

October 28, 2021

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

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

Dear Sir / Madam,

Subject: Outcome of the Board Meeting

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), please be informed that the Board of Directors of the Company at its meeting held today i.e., on October 28, 2021 has, *inter-alia*, considered and approved:

- the Statement of Unaudited Standalone and Consolidated Financial Results for the quarter and six months ended September 30, 2021, in accordance with the provisions of Regulation 33 of the Listing Regulations;
- discontinuation of operations of the Company's retail premises viz. Inorbit Mall Whitefield, Bengaluru and conversion of the same to Commercial Office space, and the consequent termination of the Management & Royalty Agreements with Inorbit Malls (India) Private Limited w.e.f. November 1, 2021 in respect of the same. The Company is actively engaging to let out the space as commercial office space;
- designation of Mr. Rajneesh Malhotra, Chief Operating Officer as a Key Managerial Personnel of the Company in terms of the Section 2(51) of the Companies Act, 2013.

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

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

The meeting of the Board of Directors of the Company commenced at 2.30 p.m. and concluded at 4.40 p.m.

We request you to take the aforementioned information on record.

Thanking You.

Yours faithfully,
For Chalet Hotels Limited


Christabelle Baptista
Company Secretary & Compliance Officer



Encl.: As above

Limited review report on unaudited quarterly and year-to-date consolidated financial results of Chalet Hotels Limited under Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirement) Regulation, 2015

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

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Chalet Hotels Limited (hereinafter referred to as ‘the Holding Company’) and its subsidiaries (the Holding Company and its subsidiaries together referred to as “the Group”), for the quarter ended 30 September 2021 and year to date results for the period from 1 April 2021 to 30 September 2021 (‘the Statement’), being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (‘Listing Regulations’).
2. This Statement, which is the responsibility of the Holding Company’s management and approved by the Holding Company’s Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 “*Interim Financial Reporting*” (“Ind AS 34”), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 “*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*”, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

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

4. The Statement includes the result of following entities:

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



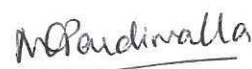
Limited review report on unaudited quarterly and year-to-date consolidated financial results of Chalet Hotels Limited under Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirement) Regulation, 2015 (Continued)

5. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. **Emphasis of Matter**
- a) We draw attention to Note 4 to these unaudited consolidated financial results, which explains the management's assessment of going concern assumption and financial impact on account of COVID 19 pandemic situation and its assertion that based on best estimates made by it, the Company will continue as a going concern, i.e. continue its operations and will be able to discharge its liabilities and realise its assets, for the foreseeable future, despite the significant impact of COVID-19 and factors which continue to evolve and are therefore highly dependent on future circumstances; and
- b) We draw attention to Note 7 to these unaudited consolidated financial results, in respect of the entire building comprising of the hotel and apartments therein, purchased together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai), from K. Raheja Corp Private Limited, on which the Company's Four Points by Sheraton Hotel has been built. The allotment of land by City & Industrial Development Corporation of Maharashtra Limited ('CIDCO') to K. Raheja Corp Private Limited has been challenged by two public interest litigations and the matter is currently pending with the Honorable Supreme Court of India. Pending the outcome of proceedings and a final closure of the matter, no adjustments have been made in these unaudited consolidated financial results as at 30 September 2021 to the carrying value of the leasehold rights (reflected as prepayments) and the hotel assets thereon aggregating to Rs 435.88 million and Rs 451.70 million as at 30 September 2021 and 31 March 2021 respectively

Our conclusion is not modified to these matters.

For **B S R & Co. LLP**
Chartered Accountants

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



Mansi Pardiwalla

Partner

Mumbai
28 October 2021

Membership No: 108511
UDIN: 21108511AAAAIA1107

STATEMENT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED 30 SEPTEMBER 2021

(Rs. in million)

