

Date: 11/11/2022

To,

National Stock Exchange of India Ltd
Exchange Plaza, Bandra Kurla Complex,
Bandra (East), Mumbai- 400 051
Tel No: (022) 26598100- 8114
Fax No: (022) 26598120
Symbol: BLUECOAST

BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai- 400 001
Phones: 91-22-22721233/4
Fax: 91-22-2272 3121
Scrip Code: 531495

Subject: Outcome of Board Meeting

Dear Sir(s),

Pursuant to Regulation 30 and 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. This is to inform you that the Board of Directors of the Company, in their meeting held on Friday 11th November, 2022 (Timings: Meeting commenced at 12:30 P.M. and concluded at 05:45 P.M.), have inter-alia Considered and approved the following items:-

1. Appointment of Chief Financial Officer, brief profile attached herewith as Annexure-I.
2. Un-Audited standalone and consolidated Financial Results for the quarter and half year ended on 30th September, 2022 along with the Limited Review Report thereon (Annexure-II).

Further pursuant to Schedule B of SEBI (Prohibition of Insider Trading) Regulation, 2015. Trading window will get open after 48 hours of the Announcement of the said Un-Audited Standalone and Consolidated Financial Results.

Kindly acknowledge the receipt and take it on record.

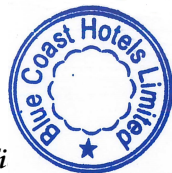
Thanking you,

For Blue Coast Hotels Limited

(Kapila Kandel)
Company Secretary
Membership No. A52540

Encl: 1. Brief Profile of Chief Financial Offi

2. Quarterly Result with Limited Review Report



Blue Coast Hotels Ltd.

Corporate Office: 415-417, Antriksh Bhawan, 22, K.G. Marg, New Delhi-110 001 | Tel.: +91 11 23358774-75 | E-mail : info@bluecoast.in, www.bluecoast.in
Regd. Office : S-1, D-39, "N-66, Phase IV, Verna Industrial Estate Verna Goa - 403722 | CIN No.: L31200GA1992PLC003109

The Spirit of India™

(Details required in terms of SEBI Circular No. CIR/CFD/CMD/4/2015 dated 9 September 2015)

Brief profile of Mr. Rahul Kumar Chauhan who has been designated as Chief Financial Officer company

Name	Rahul Kumar Chauhan
Date of Birth	15/05/1987
Age	35
Qualification	B.com
Past employments	Assistant Manager-Finance & Accounts at Roadways India Ltd (7 year)
Date of Appointment	11 th August, 2022
Expertise in specific functional areas	Finance & Accounts
Directorships in other Companies	None
Number of shares held in the Company	None
Terms and conditions of appointment	As per Company Policies.
Relationship with Directors	As per Companies Act, 2013, Mr. Rahul Kumar Chauhan doesn't have any relation with any Directors of the Company.



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P.P. BANSAL & CO.

Chartered Accountants

E-Mail: ecl.ppbansalco@gmail.com

Ph. 9810212550, 011-47080722



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Manglam Place, Sector 3, Rohini,
New Delhi-110085.

ROHTAK OFF.: Office No. 32, 2nd Floor,
Indian Tower, Near Sukhpura
Chowk, Rohtak-124001.

Limited Review Report- Standalone Financial Results

Independent Auditor's Review Report on the Quarterly Unaudited Standalone and Year to Date Financial Results of the company Pursuant to the Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended.

Review Report

To The Board of Directors
Blue Coast Hotels Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of **Blue Coast Hotels Limited** ("the Company") for the quarter ended 30th September 2022 and year to date from April 01, 2022 to September 30, 2022 (the "Statement") attached herewith ,being submitted by the company pursuant to the requirements of Regulation 33 of the SEBI(Listing Obligation and Disclosure Requirement) Regulations, 2015 (the "Regulation") as amended ,read with SEBI circular No. CIR/CFD/CMDI/44/2019 dated March 29, 2019 ('the Circular ')
2. The Preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34,(Ind As 34)"Interim Financial Reporting " prescribed under Section 133 of the Companies Act, 2013,as amended, read with Relevant rules issued thereunder and other accounting principles generally accepted in India read with the Circular is the responsibility of the Company's Management and has been approved by the Board of Directors of the Company. 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 Engagement (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 required 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 an analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.



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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 the recognition and measurement principles laid down in the aforesaid Indian accounting Standard ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of the Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. Material uncertainty related to Going Concern : We draw attention to Note no.3 in the Financial Results regarding handing over of only operational asset of the company, Pursuant to the order of the Hon'ble Supreme Court, raising significant doubt on the company's ability to continue as a going concern .

