

January 27, 2022

**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 January 27, 2022 has, *inter-alia*, considered and approved:

- the Statement of Unaudited Standalone and Consolidated Financial Results for the quarter and nine months ended December 31, 2021, in accordance with the provisions of Regulation 33 of the Listing Regulations;
- the change in use of the proposed 150 room Hotel at Renaissance Complex, Powai to a Commercial office space envisaging leasable area of ~0.75 million sq. ft., subject to receipt of regulatory approvals.

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](http://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 4.30 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

# B S R & Co. LLP

Chartered Accountants

14th Floor, Central B Wing and North C Wing,  
Nesco IT Park 4, Nesco Center,  
Western Express Highway, Goregaon (East),  
Mumbai - 400 063, India

Telephone: +91 22 6257 1000  
Fax: +91 22 6257 1010

## Limited Review Report on unaudited consolidated financial results of Chalet Hotels Limited for the quarter ended 31 December 2021 and year-to-date results for the period from 1 April 2021 to 31 December 2021 pursuant to Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

### 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 ("the Parent"), and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") for the quarter ended 31 December 2021 and year-to-date results for the period from 1 April 2021 to 31 December 2021 ("the Statement"), being submitted by the Parent pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. This Statement, which is the responsibility of the Parent's management and approved by the Parent'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 Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the 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

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.



Registered Office:

B S R & Co. (a partnership firm with Registration No. BA61223) converted into B S R & Co. LLP (a Limited Liability Partnership with LLP Registration No. AAB-8181) with effect from October 14, 2013

14th Floor, Central B Wing and North C Wing, Nesco IT Park 4, Nesco Center, Western Express Highway, Goregaon (East), Mumbai - 400063

**Emphasis of Matter**

6. 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
  
7. We draw attention to Note 5 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 31 December 2021 to the carrying value of the leasehold rights (reflected as prepayments) and the hotel assets thereon aggregating to Rs 428.95 million and Rs 451.70 million as at 31 December 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

*M Pardiwalla*

**Mansi Pardiwalla**  
*Partner*  
Membership No.: 108511  
UDIN:22108511AAAAAS6881

Mumbai  
27 January 2022

## STATEMENT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2021

(Rs. in million)