Particulars	Quarter ended			Six months ended		Year ended
	30 September 2021	30 June 2021	30 September 2020	30 September 2021	30 September 2020	31 March 2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Income from Continuing operations						
Revenue from Operations (Refer note 6)	1,283.73	676.13	564.77	1,959.86	1,083.41	2,868.48
Other Income (Refer note 5)	92.19	57.58	51.78	149.77	114.98	221.52
Total Income	1,375.92	733.71	616.55	2,109.63	1,198.39	3,090.00
Expenses from Continuing operations						
Real Estate Development Cost (Refer note 8.3)	56.67	121.88	23.79	178.55	47.58	95.06
Changes in inventories of finished good and construction work in progress	(4.05)	(8.69)	-	(12.74)	-	-
Food and Beverages Consumed	123.17	54.11	37.35	177.28	60.14	242.87
Operating Supplies Consumed	55.20	29.28	19.96	84.48	34.86	123.35
Employee Benefits Expense	236.66	226.75	206.50	463.41	446.37	894.03
Power and Fuel	79.29	87.85	67.53	167.14	141.17	332.08
Rates and taxes	66.83	59.53	62.96	126.36	117.36	194.07
Other Expenses	321.60	195.28	161.73	516.88	299.03	912.87
Total Expenses	935.37	765.99	579.82	1,701.36	1,146.51	2,794.33
Earnings before interest, depreciation, amortisation and tax (EBITDA)	440.55	(32.28)	36.73	408.27	51.88	295.67
before exceptional items from Continuing operations						
Depreciation and Amortisation Expenses	304.59	292.34	297.09	596.93	593.27	1,174.62
Finance Costs	392.25	359.37	393.07	751.62	793.85	1,519.78
(Loss) before exceptional items and tax from Continuing operations	(256.29)	(683.99)	(653.43)	(940.28)	(1,335.24)	(2,398.73)
Exceptional items (Refer note 8.3 & 8.4)	(15.07)	(10.38)	(10.58)	(25.45)	(20.96)	(41.71)
(Loss) before income tax from Continuing operations	(271.36)	(694.37)	(664.01)	(965.73)	(1,356.20)	(2,440.44)
Tax Expense	(140.05)	(274.82)	(243.53)	(414.87)	(554.22)	(1,091.55)
Current Tax	0.26	0.24	0.50	0.50	0.50	1.66
Deferred Tax (credit)	(140.31)	(275.06)	(244.03)	(415.37)	(489.72)	(1,028.21)
Current Tax for earlier year	-	-	-	-	(65.00)	(65.00)
(Loss) for the period / year from Continuing operations	(131.31)	(419.55)	(420.48)	(550.86)	(801.98)	(1,348.89)
Discontinued Operations (Refer note 10)						
(Loss) / Profit from discontinued operation before tax	(6.91)	1.43	(7.00)	(5.48)	(19.18)	(42.39)
Tax expense of discontinued operations	-	-	-	-	-	-
(Loss) / Profit from discontinued operations	(6.91)	1.43	(7.00)	(5.48)	(19.18)	(42.39)
(Loss) for the period / year	(138.22)	(418.12)	(427.48)	(556.34)	(821.16)	(1,391.28)
Other Comprehensive (Expense) / Income						
Items that will not be reclassified to profit or loss						
Remeasurement of the defined benefit plans	(0.16)	(0.17)	5.22	(0.33)	0.88	0.05
Income-taxes on above	0.06	0.06	(1.83)	0.12	(0.32)	0.23
Other Comprehensive (Expense) / Income for the period / year, net of tax	(0.10)	(0.11)	3.39	(0.21)	0.56	0.28
Total Comprehensive (Expense) for the period / year	(138.32)	(418.23)	(424.09)	(556.55)	(820.60)	(1,391.00)
(Loss) for the period attributable to :						
Owners of the Company	(136.57)	(416.61)	(427.38)	(553.18)	(820.97)	(1,390.76)
Non-Controlling Interests	(1.65)	(1.51)	(0.10)	(3.16)	(0.19)	(0.52)
Other Comprehensive (Expense) / Income attributable to :						
Owners of the Company	(0.10)	(0.11)	3.39	(0.21)	0.56	0.28
Non-Controlling Interests	-	-	-	-	-	-
Total Comprehensive (Expense) attributable to :						
Owners of the company	(136.67)	(416.72)	(423.99)	(553.39)	(820.41)	(1,390.48)
Non-Controlling Interests	(1.65)	(1.51)	(0.10)	(3.16)	(0.19)	(0.52)
Paid-up equity share capital (Face value of Rs.10 per share)	2,050.24	2,050.24	2,050.24	2,050.24	2,050.24	2,050.24
Other equity	-	-	-	-	-	12,110.38
Earnings per equity share - Continuing operations (Face value of Rs 10 each)						
Basic (* not annualised) (in Rs.)	*(0.63)	*(2.04)	*(2.05)	*(2.67)	*(3.91)	(6.58)
Diluted (* not annualised) (in Rs.)	*(0.63)	*(2.04)	*(2.05)	*(2.67)	*(3.91)	(6.58)
Earnings per equity share - Discontinued operations (Face value of Rs 10 each)						
Basic (* not annualised) (in Rs.)	*(0.04)	*0.01	*(0.03)	*(0.03)	*(0.09)	(0.20)
Diluted (* not annualised) (in Rs.)	*(0.04)	*0.01	*(0.03)	*(0.03)	*(0.09)	(0.20)
Earnings per equity share - Continuing and Discontinued operations (Face value of Rs 10 each)						
Basic (* not annualised) (in Rs.)	*(0.67)	*(2.03)	*(2.08)	*(2.70)	*(4.00)	(6.78)
Diluted (* not annualised) (in Rs.)	*(0.67)	*(2.03)	*(2.08)	*(2.70)	*(4.00)	(6.78)

See accompanying notes to the consolidated financial results



Chalet Hotels

CHALET

Consolidated Balance Sheet
as at 30 September 2021

	(Rs. in million)	
	As at 30 September 2021 (Unaudited)	As at 31 March 2021 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	20,161.15	20,594.08
Right-of-use assets	621.89	-
Capital work-in-progress	417.83	358.48
Investment property	11,239.99	9,950.72
Goodwill	226.11	226.11
Other intangible assets	19.64	25.88
Financial assets		
(i) Other investments	48.11	44.94
(ii) Others	374.91	340.67
Other non-current assets	489.57	597.28
Deferred tax assets (net)	2,150.57	1,796.65
Non-current tax assets (net)	451.79	402.58
Total non-current assets	36,201.56	34,337.39
Current assets		
Inventories	3,916.36	3,912.12
Financial assets		
(i) Trade receivables	500.31	306.10
(ii) Cash and cash equivalents	194.78	269.02
(iii) Bank balances other than (ii) above	143.54	188.66
(iv) Others	152.17	98.73
Other current assets	740.37	775.91
Total current assets	5,647.53	5,550.54
TOTAL ASSETS	41,849.09	39,887.93
EQUITY AND LIABILITIES		
Equity		
Equity share capital	2,050.24	2,050.24
Other equity	11,622.85	12,110.38
Non controlling interests	(6.38)	(3.22)
Total equity	13,666.71	14,157.40
Liabilities		
Non-current liabilities		
Financial liabilities		
(i) Borrowings	19,531.10	17,603.82
(ia) Lease liabilities	604.40	-
(ii) Others	106.11	190.97
Provisions	85.21	76.42
Deferred tax liabilities (net)	75.94	137.51
Other non-current liabilities	85.24	109.58
Total non-current liabilities	20,488.00	18,118.30
Current liabilities		
Financial liabilities		
(i) Borrowings	3,141.11	2,979.42
(ia) Lease liabilities	38.14	-
(ii) Trade payables		
(a) Total outstanding dues of micro enterprises and small enterprises and	24.14	32.54
(b) Total outstanding dues to creditors other than micro enterprises and small enterprises	617.49	796.05
(iv) Other financial liabilities	571.48	460.32
Other current liabilities	2,170.65	2,239.97
Provisions	936.37	908.94
Current tax liabilities	195.00	195.00
Total current liabilities	7,694.38	7,612.24
TOTAL EQUITY AND LIABILITIES	41,849.09	39,887.94



