

“Asia’s Pioneering Hospitality Chain of
Environmentally Sensitive 5 Star Hotels & Resorts”

February 6, 2018

To,
DCS,
Bombay Stock Exchange Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400 001.

To,
The Manager
National Stock Exchange of India Limited
Exchange Plaza, C-1, Block G,
Bandra -Kurla Complex,
Bandra (E), Mumbai – 400 051

Code: 526668

Code:- KAMATHOTEL-EQ

Dear Sir/ Madam,

Sub: **Outcome of Board Meeting**

- a) **Unaudited Financial Results for the quarter and nine months ended 31st December, 2017**
- b) **Re-Appointment of Mr. Dinkar D. Jadhav as Independent Director of the Company.**

Further to our letter dated 29th January, 2018, kindly note that the Board of Directors at its meeting held today has approved the following matters:

- a) **Unaudited Financial Results for the quarter and nine months ended 31st December, 2017.**

Pursuant to Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the following:

- i) Unaudited Financial Results for the quarter and nine months ended 31st December, 2017.
- ii) Limited Review Report of the financial results issued by the Statutory Auditors of the Company.

- b) **Re-appointment of Mr. Dinkar D. Jadhav, as Independent Director of the Company.**

Mr. Dinkar D. Jadhav has been re-appointed as Independent Director of the Company for the further term of 5 years effective from 1st April, 2018 subject to members approval of the Company at the ensuing Annual General Meeting to be held in calendar year 2018. Details required as per SEBI Circular CIR/CFD/CMD/4/2015 dated 9th September, 2015 are enclosed as Annexure A.

The Meeting commenced at 12.15 p.m. and concluded at 2.00 p.m.

Kindly take the same on your record and oblige.

Thanking you,

Yours faithfully,
For **Kamat Hotels (India) Limited**



Amit Vyas
Company Secretary
Encl. a/a.

REGD OFF: 70-C, Nehru Road, Vile Parle (East), Mumbai - 400 099, India. Tel.: 2616 4000, Fax : 2616 4203

Email-Id : cs@khil.com | Website: www.khil.com | CIN: L55101MH1986PLC039307



“Asia’s Pioneering Hospitality Chain of Environmentally Sensitive 5 Star Hotels & Resorts”

Annexure A

Particulars	Information
Reason for change viz. appointment, resignation, removal, death or otherwise	Term of appointment of Mr. Dinkar D. Jadhav, Independent Director is due to expire on 31 st March, 2018. Thus, Board of Directors of the Company has approved his re-appointment for further term of 5 years effective from 1 st April, 2018.
Date of appointment/cessation (as applicable) & term of appointment	Re-appointment for further period of 5 years effective from 1 st April, 2018 subject to members approval of the Company at the ensuing Annual General Meeting to be held in calendar year 2018.
Brief profile (in case of appointment)	Mr. Jadhav is a Science Graduate with major in Physics and Mathematics and has done diploma in Business Management. He has worked with Shipping Master Port of Calcutta, Siemens Employment Office as Dy. Director, Ward Officer Bombay Municipal Corporation, Municipal Corporation of Greater Bombay as Dy. Municipal Commissioner presently working as a chairman, Senior Level Grievances Redresal Committee, MMRDA and Chief Project Advisor in NGO Called SEWA.
Disclosure of relationships between directors (in case of appointment of a director).	None



REGD OFF.: 70-C, Nehru Road, Vile Parle (East), Mumbai - 400 099, India. Tel.: 2616 4000, Fax : 2616 4203
Email-Id : cs@khil.com | Website: www.khil.com | CIN: L55101MH1986PLC039307



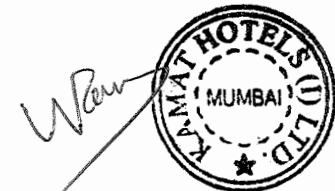
Statement of unaudited financial results for the quarter and nine months ended 31st December 2017

(Rupees in lakhs)

