

Date: 14/02/2024

To,  
**National Stock Exchange of India Ltd.**  
Exchange Plaza, Bandra Kurla Complex,  
Bandra (East), Mumbai- 400 051  
Symbol: BLUECOAST

**BSE Limited**  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai- 400 001  
Scrip Code: 531495

**Subject: Outcome of the meeting of the Board of Directors of the company**

Dear Sir/ Madam,

This is to inform you that the Board of Directors of the company, in their meeting held on Wednesday 14<sup>th</sup> February 2024 (*commenced at 03.30 P.M. and concluded at 04:15 P.M.*), have, *inter-alia*, considered and approved the Un-audited standalone and consolidated financial results of the company for the quarter and nine months ended 31<sup>st</sup> December 2023, pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

Further in continuation of our letter dated 29<sup>th</sup> December 2023 captioned '*Closure of Trading Window*', it is hereby informed that the trading window of the Company for dealing in securities of the Company will remain closed for 'Designated Persons' till forty-eight hours after the information becomes generally available to the public.

You are requested to take the same on record.

Thanking you,  
**For Blue Coast Hotels Limited**

**Kapila Kandel**  
Company Secretary &  
Compliance Officer  
A-52540



Encl:

1. *Un-audited Standalone and Consolidated results along with respective Limited Review Report.*

**Blue Coast Hotels Ltd.**

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

*The Spirit of India™*



**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**

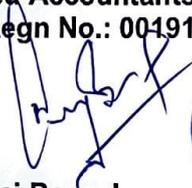
**To The Board of Directors  
Blue Coast Hotels Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of **Blue Coast Hotels Limited** ("the Company") for the quarter ended 31<sup>st</sup> December, 2023 and year to date from April 01, 2023 to December 31, 2023 (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 and the accumulated losses, raising significant doubt on the company's ability to continue as a going concern .

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

  
**CA Neeraj Bansal**  
**(Partner)**  
**Membership No. : 091893**  
**UDIN : 24091893BKEX18194**



**Date :14-02-2024**  
**Place: New Delhi**

**BLUE COAST HOTELS LIMITED**

CIN : L31200GA1992PLC003109

**STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS  
FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2023**

Particulars	(Rs. in Lakhs, except per share data)					
	Quarter ended			Nine Months ended		Year ended
	31.12.2023	30.09.2023	31.12.2022	31.12.2023	31.12.2022	31.03.2023
	(Unaudited)					(Audited)
<b>1 Income</b>						
a) Income from operations	-	-	-	-	-	-
b) Other Income	7.41	3.68	2.98	35.82	4.41	39.03
<b>Total Income</b>	<b>7.41</b>	<b>3.68</b>	<b>2.98</b>	<b>35.82</b>	<b>4.41</b>	<b>39.03</b>
<b>2 Expenses</b>						
a) Employee benefits expense	14.96	14.62	11.95	43.08	45.56	58.14
b) Finance Cost	103.75	103.75	103.75	311.25	311.25	415.00
c) Depreciation	2.20	2.19	2.18	6.61	7.16	9.48
d) Other expenses	22.92	15.37	45.46	53.07	74.30	97.19
<b>Total Expenses</b>	<b>143.83</b>	<b>135.93</b>	<b>163.34</b>	<b>414.01</b>	<b>438.27</b>	<b>579.81</b>
<b>3 Profit before Exceptional Items &amp; Tax (1-2)</b>	<b>(136.42)</b>	<b>(132.25)</b>	<b>(160.36)</b>	<b>(378.19)</b>	<b>(433.86)</b>	<b>(540.78)</b>
<b>4 Exceptional Items (Net)</b>	-	-	-	-	-	-
<b>5 Profit before Tax (3-4)</b>	<b>(136.42)</b>	<b>(132.25)</b>	<b>(160.36)</b>	<b>(378.19)</b>	<b>(433.86)</b>	<b>(540.78)</b>
<b>6 Income Tax</b>						
Income Tax - Current Period	-	(2.37)	0.08	-	0.08	1.06
Income Tax - Prior Period	-	-	-	-	-	172.34
<b>7 Net Profit for the period (5-6)</b>	<b>(136.42)</b>	<b>(129.88)</b>	<b>(160.44)</b>	<b>(378.19)</b>	<b>(433.94)</b>	<b>(714.18)</b>
8 Other Comprehensive Income						
9 <b>Total Comprehensive Income</b>	<b>(136.42)</b>	<b>(129.88)</b>	<b>(160.44)</b>	<b>(378.19)</b>	<b>(433.94)</b>	<b>(714.18)</b>
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
11 Reserves excluding Revaluation Reserve						(12,890.76)
12 Earning per share (in Rs.)						
Basic & Diluted	(1.07)	(1.02)	(1.26)	(2.97)	(3.40)	(5.60)

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 14, 2024. 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

4 After the failure of Delhi Hotel Project, the company, in compliance with the directions issued by Hon'ble High Court of Delhi, is refunding the amount to the space buyers of such Project.

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

6 Due to absence of profit, the company is in default in respect of redemption of 10% of the principal amount i.e. Rs. 4.15 Crore of Cumulative Redeemable Preference Share due on 30.10.2023.