Consolidated Statement of Cash Flow
for the period ended 30 September 2021

	(Rs.in million)	
	For the six months ended	For the six months ended
	30 September 2021	30 September 2020
	(Unaudited)	(Unaudited)
A. CASH FLOW FROM OPERATING ACTIVITIES :		
Loss before tax from Continuing operations	(965.73)	(1,356.20)
Loss before tax from discontinued operations	(5.48)	(19.18)
Adjustments for :		
Interest income from instruments measured at amortised cost	(41.61)	(36.04)
Depreciation and amortisation expenses	596.93	593.27
Finance costs	751.63	793.85
Unrealised exchange (gain) / loss	6.74	(24.80)
Provision for estimated cost	25.45	20.96
Profit on sale of property, plant and equipment (net)	(0.43)	0.01
Property, plants and equipment written off	0.45	1.70
Provision for doubtful debts, Advances and Bad debt written off	8.61	(2.81)
Employee stock option expense	1.02	4.91
Export benefits and entitlements	(59.42)	(6.45)
Provision for mark to market on derivative contract	17.51	45.84
Provision for stock obsolescence	2.68	-
Sundry balance written back	(0.12)	-
Total	1,309.44	1,390.44
Operating Profit before working capital changes	338.23	15.06
Adjustments		
(Increase) / Decrease in trade receivables and current assets	(144.43)	239.11
(Increase) / Decrease in inventories	(4.30)	6.78
Increase in lease liabilities	642.53	-
(Decrease) in trade payables and current liabilities	(352.41)	(120.64)
Total	141.39	125.25
Income Taxes (net of refund)	(49.24)	172.21
NET CASH GENERATED FROM OPERATING ACTIVITIES (A)	430.38	312.52
B. CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of property, plant and equipment, Right of Use assets (including capital work in progress, capital creditors and capital advances)	(576.27)	(389.51)
Proceeds from sale of property, plants and equipments and investment property	14.32	1.98
Purchase of investments (including investment property and investment property under construction)	(1,402.43)	(144.98)
Interest income received	40.27	37.11
Option Deposit given	-	(100.00)
Fixed deposits matured / (placed) (net)	33.84	854.12
Margin money matured / (placed) (net)	(1.35)	(0.98)
NET CASH (USED IN) /GENERATED FROM INVESTING ACTIVITIES (B)	(1,891.62)	257.74
C. CASH FLOW FROM FINANCING ACTIVITIES :		
Issue of preference shares	500.00	-
Proceeds from long-term borrowings	3,015.00	500.00
Repayment of long-term borrowings	(842.74)	(956.65)
Interest on lease liability	21.33	-
Proceeds from short-term borrowings	1.00	105.66
Interest and finance charges paid	(731.77)	(745.78)
NET CASH GENERATED / (USED IN) FROM FINANCING ACTIVITIES (C)	1,962.82	(1,096.77)
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS (A) + (B) + (C)	501.58	(526.51)
CASH AND CASH EQUIVALENTS - OPENING BALANCE	(539.18)	(300.78)
CASH AND CASH EQUIVALENTS - CLOSING BALANCE	(37.60)	(827.29)



Consolidated Statement of Cash Flow
for the period ended 30 September 2021

(Rs.in million)

- 1 Cash And Cash Equivalents And Bank Balances Includes Balances In Escrow Account Which Shall Be Used Only For Specified Purposes As Defined Under Real Estate (Regulation And Development) Act, 2016.
2 Reconciliation of cash and cash equivalents with the balance sheet

	As at 30 September 2021	As at 30 September 2020
Cash and cash equivalents *	194.78	46.72
Less: Over draft accounts from banks *	(232.37)	(874.01)
Cash and cash equivalents as per Consolidated statement of cash flows	(37.59)	(827.29)

- 3 The movement of borrowings as per Ind AS 7 is as follows:

	As at 30 September 2021	As at 30 September 2020
Opening borrowings	19,775.04	18,638.28
Proceeds from long-term borrowings**	3,516.00	500.00
Repayment of long-term borrowings	(842.74)	(956.65)
Non-cash adjustments	(8.47)	12.09
	22,439.83	18,193.72

* Cash and cash equivalents includes bank overdrafts that are payable on demand and form an integral part of the Company cash management.

** Includes issue of preference shares



CONSOLIDATED SEGMENT WISE REVENUE, RESULTS, ASSETS AND LIABILITIES FOR THE QUARTER AND SIX MONTHS ENDED 30 SEPTEMBER 2021.

Particulars	(Rs. in million)					
	Quarter ended			Six months ended		Year ended
	30 September 2021	30 June 2021	30 September 2020	30 September 2021	30 September 2020	31 March 2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1. Segment revenue						
(a) Hospitality (Hotels)	919.26	497.08	359.39	1,416.34	672.76	2,021.28
(b) Real Estate	-	-	-	-	-	-
(c) Retail & commercial	369.08	213.91	204.79	582.99	410.06	848.67
(d) Retail (Discontinued operation)	9.80	19.04	24.59	28.84	32.15	77.96
(e) Unallocated	87.58	22.72	52.37	110.30	115.57	219.77
Net sales/income from operations	1,385.72	752.75	641.14	2,138.47	1,230.54	3,167.68
2. Segment results (Loss) before tax and interest						
(a) Hospitality (Hotels)	(104.84)	(303.13)	(348.78)	(407.97)	(735.35)	(1,170.37)
(b) Real Estate	(72.77)	(132.50)	(40.28)	(205.27)	(80.19)	(160.99)
(c) Retail & commercial	279.37	137.63	122.91	417.00	254.54	555.34
(d) Retail (Discontinued operation)	(6.91)	1.43	(7.00)	(5.48)	(19.18)	(42.39)
(e) Unallocated	-	-	-	-	-	-
Total	94.85	(296.57)	(273.15)	(201.72)	(580.18)	(818.41)
Less: (i) Finance Cost	392.25	359.37	393.07	751.62	793.85	1,519.78
(ii) Other un-allocable expenditure net off un-allocable income	(19.13)	37.00	4.79	17.87	1.35	144.64
(Loss) before tax	(278.27)	(692.94)	(671.01)	(971.21)	(1,375.38)	(2,482.83)
3. Segment assets						
(a) Hospitality	22,160.03	22,313.28	24,488.42	22,160.03	24,488.42	21,997.29
(b) Real Estate	3,907.99	3,902.60	3,893.19	3,907.99	3,893.19	3,889.43
(c) Retail & commercial	12,383.38	11,401.12	8,118.21	12,383.38	8,118.21	10,971.62
(d) Unallocated	3,397.69	3,407.39	2,719.90	3,397.69	2,719.90	3,029.60
Total	41,849.09	41,024.39	39,219.72	41,849.09	39,219.72	39,887.94
4. Segment liabilities						
(a) Hospitality	1,858.63	1,583.22	1,141.85	1,858.63	1,141.85	1,108.13
(b) Real Estate	2,602.73	2,913.60	2,760.53	2,602.73	2,760.53	2,780.41
(c) Retail & commercial	475.96	488.06	541.09	475.96	541.09	488.84
(d) Unallocated	23,247.68	22,299.32	20,048.75	23,247.68	20,048.75	21,353.16
Total	28,185.00	27,284.20	24,492.22	28,185.00	24,492.22	25,730.54



Notes:

1. The above results for the quarter and six months ended 30 September 2021 of Chalet Hotels Limited ('the Holding company') and its Subsidiaries (together 'the Group') have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 28 October 2021.