For P. P . Bansal & Co
Chartered Accountants
Firm's Regn No.: 001916N



Date : November 11, 2022
Place: New Delhi


CA Suresh Gupta
(Partner)
Membership No. : 085159
UDIN : 22085159BCUYIQ2128

BLUE COAST HOTELS LIMITED

CIN : L31200GA1992PLC003109

STATEMENT OF STANDALONE AUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30th, 2022

Particulars	(Rs. in Lakhs, except per share data)					
	Quarter ended			Half Year ended		Year ended
	30.09.2022	30.06.2022	30.09.2021	30.09.2022	30.09.2021	31.03.2022
	(Unaudited)					(Audited)
1 Income						
a) Income from operations	-	-	-	-	-	-
b) Other Income	1.41	0.02	1.33	1.43	1.33	83.96
Total Income	1.41	0.02	1.33	1.43	1.33	83.96
2 Expenses						
a) Employee benefits expense	20.92	12.69	12.49	33.61	24.98	50.11
b) Finance Cost	103.75	103.75	103.75	207.50	207.50	415.00
c) Depreciation	2.72	2.26	2.65	4.98	5.32	10.60
d) Other expenses	15.65	13.19	12.71	28.84	30.45	83.36
Total Expenses	143.05	131.89	131.60	274.94	268.25	559.07
3 Profit before Exceptional Items & Tax (1-2)	(141.64)	(131.87)	(130.27)	(273.51)	(266.92)	(475.11)
4 Exceptional Items (Net)	-	-	-	-	-	-
5 Profit before Tax (3-4)	(141.64)	(131.87)	(130.27)	(273.51)	(266.92)	(475.11)
6 Income Tax						
Income Tax - Current Period	-	-	-	-	-	-
Income Tax - Prior Period	-	-	-	-	-	(135.72)
7 Net Profit for the period (5-6)	(141.64)	(131.87)	(130.27)	(273.51)	(266.92)	(339.39)
8 Other Comprehensive Income	-	-	-	-	-	-
9 Total Comprehensive Income	(141.64)	(131.87)	(130.27)	(273.51)	(266.92)	(339.39)
10 a) Paid-up-Equity Share Capital (face Value of Rs. 10/- per share)	1,274.85	1,274.85	1,274.85	1,274.85	1,274.85	1,274.85
b) Paid-up Preference Share Capital (face Value of Rs. 100/- per share)	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00
11 Reserves excluding Revaluation Reserve	-	-	-	-	(12,104.11)	(11,837.19)
12 Earning per share (in Rs.)						
Basic & Diluted	(1.11)	(1.03)	(1.02)	(2.15)	(2.09)	(2.66)

1 The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on November 11, 2022. Limited review has been carried out by the statutory auditors.

2 The company was engaged into the hotel business till 19.09.2018 and no operating activities have been carried out during the period.

3 During the financial year ending March 31, 2019, the company had handed over its only operational asset 'Park Hyatt Goa Resort & Spa' pursuant to the order of the Hon'ble Supreme Court, impacting company's ability to continue as a going concern. The title of above hotel property continues to remain in the name of the company and it has exercised its right of redemption by filing the redemption petition before Hon'ble High Court of Bombay at Goa. The petition is pending adjudication and its outcome may impact the alleged sale of hotel property at Goa.

4 The MCA wide notification dated 24 March, 2021 has amended Schedule III to the Companies Act, 2013 in respect of certain disclosures. Amendments are applicable from 1 April 2021. The Company has incorporated the changes as per the said amendment in the above results and also changed comparative numbers wherever it is applicable.

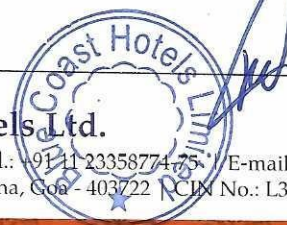
5 Finance cost represents provision for cumulative redeemable preference shares.



Blue Coast Hotels Ltd.

