OBEROI KERALA HOTELS AND RESORTS LTD.
Registered Office: C-46-452, (H) Bristow Road, W. Island, Cochin, Kerala 682003
Telephone: 91-484-3081000 Facsimile: 91-484-3081002
CIN: U55101KL1994PLC007951

DIRECTORS' REPORT

The Members
Oberoi Kerala Hotels and Resorts Limited

The Board presents the Twenty Seventh Annual Report with the Audited Statement of Accounts and the Auditor's Report for the Financial Year ended on 31st March 2021.

Financials

The Company has recorded a profit of Rs. 0.38 lacs during the Financial Year 2020-21 as against a profit of Rs. 0.21 lacs during the previous year. The accumulated losses as on 31st March 2021 amounted to Rs. 80.41 lacs. This is being carried forward. There were no material changes affecting the financial position of the Company.

During the year, Covid-19 pandemic outbreak has affected the Country and the globe. Hospitality sector has been severely impacted by the pandemic. However, as the Company has not commenced its operations, it has not been affected by the pandemic. The Company does not foresee any impact of Covid-19 pandemic on its financials nor does it foresee any impairment in the carrying value of the Company's asset. Accordingly, the Annual Financial Statement have been prepared on a going concern basis.

Directors' Responsibility Statement

In accordance with the provisions of Section 134(5) of the Companies Act, 2013, ("the Act"), and based on representations from the Management, the Board states that:

a) in the preparation of the annual accounts, the applicable Accounting Standards had been followed and that there are no material departures;

b) the directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent, so as to give a true and fair view of the state of affairs of the Company as at the end of the Financial Year and of the loss of the company for that period;

c) the directors, to the best of their knowledge and ability, have taken proper and sufficient care in maintaining adequate accounting records in accordance with the provisions of the Act and for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d) the directors have prepared the Annual Accounts of the Company on a "going concern" basis; and

e) the directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

Board Meeting

During the year, the Company held four Board Meetings on 3rd June 2020, 4th August 2020, 28th October 2020 and 15th January 2021. All the Board meetings were held through video conferencing as per the circulars issued by the Government of India, Ministry of Corporate Affairs due to Covid-19 pandemic outbreak in the entire Financial Year 2020-21.

The attendance of the Directors in the Board meetings are as under:

Name of the Director	Number of Meetings Attended
Mr. T.K.Sibal	4
Ms. Rani George	1
Mr. K.G. Mohanlal	3
Mr. Vikramjit Singh Oberoi	4
Mr. Arjun Singh Oberoi	2
Mr. Sanjeev Kaushik*	-

*Ceased to a director with effect from 19th March 2021

Directors

As on 31st March 2021, the Company had five directors on the Board.

Mr. Tej Kumar Sibal (DIN: 00038992) and Ms. Rani George (DIN: 02842527), Directors retire by rotation at the forthcoming Annual General Meeting and are eligible for re-appointment.

Energy Conservation Measures

The Company is yet to commence any construction/operation of the hotel. Therefore, Energy Conservation measures and Risk Management are not applicable to the Company.

Foreign Exchange Earnings and outgo

There has been no foreign exchange earnings and outgo during the year, as per the Companies (Accounts), Rules, 2014.

Annual Return

In accordance with Section 92(3) of the Companies Act, 2013 read with rules made thereunder, the Annual Return of the Company in Form MGT-7 has been placed on the website of the holding company, www.eihltd.com

Employees

The Company does not have any employee. Therefore, the provisions of Section 197 of the Act read with Rule 5 (2) of the Companies (Appointment and Remuneration) Rules, 2014 does not apply.

Deposits

During the year, the Company has not accepted any deposits.

Directors' Remuneration

None of the Directors were paid any remuneration during the year under review.

Loans, Guarantees or investments

During the year, the Company has not made any loans or guarantees and has not made any investments.

Related Party Transactions

The contract or arrangement entered into by the Company with Related Parties are in the ordinary course of business and are at arm's length. There are material contracts or arrangements with Related Parties required to be reported in the prescribed form in accordance with Section 188 of the Act read with Rule 8 (2) of the Companies Accounts Rules, 2014. The Related Party Transactions entered during the year are given in Note No 26 of the Financial Statement.

Subsidiaries Associates and Joint Ventures

The Company has no subsidiaries, associates or joint ventures.

Internal Financial Controls

The Company had adequate Internal Financial Controls for the size of the Company.

Non applicability of Company's compliance under provisions of Companies Act, 2013

Under the Companies Act, 2013, the Company does not qualify to comply with the following:

(i) Appointment of Key Managerial personnel;
(ii) Policy on Directors appointment and remuneration u/s 178 (3);
(iii) Risk Management policy;
(iv) Policy on CSR and CSR compliance;
(v) Whistle Blower Policy;
(vi) Board Evaluation process;
(vii) Internal Audit;
(viii) Secretarial Auditor;
(ix) Audit Committee;
(x) Appointment of Cost Auditors;
(xi) Nomination and remuneration Committee.

Auditors

At the 23rd Annual General Meeting of the Company held in year 2017, the members had approved the appointment of M/s Ray & Ray, Chartered Accountants (FRN 301072E) as the Statutory Auditors of the Company to hold office for 5 (five) consecutive years.

Auditor's Report

The Report of the Auditors does not contain any qualification, reservation or adverse remark.

Significant and Material Orders, if any

During the year, there were no significant and material orders passed by the regulators or courts or tribunals impacting the going concern status and of the Company's operation in future.

For and on behalf of the Board

T.K. Sibal
Director

Vikramjit Singh Oberoi
Director

Date: 19th April 2021
Place: Delhi

RAY & RAY
CHARTERED ACCOUNTANTS

205, Ansal Bhawan,
16, Kasturba Gandhi Marg, New Delhi – 110001
T +91 11 23705415, 23705416, 41525215
E admin@ raynraydelhi.com W www.raynray.net

INDEPENDENT AUDITOR'S REPORT

To The Members of Oberoi Kerala Hotels & Resorts Limited

Report on the Financial Statements

Financial Statement Opinion

We have audited the accompanying Ind AS financial statements of **Oberoi Kerala Hotels & Resorts Limited** ("the Company"), which comprise the Balance Sheet as at 31st March, 2021, the Statement of Profit and Loss (including Other Comprehensive Income), statement of Cash Flows and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standard ("Ind AS") prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended (Ind AS), and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2021, and its profit, total comprehensive income, the changes in equity and cash flows for the year ended on that date

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the Ind AS financial matter.