2. The above results for the quarter and six months ended 30 September 2021 are available on the National Stock Exchange website (URL: www.nseindia.com), the Bombay Stock Exchange website (URL: www.bseindia.com) and on the Holding Company's website (URL: www.chalet-hotels.com).

3. These consolidated financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.

4. The Group has considered internal and certain external sources of information up to the date of approval of the Half yearly Financial statements for assessing the possible impact of Covid-19 and expects to recover the carrying amount of its assets and shall be able to meet its liabilities as and when they fall due.

As per the management, the Group has sufficient financing arrangements to meet its operating cash flow requirements and debt repayment obligation as they fall due in addition to the funds expected to be generated from the operating activities. Based on aforesaid assessment, management believes that as per estimates made conservatively, the Group will continue as a going concern as on 30 September 2021.

5. During the quarter and six months ended 30 September 2021, the Group has received a rebate amounting to Rs. 4.62 million and Rs. 41.97 million respectively from the Hotel operator in respect of past disputed liability. Further, during the quarter, the Holding Company accounted for Rs. 50 million as export benefit entitlements for earlier year under the head "Other Income".

6. During the quarter ended 30 September 2021, the Holding Company has received compensation for early termination of contract in respect of Commercial Complex at Bengaluru amounting to Rs. 239.64 million. Net income of Rs. 160.64 after adjusting for its straight lining impact of Rs. 79.00 million is accounted under the head "Revenue from Operations" for Retail and Commercial segment.

7. In December 2005, the Holding Company had purchased the entire building comprising of the hotel and apartments therein, together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai). The Holding Company has been operating the Four Points By Sheraton, Navi Mumbai, Vashi at the said premises. Two Public Interest Litigations challenging the allotment of land by CIDCO to K. Raheja Corp Private Limited had been filed in FY 2003-04. During the financial year 2014-15, the Honourable High Court at Bombay ordered K. Raheja Corp Private Limited to demolish the structure and hand back the land to CIDCO. K. Raheja Corp Private Limited has filed a special leave petition against the order in the Supreme Court. The Supreme Court on 22 January 2015 directed the maintenance of a status quo. Pending the outcome of proceedings and a final closure of the matter no adjustments have been made in the above financial results. The balance of prepaid lease rental in relation to such leasehold land as of 30 September 2021 is Rs. 50.33 million (31 March 2021: Rs. 50.93 million) and carrying value of property, plant and equipment as at 30 September 2021 is Rs. 385.55 million (31 March 2021: Rs. 400.77 million).

8.1. With respect to the Residential project at Bengaluru ("Project"), w.e.f. 4 June 2018, the Promoter - Directors, have agreed to provide the Holding Company either by themselves or through their nominees, funds to meet the shortfall in cash flows for the Project expenses, by subscribing to 0% Non-Cumulative Non-Convertible Redeemable Preference Shares ("NCRPS") of the Company of Rs. 2,000 million. A designated bank account is maintained for the Project and redemption of NCRPS's shall be after completion, out of surplus in the account, not later than 20 years from the date of issue and subject to applicable law/s. In this regard, the Company has a paid up preference share capital of Rs. 1,750 million as at 30 September 2021 (31 March 2021: Rs. 1,250 million).

8.2. The Holding Company had commenced a residential project at Bengaluru after obtaining requisite approvals. During the year 2013-14, Hindustan Aeronautics Limited (HAL) had raised an objection with regard to the permissible height of the buildings. Pursuant to an interim order passed by the Karnataka High Court, in the petition filed by the Holding Company, the Holding Company had suspended construction activity at the Project and sale of flats. By judgement dated 29 May, 2020 the Honourable High Court of Karnataka has allowed the writ petition in part, quashing the cancellation of the NOC and remanding back the matter to HAL for re-survey in a time bound manner and thereafter proceed in accordance with law. The Holding Company has filed an appeal in November 2020 against the said Order. The Holding Company and HAL after discussions have on 22 October, 2021, signed terms for an amicable settlement of all the disputes between the parties, as per which the Holding Company would undertake demolition of already constructed structures above 932 meters Above Mean Sea Level 'AMSL' (i.e. upto 40 meters). Upon intimation of completion of demolition as above, HAL shall issue fresh NOC. Thereafter, revised development plans including plan for construction of additional commercial building will be submitted to statutory authorities for approval. Final orders in the matter have been passed by the Court on October 26, 2021 as per the said settlement terms and consequently, the litigation stands disposed.

8.3. During the quarter ended 30 September 2021, the Holding Company received cancellation requests from 3 flat owners for its residential project at Bengaluru. Consequently, interest amounting to Rs. 33.61 million payable to the said flat owner has been accounted as Real Estate Development Cost and Exceptional items.

8.4. The Holding Company has executed Supplemental MOUs with all existing flat owners, (except 9 flat owners who desired to exit), with revised terms inter-alia consenting to the revised development plans, subject to modification orders to be passed by the Court and applicable regulatory approvals. Further, flat owners above 10th floor have consented to relocate to lower floors.

The Holding Company had estimated and accounted interest payable on cancellation to flat owners above 10 floors amounting to Rs 568.77 million as at September, 2021. The said provision shall be reversed in the consolidated financial results upon receipt of all regulatory approvals from statutory authorities. Management is of the view that no changes are required on this account in the consolidated financial Results for the six months ended 30 September 2021. In the meantime, the Holding Company continues to make provision for interest in relation to potential cancellations which amounted to Rs 25.45 million for six months ended 30 September 2021 (31 March 2021: Rs 41.71 million) and the same is reflected as an exceptional item.

