

BRIGADE HOTEL VENTURES LIMITED

Corporate Identity Number (CIN) :U74999KA2016PLC095986
Regd. Off.: 29th & 30th Floor, World Trade Center,
Brigade Gateway Campus, 26/1, Dr. Rajkumar Road,
Malleswaram-Rajajinagar, Bangalore - 560 055
Phone : +91 - 080 - 4137 9200 Fax : +91 - 080 - 2221 0784



NOTICE

Notice is hereby given that the Seventh Annual General Meeting of Brigade Hotel Ventures Limited will be held on Monday, 10th July 2023 at 11.00 a.m. at the Board Room, 30th Floor, World Trade Center, Brigade Gateway Campus, 26/1, Dr. Rajkumar Road, Malleswaram - Rajajinagar, Bangalore- 560055 to transact the following business:

ORDINARY BUSINESS:

1. To receive, consider and adopt the Audited Balance Sheet as at 31st March 2023 and Audited Profit & Loss Account and the Cash Flow Statement for the financial year ended 31st March 2023 and the reports of the Board of Directors and the Auditors thereon.

"RESOLVED THAT the audited financial statements of the Company including the Balance Sheet as at 31st March 2023, the Profit & Loss Account and the Cash Flow Statement for the year ended on that date, notes to financial statements, reports of the Board and Auditors' thereon be and are hereby received, considered and adopted."

2. To appoint a Director in place of Mr. Amar Shivram Mysore (DIN: 03218587) who retires by rotation and being eligible, offers himself for re-appointment.

"RESOLVED THAT pursuant to the provisions of Section 152 and other applicable provisions, if any, of the Companies Act, 2013 and the rules made thereunder (including any statutory modification(s) or re-enactment thereof, for the time being in force), Mr. Amar Shivram Mysore (DIN: 03218587) who retires by rotation and being eligible, offers himself for re-appointment, be and is hereby re-appointed as a Director of the Company, liable to retire by rotation."

Place: Bangalore
Date: 11th May 2023

By order of the Board
For Brigade Hotel Ventures Limited

Vineet Verma
Director
DIN: 06362115

Registered Office
29th & 30th Floor, World Trade Center
Brigade Gateway Campus, 26/1,
Dr. Rajkumar Road,
Bangalore-560055



BRIGADE

Building Positive Experiences

NOTES:

1. A MEMBER ENTITLED TO ATTEND AND VOTE IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE ON HIS/ HER BEHALF AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY. Pursuant to the provisions of Section 105 of the Companies Act, 2013, a person can act as a proxy on behalf of not more than fifty members and holding in aggregate not more than ten percent of the total share capital of the Company. Members holding more than ten percent of the total share capital of the company may appoint a single person as proxy, who shall not act as proxy for any other Member.
2. The instrument of proxy, in order to be effective, should be deposited at the Registered Office of the Company duly completed and signed, not later than 48 hours before the commencement of the meeting. A proxy form is annexed to this Report. Proxies submitted on behalf of corporates, limited liability partnerships, societies etc. must be supported by an appropriate resolution/authority, as applicable.
3. Members / proxies should bring the duly filled Attendance Slip enclosed herewith to attend the meeting.
4. The Register of Directors and Key Managerial Personnel and their shareholding, maintained under Section 170 of the Companies Act, 2013, and The Register of Contracts or Arrangements maintained under Section 189 of the Companies Act, 2013, will be available for inspection by the members at the Annual General Meeting.
5. The Route Map of the venue of the meeting is annexed to this Notice.
6. In case of joint holders attending the AGM, the member whose name appears as the first holder in the order of the names as per the Register of Members of the Company will be entitled to vote.
7. The Register of Directors and Key Managerial Personnel and their shareholding, maintained under Section 170 of the Companies Act, 2013, and The Register of Contracts or Arrangements maintained under Section 189 of the Companies Act, 2013, will be available for inspection by the members electronically during the meeting.
8. Members are requested to convert physical shareholding if any to electronic mode pursuant to notification dated September 10, 2018 issued by The Ministry of Corporate Affairs for public limited companies and hence are requested to direct change of address notifications and updates of savings bank account details to their respective Depository Participant(s). The Company had also previously sent communications to all the shareholders in this regard.
9. The details of the ISIN (International Securities Identification Number) of the Company is as follows:



BRIGADE

Building Positive Experiences

Company	ISIN	Name of the Instrument
Brigade Hotel Ventures Ltd	INE03NU01014	Equity Shares

10. Members are requested to send all communications relating to Shares to our Registrar and Share Transfer Agents at the following address:

KFIN Technologies Limited
Selenium Tower B, Plot no.31 & 32, Financial District
Nanakramguda, Serilingampally Mandal, Hyderabad - 500 032
Ph No.: +91 40 6716 2222
Email: unlservices@kfintech.com

11. All documents referred to in the Notice will be available for inspection during normal business hours on working days up to the date of the Annual General Meeting.



BRIGADE

Building Positive Experiences

BRIGADE HOTEL VENTURES LIMITED

CIN: U74999KA2016PLCO95986

Regd. Off.: 29th & 30th Floor, World Trade Center, Brigade Gateway Campus,
26/1, Dr. Rajkumar Road, Malleswaram-Rajajinagar, Bangalore 560 055

Seventh Annual General Meeting

ATTENDANCE SLIP

(To be handed over at the entrance of the Meeting Hall)

CLID/ Folio No. :

DPID. :

No. of Shares held:

I/ We certify that I/ We am/ are a Registered Shareholder/Proxy for the Registered Shareholder of the Company. I/ We hereby record my/ our presence at the Seventh Annual General Meeting of the Company being held on Monday, 10th July 2023 at 11.00 a.m. at the Board Room, 30th Floor, World Trade Center, Brigade Gateway Campus, 26/1, Dr. Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560 055

Name of the Member/Proxy
(in Block Letters)

Signature of Member / Proxy



BRIGADE

Building Positive Experiences

BRIGADE HOTEL VENTURES LIMITED

CIN: U74999KA2016PLC095986

**Regd. Off. : 29th & 30th Floor, World Trade Center, Brigade Gateway Campus,
26/1, Dr. Rajkumar Road, Malleswaram-Rajajinagar, Bangalore 560 055**

FORM MGT- 11- PROXY FORM

[Pursuant to Section 105(6) of the Companies Act, 2013 and rule 19(3) of the Companies
(Management and Administration) Rules, 2014]

Name of the member(s):	
Registered address:	
E-mail Id:	
Folio No/ Client Id:	
DP Id:	

I/We, being the member(s) of Shares of Brigade Hotel Ventures Limited,
hereby appoint:

1. Name :
Address :
E-mail ID :
Signature :, or failing him
2. Name :
Address :
E-mail ID :
Signature :, or failing him
3. Name :
Address :
E-mail ID :
Signature :

as my/our proxy to attend and vote (on a poll) for me/us and on my/our behalf at the Seventh Annual General Meeting of the Company, to be held on Monday, 10th July, 2023 at 11.00 a.m. at the Board Room, 30th Floor, World Trade Center, Brigade Gateway Campus, 26/1 Dr. Rajkumar



BRIGADE

Building Positive Experiences

Road, Malleswaram-Rajajinagar, Bangalore - 560055 and at any adjournment thereof in respect of such resolutions as are indicated below:

Resolution Number	Resolutions	Vote	
		For	Against
Ordinary Business			
1	Adoption of Annual Accounts and Reports thereon for the financial year ended 31st March, 2023		
2	Re-appointment of Mr. Amar Shivram Mysore (DIN: 03218587) as a Director liable to retire by rotation		

Signed this _____

Affix
Revenue
Stamp

Signature of Shareholder

Signature of Proxy holder(s)

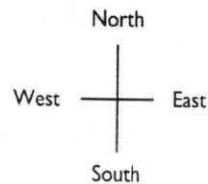
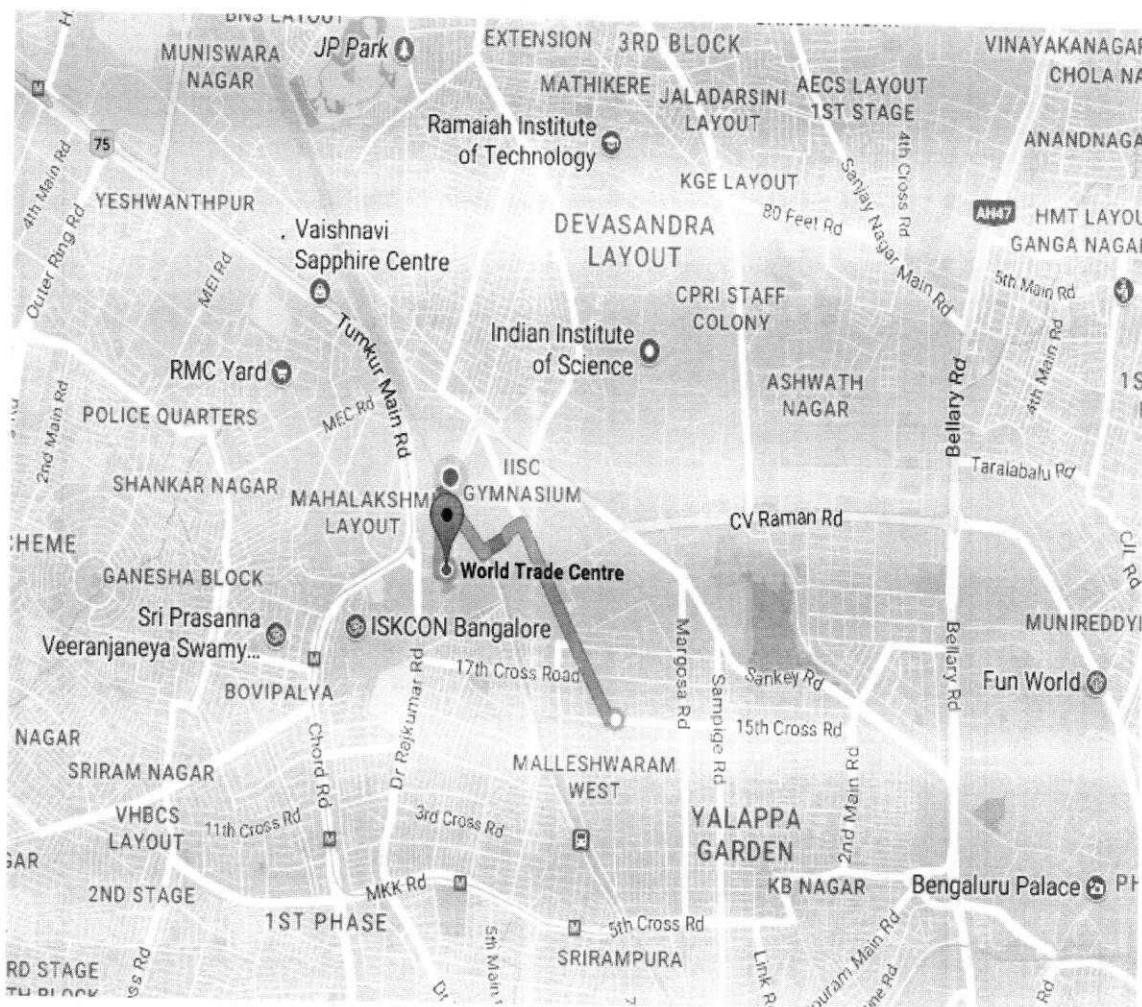
Note: This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the Meeting.



BRIGADE

Building Positive Experiences

Route Map to the Seventh Annual General Meeting



BRIGADE HOTEL VENTURES LIMITED

Corporate Identity Number (CIN) :U74999KA2016PLC095986
Regd. Off.: 29th & 30th Floor, World Trade Center,
Brigade Gateway Campus, 26/1, Dr. Rajkumar Road,
Malleswaram-Rajajinagar, Bangalore - 560 055
Phone : +91 - 080 - 4137 9200 Fax : +91 - 080 - 2221 0784



BOARD'S REPORT

Dear Members,

We have pleasure in presenting the Seventh Annual Report on the business and operations of the Company together with the Audited Statement of Accounts for the financial year ended 31st March 2023.

FINANCIAL HIGHLIGHTS:

Particulars	(Amount in Rupees Lakhs)	
	2022-23	2021-22
Total Income	30,472	12,905
Total Expenses	32,227	21,875
Profit/(Loss) before exceptional items and tax	(1,755)	(8,970)
Exceptional Items	(1,100)	944
Profit/Loss before tax	(655)	(9914)
Current Tax	-	-
Deferred tax	(195)	(2,887)
Profit/(Loss) After tax	(460)	(7,027)
Other Comprehensive Income	11	43
Total Comprehensive Income/Loss	(449)	(6,984)

FINANCIAL & OPERATIONAL OVERVIEW:

During the year under review, your Company has achieved a turnover of Rs. 30,472 lakhs as against Rs. 12,905 lakhs in the previous year, an increase of 136%. This is due to the overall growth in the hospitality sector which has resulted in an increase in occupancy and the average room rates. The total expenditure for the year ended 31st March 2023 has been Rs. 32,227 as against Rs. 21,875 lakhs in the previous year. The increase in expenditure is due to the result of increased business during the year. The total comprehensive loss for the year ended 31st March 2023 stood at Rs. (449) lakhs as compared to Rs. (6,984) Lakhs in the previous year ended 31st March 2022. It is good to note that the loss in the business in the previous year has drastically come down and is close to break even. We expect the Company to make profits in the near future.

Your Company along with its subsidiary has a total of 8 operating hotels located in Bengaluru, Mysuru, Chennai, Kochi and GIFT City. † Your Company along with its subsidiary has a total of 1474 keys which are operational as on 31st March 2023. The average occupancy during the year was 69%. The average gross operating profit during the financial year 2023 the average gross operating profit stood at Rs. 1400 Millions.

SUBSIDIARIES AND ASSOCIATES:

The Company is a Wholly Owned Subsidiary of Brigade Enterprises Limited. SRP Prosperita Hotel Ventures Ltd is a subsidiary of the company. There are no associate companies as on 31st March 2023.



BRIGADE

Building Positive Experiences

FINANCIAL STATEMENTS OF SUBSIDIARIES:

A statement containing the salient features of the financial statements of subsidiary company as required in Form AOC-1 is attached as **Annexure-1** to this Report.

TRANSFER TO RESERVES & DIVIDEND:

The Company has not transferred any amount to reserves or declared any dividend for the year under review.