Emphasis of Matter

We draw attention to the Note 4 (ii) to the Ind AS financial statements. The Company has not commenced any construction/operation of the hotel on the freehold land at Thekkady having a cost of Rs 171.80 lacs. The Company intends to sell the land which has been kept in abeyance as the necessary approvals from the Government of Kerala are yet to be received. The accounts have been prepared on going concern basis.

Our opinion is not modified in respect of this matter.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Ind AS financial statements of the current period. During the course of our audit, we have nothing to report on these matter.

Information Other than the Ind AS Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Director's Report, but does not include the Ind AS financial statements and our auditor's report thereon.

Our opinion on the Ind AS financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Ind AS financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's Responsibility for the Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Ind AS Financial Statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the Ind AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibility for the Audit of the Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Ind AS Financial Statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Ind AS financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Ind AS financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Ind AS Financial Statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Ind AS financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, we report that:

   a) we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;

   b) in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;

   c) the Balance Sheet, the statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the books of account;

   d) in our opinion, the aforesaid financial statements comply with the Indian Accounting Standards prescribed under section 133 of the Act;

   e) on the basis of the written representations received from the directors of the Company as on 31st March, 2021 and taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2021 from being appointed as a director in terms of Section 164(2) of the Act;

   f) with respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in Annexure "A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.

   g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

      In our opinion and to the best of our information and according to the explanations given to us, the Company has not paid /provided any remuneration to its directors during the year. As such the provisions of section 197 of the Act are not applicable at present.

h) with respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:

   i. The Company does not have any pending litigations which would impact its financial position.

   ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

   iii. There were no amounts required to be transferred to the Investor Education and Protection Fund by the Company and as such, the question of delay does not arise.

2. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of Section 143(11) of the Act, we give in Annexure "B", a statement on the matters specified in paragraphs 3 and 4 of the Order.

For RAY & RAY
Chartered Accountants
Firm's Registration no. 301072E

Anil Prasad Verma

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Anil P. Verma
Partner
Membership no. 090408
UDIN-21090408AAAACB9525

Place: New Delhi
Date: 19.04.2021

ANNEXURE "A" TO INDEPENDENT AUDITOR'S REPORT
(Referred to in paragraph 1 (f) under 'Report on Other Legal and Regulatory Requirements section or our report to the members of Oberoi Kerala Hotels and Resorts Limited of even date).

Report on the Internal Financial Controls over Financial Reporting under Clause (i) of Sub-section 143 of the Companies Act, 2013 ("the Act").

We have audited the internal financial controls over financial reporting of **Oberoi Kerala Hotels & Resorts Limited** ("the Company") as at 31st March, 2021 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Board of Directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting of the Company based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the standard on Auditing prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditure of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March 2021, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For RAY & RAY
Chartered Accountants
Firm's Registration no. 301072E

Anil Prasad Verma

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Anil P. Verma
Partner
Membership no. 090408
UDIN-21090408AAAACB9525

Place: New Delhi
Date: 19.04.2021

ANNEXURE "B" TO INDEPENDENT AUDITOR'S REPORT
(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Oberoi Kerala Hotels and Resorts Limited of even date).

(i) In respect of the Company's property, plant & equipment:

(a) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment.

(b) The property, plant and equipment of the Company have been physically verified by the management during the year which in our opinion is reasonable having regard to the size of the Company and the nature of its assets. No discrepancies were noticed on such verification.

(c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties are held in the name of the Company.

(ii). The Company did not have any inventory during the year. Accordingly, paragraph 3 (ii) of the Order is not applicable to the Company.

(iii). The Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability Partnership or other parties covered in the register maintained under Section 189 of the Companies Act, 2013. Accordingly, paragraph 3 (iii) (a) to (c) of the Order are not applicable to the Company.

(iv) In our opinion and according to the information and explanations given to us, the Company has not given loans, guarantees and security in accordance of section 185 and 186 of the Companies Act, 2013. Accordingly, paragraph 3 (iv) of the Order is not applicable to the Company.

(v). The Company has not accepted any deposits from the public. Accordingly, paragraph 3 (v) of the Order is not applicable to the Company.

(vi). The Central Government has not prescribed the maintenance of cost records by the Company under Section 148 (1) of the Companies Act, 2013. Accordingly, paragraph 3 (vi) of the Order is not applicable to the Company.

(vii). (a) According to the records of the Company, the Company is generally regular in depositing with appropriate authorities undisputed statutory dues including Provident fund, Income Tax, Goods & Service Tax, Service Tax, Employees' State Insurance, Income-tax, Sales-tax/Value Added tax, Custom duty, Excise duty, Cess and other statutory dues applicable to it. According to the information and explanations given to us, no undisputed amounts payable in respect of above were outstanding, as at 31.03.2021 for a period of more than six months from the date they became payable.

(b) According to the records of the company, there are no dues of Sale tax/Value Added tax, Income-tax, Customs duty, Goods & Service Tax, Service tax, Excise duty and Cess which have not been deposited on account of any dispute.

(viii) The Company does have any loans or borrowings from any financial institutions, banks, government or debenture holders during the year. Accordingly, paragraph 3 (viii) of the Order is not applicable to the Company.

(ix) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3 (ix) of the Order is not applicable to the Company.

(x) According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees have been noticed or reported during the course of our audit.

(xi) Based on our examinations of the records of the Company, the Company has not paid/provided for managerial remuneration. Accordingly, paragraph 3 (xi) of the Order is not applicable to the Company.

(xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, paragraph 3 (xii) of the Order is not applicable to the Company.

(xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are generally in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

(xiv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, paragraph 3 (xiv) of the Order is not applicable to the Company.

(xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3 (xv) of the Order is not applicable to the Company.

(xvi) The Company is not required to be registered under section 45-1A of the Reserve Bank of India Act, 1934.