Sr. No.	Particulars	Standalone				
		Quarter ended		Nine months ended		
		31-Dec-17	30-Sep-17	31-Dec-16	31-Dec-17	31-Dec-16
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	
1	Income					
	(a) Revenue from operations	4,848.20	3,504.28	4,222.88	11,940.94	11,266.79
	(b) Other income	180.41	177.47	286.39	528.07	655.11
	Total income	5,028.61	3,681.75	4,509.27	12,469.01	11,921.90
2	Expenses					
	(a) Consumption of food and beverages	504.48	371.16	344.73	1,197.90	971.04
	(b) Employee benefits expenses	1,008.02	1,042.40	870.86	2,934.94	2,592.32
	(c) Finance costs	517.26	265.69	14.05	994.80	2,203.66
	(d) Depreciation and amortisation expense	297.51	295.57	319.20	884.85	935.37
	(e) Other expenses					
	(i) Heat, light and power	254.28	235.07	334.55	872.92	1,090.60
	(i) Others	1,335.09	982.01	1,087.52	3,307.46	3,166.16
	Total expenses	3,916.64	3,191.90	2,970.91	10,192.87	10,959.15
3	Profit/ (loss) before exceptional items and tax [1-2]	1,111.97	489.85	1,538.36	2,276.14	962.75
4	Exceptional items - Income/(expenses) (Refer note 8)	(150.00)	1,337.84	1,951.97	1,817.22	1,951.97
5	Profit/ (loss) before tax [3+4]	961.97	1,827.69	3,490.33	4,093.36	2,914.72
6	Tax expense					
	Current tax	-	-	-	-	-
	Income tax for earlier years	8.98	-	394.31	8.98	394.31
	Deferred tax (Refer note 11)	319.93	532.90	-	1,188.66	-
7	Profit/ (loss) for the period [5-6]	633.06	1,294.79	3,096.02	2,895.73	2,520.41
8	Other comprehensive income					
	(i) Items that will not be reclassified to profit or loss					
	(a) Remeasurement of defined benefit plans	33.35	(50.93)	(9.32)	(26.21)	(85.60)
	(b) Income taxes related to items that will not be reclassified to profit or loss (Refer note 11)	(9.71)	14.83	-	7.63	-
	(ii) Items that will be reclassified to profit or loss	-	-	-	-	-
	Total other comprehensive income	23.64	(36.10)	(9.32)	(18.58)	(85.60)
9	Total comprehensive income for the period [7+8]	656.70	1,258.69	3,086.70	2,877.15	2,434.81
10	Paid-up equity share capital (FV per share Rs. 10/- each)	2,417.26	2,417.26	2,417.26	2,417.26	2,417.26
11	Earnings per share (not annulised)					
	(a) Basic (Rs.)	2.68	5.49	13.13	12.28	10.69
	(b) Diluted (Rs.)	2.68	5.49	13.13	12.28	10.69

- The above standalone unaudited results have been reviewed by the Audit Committee and were approved by the Board of Directors at the meeting held on 6th February 2018. The Statutory Auditors have carried out a limited review of the above unaudited standalone financial results.
- The above results have been prepared in accordance with Indian Accounting Standards [Ind AS] notified under section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standard) Rules, 2015 (as amended). Beginning 1st April 2017, the Company has for the first time adopted Ind AS. The impact of transition has been provided in Other Equity [opening reserve as per previously Generally Accepted Accounting Principles (Previous GAAP)] as at 1st April 2016. The Statement does not include Ind AS compliant results for the previous year ended 31st March 2017 as the same is not mandatory as per SEBI Circular dated 5th July 2016. The figures for the previous period have been restated, regrouped and reclassified wherever required to comply with the requirement of Ind AS (Also refer note 11 below).

SIGNED FOR IDENTIFICATION BY
N.A. Shah
N. A. SHAH ASSOCIATES LLP
MUMBAI



REGD OFF. 70-C, NEHRU ROAD, VILE PARLE (EAST), MUMBAI 400 099. TEL.: 2616 4000 FAX : 2616 4203
Email-Id : cs@khil.com • Website : www.khil.com • CIN : L55101MH1986PLC039307



Statement of unaudited financial results for the quarter and nine months ended 31st December 2017

As per the exemption given in SEBI circular no. CIR/CFD/FAC/62/2016 dated 5th July 2016, financial results for quarter and nine months ended 31st December 2016 including reconciliation of profit for these periods with reported figures under Previous GAAP are not audited or reviewed by the erstwhile and present statutory auditor. However, management has exercised necessary due diligence to ensure that the financial results provide true and fair view of its affairs.

(Rupees in lakhs)

Particulars	Quarter ended	Nine months ended
	31-Dec-16	31-Dec-16
Net profit as per previous GAAP	2,969.86	2,552.26
(Add)/ less:		
Actuarial gain/(loss) on defined benefit liabilities reclassified to Other Comprehensive Income	(9.32)	(85.60)
Remeasurement of employee benefits liability	25.71	25.71
Fair valuation of rental deposits (net)	18.00	54.00
Fair valuation of sales tax deferral (government loan)	0.32	0.95
Fair valuation of refundable membership deposits	5.08	15.25
Interest on borrowings is now measured at amortised costs	(166.20)	20.78
Amortisation of upfront fees	0.25	0.75
Fair valuation of quoted investments	(0.01)	(0.00)*
Net profit/ (loss) before Other Comprehensive Income as per Ind AS ... (A)	3,096.02	2,520.41
Other comprehensive income ... (B)	9.32	85.60
Total Comprehensive Income (A+B)	3,086.70	2,434.81

*Adjustment for fair valuation of quoted investments for the nine months ended 31st December 2016 is (Rs. 203).