FIXED DEPOSITS:

The Company has not accepted any deposits in terms of Chapter V of the Companies Act, 2013 read with the Companies (Acceptance of Deposit) Rules, 2014, during the year and accordingly, no amount is outstanding as on the Balance Sheet date.

SHARE CAPITAL:

There has been no change in the Share Capital of the Company during the year.

The paid-up share capital of the Company is Rs. 2,81,43,00,000/- (Rupees Two Hundred and Eight One Crores Forty-Three Lakhs only) comprising of:

- Rs. 1,00,00,000 (Rupees One Crore Only) divided into 10,00,000 equity Shares of Face Value of Rs. 10/- each.
- Rs. 2,80,43,00,000 (Rupees Two Hundred and Eight Crores Forty-Three Lakhs only) divided into 2,80,43,000 0.01% Optionally Convertible Redeemable Preference Shares (OCRPS) of Rs. 100/- each.

DEBENTURES:

During the year under review, the Company has not issued any Debentures. As on date, the Company does not have any outstanding Debentures.

BOARD OF DIRECTORS:

The Board of Directors of the Company comprises of 3 directors of which all are Non-Executive Directors. The composition of the Board of Directors is in due compliance of the Companies Act, 2013.

Sl. No.	Name of the Director	Designation
1	Ms. Nirupa Shankar	Non-Executive Director
2	Mr. Amar Shivram Mysore	Non-Executive Director
3	Mr. Vineet Verma	Non-Executive Director



BRIGADE

Building Positive Experiences

In accordance with the Articles of Association of the Company and the provisions of Section 152(6)(e) of the Companies Act, 2013, Mr. Amar Shivram Mysore (DIN : 03218587) Director of the Company will retire by rotation at the ensuing Annual General Meeting and being eligible, offers himself for reappointment.

None of the Directors of the Company are disqualified under Section 164(2) of the Companies Act, 2013.

BOARD MEETINGS:

During the year under review, the Board of Directors of the Company met 4 (Four) times on the following dates:

Dates on which Board Meetings were Held	Total Strength of the Board	No of Directors Present
29 th April, 2022	3 (Three)	3 (Three)
19 th July, 2022	3 (Three)	3 (Three)
3 rd November, 2022	3 (Three)	3 (Three)
27 th January, 2023	3 (Three)	3 (Three)

ATTENDANCE OF DIRECTORS AT BOARD MEETINGS AND THE SIXTH ANNUAL GENERAL MEETING:

The Board of Directors of the Company have attended the Board Meetings and the Sixth Annual General Meeting, the details of which are as follows:

Name of the Directors	Board meetings attended in the financial year 2022-23	Attendance in the Sixth Annual General Meeting held on 28 th July, 2022
Ms. Nirupa Shankar	4 (Four)	Yes
Mr. Vineet Verma	4 (Four)	Yes
Mr. Amar Shivram Mysore	4 (Four)	Yes

AUDIT COMMITTEE:

During the year 2022-23, the Audit Committee met 4 times. The dates on which the said meetings were held are as follows:

29th April, 2022

19th July, 2022

3rd November, 2022

27th January, 2023

The composition of the Audit Committee and the details of meetings attended by its members are given below:



BRIGADE
Building Positive Experiences

SI No.	Name of the Directors	Designation	No. of Committee Meetings during the year 2022-23	
			Held	Attended
1	Mr. Vineet Verma	Chairman	4 (Four)	4 (Four)
2	Ms. Nirupa Shankar	Member	4 (Four)	4 (Four)
3	Mr. Ananda Natarajan	Member	4 (Four)	4 (Four)
4	Mr. Amar Shivram Mysore	Member	4 (Four)	4 (Four)

NOMINATION & REMUNERATION (NRC) COMMITTEE:

The Nomination and Remuneration Committee met once during the year on 27th January, 2023. The details of the attendance of the members for this meeting is as follows:

Name of the Committee Member	Designation	No. of Committee Meetings during the year 2022-23	
		Held	Attended
Mr. Vineet Verma	Chairman	1	1
Ms. Nirupa Shankar	Member	1	1
Mr. Amar Shivram Mysore	Member	1	1

The Company Secretary acts as the Secretary of the Committee.

POLICY ON DIRECTORS' APPOINTMENT AND REMUNERATION:

The Directors of the Company are appointed by the Members at Annual General Meetings in accordance with the provisions of the Companies Act, 2013 and the rules made thereunder.

There is no remuneration paid to any directors and the directors are not entitled for any sitting fees for attending the meetings of the Board.

DIRECTORS' RESPONSIBILITY STATEMENT:

The Board of Directors hereby confirm that:

- a) in the preparation of the annual financial statements for the year ended 31st March 2023, the applicable accounting standards have been followed along with proper explanation relating to material departures;
- b) the Directors had 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 at the end of the financial year and of the profit of the Company for that period;
- c) the Directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;



BRIGADE

Building Positive Experiences

- d) the annual financial statements have been prepared on a going concern basis;
- e) there are proper systems to ensure compliance with the provisions of all applicable laws were in place and were adequate and operating effectively.

KEY MANAGERIAL PERSONNEL:

Ms. Parekh Niddhi R, Company Secretary resigned effective 8th April 2023. The Company is in the process of identifying a suitable candidate for the post of Company Secretary.

As on date of this report, Mr. Anand Natarajan, Chief Financial Officer and Mr. Arindam Mukherjee, Manager are the Key Managerial Personnel of the Company in accordance with the provisions of Section 203 of the Companies Act, 2013.

ANNUAL RETURN:

Pursuant to Section 92 (3) of the Companies Act, 2013, a copy of the Annual Return of the Company for the period 31st March 2023 is uploaded on the Holding Company's website under the following link: www.brigadegroup.com.

PARTICULARS OF EMPLOYEES:

The Company has 807 employees as on 31st March 2023. There are no employees in the Company who are in receipt of remuneration in excess of the limits prescribed in section 134 of the companies Act, 2013 read with the Rule 5(2) & 5(3) of Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 during the year. None of the Directors have received any remuneration for attending the Board and Committee Meetings.

STATUTORY AUDITORS:

The Members of the Company at the Sixth Annual General Meeting held on 28th July, 2022 approved the re-appointment of M/s. S. R. Batliboi & Associates LLP, Chartered Accountants (Registration No. 101049W/E300004), Statutory Auditors of the Company for a further period of 5 years i.e., from the conclusion of the Sixth Annual General Meeting till the conclusion of Eleventh Annual General Meeting of the Company, in terms of Section 139 of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014.

The qualifications/ adverse remarks/ observations of the Statutory Auditors for the financial statements for the year ended 31st March 2023 and the explanations from the Board of Directors is as provided below:

Sl. No.	Qualifications/ Adverse Remarks/ Observations	Explanation by the Board
1	Proper books of account as required by law have been kept by the Company, in electronic mode on servers physically located in India, except that the backup of the books of account and other books and papers maintained in electronic mode with respect to individual hotel units has not been maintained on servers physically located in India on daily basis as stated in Note 42 to the financial statements	All the backup data of the hotel units are in cloud and the management is taking steps to ensure that the daily back-up of books of account of the 2 hotel units are maintained in physical servers in India.



BRIGADE

Building Positive Experiences

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS:

Details of Loans, Guarantees and Investments covered under the provisions of Section 186 of the Companies Act, 2013 are given in the notes to the Financial Statements.

PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES:

The related party transactions undertaken during the financial year 2022-23 as detailed in the notes to accounts of the financial Statements which have been carried out at arms' length basis and in the normal course of business.

BOARD EVALUATION:

Annual evaluation of the performance of the Board, its committees and of individual Directors of the Company for the Financial Year 2022-23 has been made as per the provisions of Companies Act, 2013.

SECRETARIAL AUDIT REPORT:

Pursuant to the provisions of the Companies Act, 2013, the Board of Directors of the Company have appointed Mr. K. Rajshekar, Practicing Company Secretary (CP No. 2468) to conduct the Secretarial Audit for the financial year 2022-23 and his Report on Company's Secretarial Audit is appended as **Annexure-2** to this Report.

There are no qualifications or adverse remarks in the Secretarial Audit Report which require any explanation from the Board of Directors.

MATERIAL CHANGES AND COMMITMENTS:

There were no material changes and commitments for the period under review, which significantly affects the financial position of the Company.

SIGNIFICANT OR MATERIAL ORDERS:

During the financial year under review, no significant and material Orders were passed by the Regulators or Courts or Tribunals impacting the going concern status and the Company's operations in the future.

INTERNAL FINANCIAL CONTROL SYSTEMS:

The Company has adequate internal financial control systems in place with reference to the financial statements.

During the year under review, these controls were evaluated, and no significant weakness was identified either in the design or operation of the controls.

RISK MANAGEMENT:

The Board of Directors have been entrusted with the responsibility for establishing policies to monitor and evaluate risk management systems of the Company. The Board reviews the same in the Board meetings regularly and the Internal Audit exercise aids the Board in this evaluation exercise.



BRIGADE

Building Positive Experiences

The business risks identified are reviewed and a detailed action plan to mitigate identified risks is drawn up and its implementation monitored. The key risks and mitigation actions will also be placed before the Board of Directors of the Company on a periodic basis.

CORPORATE SOCIAL RESPONSIBILITY:

The provisions relating to Corporate Social Responsibility are not applicable to the Company as on 31st March 2023.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO:

A. CONSERVATION OF ENERGY:

The Company is engaged in the service sector and has limited energy consumption requirements. However, the company is focusing on optimization of its energy consumption levels.

B. TECHNOLOGY ABSORPTION: NIL

C. FOREIGN EXCHANGE EARNINGS AND OUTGO:

During the year under review, the Company has total foreign earnings of Rs. 78,86,48,542/- and foreign outgoings of Rs. 11,70,07,355 /-.

DISCLOSURE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013:

As a part of the policy for Prevention of Sexual Harassment in the organization, the Company has framed a policy and constituted a "Internal Committee" for prevention and redressal of complaints on sexual harassment of women at workplace in accordance with the Sexual Harassment of Women at Workplace (Prevention, Prohibition, and Redressal) Act, 2013 and relevant rules thereunder.

The following is a summary of sexual harassment complaints received and disposed off during the year:

- No. of complaints received: Nil
- No. of complaints disposed off: Nil

WHISTLE BLOWER POLICY/VIGIL MECHANISM

As a part of Whistle Blower Policy, the Holding Company i.e. Brigade Enterprises Limited has framed a policy for the Brigade Group as part of vigil mechanism for observing the conduct of Directors and employees and report concerns about unethical behaviour, actual or suspected fraud or violation of the Company's Code of conduct to the Ethics Committee members or the Chairman of the Audit Committee of Holding Company. This mechanism also provides for adequate safeguards against victimization who avail the mechanism.



BRIGADE

Building Positive Experiences

OTHER DISCLOSURES:

- Company has complied with all applicable mandatory Secretarial Standards issued by the Institute of Company Secretaries of India for the financial year ended 31st March 2023.
- Pursuant to Section 148(1) of the Companies Act, 2013, the Company is not required to maintain any cost records.
- No frauds were reported by the Auditors as specified under Section 143 of the Companies Act 2013 for the financial year ended 31st March 2023.
- There is no change in the nature of the business of the Company.
- There are no differential voting rights shares issued by the Company.
- There were no sweat equity shares issued by the Company.
- There are no Corporate Insolvency proceedings initiated against the company under Insolvency and Bankruptcy Code, 2016 (IBC).

ACKNOWLEDGEMENTS:

The Directors wish to place on record their appreciation to all the stakeholders for their continued support and patronage.

Place: Bangalore
Date: 11th May 2023


Nirupa Shankar
Director
DIN: 02750342

By Order of the Board
For **Brigade Hotel Ventures Limited**


Vineet Verma
Director
DIN: 06362115



BRIGADE

Building Positive Experiences

Annexure-1

Form AOC-1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

**Statement containing salient features of the financial statement of subsidiaries/
associate companies/ joint ventures**

Part "A": Subsidiaries

Particulars	(Amount in Rs. Lakhs)	
	SRP Prosperita Hotel Ventures Ltd	
Reporting period	2022-23	
Reporting currency	INR (Lakhs)	
Share capital	3634.32	
Other Equity	561.01	
Total Assets	13,540.58	
Total Liabilities	13,540.58	
Investments	5.62	
Turnover	5,235.28	
Profit/Loss before Taxation	200.69	
Provision for Taxation	50.29	
Profit/Loss after Taxation	150.40	
Other Comprehensive Income	4.55	
Total Comprehensive Income	154.95	
Proposed Dividend	-	
% of Shareholding	50%	

Notes:

- Name of subsidiary which is yet to commence the operations: NA
- Names of subsidiaries which have been liquidated or sold during the year: NA

By Order of the Board
For Brigade Hotel Ventures Limited


Nirupa Shankar
Director
DIN: 02750342


Vineet Verma
Director
DIN: 06362115

Place: Bangalore
Date: 11th May 2023

Form No. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2023

*[Pursuant to section 204(1) of the Companies Act, 2013 and Rule No. 9 of the
Companies (Appointment and Remuneration Personnel) Rules, 2014]*

To,

The Members,

Brigade Hotel Ventures Limited

Bengaluru

I have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Brigade Hotel Ventures Limited** (hereinafter called the Company). Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of the **Brigade Hotel Ventures Limited** books, papers, minute books, forms and returns filed and other records maintained by the company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of Secretarial Audit, I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended on 31st March, 2023 complied with the statutory provisions listed hereunder and also that the Company has proper Board-Processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by **Brigade Hotel Ventures Limited** (“the Company”) for the Financial Year ended on 31st March, 2023 according to the provisions of:

(i) The Companies Act, 2013 (the Act) and the rules made thereunder;

(ii) The Securities Contracts (Regulation) Act, 1956 (‘SCRA’) and the rules made thereunder; ♦

- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;*
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):- ♦
 - (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; ♦
 - (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 1992; ♦
 - (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009; ♦
 - (d) The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999; ♦
 - (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; ♦
 - (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client; ♦
 - (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; and♦
 - (h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998♦
- (vi) Other Laws as are applicable to Hospitality Industry:-
 1. Food Safety and Standards Act, 2006; Food Safety and Standard Rules, 2011; The Prevention of Food Adulteration Act, 1954; Legal Metrology Act, 2009
 2. State Laws such as Shops and Establishment Act, Municipal Laws, Rules and Procedures
 3. Environment (Protection) Act, 1986, Water (Prevention and Control of Pollution) Act,1974
 4. Energy Conservation Act, 2001 and other related State laws governing Fire Services, Lifts, Escalators and Passenger Conveyors, Land/Water Conservation.