For RAY & RAY
Chartered Accountants
Firm's Registration no. 301072E

Anil
Prasad
Verma

Digitally signed by Anil Prasad Verma
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Anil P. Verma
Partner
Membership no. 090408
UDIN-21090408AAAACB9525

Place: New Delhi
Date: 19.04.2021

OBEROI KERALA HOTELS & RESORTS LIMITED
Balance Sheet as at 31st March, 2021

	Note	Rs. in Lakhs As at March 31, 2021	Rs. in Lakhs As at March 31, 2020
ASSETS			
Non-current assets			
(a) Property, Plant and Equipment	5	203.31	203.31
Total non-current assets		**203.31**	**203.31**
Current assets			
(a) Financial assets			
(i) Trade receivables	6	0.24	0.23
(ii) Cash and cash equivalents	7	2.88	2.99
(iii) Other financial assets	8	20.72	19.04
(b) Current tax Assets (net)	9	0.57	0.56
(c) Other current assets	10	0.04	0.32
Total current assets		**24.45**	**23.14**
Total Assets		**227.76**	**226.45**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	11	272.00	272.00
(b) Other equity	12	(80.41)	(80.79)
Total Equity		191.59	191.21
Liabilities			
Non-current liabilities			
(a) Financial liabilities			
Other Non Current Financial Liabilities	13	12.65	11.40
(b) Deferred Tax Liabilities (Net)	14	0.27	0.29
(c) Other Non Current Liabilities	15	1.34	2.41
Total non-current liabilities		**14.26**	**14.10**
Current Liabilities			
(a) Financial liabilities			
(i) Trade payables	16	1.79	1.37
(ii) Other Financial Liabilities	17	18.88	17.20
(b) Other Current Liabilities	18	1.24	2.57
Total current liabilities		**21.91**	**21.14**
Total Equity and Liabilities		**227.76**	**226.45**

The accompanying notes form an integral part of the financial statements

As per our report of even date attached

For and on behalf of the Board

For RAY & RAY
Chartered Accountants

Director **Director**

Anil P. Verma
Partner
Membership Number 090408
Firm's Registration no. 301072E

Chief Financial Officer **Company Secretary**

Place : New Delhi
Date : 19th April, 2021

OBEROI KERALA HOTELS AND RESORTS LIMITED

Statement of Profit and Loss for the Year ended 31st March, 2021

	Note	Rs. in Lakhs Year Ended 31 March, 2021	Rs. in Lakhs Year Ended 31 March, 2020
Other income	19	8.66	8.56
Total Income		**8.66**	**8.56**
Expenses			
Finance costs	20	1.25	1.13
Other expenses	21	5.85	6.30
Total Expenses		**7.10**	**7.43**
Profit before Tax		**1.56**	**1.13**
Tax Expense			
Current tax	22	1.20	0.93
Deferred tax	22	(0.02)	(0.01)
Profit for the year		**0.38**	**0.21**
Other Comprehensive Income		-	-
Total other comprehensive income for the year, net of tax		-	-
Total comprehensive income for the year		**0.38**	**0.21**
EARNINGS PER EQUITY SHARE (In INR) FACE VALUE INR 10	31		
(1) BASIC		**0.014**	**0.008**
(2) DILUTED		**0.014**	**0.008**

The accompanying notes form an integral part of the financial statements

As per our report of even date attached

For and on behalf of the Board

For RAY & RAY
Chartered Accountants

Anil P. Verma
Partner
Membership Number 090408
Firm's Registration no. 301072E

Place : New Delhi
Date : 19th April, 2021

Director | **Director**

Chief Financial Officer | **Company Secretary**

OBEROI KERALA HOTELS AND RESORTS LIMITED
Statement of Cash Flows

	Rs. in Lakhs Year Ended 31 March, 2021	Rs. in Lakhs Year Ended 31 March, 2020
Cash flows from operating activities		
Profit before Tax	1.56	1.13
Adjustments for		
Rent Received	(7.59)	(7.40)
Finance costs	1.25	1.13
Change in operating assets and liabilities		
(Increase)/decrease in trade receivables	(0.01)	(0.01)
Increase/(decrease) in trade payables	0.42	0.53
(Increase)/decrease in other financial assets	-	(0.69)
(Increase)/decrease in other current assets	0.28	0.19
Increase/(decrease) in other non current liabilities	(1.07)	(1.07)
Increase/(decrease) in other financial liabilities	-	0.70
Increase/(decrease) in other current liabilities	(1.33)	1.42
Cash generated from operations	**(6.49)**	**(4.07)**
Income taxes paid (net of refund)	(1.21)	(1.05)
Net cash inflow from operating activities	**(7.70)**	**(5.12)**
Cash flows from investing activities		
Rent Received	7.59	7.40
Net cash outflow from investing activities	**7.59**	**7.40**
Cash flows from financing activities		
Interest paid	-	-
Net cash used in financing activities	-	-
Net increase/(decrease) in cash and cash equivalents	(0.11)	2.28
Cash and cash equivalents at the beginning of the year	2.99	0.71
Cash and cash equivalents at the end of the year	**2.88**	**2.99**

Note:
The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in Ind AS - 7 "Statements of Cash Flow".

The accompanying notes form an integral part of the financial statements

As per our report of even date attached

For and on behalf of the Board

For RAY & RAY
Chartered Accountants

Director **Director**

Anil P. Verma
Partner
Membership Number 090408
Firm's Registration no. 301072E

Chief Financial Officer

Company Secretary

Place : New Delhi
Date : 19th April, 2021

OBEROI KERALA HOTELS AND RESORTS LIMITED
Statement of changes in equity for the Year ended 31st March, 2021

Rs. in Lakhs

A. Equity share capital

Balance at April 1, 2019	**272.00**
Changes in equity share capital during the year	-
Balance at March 31, 2020	**272.00**
Changes in equity share capital during the year	-
Balance at March 31, 2021	**272.00**

Rs. in Lakhs

B. Other equity

	Retained Earnings
Balance at April 1, 2019	(81.00)
Profit for the year	0.21
Other comprehensive income/(loss) for the year, net of tax	
Total comprehensive income for the year	**0.21**
Balance at March 31, 2020	**(80.79)**
Balance at April 1, 2020	(80.79)
Profit for the year	0.38
Other comprehensive income/(loss) for the year, net of tax	-
Total comprehensive income for the year	**0.38**
Balance at March 31, 2021	**(80.41)**