Particulars	Quarter ended			Nine months ended		Year ended
	31 December 2021	30 September 2021	31 December 2020	31 December 2021	31 December 2020	31 March 2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>Income from Continuing operations</b>						
Revenue from Operations	1,641.80	1,281.83	825.15	3,597.95	1,906.78	2,855.76
Other Income	15.15	91.84	65.44	164.25	178.98	219.44
<b>Total Income</b>	<b>1,656.95</b>	<b>1,373.67</b>	<b>890.59</b>	<b>3,762.20</b>	<b>2,085.76</b>	<b>3,075.20</b>
<b>Expenses from Continuing operations</b>						
Real Estate Development Cost	21.72	56.67	23.79	200.27	71.37	95.06
Changes in inventories of finished good and construction work in progress	-	(4.05)	-	(12.80)	-	-
Food and Beverages Consumed	196.98	121.83	83.53	372.49	143.61	238.73
Operating Supplies Consumed	85.82	55.20	39.00	170.31	73.86	123.35
Employee Benefits Expense	260.75	236.55	211.92	723.98	657.96	893.39
Rates and taxes	72.66	66.63	32.71	198.68	149.72	193.39
Other Expenses	599.58	392.45	320.66	1,274.52	759.79	1,241.24
<b>Total Expenses</b>	<b>1,237.51</b>	<b>925.28</b>	<b>711.61</b>	<b>2,927.45</b>	<b>1,856.31</b>	<b>2,785.16</b>
<b>Earnings before interest, depreciation, amortisation and tax (EBITDA) before exceptional items from Continuing operations</b>	<b>419.44</b>	<b>448.39</b>	<b>178.98</b>	<b>834.75</b>	<b>229.45</b>	<b>290.04</b>
Depreciation and Amortisation Expenses	284.65	304.59	294.61	881.54	887.88	1,174.62
Finance Costs	336.56	392.25	374.00	1,088.17	1,167.85	1,519.78
<b>(Loss) before exceptional items and tax from Continuing operations</b>	<b>(201.77)</b>	<b>(248.45)</b>	<b>(489.63)</b>	<b>(1,134.96)</b>	<b>(1,826.28)</b>	<b>(2,404.36)</b>
Exceptional items (Refer note 6.3)	(9.03)	(15.07)	(10.59)	(34.49)	(31.55)	(41.71)
<b>(Loss) before income tax from Continuing operations</b>	<b>(210.80)</b>	<b>(263.52)</b>	<b>(500.22)</b>	<b>(1,169.45)</b>	<b>(1,857.83)</b>	<b>(2,446.07)</b>
<b>Tax Expense</b>	<b>(119.82)</b>	<b>(140.05)</b>	<b>(199.52)</b>	<b>(534.69)</b>	<b>(753.74)</b>	<b>(1,091.55)</b>
Current Tax	0.26	0.26	0.88	0.78	1.38	1.66
Deferred Tax (credit)	(120.08)	(140.31)	(200.40)	(535.45)	(690.12)	(1,028.21)
Current Tax for earlier year	-	-	-	-	(65.00)	(65.00)
<b>(Loss) for the period / year from Continuing operations</b>	<b>(90.98)</b>	<b>(123.47)</b>	<b>(300.70)</b>	<b>(634.76)</b>	<b>(1,104.09)</b>	<b>(1,354.52)</b>
<b>Discontinued operations (Refer note 8)</b>						
Loss from discontinued operation before tax	(52.86)	(14.76)	(9.59)	(65.37)	(27.36)	(36.76)
Tax expense of discontinued operations	-	-	-	-	-	-
<b>(Loss) for the period / year from discontinued operations</b>	<b>(52.86)</b>	<b>(14.76)</b>	<b>(9.59)</b>	<b>(65.37)</b>	<b>(27.36)</b>	<b>(36.76)</b>
<b>(Loss) for the period / year</b>	<b>(143.84)</b>	<b>(138.23)</b>	<b>(310.29)</b>	<b>(700.13)</b>	<b>(1,131.45)</b>	<b>(1,391.28)</b>
<b>Other Comprehensive (Expense) / Income</b>						
<b>Items that will not be reclassified to profit or loss</b>						
Remeasurement of the defined benefit plans	(0.17)	(0.16)	0.45	(0.50)	1.33	0.05
Income-taxes on above	0.06	0.06	(0.17)	0.17	(0.49)	0.23
<b>Other Comprehensive (Expense) / Income for the period / year, net of tax</b>	<b>(0.11)</b>	<b>(0.10)</b>	<b>0.28</b>	<b>(0.33)</b>	<b>0.84</b>	<b>0.28</b>
<b>Total Comprehensive (Expense) for the period / year</b>	<b>(143.95)</b>	<b>(138.33)</b>	<b>(310.01)</b>	<b>(700.46)</b>	<b>(1,130.61)</b>	<b>(1,391.00)</b>
<b>(Loss) for the period / year attributable to :</b>						
Owners of the Company	(146.53)	(136.57)	(310.19)	(699.67)	(1,131.16)	(1,390.76)
Non-Controlling Interests	2.70	(1.65)	(0.10)	(0.46)	(0.29)	(0.52)
<b>Other Comprehensive (Expense) / Income attributable to :</b>						
Owners of the Company	(0.12)	(0.10)	0.28	(0.33)	0.84	0.28
Non-Controlling Interests	-	-	-	-	-	-
<b>Total Comprehensive (Expense) attributable to :</b>						
Owners of the company	(146.65)	(136.67)	(309.91)	(700.00)	(1,130.32)	(1,390.48)
Non-Controlling Interests	2.70	(1.65)	(0.10)	(0.46)	(0.29)	(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
<b>Earnings per equity share - Continuing operations (Face value of Rs 10 each)</b>						
Basic (* not annualised) (in Rs.)	*(0.45)	*(0.60)	*(1.46)	*(3.10)	*(5.39)	(6.61)
Diluted (* not annualised) (in Rs.)	*(0.45)	*(0.60)	*(1.46)	*(3.10)	*(5.39)	(6.61)
<b>Earnings per equity share - Discontinued operations (Face value of Rs 10 each)</b>						
Basic (* not annualised) (in Rs.)	*(0.26)	*(0.07)	*(0.05)	*(0.31)	*(0.13)	(0.17)
Diluted (* not annualised) (in Rs.)	*(0.26)	*(0.07)	*(0.05)	*(0.31)	*(0.13)	(0.17)
<b>Earnings per equity share - Continuing and Discontinued operations (Face value of Rs 10 each)</b>						
Basic (* not annualised) (in Rs.)	*(0.71)	*(0.67)	*(1.51)	*(3.41)	*(5.52)	(6.78)
Diluted (* not annualised) (in Rs.)	*(0.71)	*(0.67)	*(1.51)	*(3.41)	*(5.52)	(6.78)
<b>See accompanying notes to the consolidated financial results</b>						



