



THE LEELA

PALACES HOTELS RESORTS

February 12, 2019

The Department of Corporate Services
BSE Limited
1st floor, Rotunda Building
B.S. Marg, Fort
Mumbai – 400 001

The Listing Department
National Stock Exchange of India Limited
Exchange-Plaza,
Bandra Kurla Complex
Bandra (E)
Mumbai – 400 051
HOTELEELA

Stock Code: 500193
NCD Code: HLVL19DEC08

Dear Sir,

Sub: Outcome of the Board Meeting held on 12th February, 2019

We wish to inform you that the Board of Directors of the Company at their meeting held today have approved the Unaudited financial results of the Company for the third quarter and nine months ended 31st December, 2018.

Accordingly, in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith the unaudited financial results for the said period along with the Limited Review Report of the Auditors.

The extract of the financial results are also being published in the newspapers.

The Board meeting started at 12 P.M. and concluded at 1.30 P.M.

Please take the above documents and information on record.

Thanking you,

Yours faithfully
For **Hotel Leelaventure Limited**


Alen Ferns
Company Secretary



Encl: as above

Regd. Office:

HOTEL LEEAVENTURE LIMITED

The Leela Mumbai, Sahar, Mumbai 400 059 India. Phone: (91-22) 6691 1234; Fax: (91-22) 6691 1212; Email: leela@theleela.com; www.theleela.com

The Leela Palaces, Hotels and Resorts: New Delhi, Bengaluru, Chennai, Mumbai, East Delhi, Gurugram, Udaipur, Goa, Kovalam and Mahatma Mandir Convention and Exhibition Centre, Gandhinagar, Gujarat.

Upcoming Hotels: Jaipur, Hyderabad, Bhartiya City Bengaluru, Gandhinagar Gujarat and Agra.

Corporate Identity Number (CIN): L55101MH1981PLC024097

HOTEL LEELAVENTURE LIMITED

Registered Office: The Leela, Sahar, Mumbai - 400 059

Tel: 022-6691 1234 □ Fax: 022-6691 1458 Email: investor.service@theleela.com □ Website: www.theleela.com □ CIN No.: L55101MH1981PLC024097

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2018

Rs. in Lakhs

Sr. No.	Particulars	Standalone					
		Quarter Ended			Nine Month ended		Previous year ended
		31-Dec-18	31-Dec-17	30-Sep-18	31-Dec-18	31-Dec-17	31-Mar-18
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	(a) Net sales / income from operations	20,906	20,361	16,414	52,940	51,018	71,854
	(b) Other income (Refer Note No. 5)	1,069	2,625	352	1,104	2,061	2,459
	Total income	21,975	22,986	16,766	54,044	53,079	74,313
2	Expenses						
	(a) Cost of materials consumed	1,858	1,803	1,561	4,900	4,787	6,513
	(b) Employee benefits expense	5,081	4,971	5,103	15,085	14,651	19,279
	(c) Finance costs (Refer Note No. 4)	647	1,997	3,418	7,252	6,134	8,367
	(d) Depreciation and amortisation	2,974	3,078	2,934	8,826	9,506	12,542
	(e) Other expenditure (Refer Note No. 5)	7,103	7,072	11,132	28,304	18,743	26,640
	Total expenses	17,663	18,921	24,148	64,367	53,821	73,341
3	Profit / (loss) from operations before exceptional items and tax	4,312	4,065	(7,382)	(10,323)	(742)	972
4	Exceptional items	102	-	729	1,416	-	(3,294)
5	Profit / (loss) before tax	4,414	4,065	(6,653)	(8,907)	(742)	(2,322)
6	Tax expenses	-	-	-	-	-	-
7	Net Profit / (loss) for the period	4,414	4,065	(6,653)	(8,907)	(742)	(2,322)
8	Other comprehensive income						
	Items that may not be reclassified subsequently to the statement of profit and loss						
	- Remeasurement of defined benefit plan	(198)	(29)	180	(69)	(88)	137
	- Gain / (losses) on financial assets to fair value		(29)	-		(86)	
	Items that may be reclassified subsequently to the statement of profit and loss						
	- Gain / (losses) on financial assets to fair value						
	Total other comprehensive income for the period	(198)	(58)	180	(69)	(174)	137
9	Total comprehensive income for the period	4,216	4,007	(6,473)	(8,976)	(916)	(2,185)
10	Paid up equity share capital (face value Rs.2 per share)	12,611	12,611	12,611	12,611	12,611	12,611
11	Reserves (excluding revaluation reserves)						(7,552)
12	Debenture redemption reserve						6,750
13	Earnings per share (in Rs.) - basic and diluted	0.70	0.68	(1.06)	(1.41)	(0.18)	(0.43)



Notes:

- 1 The unaudited financial results for the quarter and nine months ended 31st December, 2018 were considered by the Audit Committee and have been approved by the Board of Directors at their meeting held on 12th February 2019.
- 2 These 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. Financial results for all the periods presented have been prepared in accordance with the recognition and measurement principles of Ind AS.
- 3 As the Company does not have reportable segment other than Hoteliering, segment-wise reporting is not applicable.
- 4 Finance costs is net of exchange (gain)/loss arising from foreign currency borrowings to the extent they are regarded as an adjustments to the interest cost for the quarter and nine months ended 31st December 2018 amounting to Rs.(2095) lakhs and Rs.270 lakhs respectively. (Previous year Rs.Nil)
- 5 Other expenditure for the nine months ended 31st December 2108 includes exchange loss amounting to Rs.8104 lakhs (previous year Rs.Nil) and Other income for the quarter and nine months ended 31st December 2018 includes exchange gains amounting to Rs.541 lakhs (previous year Rs.2480 lakhs) and Rs. Nil (previous year Rs. 1615 lakhs) respectively.
- 6 Exceptional items for the quarter and nine months ended 31st December 2018 includes a) net income from Joint development of property amounting to Rs.102 lakhs and Rs.831 lakhs respectively, and b) profit on sale of non-core asset for the quarter Rs.Nil and Rs.585 lakhs respectively.
- 7 The erstwhile CDR Lenders with exposure of 95.6% of the CDR Debt assigned their debt to JM Financial Asset Reconstruction Company Limited and 1 lender with exposure of about 1% of the CDR Debt to Phoenix ARC Private Limited on 30th June,2014. The ARCs have notified the Company that (i) interest and penal interest are applicable as per the rates contracted prior to admission to CDR; (ii) the finance cost on the debt for the quarter is Rs.22331 lakhs and till 31st December 2018 is Rs.368011 lakhs; and (iii) the debt amount is Rs.616400 lakhs as against Rs.248389 lakhs accounted by the Company. If interest provision was made in accordance with the intimation received from the ARCs, the finance cost and the loss for the quarter and nine months ended would have been higher by Rs.22331 lakhs (previous year Rs.18473 lakhs) and Rs.64866 lakhs (previous year Rs.54140 lakhs) respectively. The Company has been evaluating various options for a viable resolution, including sale / monetisation of non-core assets, sale of hotels, equity infusion etc. The Company expects certain waiver / concessions in interest and pending approval of the same, has not provided for the interest as per rates notified by ARCs.
- 8 The Airport Authority of India (AAI) had claimed an amount of Rs.31119 Lakhs upto 31st July, 2017 towards rent and minimum guarantee in respect of lease of 11,000 sq mt of Land in Mumbai. The Company is disputing the claim in legal proceeding on several grounds. On the basis of legal opinion obtained, the liability is contingent in nature. Hence, no provision is made for the claim.
- 9 AAI has unilaterally terminated the lease of 18,000 sq. meters of land on which the Mumbai hotel is built and have commenced eviction proceedings. The Company, based on the legal advise is contemplating to legally challenge the same. Depreciation on the Mumbai hotel is provided at the applicable rate, on the assumption that the lease will be renewed.
- 10 The listed non-convertible debentures of the Company amounting to Rs 6,750 lakhs as at 31st December, 2018 are secured by way of mortgage/charge on certain properties of the Company. Details of Non-convertible debentures are as follows:

	Previous Due Date	Previous Due Date
	Principal	Interest
12.5% Non Convertible Debentures	30th Sep 18	30th Sep 18

The entire principal amount of Rs.6,750 lakhs along with interest amounting to Rs.1518 lakhs till 31st December 2018 is overdue.

- 11 The previous quarter / nine months figures have been rearranged and / or regrouped, wherever necessary, to make them comparable with those of current quarter / nine months.



Place : Mumbai
Dated : 12th February 2019

For and on behalf of the Board of Directors


Vivek Nair
Chairman and Managing Director



HOTEL LEELAVENTURE LIMITED

Registered Office: The Leela, Sahar, Mumbai - 400 059

Tel: 022-6691 1234 Fax: 022-6691 1458 Email: investor.service@theleela.com Website: www.theleela.com CIN No.: L55101MH1981PLC024097

EXTRACT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2018

Rs. in Lakhs

Particulars	Standalone					
	Quarter Ended			Nine Month ended		Previous year ended
	31-Dec-18	31-Dec-17	30-Sep-18	31-Dec-18	31-Dec-17	31-Mar-18
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Total Income from operations (net)	21,975	22,986	16,766	54,044	53,079	74,313
Net Profit/(loss) for the period (before tax and exceptional items)	4,312	4,065	(7,382)	(10,323)	(742)	972
Net Profit/(loss) before tax (After Exceptional items)	4,414	4,065	(6,653)	(8,907)	(742)	(2,322)
Net Profit/(loss) after tax	4,414	4,065	(6,653)	(8,907)	(742)	(2,322)
Total comprehensive income for the year	4,216	4,007	(6,473)	(8,976)	(916)	(2,185)
Equity share capital	12,611	12,611	12,611	12,611	12,611	12,611
Earnings per share (in Rs) - basic and diluted	0.70	0.68	(1.06)	(1.41)	(0.18)	(0.43)