The accompanying notes form an integral part of the financial statements

For and on behalf of the Board

For RAY & RAY
Chartered Accountants

Anil P. Verma
Partner
Membership Number 090408
Firm's Registration no. 301072E

Place : New Delhi
Date : 19th April, 2021

Director

Director

Chief Financial Officer

Company Secretary

3

Recent accounting pronouncements

Ministry of Corporate Affairs ("MCA") through Companies (Indian Accounting Standards) Amendment Rules, 2019 and Companies (Indian Accounting Standards) Second Amendment Rules, 2019 notifies new standard or amendments to the standards. There is no such new notification which would be applicable from April 1, 2021

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Significant Estimates & Judgements

The preparation of financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgement in applying the company's accounting policies.

This note provides an overview of the areas that involved a higher degree of judgement or complexity, and of items which are more likely to be materially adjusted due to estimates and assumptions turning out to be different than those originally assessed. Detailed information about each of these estimates and judgements is included hereunder together with information about the basis of calculation for each affected line item in the financial statements.

Estimates and judgements are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the company and that are believed to be reasonable under the circumstances.

(i) COVID-19 is a global pandemic which has engulfed the entire globe. The company's operations, however, are restricted to taking a boat jetty on lease from the Government of Kerala and giving it on lease to its Parent / Holding company. The Parent / Holding company, a hotel conglomerate having hotels spread across locations in India and overseas, has not expressed any intention to terminate the lease upto the date of signing of these financial statements. Similarly, the Government of Kerala has also not expressed any intention to terminate the lease till the signing of these accounts. Therefore, the company does not foresee any impact of the COVID-19 situation on its financials.

(ii) The company has not commenced any construction / operation of the hotel on the freehold land at Thekkady having a cost of Rs. 171.80 lakhs. The Company intends to sell the land which has been kept in abeyance as the necessary approvals from the Government of Kerala are yet to be received. As such, the land has been shown under the head – "Property, Plant and Equipment". The fair value of the land, as determined by an independent valuer on 18th March 2021, which is admissible under Ind AS, being a date close to the balance sheet date, was far in excess of the carrying value. One of the shareholders had, during the previous year, written to the other shareholder, with a request to either (a) get the approval from the Government of Kerala for sale of land expedited; or (b) consider a discontinuance of the Joint Venture arrangement by either of the Joint Venture partners taking over the shares of the other Joint Venture partner based on a valuation of the company's assets by an expert. A response from the other shareholder is awaited upto the date of signing of these financial statements. The financial statements have been prepared on a going concern basis.

OBEROI KERALA HOTELS AND RESORTS LIMITED
Notes to Financial Statements -- Contd.

5
Property, Plant and Equipment

Rs. in Lakhs

	Gross carrying amount				Accumulated Depreciation				Carrying Value As at 31 March, 2020
	Balance as at 1 April 2019	Additions during the year	Sales/adjustment during the year	Balance as on 31 March, 2020	As at April 1, 2019	For the Year	Less: Sales/ Adjustments	As at March 31, 2020	
Freehold Land	31.51	-	-	31.51	-	-		-	31.51
Freehold Land *	171.80	-	-	171.80	-	-		-	171.80
Total Property, plant & equipment	**203.31**	-	-	**203.31**	-	-	-	-	**203.31**

	Gross carrying amount				Accumulated Depreciation				Carrying Value As at 31 March, 2021
	Balance as at 1 April 2020	Additions during the year	Sales/adjustment during the year	Balance as on 31 March, 2021	As at April 1, 2020	For the Year	Less: Sales/ Adjustments	As at March 31, 2021	
Freehold Land	31.51	-	-	31.51	-	-	-	-	31.51
Freehold Land *	171.80	-	-	171.80	-	-	-	-	171.80
Total Property, plant & equipment	**203.31**	-	-	**203.31**	-	-	-	-	**203.31**

Note :
Contractual obligations
Contractual commitments in respect of acquisition of property, plant and equipment - ₹ Nil (2020- ₹ Nil)
* Refer para (ii) in Note 4

6
Trade receivables
(Unsecured, Considered Good)

	Rs. in Lakhs As at March 31, 2021	Rs. in Lakhs As at March 31, 2020
Receivable from related parties - [EIH Limited - The Holding Company]	0.24	0.23
	0.24	**0.23**

7
Cash and cash equivalents

Balances with banks		
Current account	2.88	2.99
	2.88	**2.99**

8
Other financial assets
(Unsecured, Considered Good)

Security Deposits	20.72	19.04
	20.72	**19.04**

9
Current Tax Assets (net)
Income Tax provision (net of advance tax)

Opening balance	0.56	0.44
Current tax payable for the year	1.20	0.93
Refund received for prior periods	-	0.19
Taxes paid for the current year	1.21	1.24
	0.57	**0.56**

10
Other current assets
(Unsecured, Considered Good)

Goods & Service Tax Adjustable	0.04	0.32
	0.04	**0.32**

OBEROI KERALA HOTELS AND RESORTS LIMITED

Notes to Financial Statements -- Contd.

11
Equity share capital

	Rs. in Lakhs As at March 31, 2021	Rs. in Lakhs As at March 31, 2020
AUTHORISED		
10,000,000 (2020 - 10,000,000) Equity Shares of Rs. 10 each	1,000.00	1,000.00
	1,000.00	1,000.00
ISSUED, SUBSCRIBED AND FULLY PAID		
2,720,007 (2020 - 2,720,007) Equity Shares of Rs. 10 each fully paid	272.00	272.00
	272.00	272.00

(i) The reconciliation of the number of shares outstanding and the amount of share capital is set out below

Rs. in Lakhs

	As at March 31, 2021		As at March 31, 2020	
	Number of shares	**Amount**	**Number of shares**	**Amount**
Number of shares at the beginning of the year	27,20,007	272.00	27,20,007	272.00
Add/Less: Movement during the year	-	-	-	
Number of shares at the end of the year	27,20,007	272.00	27,20,007	272.00