I have also examined compliance with applicable clauses of the following:

- (i) Secretarial Standards issued by the Institute of Company Secretaries of India;
- (ii) The listing Agreement entered into by the Company with the Stock Exchange(s), if applicable; ♦

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc, mentioned above.

My opinion is based on audit evidence, explanations and information given to me during the audit and the Management Representation Letter in support that there were no specific non-compliances in respect of the Act, Rules, Regulations, Guidelines, Standards, etc., mentioned above.

I Further Report That

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.^

Adequate Notice is given to all Directors to schedule the Board Meetings, Agenda and detailed Notes on Agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the Agenda items before the Meeting and for meaningful participation at the Meeting.

Majority decision is carried through while the dissenting members' views are captured and recorded as part of the minutes.

I Further Report That there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

I Further Report That during the audit period the company has:

- Statutory Auditors were re-appointed for a 2nd Terms of 5 Years

Place : Bengaluru

Date : 11th May, 2023

UDIN: F004078E000287405

Signature: **Rajshekar** Digitally signed by
Rajshekar
Date: 2023.05.11 11:42:09
+05'30'

Name of Company Secretary in practice: Rajshekar

FCS No.: 4078

C P No.: 2468

♦ These Laws/Rules/Regulations/Guidelines/Standards are not applicable as the Company is an Unlisted Public Limited Company.

** Note Applicable as there were no instances referred to in this point, during the financial year.*

^ The Company does not have any executive directors. There are no independent directors on the Board as there is no mandatory requirement to appoint them.

ANNEXURE

To
The Members
Brigade Hotel Ventures Limited
Bengaluru

My report of even date is to be read along with this letter.

1. Maintenance of secretarial record is the responsibility of the management of the company. My responsibility is to express an opinion on these secretarial records based on our audit.
2. I have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. I believe that the processes and practices, I followed provide a reasonable basis for our opinion.
3. I have not verified the correctness and appropriateness of financial records and Books of Accounts of the company.
4. Where ever required, I have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. My examination was limited to the verification of procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the company nor of the efficacy or effectiveness with which the management has conducted the affairs of the company.

Place : Bengaluru
Date : 11th May, 2023

Signature: **Rajshekar** Digitally signed by Rajshekar
Date: 2023.05.11 11:42:36
+05'30'
Name of Company Secretary in practice: Rajshekar
FCS No.: 4078
C P No.: 2468

INDEPENDENT AUDITOR'S REPORT

To the Members of Brigade Hotel Ventures Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Brigade Hotel Ventures Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2023, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Statement of Cash Flow and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of 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 financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, its loss including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the 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 financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Emphasis of Matter

We draw attention to Note 28(b)(ii) in connection with an ongoing litigation relating to assessment of property tax. Pending ultimate outcome of the matter, no adjustments have been made in the accompanying financial statements.

Our opinion is not modified in respect of this matter.

Other Information

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

Our opinion on the 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 financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the 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.

Responsibility of Management for the 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 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 accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of 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 the 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the 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.



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 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 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 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 with reference to financial statements 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 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 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 financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. 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 purposes of our audit;
 - (b) In our opinion, proper books of account as required by law have been kept by the Company, in electronic mode on servers physically located in India so far as it appears from our examination of those books, except that the backup of the books of account and other books and papers maintained in electronic mode with respect to individual hotel units has not been maintained on servers physically located in India on daily basis as stated in Note 42 to the financial statements;
 - (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - (e) The matter described in Emphasis of Matter paragraph above, in our opinion, may have an adverse effect on the functioning of the Company;
 - (f) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

- (g) The qualification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph (b) above.
- (h) With respect to the adequacy of the internal financial controls with reference to these financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report.
- (i) The Company has not paid any managerial remuneration during the year and hence, provisions of section 197 read with Schedule V of the Act are not applicable to the Company for the year ended March 31, 2023.
- (j) 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 has disclosed the impact of pending litigations on its financial position in its financial statements – Refer Note 28(b)(ii) to the financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any provision for material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. a) The management has represented that, to the best of its knowledge and belief, as disclosed in the note 40(v) to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediaries shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
b) The management has represented that, to the best of its knowledge and belief, as disclosed in the note 40(vi) to the financial statements, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
c) Based on such audit procedures that were considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
 - v. No dividend has been declared or paid during the year by the Company
 - vi. As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable for the Company only w.e.f. April 1, 2023, reporting under this clause is not applicable.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

per Sudhir Kumar Jain
Partner
Membership Number: 213157

UDIN: 23213157BGYAKY3517

Place: Bengaluru
Date: May 11, 2023



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

Annexure '1' referred to in paragraph under the heading "Report on other legal and regulatory requirements" of our report of even date

Re: Brigade Hotel Ventures Limited ("the Company")

In terms of the information and explanations sought by us and given by the company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

- (i) (a)(A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
- (a)(B) The Company has maintained proper records showing full particulars of intangible assets.
- (b) All property, plant and equipment have not been physically verified by the management during the year but there is a regular program of verification which in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.
- (c) The title deeds of immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) disclosed in note 3.1 to the financial statements included in property, plant and equipment are held in the name of the Company based on the confirmations received from the lenders.
- (d) The Company has not revalued its Property, Plant and Equipment (including Right of use assets) or intangible assets during the year ended March 31, 2023.
- (e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder as disclosed in the note 40(j) to the financial statements.
- (ii) (a) The management has conducted physical verification of inventory at reasonable intervals during the year. In our opinion, the coverage and the procedure of such verification by the management is appropriate. Discrepancies of 10% or more in aggregate for each class of inventory were not noticed on such physical verification.
- (b) The Company has been sanctioned working capital limits in excess of Rs. five crores in aggregate from a bank during the year on the basis of security of current assets of the Company. Based on the records examined by us in the normal course of audit of the financial statements, the quarterly returns/statements filed by the Company with such bank are in agreement with the books of accounts of the Company.
- (iii) (a) During the year, the Company has not provided loans, advances in the nature of loans, stood guarantee or provided security to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(ii)(a) of the Order is not applicable to the Company.
- (b) During the year, the Company has not made investments, provided guarantees, provided security and granted loans and advances in the nature of loans to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company.
- (c) The Company has granted loans to a company where the schedule of repayment of principal and payment of interest has been stipulated and the repayment or receipts are regular.
- (d) There are no amounts of loans and advances in the nature of loans granted to companies, firms, limited liability partnerships or any other parties which are overdue for more than ninety days.
- (e) There were no loans or advance in the nature of loan granted to companies, firms, limited liability partnerships or any other parties which was fallen due during the year, that have been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties.
- (f) The Company has not granted any loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(f) of the Order is not applicable to the Company.
- (iv) Loans, investments, guarantees and security in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 are applicable have been complied with by the Company.
- (v) The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

- (vi) The Central Government has not specified the maintenance of cost records under Section 148(1) of the Companies Act, 2013, for the products/services of the Company. Accordingly, the requirement to report on clause 3(vi) of the Order is not applicable to the Company.
- (vii) (a) Undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, duty of custom, cess and other statutory dues have generally been regularly deposited with the appropriate authorities though there have been slight delays in few cases. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.
- (b) The dues of goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of custom, duty of excise, value added tax, cess, and other statutory dues which have not been deposited on account of any dispute, are as follows:

Name of the statute	Nature of the dues	Amount demanded (Rs. in lakhs)	Amount paid under protest (Rs. in lakhs)	Period to which the amount relates	Forum where the dispute is pending
Karnataka Municipal Corporations Act, 1976 read with Bruhat Bangalore Mahanagara Palike Property Tax Rules, 2009	Property Tax	9,222	4,093	2011-12 to 2021-22	High Court of Karnataka

- (viii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year as disclosed in note 40(vii) of the financial statements. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.
- (ix) (a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest as applicable thereon to any lender.
- (b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (c) Term loans were applied for the purpose for which the loans were obtained.
- (d) On an overall examination of the financial statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.
- (e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiary.
- (f) The Company has not raised loans during the year on the pledge of securities held in its subsidiary. Hence, the requirement to report on clause (ix)(f) of the Order is not applicable to the Company.
- (x) (a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) and hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.
- (b) The Company has not made any preferential allotment or private placement of shares /fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) No fraud by the Company or no fraud on the Company has been noticed or reported during the year.
- (b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by secretarial auditor or by us in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- (xii) (a) The Company is not a nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a) of the Order is not applicable to the Company.
- (b) The Company is not a nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(b) of the Order is not applicable to the Company.
- (c) The Company is not a nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(c) of the Order is not applicable to the Company.



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

- (xiii) Transactions with the related parties are in compliance with sections 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provisions of section 177 are not applicable to the Company and accordingly the requirements to report under clause 3(xiii) of the Order insofar as it relates to section 177 of the Companies Act, 2013 is not applicable to the Company.
- (xiv)(a) The Company has an internal audit system commensurate with the size and nature of its business.
- (b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit have been considered by us.
- (xv) The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.
- (xvi)(a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.
- (b) The Company is not engaged in any Non-Banking Financial or Housing Finance activities. Accordingly, the requirement to report on clause (xvi)(b) of the Order is not applicable to the Company.
- (c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi)(c) of the Order is not applicable to the Company.
- (d) There is no Core Investment Company as a part of the Group, hence, the requirement to report on clause 3(xvi)(d) of the Order is not applicable to the Company.
- (xvii) The Company has not incurred cash losses in the current year. The Company has incurred cash losses amounting to Rs. 4,192 lakhs in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year and accordingly requirement to report on Clause 3(xviii) of the Order is not applicable to the Company.
- (xix) On the basis of the financial ratios disclosed in note 39 to the financial statements, the ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions and considering the Company's current liabilities exceeds the current assets by Rs. 10,054 lakhs, the Company has obtained the letter of financial support from its holding company, nothing has come to our attention, which causes us to believe that Company is not capable of meeting its liabilities, existing at the date of balance sheet, as and when they fall due within a period of one year from the balance sheet date.
- We, further state that this is not an assurance as to the future viability of the Company and our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) (a) The provisions of Section 135 to the Companies Act, 2013 in relation to Corporate Social Responsibility is not applicable to the Company. Accordingly, the requirement to report on clause 3(xx)(a) of the Order is not applicable to the Company.
- (b) The provisions of Section 135 to the Companies Act, 2013 in relation to Corporate Social Responsibility is not applicable to the Company. Accordingly, the requirement to report on clause 3(xx)(b) of the Order is not applicable to the Company.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per Sudhar Kumar Jain
Partner
Membership Number: 213157

UDIN: 23213157BGYAKY3517

Place: Bengaluru
Date: May 11, 2023



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

Annexure '2' referred to in paragraph under the heading "Report on other legal and regulatory requirements" of our report of even date

Re: **Brigade Hotel Ventures Limited ("the Company")**

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to the financial statements of Brigade Hotel Ventures Limited ("the Company") as of March 31, 2023 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 Company's Management 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 (the "Guidance note"). 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, including adherence to the Company's policies, 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 Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls and, both issued by the Institute of Chartered Accountants of India. 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 with reference to these financial statements 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 with reference to these financial statements and their operating effectiveness. Our audit of internal financial controls with reference to these financial statements included obtaining an understanding of internal financial controls with reference to these financial statements, 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 judgement, 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 internal financial controls with reference to these financial statements.

Meaning of Internal Financial Controls with reference to financial statements

A company's internal financial control with reference to these financial statements 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 with reference to these financial statements 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 expenditures 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.

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to financial statements, 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 with reference to financial statements to future periods are subject to the risk that the internal financial control with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to these financial statements and such internal financial controls with reference to these financial statements were operating effectively as at March 31, 2023, 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.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

per Sudhar Kumar Jain
Partner

Membership Number: 213157

UDIN: 23213157BGYAKY3517

Place: Bengaluru

Date: May 11, 2023



Brigade Hotel Ventures Limited
Balance Sheet as at March 31, 2023
 (All amounts in Indian Rupees Lakhs, except as otherwise stated)

	Notes	March 31, 2023	March 31, 2022
ASSETS			
Non-current assets			
Property, plant and equipment	3.1	52,541	55,017
Capital work in progress	4	2,935	2,365
Intangible assets	3.2	122	192
Financial assets			
Investments	5	9,053	9,023
Other non-current financial assets	7	516	386
Deferred tax assets (net)	8	5,623	5,665
Other non-current assets	9	52	124
Assets for current tax (net)	8	334	318
Sub total		71,176	73,090
Current assets			
Inventories	10	389	223
Financial assets			
Loans	6	-	2
Trade receivables	11	1,684	994
Cash and cash equivalents	12.1	670	1,056
Bank balances other than cash and cash equivalents	12.2	2,325	2,091
Other current financial assets	7	211	154
Other current assets	9	3,080	3,181
Sub total		8,359	7,701
Total assets		79,535	80,791
EQUITY AND LIABILITIES			
Equity			
Equity share capital	13.1	100	100
Instruments entirely equity in nature	13.2	28,043	28,043
Other equity	14	(18,829)	(18,948)
Total equity		9,314	9,195
Liabilities			
Non-current liabilities			
Financial liabilities			
Borrowings	15	43,918	50,493
Lease liabilities	29	6,752	6,629
Other non-current financial liabilities	16	181	173
Other non-current liabilities	18	894	-
Long term provisions	17	63	71
Sub total		51,808	57,366
Current liabilities			
Financial liabilities			
Borrowings	15	10,858	7,778
Trade payables	19		
- Total outstanding dues of micro enterprises and small enterprises		74	81
- Total outstanding dues of creditors other than micro enterprises and small enterprises		2,971	1,738
Other current financial liabilities	16	2,902	2,962
Other current liabilities	18	1,506	1,607
Short term provisions	17	102	64
Sub total		18,413	14,230
Total equity and liabilities		79,535	80,791

2.1

Summary of significant accounting policies
 The accompanying notes are an integral part of the financial statements
 As per our report of even date

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

per Sudhir Kumar Jain
 Partner
 Membership no.: 215157



Place: Bengaluru
 Date: May 11, 2023

For and on behalf of the Board of Directors of
 Brigade Hotel Ventures Limited

Vineet Verma
 Director
 DIN: 06362115

Ananda Natarajan
 Chief Financial Officer

Nirupa Shankar
 Director
 DIN: 02750342

Arindam Mukherjee
 Manager



Brigade Hotel Ventures Limited
Statement of Profit and Loss for the year ended March 31, 2023
 (All amounts in Indian Rupees Lakhs, except as otherwise stated)