**Notes:**

1. The above consolidated financial results for the quarter and nine months ended 31 December 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 27 January 2022.
2. The above consolidated financial results for the quarter and nine months ended 31 December 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 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 consolidated financial results 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 31 December 2021.

5. 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 consolidated financial results. The balance of prepaid lease rental in relation to such leasehold land as of 31 December 2021 is Rs. 50.03 million (31 March 2021: Rs. 50.93 million) and carrying value of property, plant and equipment as at 31 December 2021 is Rs. 378.92 million (31 March 2021: Rs. 400.77 million).

6.1. 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 Holding 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 Holding Company has a paid up preference share capital of Rs. 1,750 million as at 31 December 2021 (31 March 2021: Rs. 1,250 million).

6.2. 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 The Holding Company and HAL after discussions, signed terms for an amicable settlement of all the disputes between the parties on 22 October 2021, as per which the Holding Company would undertake demolition of already constructed structures above 932 meters Above Mean Sea Level 'AMSL'. 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. [Applications to BDA & BBMP have been submitted] 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.

6.3. The Holding Company has executed Supplemental MOUs with all existing flat owners, (except 9 flat owners who have existed the project), with revised terms inter-alia consenting to the revised development plans, subject to 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 544.43 million as at 31 December, 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 nine months ended 31 December 2021. In the meantime, the Holding Company continues to make provision for interest in relation to potential cancellations which amounted to Rs 34.49 million for nine months ended 31 December 2021 (31 March 2021: Rs 41.71 million) and the same is reflected as an exceptional item.

7. 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 consolidated financial results for nine months ended 31 December 2021.

8. The Holding Company had discontinued its retail operations viz Inorbit Mall at Bengaluru during the quarter ended 30 September 2021 and its retail operations at Sahar, Mumbai during the financial year 2020-21. The Holding Company is undertaking the 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 at Bengaluru and Sahar, Mumbai.

9. The Code on Social Security, 2020 ('the Code') relating to employee benefits received Presidential assent on 28 September 2020. The Ministry of Labour and Employment has released draft rules for the Code on 13 November 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 consolidated financial results when the Code and Rules thereunder are notified.



10. The statutory auditor of the Holding Company have expressed an unmodified opinion on the above consolidated financial results for the quarter and nine months ended 31 December 2021.

11. 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.

12. Previous period's figures have been regrouped/reclassified, wherever required, to make them comparable with the figures for the current period.

**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  
27 January 2022



**For Chalet Hotels Limited**  
(CIN-L55101MH1986PLC038538)

  
Sanjay Sethi  
Managing Director & CEO  
(DIN. 00641243)

## CONSOLIDATED SEGMENT WISE REVENUE, RESULTS, ASSETS AND LIABILITIES FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2021.

(Rs. in million)