Notes

- The unaudited financial results for the quarter and nine months ended 31st December, 2018 were considered by the Audit Committee and have been approved by the Board of Directors at their meeting held on 12th February 2019.
- The above is an extract of the detailed format of quarterly financial results filed with the Stock Exchanges under regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015. The full format of the quarterly financial results are available on the websites of NSE and BSE at www.nseindia.com and www.bseindia.com respectively and on Company's website at www.theleela.com.
- These 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. Financial results for all the periods presented have been prepared in accordance with the recognition and measurement principles of Ind AS.
- The erstwhile CDR Lenders with exposure of 95.6% of the CDR Debt assigned their debt to JM Financial Asset Reconstruction Company Limited and 1 lender with exposure of about 1% of the CDR Debt to Phoenix ARC Private Limited on 30th June, 2014. The ARCs have notified the Company that (i) interest and penal interest are applicable as per the rates contracted prior to admission to CDR; (ii) the finance cost on the debt for the quarter is Rs.22331 lakhs and till 31st December 2018 is Rs.368011 lakhs; and (iii) the debt amount is Rs.616400 lakhs as against Rs.248389 lakhs accounted by the Company. If interest provision was made in accordance with the intimation received from the ARCs, the finance cost and the loss for the quarter and nine months ended would have been higher by Rs.22331 lakhs (previous year Rs.18473 lakhs) and Rs.64866 lakhs (previous year Rs.54140 lakhs) respectively. The Company has been evaluating various options for a viable resolution, including sale / monetisation of non-core assets, sale of hotels, equity infusion etc. The Company expects certain waiver / concessions in interest and pending approval of the same, has not provided for the interest as per rates notified by ARCs.
- The Airport Authority of India (AAI) had claimed an amount of Rs.31119 Lakhs upto 31st July, 2017 towards rent and minimum guarantee in respect of lease of 11,000 sq mt of Land in Mumbai. The Company is disputing the claim in legal proceeding on several grounds. On the basis of legal opinion obtained, the liability is contingent in nature. Hence, no provision is made for the claim.
- AAI has unilaterally terminated the lease of 18,000 sq. meters of land on which the Mumbai hotel is built and have commenced eviction proceedings. The Company, based on the legal advise is contemplating to legally challenge the same. Depreciation on the Mumbai hotel is provided at the applicable rate, on the assumption that the lease will be renewed.
- Figures have been regrouped or rearranged, wherever necessary

Place : Mumbai

Dated : 12th February 2019



For and on behalf of the Board of Directors

Vivek Nair
Chairman and Managing Director





N. S. SHETTY & CO.
CHARTERED ACCOUNTANTS

Phone : 2623 1716, 2623 7669 Fax : 2624 5364
E-mail : nsshetty_co@yahoo.com

"Arjun", Plot No. 6A, V.P. Road,
Andheri (W), Mumbai - 400 058.

**INDEPENDENT AUDITOR'S REVIEW REPORT ON
STANDALONE UNAUDITED FINANCIAL RESULTS**

TO THE BOARD OF DIRECTORS OF HOTEL LEEVAVENTURE LTD.

- 1 We have reviewed the accompanying statement of unaudited standalone Ind AS financial results ('the statement') of **Hotel Leelaventure Limited** ('the Company') for the quarter and nine months ended 31st December, 2018 attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016.
- 2 The preparation of Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 read together with the relevant rules and other accounting principles generally accepted in India, read together with above referred SEBI circular is 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 on the Statement 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 requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatements. 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, except our comments in para 5 below, nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with the recognition and measurement principals laid down in the applicable Accounting Standards i.e. Indian Accounting Standards ('Ind AS') prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognized 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 read with above referred SEBI circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5 Emphasis of Matter

We draw your attention to the

- i. Note No. 7 to the statement, regarding non provision of Interest for the quarter Rs. 22,331/- lakhs and till 31st December, 2018 Rs. 368,011/- Lakhs payable to Asset Reconstruction Companies (ARCs). If Interest provision was made in accordance with the intimation received from the ARCs, the finance cost and the loss for the quarter and the nine months ended would have been higher by Rs. 22,331/- lakhs and Rs. 64,866/- lakhs respectively.
- ii. Note No. 8 to the statement, regarding non provision of rent and minimum guarantees claimed by Airport Authority of India amounting to Rs. 31,119/- lakhs up to 31st July, 2017 in respect of lease of 11,000/- sq. mts of land in Mumbai.

Our opinion is not modified in respect of the above matter.

For N S Shetty & Co
Chartered Accountants
FRN: 110101W


N. Sudhir Shetty
Partner

Membership No.:035083

Place: Mumbai

Date: 12th February, 2019