(ii) Details of shareholders holding more than 5 percent shares in the Company :

	As at March 31, 2021		As at March 31, 2020	
	Number of Shares	**% holding**	**Number of Shares**	**% holding**
EIH Limited - the Holding Company	21,76,000	80.00%	21,76,000	80.00%
Kerala Tourism Infrastructure Limited	5,44,000	20.00%	5,44,000	20.00%

(iii) Shares of the company held by holding company:

	As at March 31, 2021	As at March 31, 2020
EIH Limited	21,76,000	21,76,000

12
Other equity

	Rs. in Lakhs As at March 31, 2021	Rs. in Lakhs As at March 31, 2020
Reserves And Surplus		
Retained Earnings *	(80.41)	(80.79)
	(80.41)	**(80.79)**

*** Retained Earnings**		
Opening Balance	(80.79)	(81.00)
Add: Profit for the year as per Statement of Profit & Loss	0.38	0.21
Add: Other comprehensive income	-	-
	(80.41)	**(80.79)**

Nature and purpose of Reserves
Retained Earnings in the statement of profit and loss
Retained Earnings represents net loss remaining after adjustment of all allocations / profit

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Other Non Current Financial Liabilities

	Rs. in Lakhs As at March 31, 2021	Rs. in Lakhs As at March 31, 2020
Security Deposits (From EIH Limited - The Holding Company)	12.65	11.40
	12.65	**11.40**

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Deferred tax liabilities (net)		
Deferred Tax Assets on account of :		
Unabsorbed depreciation	-	-
Unabsorbed business Loss	-	-
Total deferred tax assets (A)	-	-
Deferred Tax Liabilities on account of :		
Security Deposits measured at fair value	0.27	0.29
Total deferred tax liabilities (B)	**0.27**	**0.29**
Deferred tax liabilities (net) (B-A)	**0.27**	**0.29**

Movement in deferred tax liabilities	Rs. in Lakhs
As at 31 March, 2019	0.30
(Charged)/Credited o profit and loss	0.01
As at 31 March, 2020	0.29
(Charged)/Credited to profit and loss	0.02
As at 31 March, 2021	**0.27**

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Other Non Current Liabilities		
Deferred Rent Income - Security Deposit Liability	1.34	2.41
	1.34	**2.41**

16
Trade payables

	Rs. in Lakhs As at March 31, 2021	Rs. in Lakhs As at March 31, 2020
Trade payables	1.79	1.37
	1.79	**1.37**
Classification as required by Micro, Small and Medium Enterprises Development Act, 2006		
Total outstanding dues of micro enterprises and small enterprises	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	1.79	1.37
	1.79	**1.37**

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Other Financial Liabilities

Security Deposits (From EIH Limited - The Holding Company)	18.88	17.20
	18.88	**17.20**

18
Other Current Liabilities

Deferred Rent Income - Security Deposit Liability	1.07	1.07
Statutory Liabilities	0.17	0.14
Other Liabilities	-	1.36
	1.24	**2.57**

19
Other income

	Rs. in Lakhs Year Ended 31 March, 2021	Rs. in Lakhs Year Ended 31 March, 2020
Rental Income [From related party - The Holding Company]	7.59	7.40
Rental Income on Security Deposit	1.07	1.07
Other gains/(losses) :		
Provisions & liabilities no longer required, written back	-	0.09
	8.66	**8.56**

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Finance costs

Interest Expense	1.25	1.13
	1.25	**1.13**

21
Other expenses

Electricity & Water	0.01	0.01
Lease Rental	2.08	1.89
Legal & Professional	0.33	0.89
Rates & Taxes	0.21	0.08
Expenses for contractual services	2.80	3.01
Postage, Telephone, etc.	-	0.01
Auditors' Remuneration (Refer Note below)	0.30	0.30
Miscellaneous Expenses	0.12	0.11
	5.85	**6.30**

21(a)
Details of Auditors' remuneration

As auditor:		
- Audit fees	0.25	0.25
- GST on Audit Fees	0.05	0.05
	0.30	**0.30**

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Tax Expense

	Rs. in Lakhs Year Ended 31 March, 2021	Rs. in Lakhs Year Ended 31 March, 2020
(a) Tax expense		
Current tax		
Current tax on profits for the year	1.20	0.93
Total current tax expense	**1.20**	**0.93**
Deferred tax		
Decrease (increase) in deferred tax assets	-	-
(Decrease) increase in deferred tax liabilities	(0.02)	(0.01)
Total deferred tax expense	(0.02)	(0.01)
Total tax expense	**1.18**	**0.92**

	Rs. in Lakhs	Rs. in Lakhs
(b) Reconciliation of tax expense and the accounting profit multiplied by tax rate:		
Profit before tax expense	1.56	1.13
Tax at the rate of 25.168% (F.Y. 2019-20 – 22.88%)	0.39	0.26
Tax effect of amounts which are not deductible in calculating taxable income:		
Others (Disallowed Expenses)	0.76	0.69
Rate change considered for deferred tax		
Rate change on movement during the year	(0.03)	0.03
Other differences		
Tax for earlier year charged to statement of Profit & Loss	-	-
Tax expense as per Income Tax	**1.18**	**0.92**

Note :
Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulations are subject to interpretation. It establishes provisions, where appropriate, on the basis of amounts expected to be paid to the tax authorities.

23
FAIR VALUE MEASUREMENTS
Financial instruments by category

	Rs. in Lakhs As at March 31, 2021 Amortised cost	Rs. in Lakhs As at March 31, 2020 Amortised cost
Financial assets		
Trade Receivables (receivable from related parties)	0.24	0.23
Cash and cash equivalents	2.88	2.99
Security deposits - other financial assets	20.72	19.04
Total financial assets	**23.84**	**22.26**
	Amortised cost	**Amortised cost**
Financial liabilities		
Other Non Current Financial Liabilities - Security Deposits (From EIH Ltd - The Holding Company)	12.65	11.40
Trade payables	1.79	1.37
Other Financial Liabilities - Security Deposits (From EIH Ltd - The Holding Company)	18.88	17.20
Total financial liabilities	**33.32**	**29.97**

Fair value hierarchy

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e.) derived from prices)

Level 3: Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs). However, the company does not have any financial asset/liability which is measured at fair value on the reporting date

Assets and liabilities which are measured at amortised cost for which fair values are disclosed

1) The carrying amounts of trade receivables, trade payables, cash and cash equivalents and other current financial liabilities are considered to be the same as their fair values, due to their short-term nature.