	Notes	March 31, 2023	March 31, 2022
Income			
Revenue from operations	20	30,236	12,356
Other income	21	236	549
Total income (i)		30,472	12,905
Expenses			
Cost of materials consumed	22	3,126	1,437
Employee benefits expense	23	5,557	3,259
Depreciation and amortization expenses	24	4,028	4,769
Finance costs	25	5,960	5,290
Other expenses	26	13,556	7,120
Total expenses (ii)		32,227	21,875
Profit/(loss) before exceptional items and tax (iii) = (i) - (ii)		(1,755)	(8,970)
Exceptional items			
Stamp duty on demerger	38	-	944
Reversal of impairment loss of property, plant and equipment	3.1	(1,100)	-
Total Exceptional items (iv)		(1,100)	944
Profit/(loss) before tax (v) = (iii) - (iv)		(655)	(9,914)
Tax expense			
Current tax	8	-	-
Deferred tax charge/(credit)		(195)	(2,887)
Total tax expense (vi)		(195)	(2,887)
Profit/(loss) for the year (vii) = (v) - (vi)		(460)	(7,027)
Other comprehensive income			
Items not to be reclassified to profit or loss in subsequent periods:			
Re-measurement gains on defined benefit plans		16	60
Income tax effect - credit/(charge)		(5)	(17)
Other comprehensive income ('OCI') (viii)		11	43
Total comprehensive income / (loss) for the year (ix) = (vii) + (viii) [comprising profit/(loss) and OCI for the year]		(449)	(6,984)
Earnings/(loss) per share ('EPS')			
[nominal value of share Rs.10 (March 31, 2022: Rs.10)]	27		
Basic & Diluted EPS (Rs)		(0.16)	(2.48)
Summary of significant accounting policies			
2.1			

The accompanying notes are an integral part of the financial statements.
 As per our report of even date.

For S.R. Batliboi & Associates LLP
 Chartered Accountants
 ICAI Firm registration number: 101049W/E300004

per **Sudhir Kumar Jain**
 Partner
 Membership no. 213157



Place: Bengaluru
 Date: May 11, 2023

For and on behalf of the Board of Directors of
Brigade Hotel Ventures Limited

Vineet Verma
 Director
 DIN: 06362115

Ananda Natarajan
 Chief Financial Officer

Nirupa Shankar
 Director
 DIN: 02750342

Axindam Mukherjee
 Manager



Brigade Hotel Ventures Limited
Statement of cash flow for the year ended March 31, 2023
(All amounts in Indian Rupees Lakhs, except as otherwise stated)

	Notes	March 31, 2023	March 31, 2022
Cash flows from operating activities			
Profit before tax		(655)	(9,914)
Adjustment to reconcile profit before tax to net cash flows:			
Depreciation and amortization expense		4,028	4,769
Reversal of impairment loss of property, plant and equipment		(1,100)	-
Provision for bad and doubtful debts		73	9
Advances written off		-	130
Provisions no longer required written back		-	(151)
Government Grants - Capital subsidy		(16)	(36)
Interest expense		5,960	5,290
Interest income		(185)	(141)
Operating profit before working capital changes		8,105	(44)
Movements in working capital:			
(Decrease) / increase in trade payables		(226)	(769)
(Decrease) / increase in other liabilities		758	(1,020)
(Decrease) / increase in provisions		46	34
(Increase) / decrease in inventories		(166)	(21)
(Increase) / decrease in trade receivable		(763)	41
(Increase) / decrease in loans		2	(1)
(Increase) / decrease in other assets		105	346
Cash generated from operations		9,313	(1,434)
Direct taxes (paid)/refunds, net		(116)	(64)
Net cash flow (used in)/from operating activities (A)		9,197	(1,498)
Cash flows from investing activities			
Purchase of property, plant and equipment and intangible assets (including capital work in progress)		(951)	(1,319)
Investment in bank deposits		(234)	(866)
Receipt of Government Grants - Capital Subsidy		-	962
Interest received		133	101
Net cash flow (used in) investing activities (B)		(1,052)	(1,122)
Cash flows from financing activities			
Proceeds from borrowings		2,030	(2,330)
Repayment of borrowings		(7,737)	(5,632)
Interest paid		(4,140)	(3,620)
Payment of interest portion of lease liabilities		(569)	(567)
Net cash flow from / (used in) financing activities (C)		(10,416)	2,511
Net increase in cash and cash equivalents (A + B + C)		(2,271)	(109)
Cash and cash equivalents at the beginning of the year		1,056	1,165
Cash and cash equivalents at the end of the year		(1,215)	1,056
Components of cash and cash equivalents			
Cash on hand	12.1	12	12
With banks - in current accounts	12.1	658	1,044
Less: Bank overdraft	15	(1,885)	-
Total cash and cash equivalents		(1,215)	1,056

Note: Refer note.12.1 for changes in liabilities arising from financing activities and note 29 for non-cash investing activities pertaining to right-of-use assets.

Summary of significant accounting policies

The accompanying notes are an integral part of the financial statements.
As per our report of even date

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

per **Sudhir Kumar Jain**
Partner
Membership no.: 213157



Place: Bengaluru
Date: May 11, 2023

21

For and on behalf of the Board of Directors of
Brigade Hotel Ventures Limited

Vineet Verma

Director

DIN: 06362115

Ananda Natarajan
Chief Financial Officer

Vinaya Shankar

Director

DIN: 02750342

Arindam Mukherjee
Manager



Brigade Hotel Ventures Limited
Statement of changes in Equity for the year ended March 31, 2023
(All amounts in Indian Rupees Lakhs, except as otherwise stated)

A. Equity share capital
(refer note 13.1)

Equity shares of Rs.10 each issued, subscribed and fully paid-up

As at April 01, 2021
Changes during the year
As at March 31, 2022
As at April 01, 2022
Changes during the year
As at March 31, 2023

No. of shares (in Lakhs)	Amount (Rs. in Lakhs)
10	100
-	-
10	100
10	100
-	-
10	100

B. Instruments entirely equity in nature
(refer note 13.2)

Optionally Convertible Redeemable Preference Shares of Rs.100/- each ('OCRPS')

As at April 01, 2021
Changes during the year
As at March 31, 2022
As at April 01, 2022
Changes during the year
As at March 31, 2023

No. of shares (in Lakhs)	Amount (Rs. in Lakhs)
280	28,043
-	-
280	28,043
280	28,043
-	-
280	28,043

C. Other equity
(refer note 14)

	Equity component of Compound Financial Instruments	Retained earnings	(Rs. in Lakhs) Total
As at April 01, 2021	6,182	(18,146)	(11,964)
Profit/(loss) for the year	-	(7,027)	(7,027)
Other comprehensive income	-	43	43
Total comprehensive income for the year	-	(6,984)	(6,984)
As at March 31, 2022	6,182	(25,130)	(18,948)
As at April 01, 2022	6,182	(25,130)	(18,948)
Profit/(loss) for the year	-	(460)	(460)
Other comprehensive income	-	11	11
Add: Equity component of interest-free related party loans during the year	568	-	568
Total comprehensive income for the year	568	(449)	119
As at March 31, 2023	6,750	(25,579)	(18,829)

Summary of significant accounting policies

The accompanying notes are an integral part of the financial statements.
As per our report of even date

2.1

For S.R. Batliboi & Associates LLP

Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Sudhir Kumar Jain
Partner
Membership no. 213157



For and on behalf of the Board of Directors of
Brigade Hotel Ventures Limited

Vineet Verma
Director
DIN: 06362115

Ananda Natarajan
Chief Financial Officer

Nirupa Shankar
Director
DIN: 02750342

Arindam Mukherjee
Manager



Place: Bengaluru
Date: May 11, 2023

Brigade Hotel Ventures Limited
Notes to Financial Statements for the year ended March 31, 2023
(All amounts in Indian Rupees Lakhs, except as otherwise stated)

1 Corporate information

Brigade Hotel Ventures Limited (the "Company") was incorporated on August 24, 2016. The registered office of the Company is located at 29th Floor & 30th floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr Rajkumar Road, Malleswaram-Rajajinagar, Bangalore 560 055. The Company is carrying on the hospitality business including running and managing hotels.