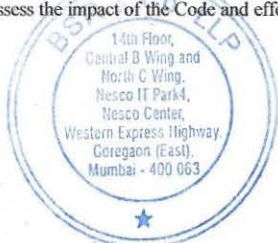
9. The Holding Company at its meeting held on 11 August 2020 approved Scheme of Amalgamation of Belaire Hotels Private Limited (BHPL) and Seaparl Hotels Private Limited (SHPL), its wholly owned subsidiaries, with the Company under Section 230 to 232 of the Companies Act, 2013, with effect from 1 April 2020, ("the Appointed Date") subject to the approval of the statutory and regulatory authorities. Post approval received from the shareholders, Company Scheme Petition for sanction of the Scheme of Amalgamation has been filed with National Company Law Tribunal (NCLT) on 26 April 2021. The scheme of amalgamation is pending for approval by NCLT. Accordingly, the Scheme has not been given effect to in the financial statements six months ended 30 September 2021.

10. (a) During this quarter and six months ended 30 September 2021, the Holding Company has discontinued its retail operations viz Inorbit Mall at Bengaluru and the Holding Company will undertake conversion of said premises to commercial office space.

Loss from discontinued operation in respect of the said operations has been disclosed separately. The discontinued business costs includes all direct and indirect costs of retail operations, Bengaluru.

(b) In the financial year 2020-21, the Holding Company had discontinued its retail operations at Sahar, Mumbai and the same was disclosed separately as loss from discontinued operation.

11. The Code on Social Security, 2020 ('the Code') relating to employee benefits received Presidential assent on September 28, 2020. The Ministry of Labour and Employment has released draft rules for the Code on November 13, 2020 and invited suggestions from stakeholders. The date of implementation of the Code is yet to be notified by the Government and when implemented will impact the contributions by the Group towards benefits such as Provident Fund, Gratuity etc. The Group will assess the impact of the Code and effect the same in the financial results when the Code and Rules thereunder are notified.



12. The statutory auditor of the Holding Company have expressed an unmodified opinion on the above results for six months ended 30 September 2021.

13. Investor Complaints pending at the beginning of the quarter – Nil, Received during the quarter Nil, Disposed during the quarter – Nil, Remaining unresolved at the end of the quarter – Nil.

14. Previous period figures have been re-grouped / re-classified wherever necessary, to conform to current period's classification in order to comply with the requirements of the amended Schedule III to the Companies Act, 2013 effective April 1, 2021.

Registered Office:

Raheja Tower, Plot No.C-30
4th Floor, Block 'G', Near Bank of Baroda,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051
Email: investorrelations@chalehotels.com
Website: www.chalehotels.com
28 October 2021

For Chalet Hotels Limited
(CIN-L55101MH1986PLC038538)



Sanjay Sethi
Managing Director & CEO
(DIN. 00641243)



Limited review report on unaudited quarterly and year-to-date standalone financial results of Chalet Hotels Limited under Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirement) Regulation, 2015**To the Board of Directors of
Chalet Hotels Limited**

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Chalet Hotels Limited (‘the Company’) for the quarter ended 30 September 2021 and year to date result for the period from to 1 April 2021 to 30 September 2021 (‘the Statement’).
2. This Statement, which is the responsibility of the Company’s management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 “*Interim Financial Reporting*” (“Ind AS 34”), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 “*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*” issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with applicable accounting standards and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.



Limited review report on unaudited quarterly and year-to-date standalone financial results of Chalet Hotels Limited under Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirement) Regulation, 2015 (Continued)

5. Emphasis of Matter

- a) We draw attention to Note 4 to these unaudited standalone financial results, which explains the management's assessment of going concern assumption and financial impact on account of COVID 19 pandemic situation and its assertion that based on best estimates made by it, the Company will continue as a going concern, i.e. continue its operations and will be able to discharge its liabilities and realise its assets, for the foreseeable future, despite the significant impact of COVID-19 and factors which continue to evolve and are therefore highly dependent on future circumstances; and
- b) We draw attention to Note 7 to these unaudited standalone financial results, in respect of the entire building comprising of the hotel and apartments therein, purchased together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai), from K. Raheja Corp Private Limited, on which the Company's Four Points by Sheraton Hotel has been built. The allotment of land by City & Industrial Development Corporation of Maharashtra Limited ('CIDCO') to K. Raheja Corp Private Limited has been challenged by two public interest litigations and the matter is currently pending with the Honorable Supreme Court of India. Pending the outcome of proceedings and a final closure of the matter, no adjustments have been made in these unaudited standalone financial results as at 30 September 2021 to the carrying value of the leasehold rights (reflected as prepayments) and the hotel assets thereon aggregating to Rs 435.88 million and Rs 451.70 million as at 30 September 2021 and 31 March 2021 respectively

Our conclusion is not modified in respect of these matters.

For **B S R & Co. LLP**
Chartered Accountants
Firm's Registration No: 101248W/W-100022

Mansipardiwalla

Mansi Pardiwalla

Partner

Mumbai
28 October 2021

Membership No: 108511
UDIN: 21108511AAAAHZ5831

STATEMENT OF STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED 30 SEPTEMBER 2021

(Rs. in million)