Particulars	Quarter ended			Nine months ended		Year ended
	31 December 2021	30 September 2021	31 December 2020	31 December 2021	31 December 2020	31 March 2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>1. Segment revenue</b>						
(a) Hospitality (Hotels)	1,420.22	919.26	624.75	2,836.56	1,297.51	2,021.28
(b) Real Estate	-	-	-	-	-	-
(c) Rental / Annuity Business	221.54	367.18	200.40	800.92	609.27	837.81
(d) Rental / Annuity Business (Discontinued operation)	0.10	12.04	25.43	33.25	60.80	92.76
(e) Unallocated	15.19	87.24	65.44	124.72	178.98	216.11
<b>Net sales/income from operations</b>	<b>1,657.05</b>	<b>1,385.72</b>	<b>916.02</b>	<b>3,795.45</b>	<b>2,146.56</b>	<b>3,167.96</b>
<b>2. Segment results ( Loss) before tax and interest</b>						
(a) Hospitality (Hotels)	127.90	(104.84)	(220.20)	(280.07)	(955.55)	(1,170.37)
(b) Real Estate	(38.27)	(72.77)	(40.51)	(243.54)	(120.70)	(160.99)
(c) Rental / Annuity Business	74.36	287.58	124.06	499.08	379.22	553.65
(d) Rental / Annuity Business (Discontinued operation)	(52.86)	(14.76)	(9.59)	(65.37)	(27.36)	(36.76)
(e) Unallocated	-	-	-	-	-	-
<b>Total</b>	<b>111.13</b>	<b>95.21</b>	<b>(146.24)</b>	<b>(89.90)</b>	<b>(724.39)</b>	<b>(814.47)</b>
Less: (i) Finance Cost	336.56	392.25	374.00	1,088.17	1,167.85	1,519.78
(ii) Other un-allocable expenditure net off un-allocable income	38.24	(18.77)	(10.44)	56.75	(7.06)	148.58
<b>(Loss) before tax</b>	<b>(263.67)</b>	<b>(278.27)</b>	<b>(509.80)</b>	<b>(1,234.82)</b>	<b>(1,885.18)</b>	<b>(2,482.83)</b>
<b>3. Segment assets</b>						
(a) Hospitality	22,388.03	22,160.03	24,674.47	22,388.03	24,674.47	21,997.29
(b) Real Estate	3,909.35	3,907.99	3,889.14	3,909.35	3,889.14	3,889.43
(c) Rental / Annuity Business	13,313.41	12,383.38	8,128.70	13,313.41	8,128.70	10,971.62
(d) Unallocated	3,344.29	3,397.69	2,957.50	3,344.29	2,957.50	3,029.60
<b>Total</b>	<b>42,955.08</b>	<b>41,849.09</b>	<b>39,649.81</b>	<b>42,955.08</b>	<b>39,649.81</b>	<b>39,887.94</b>
<b>4. Segment liabilities</b>						
(a) Hospitality	2,151.38	1,858.63	1,132.79	2,151.38	1,132.79	1,108.13
(b) Real Estate	2,537.24	2,602.73	2,752.79	2,537.24	2,752.79	2,780.41
(c) Rental / Annuity Business	517.62	475.96	548.82	517.62	548.82	488.84
(d) Unallocated	24,226.22	23,247.68	20,795.83	24,226.22	20,795.83	21,353.16
<b>Total</b>	<b>29,432.46</b>	<b>28,185.00</b>	<b>25,230.23</b>	<b>29,432.46</b>	<b>25,230.23</b>	<b>25,730.54</b>

dtd



# B S R & Co. LLP

Chartered Accountants

14th Floor, Central B Wing and North C Wing,  
Nesco IT Park 4, Nesco Center,  
Western Express Highway, Goregaon (East),  
Mumbai - 400 063, India

Telephone: +91 22 6257 1000  
Fax: +91 22 6257 1010

## Limited Review Report on unaudited standalone financial results of Chalet Hotels Limited for the quarter ended 31 December 2021 and year-to-date results for the period from 1 April 2021 to 31 December 2021 pursuant to Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 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 31 December 2021 and year-to-date results for the period from 1 April 2021 to 31 December 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 Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. 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 Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

### Emphasis of Matter

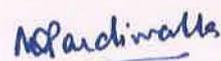
5. We draw attention to Note 4 to these unaudited standalone financial results, which explains the management's assessment of going concern assumption and financial impact on account of COVID 19 pandemic situation and its assertion that based on best estimates made by it, the Company will continue as 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

**Emphasis of Matter (continued)**

6. We draw attention to Note 5 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 31 December 2021 to the carrying value of the leasehold rights (reflected as prepayments) and the hotel assets thereon aggregating to Rs 428.95 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



**Mansi Pardiwalla**  
*Partner*

Membership No.: 108511  
UDIN:22108511AAAAAR2605

Mumbai  
27 January 2022

## STATEMENT OF STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2021

(Rs. in million)