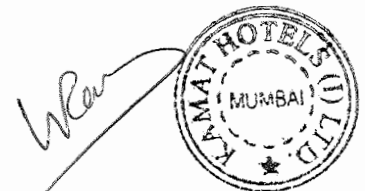
3 Additional information:

Reconciliation of profit as per Indian GAAP for the quarter and nine months ended 31st December 2017 is as given below:

(Rupees in lakhs)

Particulars	Quarter ended	Nine months ended
	31-Dec-17	31-Dec-17
Net profit as per previous GAAP	794.64	3,114.50
(Add)/ less:		
Actuarial gain/(loss) on defined benefit liabilities reclassified to Other Comprehensive Income	33.35	(26.21)
Prior period items adjusted in opening other equity as on 1st April 2016 [Refer note 4 below]	-	(142.79)
Fair valuation of rental deposits (net)	18.86	53.78
Fair valuation of sales tax deferral (government loan)	(0.10)	(0.31)
Fair valuation of refundable membership deposits	6.39	19.16
Interest on borrowings is now measured at amortised costs	102.86	314.44
Amortisation of upfront fees	0.25	0.75
Fair valuation of quoted investments	(0.02)	(0.04)
Net profit/ (loss) before Other Comprehensive Income as per Ind AS ... (A)	633.06	2,895.73
Other comprehensive income (net of tax) ... (B)	(23.64)	18.58
Total Comprehensive Income (A+B)	656.70	2,877.15

SIGNED FOR IDENTIFICATION BY
N.A.
N. A. SHAH ASSOCIATES LLP
MUMBAI



- 4 On transition to Ind AS, opening other equity as on 1st April 2016 is adjusted by Rs. 142.79 lakhs on account of revision in calculation of amortization of non-refundable membership deposit and depreciation which is identified in quarter ended 30th September 2017.
- 5 In view of seasonality of the sector, the financial results for the quarter and nine months ended 31st December 2017 are not indicative of full year's expected performance.

REGD OFF. 70-C, NEHRU ROAD, VILE PARLE (EAST), MUMBAI 400 099. TEL.: 2616 4000 FAX : 2616 4203
Email-Id : cs@khil.com • Website : www.khil.com • CIN : L55101MH1986PLC039307



Kamat Hotels (India) Limited

Registered Office: 70-C, Nehru Road, Vile Parle (East), Mumbai - 400 099
 CIN: L55101MH1986PLC039307, Tel. No. 022 26164000
 Website: www.khil.com, Email: cs@khil.com

**Statement of unaudited financial results for the quarter and nine months ended 31st December 2017**

- 6 The Company is operating only in the Hospitality Services Segment, therefore disclosures of segment-wise information is not applicable.
- 7 During the quarter, the Hon'ble Bombay High Court has disposed off the legal suit filed by one of the lenders and has directed the Prothonotary and Senior Master High Court to transfer the funds deposited by the Company to one of the ARC's towards repayment of the debt. Consequently, the entire deposit of Rs. 6,584.27 lakhs has been used to repay dues of one of the ARCs.
- 8 Breakup of exceptional items (net) included in above results is as tabulated below:

(Rupees in lakhs)

Particulars	Quarter ended			Nine months ended	
	31-Dec-17	30-Sep-17	31-Dec-16	31-Dec-17	31-Dec-16
Income					
Interest provision no longer required written back on settlement of loan dues	-	1,387.84	2,847.93	1,833.01	2,847.93
Provision for doubtful advance written back	-	-	-	280.00	-
Sub-total (A)	-	1,387.84	2,847.93	2,113.01	2,847.93
Expenses					
Loss on fixed assets discarded	-	-	-	95.79	-
Incidental expenses related to settlement of loan dues	150.00	50.00	895.96	200.00	895.96
Sub-total (B)	150.00	50.00	895.96	295.79	895.96
Total (A-B)	(150.00)	1,337.84	1,951.97	1,817.22	1,951.97

- 9 Company's accumulated losses as at 31st December, 2017 are in excess of its paid up capital and other equity and its current liabilities exceed the current assets as on that date. In the opinion of the management, considering the future business prospects, and the fact that the fair values of the assets of the Company are significantly higher than the debts, these results have been prepared on a going concern basis which contemplates realisation of assets and settlement of liabilities in the normal course of Company's business.