Particulars	Quarter ended			Six months ended		Year ended
	30 September 2021	30 June 2021	30 September 2020	30 September 2021	30 September 2020	31 March 2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Income from Continuing operations						
Revenue from Continuing operations (Refer note 6)	1,213.63	652.83	557.92	1,866.46	1,076.56	2,767.78
Other Income (Refer note 5)	89.14	54.73	48.11	143.87	108.28	205.24
Total Income	1,302.77	707.56	606.03	2,010.33	1,184.84	2,973.02
Expenses from Continuing operations						
Real Estate Development Cost (Refer note 8.3)	56.67	121.88	23.79	178.55	47.58	95.06
Changes in inventories of finished good and construction work in progress	(4.11)	(8.69)	-	(12.80)	-	-
Food and Beverages Consumed	117.60	52.28	36.04	169.88	58.83	234.52
Operating Supplies Consumed	54.25	25.48	19.13	79.73	33.94	116.82
Employee Benefits Expense	221.17	214.52	194.33	435.69	420.34	842.55
Power and Fuel	65.94	78.96	61.06	144.90	131.54	302.05
Rates and taxes	62.45	55.32	52.81	117.77	107.21	177.24
Other Expenses	295.83	182.81	155.97	478.64	282.98	855.51
Total Expenses	869.79	722.56	543.13	1,592.35	1,082.42	2,623.75
Earnings before interest, depreciation, amortisation and tax (EBITDA) before exceptional items from Continuing operations	432.97	(15.00)	62.90	417.97	102.42	349.27
Depreciation and Amortisation Expenses	280.06	268.59	272.77	548.65	544.17	1,076.34
Finance Costs	380.53	346.87	373.74	727.40	753.46	1,450.08
	(227.62)	(630.46)	(583.61)	(858.08)	(1,195.21)	(2,177.15)
(Loss) before exceptional items and tax from Continuing operations						
Exceptional items (Refer note 8.3 & 8.4)	(15.07)	(10.38)	(10.58)	(25.45)	(20.96)	(41.71)
(Loss) before income tax from Continuing operations	(242.69)	(640.84)	(594.19)	(883.53)	(1,216.17)	(2,218.86)
Tax Expense	(140.31)	(275.06)	(243.69)	(415.37)	(554.72)	(1,093.21)
Current Tax	-	-	-	-	-	-
Deferred Tax (credit)	(140.31)	(275.06)	(243.69)	(415.37)	(489.72)	(1,028.21)
Current Tax for earlier year	-	-	-	-	(65.00)	(65.00)
(Loss) for the period / year from Continuing operations	(102.38)	(365.78)	(350.50)	(468.16)	(661.45)	(1,125.65)
Discontinued Operations (Refer note 10)						
(Loss) / Profit from discontinued operation before tax	(6.91)	1.43	(7.00)	(5.48)	(19.18)	(42.39)
Tax expense of discontinued operations	-	-	-	-	-	-
(Loss)/ Profit from discontinued operations	(6.91)	1.43	(7.00)	(5.48)	(19.18)	(42.39)
(Loss) for the year	(109.29)	(364.35)	(357.50)	(473.64)	(680.63)	(1,168.04)
Other Comprehensive (Expense) / Income from Continuing operations						
Items that will not be reclassified to profit or loss						
Remeasurement of the defined benefit plans	(0.16)	(0.17)	5.27	(0.33)	0.93	(0.66)
Income-taxes on above	0.06	0.06	(1.83)	0.12	(0.32)	0.23
Other Comprehensive (Expense) / Income for the period / year, net of tax	(0.10)	(0.11)	3.44	(0.21)	0.61	(0.43)
Total Comprehensive (Expense) for the period / year	(109.39)	(364.46)	(354.06)	(473.85)	(680.02)	(1,168.47)
Paid-up equity share capital (Face value of Rs.10 per share)	2,050.24	2,050.24	2,050.24	2,050.24	2,050.24	2,050.24
Other equity	-	-	-	-	-	12,279.10
Earnings per equity share - Continuing operations (Face value of Rs 10 each)						
Basic (* not annualised) (in Rs.)	*(0.50)	*(1.79)	*(1.71)	*(2.28)	*(3.23)	(5.49)
Diluted (* not annualised) (in Rs.)	*(0.50)	*(1.79)	*(1.71)	*(2.28)	*(3.23)	(5.49)
Earnings per equity share - Discontinued operations (Face value of Rs 10 each)						
Basic (* not annualised) (in Rs.)	*(0.03)	*0.01	*(0.03)	*(0.03)	*(0.09)	(0.21)
Diluted (* not annualised) (in Rs.)	*(0.03)	*0.01	*(0.03)	*(0.03)	*(0.09)	(0.21)
Earnings per equity share - Continuing and Discontinued operations (Face value of Rs 10 each)						
Basic (* not annualised) (in Rs.)	*(0.53)	*(1.78)	*(1.74)	*(2.31)	*(3.32)	(5.70)
Diluted (* not annualised) (in Rs.)	*(0.53)	*(1.78)	*(1.74)	*(2.31)	*(3.32)	(5.70)
See accompanying notes to the standalone financial results						



Standalone Balance Sheet
as at 30 September 2021

(Rs. in million)

	As at 30 September 2021 (Unaudited)	As at 31 March 2021 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	17,324.22	17,719.52
Right-of-use assets	621.89	-
Capital work-in-progress	417.57	358.48
Investment property	11,239.99	9,950.73
Goodwill	226.11	226.11
Other intangible assets	18.91	24.24
Financial assets		
(i) Investments in subsidiaries	1,264.92	1,264.92
(ii) Other investments	48.11	44.94
(iii) Others	352.98	318.16
Other non-current assets	487.58	595.73
Deferred tax assets (net)	2,150.57	1,796.65
Non-current tax assets (net)	440.49	392.08
Total non-current assets	34,593.34	32,691.56
Current assets		
Inventories	3,914.06	3,909.48
Financial assets		
(i) Trade receivables	493.25	301.43
(ii) Cash and cash equivalents	183.77	264.03
(iii) Bank balances other than (ii) above	31.70	80.78
(iv) Loans	1,210.00	1,020.90
(v) Others	151.69	97.09
Other current assets	727.18	761.96
Total current assets	6,711.65	6,435.67
TOTAL ASSETS	41,304.99	39,127.23
EQUITY AND LIABILITIES		
Equity		
Equity share capital	2,050.24	2,050.24
Other equity	11,871.11	12,279.10
Total equity	13,921.35	14,329.34
Liabilities		
Non-current liabilities		
Financial liabilities		
(i) Borrowings	19,093.94	17,027.77
(ia) Lease liabilities	604.40	-
(ii) Others	106.11	190.97
Provisions	82.98	74.19
Deferred tax liabilities (net)	75.94	137.51
Other non-current liabilities	85.24	109.58
Total non-current liabilities	20,048.61	17,540.02
Current liabilities		
Financial liabilities		
(i) Borrowings	2,820.46	2,672.22
(ia) Lease liabilities	38.14	-
(ii) Trade payables		
(a) Total outstanding dues of micro enterprises and small enterprises and	22.03	28.89
(b) Total outstanding dues to creditors other than micro enterprises and small enterprises	589.93	759.12
(iv) Other financial liabilities	568.43	457.85
Other current liabilities	2,165.65	2,236.61
Provisions	935.39	908.18
Current tax liabilities	195.00	195.00
Total current liabilities	7,335.03	7,257.87
TOTAL EQUITY AND LIABILITIES	41,304.99	39,127.23