Particulars	Quarter ended			Nine months ended		Year ended
	31 December 2021	30 September 2021	31 December 2020	31 December 2021	31 December 2020	31 March 2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>Income from Continuing operations</b>						
Revenue from Continuing operations	1,544.65	1,211.72	786.87	3,407.48	1,861.65	2,755.06
Other Income	11.97	88.79	59.59	155.15	166.43	203.16
<b>Total Income</b>	<b>1,556.62</b>	<b>1,300.51</b>	<b>846.46</b>	<b>3,562.63</b>	<b>2,028.08</b>	<b>2,958.22</b>
<b>Expenses from Continuing operations</b>						
Real Estate Development Cost	21.72	56.67	23.79	200.27	71.37	95.06
Changes in inventories of finished good and construction work in progress	-	(4.11)	-	(12.80)	-	-
Food and Beverages Consumed	189.32	116.26	80.41	357.45	139.18	230.38
Operating Supplies Consumed	82.05	54.25	36.66	161.78	70.60	116.82
Employee Benefits Expense	244.86	221.06	200.94	680.32	620.95	841.91
Rates and taxes	68.03	62.25	29.76	185.46	136.62	176.56
Other Expenses	552.61	353.31	296.51	1,167.15	709.96	1,153.85
<b>Total Expenses</b>	<b>1,158.59</b>	<b>859.69</b>	<b>668.07</b>	<b>2,739.63</b>	<b>1,748.68</b>	<b>2,614.58</b>
<b>Earnings before interest, depreciation, amortisation and tax (EBITDA) before exceptional items from Continuing operations</b>	<b>398.03</b>	<b>440.82</b>	<b>178.39</b>	<b>823.00</b>	<b>279.40</b>	<b>343.64</b>
Depreciation and Amortisation Expenses	260.51	280.06	270.27	809.17	814.44	1,076.34
Finance Costs	325.91	380.54	357.72	1,053.30	1,111.18	1,450.08
<b>(Loss) before exceptional items and tax from Continuing Operations (Refer note 6.3)</b>	<b>(188.39)</b>	<b>(219.78)</b>	<b>(449.60)</b>	<b>(1,039.47)</b>	<b>(1,646.22)</b>	<b>(2,182.78)</b>
Exceptional items (Refer note 6.3)	(9.03)	(15.07)	(10.59)	(34.49)	(31.55)	(41.71)
<b>(Loss) before income tax from Continuing operations</b>	<b>(197.42)</b>	<b>(234.85)</b>	<b>(460.19)</b>	<b>(1,073.96)</b>	<b>(1,677.77)</b>	<b>(2,224.49)</b>
<b>Tax Expense</b>	<b>(120.08)</b>	<b>(140.31)</b>	<b>(200.40)</b>	<b>(535.45)</b>	<b>(755.12)</b>	<b>(1,093.21)</b>
Current Tax	-	-	-	-	-	-
Deferred Tax (credit)	(120.08)	(140.31)	(200.40)	(535.45)	(690.12)	(1,028.21)
Current Tax for earlier year	-	-	-	-	(65.00)	(65.00)
<b>(Loss) for the period / year from Continuing operations</b>	<b>(77.34)</b>	<b>(94.54)</b>	<b>(259.79)</b>	<b>(538.51)</b>	<b>(922.65)</b>	<b>(1,131.28)</b>
<b>Discontinued Operations (Refer note 8)</b>						
(Loss) from discontinued operation before tax	(52.86)	(14.76)	(9.59)	(65.37)	(27.36)	(36.76)
Tax expense of discontinued operations	-	-	-	-	-	-
<b>(Loss) for the period / year from discontinued operations</b>	<b>(52.86)</b>	<b>(14.76)</b>	<b>(9.59)</b>	<b>(65.37)</b>	<b>(27.36)</b>	<b>(36.76)</b>
<b>(Loss) for the period / year</b>	<b>(130.20)</b>	<b>(109.30)</b>	<b>(269.38)</b>	<b>(603.88)</b>	<b>(950.01)</b>	<b>(1,168.04)</b>
<b>Other Comprehensive (Expense) / Income from Continuing operations</b>						
Items that will not be reclassified to profit or loss						
Remeasurement of the defined benefit plans	(0.17)	(0.16)	0.46	(0.50)	1.39	(0.66)
Income-taxes on above	0.06	0.07	(0.17)	0.17	(0.49)	0.23
<b>Other Comprehensive (Expense) / Income for the period / year, net of tax</b>	<b>(0.11)</b>	<b>(0.10)</b>	<b>0.29</b>	<b>(0.33)</b>	<b>0.90</b>	<b>(0.43)</b>
<b>Total Comprehensive (Expense) for the period / year</b>	<b>(130.31)</b>	<b>(109.39)</b>	<b>(269.09)</b>	<b>(604.21)</b>	<b>(949.11)</b>	<b>(1,168.47)</b>
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
<b>Earnings per equity share - Continuing operations (Face value of Rs 10 each)</b>						
Basic (* not annualised) (in Rs.)	*(0.38)	*(0.46)	*(1.26)	*(2.64)	*(4.50)	(5.52)
Diluted (* not annualised) (in Rs.)	*(0.38)	*(0.46)	*(1.26)	*(2.64)	*(4.50)	(5.52)
<b>Earnings per equity share - Discontinued operations (Face value of Rs 10 each)</b>						
Basic (* not annualised) (in Rs.)	*(0.26)	*(0.07)	*(0.05)	*(0.31)	*(0.13)	(0.18)
Diluted (* not annualised) (in Rs.)	*(0.26)	*(0.07)	*(0.05)	*(0.31)	*(0.13)	(0.18)
<b>Earnings per equity share - Continuing and Discontinued operations (Face value of Rs 10 each)</b>						
Basic (* not annualised) (in Rs.)	*(0.64)	*(0.53)	*(1.31)	*(2.95)	*(4.63)	(5.70)
Diluted (* not annualised) (in Rs.)	*(0.64)	*(0.53)	*(1.31)	*(2.95)	*(4.63)	(5.70)
See accompanying notes to the standalone financial results						