2) Security deposit have been amortised using the assumption that market participants would use when pricing the cost of liability, assuming that market participants act in their economic best interest. The amortisation has been done in accordance with market rate.

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Financial risk management

The company's activities expose it to market risk, liquidity risk and credit risk.
This note explains the sources of risk the entity is exposed to and how the entity manages the risk :

Risk	Exposure arising from	Measurement	Management
Credit risk	Cash and cash equivalents, trade receivables, financial assets measured at amortised cost.	Ageing analysis Credit ratings	Trade Receivables - Follow up with the Holding Company Financial Assets - Periodic ageing review by the management
Liquidity risk	Other liabilities	Rolling cash flow forecasts	Availability of sufficient liquid funds (Cash and Bank Balance)
Market risk – security prices	Company does not have investment in market quoted securities. Therefore company is not exposed to market price risk		

Company's risk management is carried out by senior management team. The risk management includes identification, evaluation and identifying the best possible option to reduce such risk.

(A) Credit risk

Credit risk arises from cash and cash equivalents and deposits with banks as well as credit exposures to outstanding receivables.

Credit risk management

Credit risk is managed on a company basis.

For financial assets, the company does not have a history of significant credit loss. Accordingly, company identifies and evaluate credit risk on case to case basis. On the basis of past experience, if the company believes there are chances of expected default, then company specifically provides for such expected losses.

For trade receivables company has decided to provide loss allowance for lifetime credit loss on the basis of expected credit loss model. However, as per company's past collection history, credit risk (default risk and delay risk) are insignificant. As per the past practice, company's trade receivables are generally collected within the acceptable credit period. In some instances, there is a practice of delay in receipt of payment, however the quantum of same is insignificant in comparison to the total trade receivables. Therefore, no loss allowance has been provided by the company on trade receivables under Ind AS.

(B) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due. However, the company has a past practice of maintaining sufficient liquidity (Cash and Bank Balance) to meet its obligation. Further, the company does not have significant debt liability outstanding. Therefore, company does not maintain any committed credit facilities or borrowing to mitigate liquidity risk as the same is insignificant as per the company's current capital structure.

Maturities of financial liabilities

The tables below analyse the company's financial liabilities in terms of relevant maturity based on their contractual maturities for all non-derivative financial liabilities

The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months is equal to their carrying balances as the impact of discounting is not significant.

Contractual maturities of financial liabilities:

Rs. in Lakhs

	Not later than 1 year	Between 1 and 5 years	Later than 5 years	Total
31 March 2021				
Non-derivatives				
Security Deposits (from EIH Ltd - the Holding Company) - Current	18.88	16.00	Nil	34.88
Trade payables	1.79	Nil	Nil	1.79
Total non-derivative liabilities	**20.67**	**16.00**	**-**	**36.67**
31 March 2020				
Non-derivatives				
Security Deposits (from EIH Ltd - the Holding Company)	17.20	Nil	11.40	28.60
Trade payables	1.37	Nil	Nil	1.37
Total non-derivative liabilities	**18.57**	**-**	**11.40**	**29.97**

(C) Liquidity risk

Company does not have investment in market quoted securities. Therefore company is not exposed to market price risk

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Capital management

(a) Risk management

The company manages its capital to ensure

- to continue as a going concern while maximising its return to stakeholders and
- an optimal capital structure to reduce the cost of capital.

The company's capital structure is determined by the management from time to time on the basis of factors such as profitability, liquidity, etc.

(b) Dividend

Company has not paid any dividend during the period covered by the financial statements

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Related Party Disclosures
26.1 List of Related Parties

Key Management Personnel of the company and its Parent Company
Ms. Rani George - Director of the Company
Mr. K.G. Mohanlal - Director of the Company
Mr. Sanjeev Kaushik - Director of the Company
Mr. Vikram Oberoi - Director of the Company
Mr. Arjun Oberoi - Director of the Company
Mr. T. K. Sibal - Director of the Company
Mr. P.R.S. Oberoi - Wholetime Director of the Parent Company
Mr. S.S. Mukherji - Wholetime Director of the Parent Company

Parent Company
EIH Limited

Fellow Subsidiaries of Parent Company
Mumtaz Hotels Limited
Mashobra Resort Limited
EIH International Ltd.
EIH Flight Services Limited
EIH Holdings Ltd.
EIH Management Services B.V. (Liquidated during 2019-20)
EIH Investments N.V. (Liquidated during 2020-21)
PT Widja Putra Karya
PT Waka Oberoi Indonesia
PT Astina Graha Ubud

Associates / Joint Ventures of Parent Company
EIH Associated Hotels Limited
Mercury Car Rentals Private Limited
Usmart Education Limited
Oberoi Mauritius Ltd.
Island Resort Ltd.
La Roseraie De L'atlas

Enterprises in which Key Management Personnel and close member of Key Management Personnel have Joint Control or Significant influence with whom transactions have taken place during the current and previous year
No transactions during the current and previous year

Joint Venture Partner
Kerala Tourism Infrastructure Limited

26.2 The details of the related parties transactions entered into by the company during the year ended March 31, 2021 and March 31, 2020 are as follows :

Rs. in Lakhs

NATURE OF TRANSACTIONS	Parent Company		Fellow Subsidiaries		Associate / Joint Venture of Parent Company	
	2021	2020	2021	2020	2021	2020
INCOME						
License Agreement						
EIH Limited	**8.66**	8.47	-	-	-	-
Total	**8.66**	8.47	-	-	-	-
PAYMENT REIMBURSEMENTS						
EIH Limited	**0.64**	-	-	-	-	-
Total	**0.64**	-	-	-	-	-
RECEIPTS						
Security Deposit						
EIH Limited	**1.68**	0.70	-	-	-	-
Total	**1.68**	0.70	-	-	-	-

26.3 The details of amounts due to or due from related parties (unamortised) as at March 31, 2021 and March 31, 2020 are as follows :

Rs. in Lakhs

NATURE OF TRANSACTIONS	Parent Company		Fellow Subsidiaries		Associate / Joint Venture of Parent Company	
	2021	2020	2021	2020	2021	2020
PAYABLES						
Security Deposit						
EIH Limited	**34.88**	33.20				
Total	**34.88**	33.20	-	-	-	-
RECEIVABLES						
For Goods & Services						
EIH Limited	**0.24**	0.23	-	-	-	-
Total	**0.24**	0.23	-	-	-	-

26.4 There are no other transactions with Fellow Subsidiaries, Associates / Joint Ventures and Key Management personnel

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Segment Reporting

The company is yet to commence operations. There is no reportable segment as per Ind AS 108.