The statutory auditor have drawn reference of above matter in its report on the standalone unaudited financial results for the current quarter. Further, reference was also drawn by the current statutory auditors in their report for the quarter & half year ended 30th September 2017 and erstwhile statutory auditor in their report for the quarter ended 30th June 2017 and for the quarter and year ended 31st March 2017.

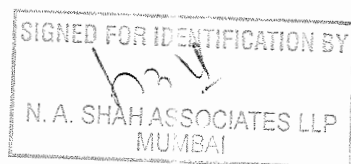
- 10 Finance costs have reduced significantly in the nine months period ended 31st December 2017 vis a vis corresponding nine months ended 31st December 2016 consequent to settlement agreements entered into by the Company with the various lenders/ARCs in previous years and current period. Further, finance cost for October to December 2016 is net of reversal of interest provision.
- 11 No provision is made for income tax in the nine months ended 31st December 2017 as (a) there is no taxable income as per normal provision of Income Tax Act, 1961 in view of brought forward losses and deductions available on payment basis; (b) there is negative book profit u/s 115JB of Income Tax Act, 1961 in view of brought forward losses as per books. Profit/ Total comprehensive income as reported in the earlier two quarters have been restated on account of deferred tax charge. Consequential changes as applicable have been made in the earlier reported figures.

For and on behalf of the Board
 Kamat Hotels (India) Limited

[Signature]
 Dr. Vitthal V. Kamat
 Executive Chairman and Managing Director
 (DIN: 00195341)



Place : Mumbai
 Date : 6th February, 2018



REGD OFF. 70-C, NEHRU ROAD, VILE PARLE (EAST), MUMBAI 400 099. TEL.: 2616 4000 FAX : 2616 4203
 Email-Id : cs@khil.com • Website : www.khil.com • CIN : L55101MH1986PLC039307



Limited Review Report on unaudited standalone financial results for the quarter and nine months ended 31st December 2017 of Kamat Hotels (India) Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To
The Board of Directors of
Kamat Hotels (India) Limited

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results ("the Statement") of Kamat Hotels (India) Limited ("the Company") for the quarter and nine months ended on 31st December 2017, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) read with SEBI circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016, which has been initialed by us for identification purpose.

2. Management's responsibility for the Statement

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 the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India.

3. Auditor's responsibility

Our responsibility is to issue a report on this statement based on our review.

We conducted our review in accordance with 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 statements are 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. Conclusion

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 aforesaid Indian Accounting Standards i.e. '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 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.



N. A. SHAH ASSOCIATES LLP
Chartered Accountants

5. Emphasis of matter

Reference is invited to note 9 of the notes to the Statement. Company's accumulated losses are in excess of its paid up capital and other equity and its current liabilities exceed its current assets as on 31st December 2017. We are informed that Company's management is taking appropriate steps to mitigate the impact of accumulated losses and improve cash flows and in the opinion of management, the fair values of the assets of the Company are significantly higher than the debts. In view of the above and considering management's opinion, the interim financial statements and these results have been prepared on a going concern basis for the reasons stated in the said note.

In respect of matter covered in above para, attention was drawn by us in limited review report for quarter and half year ended 30th September 2017 and by the erstwhile statutory auditor in their limited review report / audit report for the quarter ended 30th June 2017 and in the previous quarters and previous financial year.

Our conclusion is not modified in respect of above matter and was not modified in previous quarter. Erstwhile statutory auditor's conclusion / opinion was also not modified in respect above matter in earlier quarters & previous financial year.

6. Other matters

The number and details under the columns 'Quarter ended 31st December 2016' and 'Nine months ended 31st December 2016' prepared as per Indian Accounting Standard (Ind AS), are derived based on adjustments to figures reported as per previously applicable Generally Applicable Accounting Principles (previous GAAP) for the same period. The financial results for the quarter and nine months ended 31st December 2016 prepared as per Previous GAAP were reviewed by the erstwhile statutory auditor M/s. J.G. Verma & Co., Chartered Accountants, whose reports have been furnished to us and have expressed an unmodified opinion. We have relied upon these reports for the purpose of our review opinion on the Statement.

The figures for the quarter and nine months ended 31st December 2016 prepared as per Ind AS have been approved by Company's Board of Directors and were/are not reviewed either by erstwhile statutory auditor or by us.

For N. A. Shah Associates LLP
Chartered Accountants
Firm's Registration No. 116560WW100149

ms



Sandeep Shah
Partner
Membership number: 37381

Place: Mumbai
Date: 6th February 2018