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6 Statement of Standalone Assets & Liabilities -		(Rs. in Lakhs)	
		As at 30.09.2022	As at 31.03.2022
PARTICULARS		(Unaudited)	(Audited)
A ASSETS			
1 Non - Current Assets			
Property Plant and Equipment	60.80	65.79	
Other Intangible Assets	0.04	0.05	
Financial Assets :			
Investments	14.35	14.35	
Other Non-Current Assets	32.64	32.64	
Non - Current Assets	107.83	112.83	
2 Current Assets			
Financial Assets :			
Investments	16.27	16.27	
Cash and cash equivalents	32.80	54.65	
Bank Balances Other Than Cash And Cash Equivalents	32.65	32.65	
Other Financial Assets	4.72	2.89	
Other current assets	1,197.63	1,257.24	
Current Assets	1,284.07	1,363.70	
TOTAL ASSETS	1,391.90	1,476.53	
B EQUITY AND LIABILITIES			
1 Equity			
Equity Share Capital	1,274.85	1,274.85	
Other Equity	(12,450.09)	(12,176.58)	
Equity	(11,175.25)	(10,901.73)	
2 Non - Current Liabilities			
Financial Liabilities :			
Borrowings	4,150.00	4,150.00	
Non-Current Liabilities	4,150.00	4,150.00	
3 Current Liabilities			
Financial Liabilities :			
Borrowings	-	-	
Trade Payables	-	-	
-Total outstanding dues of micro enterprises and small enterprises	-	-	
-Total outstanding dues other than of micro enterprises and small enterprises	53.47	65.56	
Other Financial liabilities	8,338.47	8,160.15	
Other Current Liabilities	25.20	2.55	
Current Liabilities	8,417.15	8,228.26	
TOTAL EQUITY AND LIABILITIES	1,391.90	1,476.53	



Blue Coast Hotels Ltd.

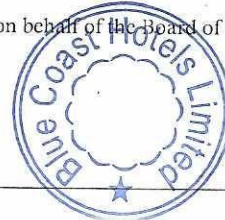
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7 Standalone Statement of Cash Flows -		(Rs. in Lakhs)	
PARTICULARS	Half Year	Half Year	
	Ended	Ended	
	30.09.2022	30.09.2021	
	(Unaudited)	(Unaudited)	
A. CASH FLOWS FROM OPERATING ACTIVITIES :			
Net Profit/(Loss) before Tax and extraordinary items	(273.51)	(266.92)	
Adjustments for :			
Depreciation	4.98	5.32	
Finance cost	207.50	207.50	
Operating profit before changes in current assets and liabilities	(61.02)	(54.10)	
Changes in current assets and current liabilities			
Other Current Assets	(1.83)	24.44	
Current liabilities	10.57	23.05	
NET CASH GENERATED FROM OPERATING ACTIVITIES	(52.28)	(6.61)	
B. CASH FLOWS FROM INVESTING ACTIVITIES:			
Sale / (Purchase) of Property, Plant & Equipments		(1.03)	
Investment in other Non-Current Assets	-	-	
NET CASH USED IN INVESTING ACTIVITIES	-	(1.03)	
C. CASH FLOWS FROM FINANCING ACTIVITIES:			
Finance cost (net)	(207.50)	(207.50)	
Change in Other Financial Assets	59.61	(0.50)	
Change in Other Financial liabilities	178.32	201.72	
NET CASH USED IN FINANCING ACTIVITIES	30.43	(6.28)	
Net Increase/(Decrease) in Cash and Cash equivalents(A+B+C)	(21.86)	(13.92)	
Cash and Cash equivalents as at beginning of the period	54.65	89.92	
Cash and Cash equivalents as at end of the period	32.79	76.00	

For and on behalf of the Board of Directors of Blue Coast Hotels Limited

Place: New Delhi

Date: 11.11.2022



Kushal Suri
(Director)

Blue Coast Hotels Ltd.

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Chartered Accountants

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Limited Review Report- Consolidated Financial Results

Independent Auditor's Review Report on the Quarterly Unaudited Consolidated and Year to Date Financial Results of the company Pursuant to the Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended.

Review Report

To The Board of Directors
Blue Coast Hotels Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results of **Blue Coast Hotels Limited** ("the Company") and its subsidiaries (the company and its subsidiaries together referred to as "the Group") for the quarter ended 30th September 2022 and year to date from April 01, 2022 to September 30, 2022 (the "Statement") attached herewith ,being submitted by the company pursuant to the requirements of Regulation 33 of the SEBI(Listing Obligation and Disclosure Requirement) Regulations, 2015 as amended (the "Regulation"),read with SEBI circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 ('the Circular ')
2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34,(Ind As- 34) "Interim Financial Reporting " prescribed under Section 133 of the Companies Act, 2013, read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 and the Circular, which is the responsibility of the Company's Management and has been approved by the Board of Directors of the Company. Our responsibility is to issue a report based on our review.
3. We conducted our review in accordance with the Standard on Review Engagement (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 required 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 an analytical procedures applied to