dsg



**Notes:**

1. The above standalone financial results for the quarter and nine months 31 December 2021 were reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 27 January 2022.

2. The above standalone financial results for the quarter and nine months ended 31 December 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 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 standalone financial results 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 31 December 2021.

5. 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 standalone financial results. The balance of prepaid lease rental in relation to such leasehold land as of 31 December 2021 is Rs. 50.03 million (31 March 2021: Rs. 50.93 million) and carrying value of property, plant and equipment as at 31 December 2021 is Rs. 378.92 million (31 March 2021: Rs. 400.77 million).

6.1. 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 31 December 2021 (31 March 2021: Rs. 1,250 million).

6.2. 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, signed terms for an amicable settlement of all the disputes between the parties on 22 October 2021, as per which the Company would undertake demolition of already constructed structures above 932 meters Above Mean Sea Level 'AMSL'. 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. [Applications to BDA & BBMP have been submitted] 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.

6.3. The Company has executed Supplemental MOUs with all existing flat owners, (except 9 flat owners who have existed the project), with revised terms inter-alia consenting to the revised development plans, subject to 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 544.43 million as at 31 December, 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 nine months ended 31 December 2021. In the meantime, the Company continues to make provision for interest in relation to potential cancellations which amounted to Rs 34.49 million for nine months ended 31 December 2021 (31 March 2021: Rs 41.71 million) and the same is reflected as an exceptional item.

7. The Company at its meeting held on 11 August 2020 has 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 standalone financial results for the nine months ended 31 December 2021.

8. The Company had discontinued its retail operations viz Inorbit Mall at Bengaluru during the quarter ended 30 September 2021 and its retail operations at Sahar, Mumbai during the financial year 2020-21. The Company is undertaking the 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 at Bengaluru and Sahar, Mumbai.

9. The Code on Social Security, 2020 ('the Code') relating to employee benefits received Presidential assent on 28 September 2020. The Ministry of Labour and Employment has released draft rules for the Code on 13 November 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 standalone financial results when the Code and Rules thereunder are notified.



10. The statutory auditor of the Company have expressed an unmodified opinion on the above standalone financial results for the quarter and nine months ended 31 December 2021.

11. The Company has identified three reporting segments viz: Hospitality, Rental / Amenity Business (formerly known as 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.

12. 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.

13. Previous period's figures have been regrouped/reclassified, wherever required, to make them comparable with the figures for the current period.

**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  
27 January 2022

**For Chalet Hotels Limited**  
(CIN-L55101MH1986PLC038538)



A handwritten signature in blue ink, appearing to read "Sanjay Sethi".

**Sanjay Sethi**  
Managing Director & CEO  
(DIN. 00641243)