EIH Limited (promoter) and the property was subsequently transferred to the Company through the scheme of arrangement under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 20, 2006. The right of use of the property was subsequently transferred to the Company through the scheme of arrangement under the Companies Act, 1956 in terms of the approval of the Honorable High Court of Judicature dated December 20, 2006.

^Amount less than INR 0.01 million

**Note:** Includes additions (net of deletions) from the date of execution of the conveyance deed/indenture/sale deed/ lease agreement, upto the year ended March 31, 2022 and March 31, 2021

#Relative here means relative as defined in the Companies Act, 2013.

\*Promoter here means promoter as defined in the Companies Act, 2013.



# Notes to the Financial Statements

for the year ended March 31, 2022

## 55 RATIOS\*

Sl. No.	Ratio	Numerator	Denominator	Year Ended March 31, 2022	Year Ended March 31, 2021	% change	Explanation for variances exceeding 25%
(a)	Current ratio (in times)	Current assets	Current liabilities	2.43	2.05	18.50%	
(b)	Debt-equity ratio (in times)	Total debt (Non-current and current including lease liabilities)	Shareholder's equity (Total equity)	0.01	0.01	0.00%	
(c)	Debt service coverage ratio (in times)	Earnings available for debt service = net profit after taxes + depreciation and amortisation expense + finance costs + non-cash operating expenses + other non-cash adjustments	Debt service = interest and lease payments + principal repayments	41.03	(3.79)	-1182.40%	The increase is due to the Company earning a profit after tax in the current year as compared to a loss after tax in the previous year due to increase in revenue from operations.
(d)	Return on equity ratio (in %)	Net profit after taxes	Average shareholder's equity	3.96%	-8.06%	-149.12%	The increase is due to the Company earning a profit after tax in the current year as compared to a loss after tax in the previous year due to increase in revenue from operations.
(e)	Inventory turnover ratio (in times)	Consumption of provisions, wines and others	Average inventory (Provisions, wines and others)	5.02	3.21	56.40%	The increase is due to increase in consumption which was mainly on account of improvement in business leading to growth in food and beverages revenue.
(f)	Trade receivables turnover ratio (in times)	Credit sales = revenue from operations - cash sales	Average trade receivable	23.03	5.50	318.98%	Increase is due to increase in revenue from operations as well as decrease in average trade receivables.
(g)	Trade payables turnover ratio (in times)	Net credit purchases	Average trade payables	3.46	1.79	93.78%	Increase is due to increase in net credit purchases and decrease in average trade payables.
(h)	Net capital turnover ratio (in times)	Revenue from operations	Working capital = current assets - current liabilities	2.92	2.26	29.42%	Increase is due to increase in revenue from operations on account of growth in business operations.
(i)	Net profit ratio (in %)	Net profit after taxes	Total Income	6.51%	-25.60%	-125.44%	The increase is due to the Company earning a profit after tax in the current year as compared to a loss after tax of in the previous year due to increase in revenue from operations.
(j)	Return on capital employed (in %)	Earning before interest and taxes	Capital employed = tangible net worth + total debt + deferred tax liability	5.15%	-10.63%	-148.49%	The increase is due to the Company having earning before interest and taxes in the current year as compared to a loss before interest and taxes in the previous year due to increase in revenue from operations.
(k)	Return on investment (in %)	Income generated from investments	Time weighted average investments	3.49%	3.73%	-6.43%	

\* Based on the requirements of Schedule III

# Notes to the Financial Statements

for the year ended March 31, 2022

## 56 IMPACT OF COVID-19 ON BUSINESS OPERATIONS

The second wave of COVID-19 has had severe impact on human lives and the economy across various states in India in April and May 2021. Different states in India imposed curfew restrictions in phases throughout April and May, 2021, with gradual easing in a phased manner effective June 2021.

The consequences of the COVID-19 outbreak on the Company's business for the year ended 31st March, 2022 and 31st March, 2021 have been severe. Various cost rationalization measures that were initiated during financial year 2020-21 have continued through the year 2021-22. Most of the Company's hotels remained operational throughout the period to accommodate in-house guests who preferred to stay on. With the gradual lifting of restrictions across the country, business at the Company's hotels started picking up and has seen recovery thereafter. The adverse effects of the variant 'Omicron' on the Company's business was restricted to the first few weeks of January 2022. With international flights from India resuming on 27th March, 2022, the Company's business is expected to improve.

The Management does not foresee any stress on liquidity owing to the availability of liquid funds in the form of cash and cash equivalents, other bank balances (other than earmarked accounts) and investments in mutual funds amounting to INR 817.75 million on 31st March, 2022 and also has access to sanctioned borrowing facilities for working capital requirements worth INR 200 million which remained unutilised as on 31st March, 2022.

The Management has also assessed the potential impact of COVID-19 in preparation of the Statement of financial statements, including, but not limited to its assessment of liquidity and going concern assumption, the carrying value of property, plant and equipment, right of use assets, capital work-in-progress, intangible assets, inventories, investments, trade receivables and other current and non-current assets of the Company as on 31st March, 2022. Based on current indicators of future economic conditions, the Company expects to recover the carrying amounts as on 31st March, 2022 of these assets.

The impact of COVID-19 on the business may be different from that estimated on the date of approval of these financial statements. The management will continue to closely monitor any material changes to future economic conditions.