Sunil

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financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

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

S.No	Name Of the Company	Nature
1.	Blue Coast Hotels Limited	Holding Company
	Wholly Owned Subsidiaries(WOS)	
2.	Blue Coast Hospitality Limited	WOS of Blue Coast Hotels Limited
3.	Golden Joy Hotels Pvt. Ltd.	WOS of Blue Coast Hotels Limited

5. Based on our review conducted as above ,nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian accounting Standard ('Ind AS') specified under Section 133 of the Companies Act,2013, read with relevant rules issued thereunder and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of the Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulations 2015, read with the Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, including the manner in which it is to be disclosed ,or that it contains any material misstatement.
6. Material uncertainty related to Going Concern Concept : We draw attention to Note no.3 in the Financial Results regarding handing over of only operational asset of the company, Pursuant to the order of the Hon'ble Supreme Court, raising significant doubt on the company's ability to continue as a going concern .



For P. P . Bansal & Co
Chartered Accountants
Firm's Regn No.: 001916N


CA Suresh Gupta
(Partner)
Membership No. : 085159
UDIN :22085159BCUZFZ4735

Date : November 11,2022
Place: New Delhi

BLUE COAST HOTELS LIMITED

CIN : L31200GA1992PLC003109

STATEMENT OF CONSOLIDATED AUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30th, 2022

Particulars		(Rs. in Lakhs, except per share data)					
		Quarter ended			Half Year ended		Year ended
		30.09.2022	30.06.2022	30.09.2021	30.09.2022	30.09.2021	31.03.2022
		(Unaudited)					(Audited)
1	Income						
	a) Income from operations		-	-	-	-	-
	b) Other Income	1.41	0.02	1.33	1.43	1.33	83.96
	Total Income	1.41	0.02	1.33	1.43	1.33	83.96
2	Expenses						
	a) Employee benefits expense	20.92	12.69	12.49	33.61	24.98	50.11
	b) Finance Cost	103.75	103.75	103.75	207.50	207.50	415.00
	c) Depreciation	2.72	2.26	2.65	4.98	5.32	10.61
	d) Other expenses	15.46	13.39	12.72	28.86	30.46	84.77
	Total Expenses	142.86	132.09	131.61	274.95	268.26	560.49
3	Profit before Exceptional Items & Tax (1-2)	(141.45)	(132.07)	(130.28)	(273.52)	(266.93)	(476.53)
4	Exceptional Items (Net)	-	-	-	-	-	-
5	Profit before Tax (3-4)	(141.45)	(132.07)	(130.28)	(273.52)	(266.93)	(476.53)
6	Income Tax						
	Income Tax - Current Period	-	-	-	-	-	-
	Income Tax - Prior Period	-	-	-	-	-	(135.72)
7	Net Profit for the period (5-6)	(141.45)	(132.07)	(130.28)	(273.52)	(266.93)	(340.81)
8	Other Comprehensive Income	-	-	-	-	-	-
9	Total Comprehensive Income	(141.45)	(132.07)	(130.28)	(273.52)	(266.93)	(340.81)
10	a) Paid-up-Equity Share Capital (face Value of Rs. 10/- per share)	1,274.85	1,274.85	1,274.85	1,274.85	1,274.85	1,274.85
	b) Paid-up Preference Share Capital (face Value of Rs. 100/- per share)	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00
11	Reserves excluding Revaluation Reserve	-	-	-	-	(12,375.57)	(12,449.45)
12	Earning per share (in Rs.)						
	Basic & Diluted	(1.11)	(1.04)	(1.02)	(2.15)	(2.09)	(2.67)

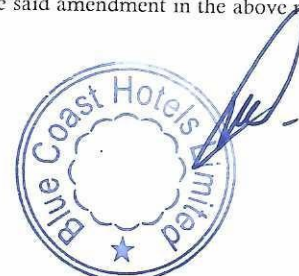
1 The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on November 12, 2021. Limited review has been carried out by the statutory auditors.

2 The company was engaged into the hotel business till 19.09.2018 and no operating activities have been carried out during the period.

3 During the financial year ending March 31, 2019, the company had handed over its only operational asset 'Park Hyatt Goa Resort & Spa' pursuant to the order of the Hon'ble Supreme Court, impacting company's ability to continue as a going concern. The title of above hotel property continues to remain in the name of the company and it has exercised its right of redemption by filing the redemption petition before Hon'ble High Court of Bombay at Goa. The petition is pending adjudication and its outcome may impact the alleged sale of hotel property at Goa.