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Offsetting financial assets and financial liabilities

No offsetting has been done by the company.

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Assets pledged as security

No asset has been pledged by the company.

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Contingent Liabilities and Commitments

There are no contingent liabilities and capital commitments.

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Earnings per share

	Rs. in Lakhs Year Ended 31 March, 2021	Rs. in Lakhs Year Ended 31 March, 2020
(a) Basic and diluted earnings per share attributable to the equity holders of the company	0.014	0.008
(b) Profit attributable to the equity holders of the company used in calculating basic and diluted earnings per share:	0.38	0.21

(c) Weighted average number of shares used as the denominator

	31 March, 2021 Number of shares	31 March, 2020 Number of shares
Weighted average number of equity shares used as the denominator in calculating basic earnings per share	27,20,007	27,20,007
Adjustments for calculation of diluted earnings per share:	-	-
Weighted average number of equity shares and potential equity shares used as the denominator in calculating diluted earnings per share	27,20,007	27,20,007

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Leases

The Company as a lessee:

The Company has entered into lease arrangements with Irrigation Department, Government of Kerala for construction of a jetty. This lease is for a period of one year and is cancellable in nature and may generally be terminated by either party by serving a notice.

Amount recognised in Statement of Profit and Loss

The Statement of Profit and Loss shows the following amount relating to leases for the year ended March 31, 2021 and March 31, 2020 :

	Rs. in Lakhs Year Ended 31 March, 2021	Rs. in Lakhs Year Ended 31 March, 2020
Expense relating to short-term leases (included in other expenses)	2.08	1.89

The Company as a lessor

The Company has given 50 cents of land to EIH Ltd [Holding Company] and a facility for Jetty on operating lease arrangements. These leasing arrangements which are not non-cancellable are usually renewable on mutually agreeable terms. Lease income in respect of these are shown as Rental Income.

OBEROI KERALA HOTELS AND RESORTS LIMITED
Notes to Financial Statements -- Contd.

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The previous year's figures have been regrouped, rearranged and reclassified wherever necessary. Amounts and other disclosures for the preceding year are included as an integral part of the current year Financial Statements and are to be read in relation to the accounts and other disclosures relating to the current year.

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The Financial Statements were approved for issue by the Board on 19th April, 2021.

For and on behalf of the Board

Director	**Director**
Chief Financial Officer	**Company Secretary**

Place : New Delhi
Date : 19th April, 2021

Oberoi Kerala Hotels and Resorts Limited

Note 1: General Information

OBEROI KERALA HOTELS AND RESORTS LIMITED is a company limited by shares, incorporated and domiciled in India consequent upon a joint venture between EIH Limited and Kerala Tourism Infrastructure Limited [formerly known as Tourist Resorts (Kerala) Limited] **having its registered office at C-46-452(H), Bristow Road, Willingdon Island, Cochin 682 003, Kerala**. The company is primarily engaged in the development of tourism related projects in Kerala by way of establishing premium luxury hotels. The Company is yet to commence any construction / operation of the hotel.

Note 2: Significant accounting policies

This note provides a list of the significant accounting policies adopted in the preparation of these financial statements of Oberoi Kerala Hotels and Resorts Limited. These policies have been consistently applied to all the period presented, unless otherwise stated.

a) ***Basis of preparation***

(i) Compliance with Indian Accounting Standard (Ind AS).

The financial statements have been prepared in accordance with Ind AS prescribed under Section 133 of the Companies Act, 2013 ("the Act") read with Companies (Indian Accounting Standard) Rules, 2015 as amended and other accounting principles generally accepted in India, as a going concern on an accrual basis.

Accounting policies have been consistently applied except where a newly issued Accounting Standard is initially adopted or a revision of an existing Accounting Standard requires a change in accounting policy hitherto in use.

(ii) Historical cost convention

The financial statements have been prepared on a historical cost basis

(iii) Use of estimates

In preparing the financial statements in conformity with accounting principles generally accepted in India, management is required to make estimates and assumptions that may affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities as at the date of financial statements and the amount of revenue and expenses during the reported period. Actual results could differ from those estimates. Any revision of such estimates is recognized in the period the same is determined.

b) *Revenue recognition*

(i) Revenue is measured at the fair value of the consideration received or receivable. Amounts disclosed as revenue are net of trade allowances, rebates, value added taxes, Goods and Service Tax and amounts collected on behalf of third parties.

(ii) Revenue from interest is recognized on accrual basis and determined by contractual rate of interest.

The company recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and specific criteria have been met for each of the company's activities as described below. The company bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

c) *Income tax*

Current income tax is recognized based on the taxable profit for the year, using tax rates and tax laws that have been enacted or made applicable on the date of balance sheet.
Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulations are subject to interpretation. It establishes provisions, where appropriate, on the basis of amounts expected to be paid to the tax authorities.
Effective April 1, 2019, the Company has adopted Appendix C to Ind AS 12 – Income taxes, which clarifies how to apply the recognition and measurement requirements in Ind AS 12 when there is uncertainty over income tax treatments

d) Deferred Tax

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the standalone financial statements, using tax rates and tax laws that have been enacted or prescribed on the date of balance sheet.

Deferred tax assets are recognised for all deductible temporary differences and incurred tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred tax assets are recognized for the future tax consequences to the extent it is probable that future taxable profits will be available against which the deductible temporary differences can be utilized.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Current and deferred tax are recognised in statement of profit and loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity, in which case, the taxes are also recognised in other comprehensive income or directly in equity respectively.

e) ***Leases***

Effective April 1, 2019, the Company has adopted Ind AS 116 "Leases" and applied the standard to all lease contracts existing on April 1, 2019 using the modified retrospective method.

