

Date: 10/02/2023

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 10th February, 2023 (Timings: Meeting commenced at 12:30 P.M. and concluded at 04:30 P.M.), have inter-alia Considered and approved the following items

1. Un-Audited standalone and consolidated Financial Results for the quarter and nine month ended on 31st December, 2022 along with the Limited Review Report thereon (**Annexure-I**).
2. Appointment of **M/s Ajay. K. & Associates (C.P 12344)** as a Secretarial Auditor of the Company to conduct the secretarial audit for Financial Year 2022-2023. A brief profile of M/s Ajay. K. & Associates is attached herewith (**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. Quarterly Result with Limited Review Report
2. Brief profile of Secretarial Auditor

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™

(Rs. in Lakhs, except per share data)

Particulars	(Rs. in Lakhs, except per share data)					
	Quarter ended			Nine Months ended		Year ended
	31.12.2022	30.09.2022	31.12.2021	31.12.2022	31.12.2021	31.03.2022
	(Unaudited)					(Audited)
1 Income						
a) Income from operations	-	-	-	-	-	-
b) Other Income	2.98	1.41	81.22	4.41	82.55	83.96
Total Income	2.98	1.41	81.22	4.41	82.55	83.96
2 Expenses						
a) Employee benefits expense	11.95	20.92	12.63	45.56	37.61	50.11
b) Finance Cost	103.75	103.75	103.75	311.25	311.25	415.00
c) Depreciation	2.18	2.72	2.66	7.16	7.98	10.60
d) Other expenses	45.46	15.65	27.15	74.30	57.60	83.36
Total Expenses	163.34	143.04	146.19	438.27	414.44	559.07
3 Profit before Exceptional Items & Tax (1-2)	(160.36)	(141.63)	(64.97)	(433.86)	(331.89)	(475.11)
4 Exceptional Items (Net)	-	-	-	-	-	-
5 Profit before Tax (3-4)	(160.36)	(141.63)	(64.97)	(433.86)	(331.89)	(475.11)
6 Income Tax						
Income Tax - Current Period	0.08	-	-	0.08	-	-
Income Tax - Prior Period	-	-	-	-	-	(135.72)
7 Net Profit for the period (5-6)	(160.44)	(141.63)	(64.97)	(433.94)	(331.89)	(339.39)
8 Other Comprehensive Income						
9 Total Comprehensive Income	(160.44)	(141.63)	(64.97)	(433.94)	(331.89)	(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						(11,837.19)
12 Earning per share (in Rs.)						
Basic & Diluted	(1.26)	(1.11)	(1.02)	(3.40)	(2.60)	(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 February 10, 2023. 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 Finance cost represents provision for dividend on cumulative redeemable preference shares.

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




Sd/-
Kushal Suri
(Director)

Date : 10-02-2023
Place : New Delhi

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
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P.P. BANSAL & CO.

Chartered Accountants

E-Mail: ecl.ppbansalco@gmail.com

Ph. 9810212550, 011-47080722



DELHI OFF.: 314, Vikas Surya Shopping Mall,
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 31st December 2022 and year to date from April 01, 2022 to December 31, 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 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.



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 .



Date : February, 10,2023
Place: New Delhi

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


CA Suresh Gupta
(Partner)
Membership No. : 085159
UDIN :23085159BGYXIP3193

BLUE COAST HOTELS LIMITED

CIN : L31200GA1992PLC003109

STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2022

(Rs. in Lakhs, except per share data)

Particulars	Quarter ended			Nine Months ended		Year ended
	31.12.2022	30.09.2022	31.12.2021	31.12.2022	31.12.2021	31.03.2022
	(Unaudited)					(Audited)
1 Income						
a) Income from operations			-	-	-	-
b) Other Income	2.98	1.41	81.22	4.41	82.55	83.96
Total Income	2.98	1.41	81.22	4.41	82.55	83.96
2 Expenses						
a) Employee benefits expense	11.95	20.92	12.63	45.56	37.61	50.11
b) Finance Cost	103.75	103.75	103.75	311.25	311.25	415.00
c) Depreciation	2.18	2.72	2.66	7.16	7.98	10.61
d) Other expenses	45.57	15.57	27.16	74.53	57.62	84.77
Total Expenses	163.45	142.96	146.20	438.50	414.46	560.49
3 Profit before Exceptional Items & Tax (1-2)	(160.47)	(141.55)	(64.98)	(434.09)	(331.91)	(476.53)
4 Exceptional Items (Net)	-	-	-	-	-	-
5 Profit before Tax (3-4)	(160.47)	(141.55)	(64.98)	(434.09)	(331.91)	(476.53)
6 Income Tax						
Income Tax - Current Period	0.08	-	-	0.08	-	-
Income Tax - Prior Period	-	-	-	-	-	(135.72)
7 Net Profit for the period (5-6)	(160.55)	(141.55)	(64.98)	(434.17)	(331.91)	(340.81)
8 Other Comprehensive Income	-	-	-	-	-	-
9 Total Comprehensive Income	(160.55)	(141.55)	(64.98)	(434.17)	(331.91)	(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	-	-	-	-	-	(12,449.45)
12 Earning per share (in Rs.)						
Basic & Diluted	(1.26)	(1.11)	(0.51)	(3.41)	(2.60)	(2.67)

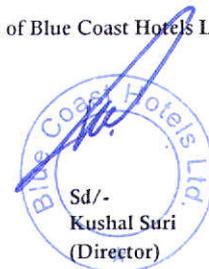
1 The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on February 10, 2023. Limited review has been carried out by the statutory auditors.

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

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



Date : 10-02-2023
Place : New Delhi

Blue Coast Hotels Ltd.

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Chartered Accountants

E-Mail: ecl.ppbansalco@gmail.com

Ph. 9810212550, 011-47080722



DELHI OFF.: 314, Vikas Surya Shopping Mall,
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- 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 31st December 2022 and year to date from April 01, 2022 to December 31, 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



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 .



Date : February, 10, 2023
Place: New Delhi

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


CA Suresh Gupta
(Partner)
Membership No. : 085159
UDIN : 23085159BGYXIQ7251

Brief profile of Secretarial Auditor appointed for Financial Year 2022-23 in Board Meeting held on Friday 10th February, 2023.

Particulars	
Name of the Firm	AJAY. K. & ASSOCIATES
Registration Number of Firm	S2013DE227700
Name of Company Secretary	Ajay Kumar
Membership Number	F11019
Certificate of Practice Number	12344
Office Address	B-34, Som Bazar Chowk, Mohan Garden, Uttam Nagar, Metro Pillar -754-756, New Delhi-110059
Phone No.	8860287364
Email ID	csajay12@gmail.com
Professional Qualification	CS, LL. B, B. Com(H)
Experience	9 Years
Field Expertise	Companies Act, XBRL and Trademarks