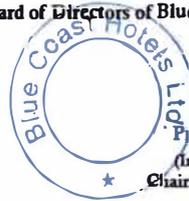
7 Mr. Praveen Kumar Dutt, Independent Director and Chairman of Audit Committee, has been duly authorized by Board of Directors to sign the financial results of the Company.

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

Place : New Delhi

Date : 14-02-2024



For and on behalf of the Board of Directors of Blue Coast Hotels Limited  
  
 Praveen Kumar Dutt  
 (Independent Director & Chairman of Audit Committee)

**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



**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 31<sup>st</sup> December 2023 and year to date from April 01, 2023 to December 31, 2023 ( 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
	<b>Wholly Owned Subsidiaries( WOS)</b>	
2.	Blue Coast Hospitality Limited	WOS of Blue Coast Hotels Limited
3.	Golden Joy Hotel 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 and the accumulated losses, raising significant doubt on the company's ability to continue as a going concern .



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

A handwritten signature in blue ink, appearing to read 'Neeraj Bansal', written over the printed name.

CA Neeraj Bansal  
(Partner)  
Membership No. : 091893  
UDIN : 2409 1893 BK EFXJ 7368

Date : 14-02-2024  
Place: New Delhi

## BLUE COAST HOTELS LIMITED

CIN : L31200GA1992PLC003109

### STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2023

Particulars	(Rs. in Lakhs, except per share data)					
	Quarter ended			Nine Months ended		Year ended
	31.12.2023	30.09.2023	31.12.2022	31.12.2023	31.12.2022	31.03.2023
	(Unaudited)					(Audited)
<b>1 Income</b>						
a) Income from operations				-	-	-
b) Other Income	7.41	3.68	2.98	35.82	4.41	39.35
<b>Total Income</b>	<b>7.41</b>	<b>3.68</b>	<b>2.98</b>	<b>35.82</b>	<b>4.41</b>	<b>39.35</b>
<b>2 Expenses</b>						
a) Employee benefits expense	14.96	14.62	11.95	43.08	45.56	58.14
b) Finance Cost	103.75	103.75	103.75	311.25	311.25	415.00
c) Depreciation	2.20	2.19	2.18	6.61	7.16	9.48
d) Other expenses	23.04	15.49	45.57	53.33	74.53	97.84
<b>Total Expenses</b>	<b>143.95</b>	<b>136.05</b>	<b>163.45</b>	<b>414.27</b>	<b>438.50</b>	<b>580.46</b>
<b>3 Profit before Exceptional Items &amp; Tax (1-2)</b>	<b>(136.54)</b>	<b>(132.37)</b>	<b>(160.47)</b>	<b>(378.45)</b>	<b>(434.09)</b>	<b>(541.11)</b>
<b>4 Exceptional Items (Net)</b>	-	-	-	-	-	-
<b>5 Profit before Tax (3-4)</b>	<b>(136.54)</b>	<b>(132.37)</b>	<b>(160.47)</b>	<b>(378.45)</b>	<b>(434.09)</b>	<b>(541.11)</b>
<b>6 Income Tax</b>						
Income Tax - Current Period	-	(2.37)	0.08	-	0.08	1.06
Income Tax - Prior Period	-	-	-	-	-	172.34
<b>7 Net Profit for the period (5-6)</b>	<b>(136.54)</b>	<b>(130.00)</b>	<b>(160.55)</b>	<b>(378.45)</b>	<b>(434.17)</b>	<b>(714.51)</b>
<b>8 Other Comprehensive Income</b>	-	-	-	-	-	-
<b>9 Total Comprehensive Income</b>	<b>(136.54)</b>	<b>(130.00)</b>	<b>(160.55)</b>	<b>(378.45)</b>	<b>(434.17)</b>	<b>(714.51)</b>
<b>10 a) Paid -up-Equity Share Capital (face Value of Rs. 10/- per share)</b>	<b>1,274.85</b>	<b>1,274.85</b>	<b>1,274.85</b>	<b>1,274.85</b>	<b>1,274.85</b>	<b>1,274.85</b>
<b>11 Reserves excluding Revaluation Reserve</b>	-	-	-	-	-	(13,163.96)
<b>12 Earning per share (in Rs.)</b>						
Basic & Diluted	(1.07)	(1.02)	(1.26)	(2.97)	(3.41)	(5.60)

- The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on February 14, 2024. Limited review has been carried out by the statutory auditors.
- The company was engaged into the hotel business till 19.09.2018 and no operating activities have been carried out during the period.
- 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.
- After the failure of Delhi Hotel Project, the company, in compliance with the directions issued by Hon'ble High Court of Delhi, is refunding the amount to the space buyers of such Project.
- Finance cost represents provision for dividend on cumulative redeemable preference shares.
- Due to absence of profit, the company is in default in respect of redemption of 10% of the principal amount i.e. Rs. 4.15 Crore of Cumulative Redeemable Preference Share due on 30.10.2023.
- Mr. Praveen Kumar Dutt, Independent Director and Chairman of Audit Committee has been duly authorized by Board of Directors to sign the financial results of the Company.

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

Place : New Delhi  
Date : 14-02-2024



Praveen Kumar Dutt  
(Independent Director & Chairman of Audit Committee)

Blue Coast Hotels Ltd.