## 57 OTHER STATUTORY INFORMATION

1. Title deeds of immovable properties are in the name of the Company, other than disclosed in the note 54.
2. The Company had not granted any loans or advances in the nature of loans to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013), either severally or jointly with any other person, that are repayable on demand or without specifying any terms or period of repayment.
3. The Company was not holding any benami property and no proceedings were initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
4. The Company had not been declared a wilful defaulter by any bank or financial institution or other lender (as defined under the Companies Act, 2013) or consortium thereof, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.
5. The Company did not have any transactions with struck off companies under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.
6. The Company did not have any charges or satisfaction which were yet to be registered with ROC beyond the statutory period.
7. The Company has not traded or invested in Crypto currency or Virtual Currency during year ended March 31, 2022.
8. The Company has not advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) any funds to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.





# Notes to the Financial Statements

for the year ended March 31, 2022

9. The Company has not received any funds from any persons or entities, including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
10. The Company did not have any transaction which had not been recorded in the books of account that had been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

**58** The financial statements were approved for issue by the Board of Directors on May 2, 2022

#### For and on behalf of the Board of Directors

**Vikramjit Singh Oberoi**

Managing Director  
(DIN : 00052014)

**Surin Shailesh Kapadia**

Director  
(DIN : 00770828)

**Samidh Das**

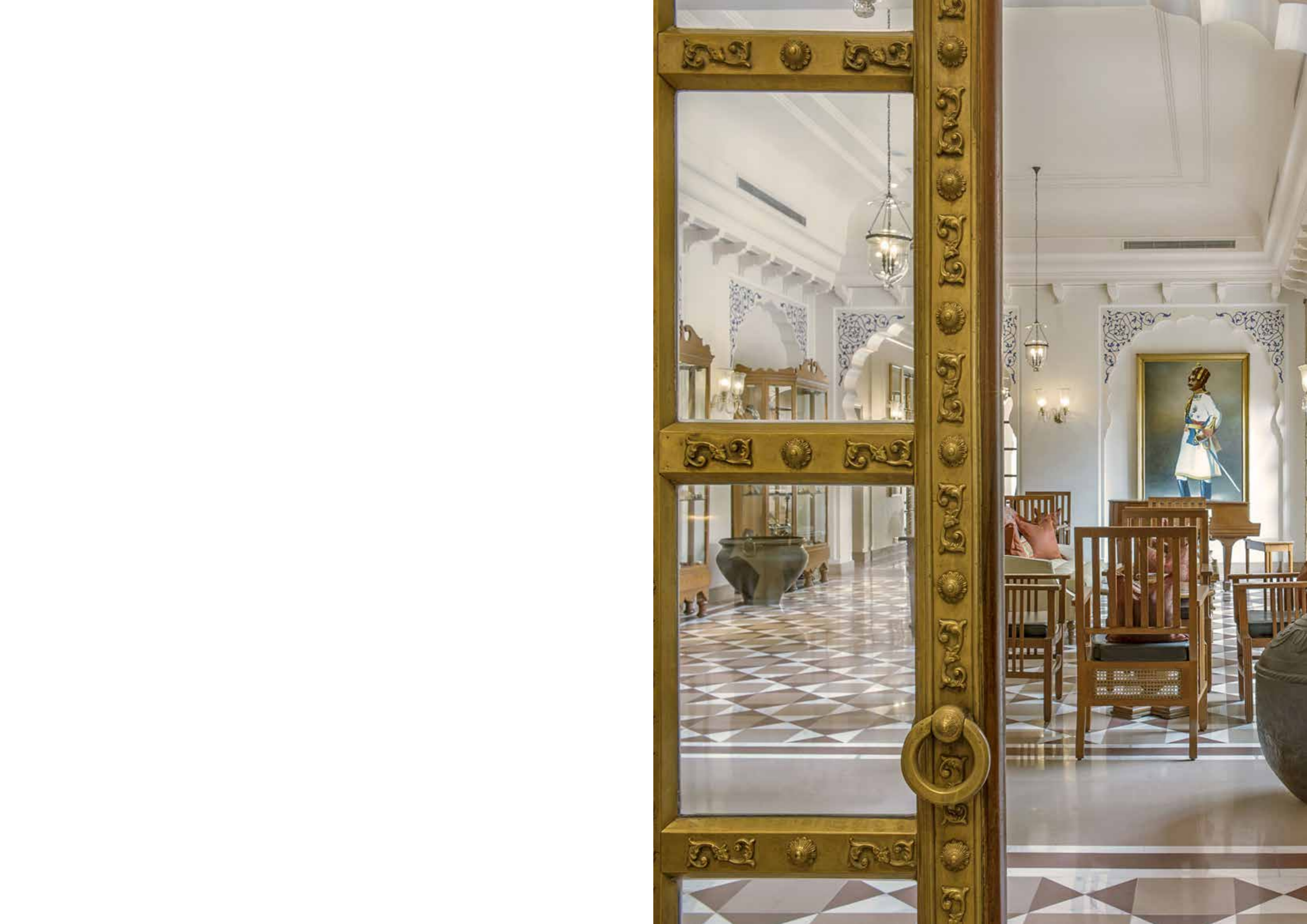
Chief Financial Officer

**Tejasvi Dixit**

Company Secretary

Date: May 2, 2022

Place: New Delhi



*EIH Associated Hotels Limited*  
A MEMBER OF THE OBEROI GROUP

**Registered Office**  
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