The Company as a lessee:

The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether: (i) the contact involves the use of an identified asset (ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Company has the right to direct the use of the asset.

At the date of commencement of the lease, the Company recognises a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the Company recognises the lease payments as an operating expense on a straight-line basis over the term of the lease.

Certain lease arrangements includes the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised.

The right-of-use assets are initially recognised at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives and estimated restoration costs of the underlying asset where applicable. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. If the Company is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying assets useful life.

Right of use assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

The lease liability is initially measured at amortised cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rates. Lease liabilities are remeasured with a corresponding adjustment to the related right of use asset if the Company changes its assessment if whether it will exercise an extension or a termination option.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Lease liabilities and ROU assets have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

The Company applies the practical expedient by the standard allowing not to separate the lease component from other service components included in its lease agreements. Accordingly, all fixed payments provided for in the lease agreement, whatever their nature, are included in the lease liability.

The Company as a lessor

Leases for which the Company is a lessor is classified as a finance or operating lease. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When the Company is an intermediate lessor, it accounts for its interests in the head lease and the sublease separately. The sublease is classified as a finance or operating lease by reference to the right of-use asset arising from the head lease.

For operating leases, rental income is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and recognised as expense over the lease term on the same basis as lease income.

f) Impairment of assets

Assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period. In case of such reversal, the carrying amount of the asset is increased so as not to exceed the carrying amount that would have been determined had there been no impairment loss.

g) Cash and cash equivalents

Cash Flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non cash nature. For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash in hand and cash at bank.

h) Trade receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

i) Investments and other financial assets

(i) Classification

The company classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss)
- those measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will be recorded in profit or loss. For investments in debt instruments, this will depend on the business model in which the investment is held. For investments in equity instruments, this will depend on whether the company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income.

(ii) Measurement

At initial recognition, the company measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Amortised cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost.

Fair value through other comprehensive income (FVOCI): Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from
equity to profit or loss and recognised in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method

Fair value through profit or loss: Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss

Changes in the fair value of financial assets at fair value through profit or loss are recognised in other gain/ (losses) in the statement of profit and loss.

(iii) Impairment of financial assets

The company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 24 details how the company determines whether there has been a significant increase in credit risk.

For trade receivables only, the company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(iv) Derecognition of financial assets

A financial asset is derecognised only when

- The company has transferred the rights to receive cash flows from the financial asset or

- Retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the entity has transferred an asset, the company evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset is derecognised. Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognised.

Where the entity has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognised if the company has not retained control of the financial asset. Where the company retains control of the financial asset, the asset is continued to be recognised to the extent of continuing involvement in the financial asset.

(v) Income recognition

Interest income: Interest income from debt instruments is recognised using the effective interest rate method. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of a financial asset. When calculating the effective interest rate, the company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

j) Property, plant and equipment

Freehold land is carried at historical cost. All other items of property, plant and equipment are stated at historical cost less depreciation. Historical Cost represents direct expenses incurred on acquisition or construction of the assets and the share of indirect expenses relating to construction allocated in proportion to the direct cost involved.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Capital work-in-progress comprises the cost of fixed assets that are not yet ready for their intended use on the reporting date and materials at site.

Transition to Ind AS

Effective 1 April, 2016, the Company has adopted all the Ind AS standards and the adoption was carried out in accordance with Ind AS 101 First time adoption of Indian Accounting Standards, with 1 April, 2015 as the transition date. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP.

On transition to Ind AS, the company has decided to continue with the carrying value of all of its property, plant and equipment recognized as at 1 April 2015 measured under previous GAAP and use that carrying value as the deemed cost of property, plant and equipment.

Depreciation methods, estimated useful lives and residual value

Depreciation on fixed assets is provided on 'Straight Line Method' based on useful life as prescribed under Schedule II of the Companies Act 2013. Freehold land is not amortised.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in profit or loss within other gains/(losses).

k) Trade and other payables

These amounts represent liabilities for goods and services provided to the company prior to the end of financial year which are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

l) Borrowing costs

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised as part of the cost of respective assets during the period of time that is required to complete and prepare the asset for its intended use. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale. Other borrowing costs are expensed in the period in which they are incurred.

m) Foreign currencies

Effective 1st April, 2018, the Company has adopted Appendix B to Ind AS 21, Foreign Currency Transactions and Advance Consideration which clarifies the date of transaction for the purpose of determining the exchange rate to be used on initial recognition of the related asset, expense or income when an entity has received or paid advance consideration in a foreign currency. There is no impact of adoption of the standard on the financial statement.

n) Provisions, contingent liabilities and contingent assets

Provisions are recognised when there is a present legal or statutory obligation or constructive obligation as a result of past events and where it is probable that there will be outflow of resources to settle the obligation and when a reliable estimate of the amount of the obligation can be made.

Contingent liabilities are recognized only when there is a possible obligation arising from past events due to occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company or where any present obligation cannot be measured in terms of future outflow of resources or where a reliable estimate of the obligation cannot be made. Obligations are assessed on an ongoing basis and only those having a largely probable outflow of resources are provided for.

Contingent assets where it is probable that future economic benefits will flow to the company are not recognised but disclosed in the financial statements. However, when the realisation of income is virtually certain, then the related asset is no longer a contingent asset, but it is recognised as an asset.

o) Earnings per share

(i) Basic earnings per share

Basic earnings per share is calculated by dividing:

- the profit for the year attributable to equity shareholders of the company
- by the weighted average number of equity shares outstanding during the financial year,

(ii) Diluted earnings per share

Diluted earnings per share adjusts the figures used in the determination of basic earnings per share to take into account:

- the after income tax effect of interest and other financing costs associated with dilutive potential equity shares, and
- the weighted average number of additional equity shares that would have been outstanding assuming the conversion of all dilutive potential equity shares.

p) Rounding of amounts

All amounts disclosed in the financial statements and notes have been rounded off to rupees in lakhs with two decimals as per the requirement of Schedule III, unless otherwise stated.