4 The MCA wide notification dated 24 March, 2021 has amended Schedule III to the Companies Act, 2013 in respect of certain disclosures. Amendments are applicable from 1 April 2021. The Company has incorporated the changes as per the said amendment in the above results and also changed comparative numbers wherever it is applicable.

5 Finance cost represents provision for dividend on cumulative redeemable preference shares.



Blue Coast Hotels Ltd.

6 Statement of Consolidated Assets & Liabilities -		(Rs. in Lakhs)	
		As at 30.09.2022	As at 31.03.2022
Particular		(Unaudited)	(Audited)
A ASSETS			
1 Non - Current Assets			
Property Plant and Equipment			
Other Intangible Assets		264.86	269.76
Financial Assets :		0.04	0.04
Investments			
Other Non-Current Assets		14.35	4.35
Non - Current Assets		32.64	40.48
2 Current Assets		311.89	314.63
Financial Assets :			
Investments			
Cash and cash equivalents		16.27	16.27
Bank Balances Other Than Cash And Cash Equivalents		34.27	55.63
Other Financial Assets		32.65	32.65
Other current assets		4.72	2.89
Current Assets		1,205.46	1,257.24
		1,293.37	1,364.68
TOTAL ASSETS			
B EQUITY AND LIABILITIES		1,605.26	1,679.31
1 Equity			
Equity Share Capital		1,284.85	1,274.85
Other Equity		(12,722.97)	(12,449.45)
Equity		(11,438.12)	(11,174.60)
2 MINORITY INTEREST		-	-
3 Non - Current Liabilities			
Financial Liabilities :			
Borrowings			
Non-Current Liabilities		4,150.00	4,150.00
3 Current Liabilities		4,150.00	4,150.00
Financial Liabilities :			
Borrowings			
Trade Payables		-	-
-Total outstanding dues of micro enterprises and small enterprises		-	-
-Total outstanding dues other than of micro enterprises and small enterprises		53.47	67.38
Other Financial liabilities		8,339.39	8,160.15
Other Current Liabilities		25.73	2.55
Provisions		474.79	473.83
Current Liabilities		8,893.38	8,703.91
TOTAL EQUITY AND LIABILITIES		1,605.26	1,679.31



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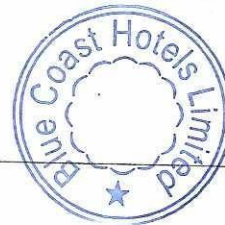
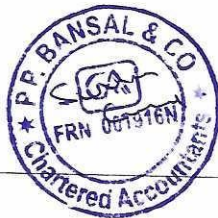
Consolidated Statement of Cash Flows -

Particulars	(Rs. in Lakhs)	
	Half Year Ended	Half Year Ended
	30.09.2022	30.09.2021
	(Unaudited)	(Unaudited)
A. CASH FLOWS FROM OPERATING ACTIVITIES :		
Net Profit/(Loss) before Tax and extraordinary items		
Adjustments for :		
Depreciation	(273.52)	(266.93)
Finance cost	4.98	5.32
Operating profit before changes in current assets and liabilities	207.50	207.50
Changes in current assets and current liabilities	(61.03)	(54.11)
Other Current Assets		
Current liabilities	(1.84)	24.44
NET CASH GENERATED FROM OPERATING ACTIVITIES	(52.64)	(6.63)
B. CASH FLOWS FROM INVESTING ACTIVITIES:		
Sale / (Purchase) of Property, Plant & Equipments	(0.08)	(1.03)
Investment in other Non-Current Assets	7.84	-
NET CASH USED IN INVESTING ACTIVITIES	7.75	(1.03)
C. CASH FLOWS FROM FINANCING ACTIVITIES:		
Finance cost (net)	(207.50)	(207.50)
Change in Other Financial Assets	51.78	(0.50)
Change in Other Financial liabilities	179.24	201.73
NET CASH USED IN FINANCING ACTIVITIES	23.52	(6.27)
Net Increase/(Decrease) in Cash and Cash equivalents(A+B+C)	(21.36)	(13.93)
Cash and Cash equivalents as at beginning of the period	55.63	90.16
Cash and Cash equivalents as at end of the period	34.27	76.23

For and on behalf of the Board of Directors of Blue Coast Hotels Limited

Place: New Delhi

Date: 11.11.2022



[Signature]

Kushal Suri

(Director)

Blue Coast Hotels Ltd.

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