Chalet Hotels Limited

CHALET
HOTELS LIMITED

Standalone Statement of Cash Flows

for the period ended 30 September 2021

	(Rs.in million)	
	For the six months ended 30 September 2021 (Unaudited)	For the six months ended 30 September 2020 (Unaudited)
A. CASH FLOW FROM OPERATING ACTIVITIES :		
Loss before tax from Continuing operations	(883.53)	(1,216.17)
Loss before tax from discontinued operations	(5.48)	(19.18)
Adjustments for :		
Interest income from instruments measured at amortised cost	(38.61)	(32.98)
Depreciation and amortisation expenses	548.65	544.17
Finance costs	727.40	753.46
Unrealised exchange (gain) / loss	6.74	(24.80)
Provision for estimated cost	25.45	20.96
Profit on sale of property, plant and equipment (net)	(0.43)	(0.15)
Property, plants and equipment written off	0.45	1.70
Provision for doubtful debts, Advances and Bad debt written off	8.61	(1.28)
Employee stock option expense	1.02	4.91
Export benefits and entitlements	(59.42)	(6.45)
Provision for mark to market on derivative contract	17.51	45.84
Provision for stock obsolescence	2.68	-
Total	1,240.05	1,305.38
Operating Profit before working capital changes	351.04	70.03
Adjustments		
(Increase) / Decrease in trade receivables and current assets	(143.20)	212.18
(Increase) / Decrease in inventories	(4.58)	6.31
Increase in lease liabilities	642.53	-
(Decrease) in trade payables and current liabilities	(344.58)	(103.14)
Total	150.17	115.35
Income Taxes (net of refund)	(48.42)	156.10
NET CASH GENERATED FROM OPERATING ACTIVITIES (A)	452.79	341.48
B. CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of property, plant and equipment, Right of Use assets (including capital work in progress, capital creditors and capital advances)	(574.16)	(389.32)
Proceeds from sale of property, plants and equipments and investment property	14.32	1.98
Purchase of investments (including investment property and investment property under construction)	(1,402.43)	(144.98)
Loans given	(199.10)	(103.00)
Loans received	10.00	-
Interest income received	38.61	32.98
Fixed deposits matured / (placed) (net)	35.94	752.52
Margin money matured / (placed) (net)	(1.35)	(0.98)
NET CASH (USED IN) /GENERATED FROM INVESTING ACTIVITIES (B)	(2,078.17)	149.20
C. CASH FLOW FROM FINANCING ACTIVITIES :		
Issue of preference shares	500.00	-
Proceeds from long-term borrowings	3,015.00	500.00
Repayment of long-term borrowings	(707.29)	(812.27)
Proceeds from short-term borrowings	-	5.16
Interest on lease liability	21.33	-
Interest and finance charges paid	(708.09)	(711.02)
NET CASH GENERATED / (USED IN) FROM FINANCING ACTIVITIES (C)	2,120.95	(1,018.13)
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS (A) + (B) + (C)	495.57	(527.45)
CASH AND CASH EQUIVALENTS - OPENING BALANCE	(544.17)	(311.74)
CASH AND CASH EQUIVALENTS - CLOSING BALANCE	(48.60)	(839.19)



Chalet Hotels Limited

CHALET
HOTELS LIMITED

Standalone Statement of Cash Flows

for the period ended 30 September 2021

1. Cash and Cash Equivalents and Bank Balances includes balances in Escrow Account which shall be used only for specified purposes as defined under Real Estate (Regulation and Development) Act, 2016.
2. Reconciliation of cash and cash equivalents with the balance sheet

	As at 30 September 2021 (Unaudited)	As at 30 September 2020 (Unaudited)
Cash and cash equivalents*	183.77	34.82
Less: Over draft accounts from banks*	(232.37)	(874.01)
Cash and cash equivalents as per Standalone statement of cash flows	(48.60)	(839.19)

3. The movement of borrowings as per Ind AS 7 is as follows:

	As at 30 September 2021 (Unaudited)	As at 30 September 2020 (Unaudited)
Opening borrowings	18,891.79	17,463.23
Proceeds from long-term borrowings**	3,515.00	500.00
Repayment of long-term borrowings	(707.29)	(812.27)
Proceeds from short-term borrowings	-	5.16
Non-cash adjustments	(17.47)	20.53
	21,682.03	17,176.65

* Cash and cash equivalents includes bank overdrafts that are payable on demand and form an integral part of the Company cash management.

** Includes issue of preference shares



Notes:

1. The above results for the quarter and six months 30 September 2021 were reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 28 October 2021.
 2. The above results for the quarter and six months ended 30 September 2021 are available on the National Stock Exchange website (URL: www.nseindia.com), the Bombay Stock Exchange website (URL: www.bseindia.com) and on the Holding Company's website (URL: www.ChaletHotels.com).
 3. These standalone financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
 4. The Company has considered internal and certain external sources of information up to the date of approval of the Half yearly Financial statements for assessing the possible impact of Covid-19 and expects to recover the carrying amount of its assets and shall be able to meet its liabilities as and when they fall due.
- As per the management, the Company has sufficient financing arrangements to meet its operating cash flow requirements and debt repayment obligation as they fall due in addition to the funds expected to be generated from the operating activities. Based on aforesaid assessment, management believes that as per estimates made conservatively, the Company will continue as a going concern as on 30 September 2021.
5. During the quarter and six months ended 30 September 2021, the Company has received a rebate amounting to Rs. 4.62 million and Rs. 41.97 million respectively from the operator in respect of past disputed liability. Further, during the quarter, the Company has received Rs 50 million as export benefit entitlements for earlier year. The same has been accounted as "Other Income".
 6. During the quarter ended 30 September 2021, the Company has received compensation for early termination of contract in respect of Commercial Complex at Bengaluru amounting to Rs. 239.64 million. Net income of Rs. 160.64 after adjusting for its straight lining impact of Rs. 79.00 million is accounted under the head "Revenue from Operations" for Retail and Commercial segment.
 7. In December 2005, the Company had purchased the entire building comprising of the hotel and apartments therein, together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai). The Company has been operating the Four Points By Sheraton, Navi Mumbai, Vashi at the said premises. Two Public Interest Litigations challenging the allotment of land by CIDCO to K. Raheja Corp Private Limited had been filed in FY 2003-04. During the financial year 2014-15, the Honourable High Court at Bombay ordered K. Raheja Corp Private Limited to demolish the structure and hand back the land to CIDCO. K Raheja Corp Private Limited has filed a special leave petition against the order in the Supreme Court. The Supreme Court on 22 January 2015 directed the maintenance of a status quo. Pending the outcome of proceedings and a final closure of the matter no adjustments have been made in the above financial results. The balance of prepaid lease rental in relation to such leasehold land as of 30 September 2021 is Rs. 50.33 million (31 March 2021: Rs. 50.93 million) and carrying value of property, plant and equipment as at 30 September 2021 is Rs. 385.55 million (31 March 2021: Rs. 400.77 million).
 - 8.1. With respect to the Residential project at Bengaluru ("Project"), w.e.f. 4 June 2018, the Promoter - Directors, have agreed to provide the Company either by themselves or through their nominees, funds to meet the shortfall in cash flows for the Project expenses, by subscribing to 0% Non- Cumulative Non-Convertible Redeemable Preference Shares ("NCRPS") of the Company of Rs. 2,000 million. A designated bank account is maintained for the Project and redemption of NCRPS's shall be after completion, out of surplus in the account, not later than 20 years from the date of issue and subject to applicable law/s. In this regard, the Company has a paid up preference share capital of Rs. 1,750 million as at 30 September 2021 (31 March 2021: Rs. 1,250 million).
 - 8.2. The Company had commenced a residential project at Bengaluru after obtaining requisite approvals. During the year 2013-14, Hindustan Aeronautics Limited (HAL) had raised an objection with regard to the permissible height of the buildings. Pursuant to an interim order passed by the Karnataka High Court, in the petition filed by the Company, the Company had suspended construction activity at the Project and sale of flats. By judgement dated 29 May, 2020 the Honourable High Court of Karnataka has allowed the writ petition in part, quashing the cancellation of the NOC and remanding back the matter to HAL for re-survey in a time bound manner and thereafter proceed in accordance with law. The Company has filed an appeal in November 2020 against the said Order. The Company and HAL after discussions have on 22 October, 2021, signed terms for an amicable settlement of all the disputes between the parties, as per which the Company would undertake demolition of already constructed structures above 932 meters Above Mean Sea Level 'AMSL' (i.e. upto 40 meters). Upon intimation of completion of demolition as above, HAL shall issue fresh NOC. Thereafter, revised development plans including plan for construction of additional commercial building will be submitted to statutory authorities for approval. Final orders in the matter have been passed by the Court on October 26, 2021 as per the said settlement terms and consequently, the litigation stands disposed.
 - 8.3. During the quarter ended 30 September 2021, the Company received cancellation requests from 3 flat owners for its residential project at Bengaluru. Consequently, interest amounting to Rs. 33.61 million payable to the said flat owner has been accounted as Real Estate Development Cost and Exceptional items.
 - 8.4. The Company has executed Supplemental MOUs with all existing flat owners, (except 9 flat owners who desired to exit), with revised terms inter-alia consenting to the revised development plans, subject to modification orders to be passed by the Court and applicable regulatory approvals. Further, flat owners above 10th floor have consented to relocate to lower floors.
- The Company had estimated and accounted interest payable on cancellation to flat owners above 10 floors amounting to Rs 568.77 million as at September, 2021. The said provision shall be reversed in the standalone financial results upon receipt of all regulatory approvals from statutory authorities. Management is of the view that no changes are required on this account in the standalone financial results for the six months ended 30 September 2021. In the meantime, the Company continues to make provision for interest in relation to potential cancellations which amounted to Rs 25.45 million for six months ended 30 September 2021 (31 March 2021: Rs 41.71 million) and the same is reflected as an exceptional item.
9. The Company at its meeting held on 11 August 2020 has approved Scheme of Amalgamation of Belaire Hotels Private Limited (BHPL) and Seaportal Hotels Private Limited (SHPL), its wholly owned subsidiaries, with the Company under Section 230 to 232 of the Companies Act, 2013, with effect from 1 April 2020, ("the Appointed Date") subject to the approval of the statutory and regulatory authorities. Post approval received from the shareholders, Company Scheme Petition for sanction of the Scheme of Amalgamation has been filed with National Company Law Tribunal (NCLT) on 26 April 2021. The scheme of amalgamation is pending for approval by NCLT. Accordingly, the Scheme has not been given effect to in the financial statements six months ended 30 September 2021.



11. The Code on Social Security, 2020 ('the Code') relating to employee benefits received Presidential assent on September 28, 2020. The Ministry of Labour and Employment has released draft rules for the Code on November 13, 2020 and invited suggestions from stakeholders. The date of implementation of the Code is yet to be notified by the Government and when implemented will impact the contributions by the Company towards benefits such as Provident Fund, Gratuity etc. The Company will assess the impact of the Code and effect the same in the financial results when the Code and Rules thereunder are notified.

12. The statutory auditor of the Company have expressed an unmodified opinion on the above results for quarter and six ended 30 September 2021.

13. The Company has identified three reporting segments viz: Hospitality, Retail & Commercial and Real Estate. In accordance with Ind AS 108 'Operating Segments' segment information has been given in the consolidated financial results of the Company.

14. Investor Complaints pending at the beginning of the quarter – Nil, Received during the quarter Nil, Disposed during the quarter – Nil, Remaining unresolved at the end of the quarter – Nil.

15. Previous period figures have been re-grouped / re-classified wherever necessary, to conform to current period's classification in order to comply with the requirements of the amended Schedule III to the Companies Act, 2013 effective April 1, 2021.

Registered Office:

Raheja Tower, Plot No.C-30
4th Floor, Block 'G', Near Bank of Baroda,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051
Email: investorrelations@chalet-hotels.com
Website: www.chalet-hotels.com
28 October 2021

For Chalet Hotels Limited
(CIN-L55101MH1986PLC038538)



Sanjay Sethi
Managing Director & CEO
(DIN. 00641243)