The financial statements were authorized for issue in accordance with a resolution of the directors on May 11, 2023.

2 Basis of preparation

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and the Companies (Accounts) Rules, 2014, as amended, and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III), as applicable to the financial statements.

The financial statements have been prepared on historical cost basis, except for certain financial instruments which are measured at fair value at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

2.1 Summary of significant accounting policies

(a) Use of estimates

The preparation of financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities. The effect of change in an accounting estimate is recognized prospectively.

(b) Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
 - Held primarily for the purposes of trading
 - Expected to be realised within twelve months after the reporting period, or
 - Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period
- All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
 - It is held primarily for the purposes of trading
 - It is due to be settled within twelve months after the reporting period, or
 - There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period
- All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Company has evaluated and considered its operating cycle as one year and accordingly has reclassified its assets and liabilities into current and non-current.

Assets and liabilities, other than those discussed above, are classified as current to the extent they are expected to be realized/are contractually repayable within one year from the Balance sheet date and as non-current, in other cases.

Deferred tax assets/ liabilities are classified as non-current assets/ liabilities.

(c) Property, plant and equipment

Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. This applies mainly to components for machinery. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from its previously assessed standard of performance. All other expenses on existing property, plant and equipment, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.



Brigade Hotel Ventures Limited
Notes to Financial Statements for the year ended March 31, 2023
(All amounts in Indian Rupees Lakhs, except as otherwise stated)

Borrowing costs directly attributable to acquisition of property, plant and equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.

An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the Property, plant and equipment is de-recognized.

Expenditure directly relating to construction activity is capitalized. Indirect expenditure incurred during construction period is capitalized to the extent to which the expenditure is indirectly related to construction or is incidental thereto. Other indirect expenditure (including borrowing costs) incurred during the construction period which is neither related to the construction activity nor is incidental thereto is charged to the statement of profit and loss.

Costs of assets not ready for use at the balance sheet date are disclosed under capital work- in- progress.

(d) Depreciation on property, plant and equipment

Depreciation is calculated on written down value basis using the following useful lives estimated by the management, which are equal to those prescribed under Schedule II to the Companies Act, 2013.

Category of Asset	Useful lives (in years)
Buildings	60
Plant and machinery	15
Electrical installation and equipment	10
Furniture and fixtures	
▪ Used in hotels, restaurants, etc.	8
▪ Others	10
Computer hardware	
▪ End user devices	3
▪ Server and network equipment	6
Office equipment	5
Motor vehicles	8

For certain hotel-specific assets, depreciation is calculated on a straight-line basis using the rates arrived at, based on the useful lives estimated by the management based on technical assessment as below:

Category of Asset	Useful lives (in years)	Schedule II lives (in years)
Buildings	25-30	60
Plant and machinery	15	15
Electrical installation and equipment	10	10
Furniture and fixtures		
▪ Used in hotels, restaurants, etc.	8	8
▪ Others	10	10
Computer hardware		
▪ End user devices	3	3
▪ Server and network equipment	6	6
Office equipment	5	5
Motor vehicles	8	8

The management believes that the above estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

(e) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any.

Intangible assets comprising of computer software are amortized on a written down value basis over a period of six years, which is estimated by the management to be the useful life of the asset. In case of certain hotel-specific assets, the intangible assets are amortized on a straight-line basis over a period of six years.

The residual values, useful lives and methods of amortization of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate.

Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when asset is derecognized.



Brigade Hotel Ventures Limited
Notes to Financial Statements for the year ended March 31, 2023
(All amounts in Indian Rupees Lakhs, except as otherwise stated)

(f) Impairment

A. Financial assets

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired and measures the required expected credit losses through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the lifetime expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

B. Non-financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net selling price and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

Impairment losses are recognized in the statement of profit and loss. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

(g) Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Where the Company is lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

The Company at the inception of the lease contract recognizes a Right-of-Use (RoU) asset at cost and corresponding lease liability, except for leases with term of less than twelve months (short term) and low-value assets. The cost of the right-of-use assets comprises the amount of the initial measurement of the lease liability, any lease payments made at or before the inception date of the lease plus any initial direct costs, less any lease incentives received. Subsequently, the right-of-use assets are measured at cost less any accumulated depreciation and accumulated impairment losses, if any. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use assets.

For lease liabilities at inception, the Company measures the lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate is readily determined, if that rate is not readily determined, the lease payments are discounted using the incremental borrowing rate.

The Company recognizes the amount of the re-measurement of lease liability as an adjustment to the right-of-use assets. Where the carrying amount of the right-of-use assets is reduced to zero and there is a further reduction in the measurement of the lease liability, the Company recognizes any remaining amount of the re-measurement in the statement of profit and loss.

The Company applies the short-term lease recognition exemption to its short-term leases (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

Where the Company is lessor

Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset is classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Company to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Company's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

(h) Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized/inventorised as part of the cost of the respective asset. All other borrowing costs are charged to statement of profit and loss.

(i) Inventories



Brigade Hotel Ventures Limited
Notes to Financial Statements for the year ended March 31, 2023
(All amounts in Indian Rupees Lakhs, except as otherwise stated)

Inventories comprising of food, beverages and other items are valued at lower of cost and net realizable value. Cost of inventories is determined on a weighted average basis. Inventories which do not meet the definition of property, plant and equipment are accounted as inventories.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

(j) Revenue recognition

Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Company considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Company considers the effects of variable consideration, the existence of significant financing components, noncash consideration, and consideration payable to the customer, if any.

The following specific recognition criteria must also be met before revenue is recognized:

Revenue from hospitality services

Revenue from hospitality operations comprise revenue from room charges, food & beverage sales, facility usage charges and allied services, including telecommunication, laundry, etc. Revenue is recognized as and when the services are rendered and is disclosed net of allowances.

Contract balances

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made, or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Company performs under the contract.

Income from lease rentals

Refer accounting policy under "Leases" above.

Export incentive entitlement

Export incentive entitlements include duty credit scrips are recognised when there is a reasonable assurance that the Company has complied with the conditions attached to them and it is reasonably certain that the ultimate realisation will be made. These are recognized in the period in which the right to receive the same is established, which generally coincides with the period during which the exports eligible for incentives are made.

Interest income

Interest income, including income arising from other financial instruments measured at amortized cost, is recognized using the effective interest rate method.

Dividend income

Dividend income is recognized when the Company's right to receive dividend is established, which is generally when shareholders approve the dividend.

(k) Foreign currency translation

Functional and presentation currency

Items included in the financial statements of the Company are measured using the currency of the primary economic environment in which the Company operates ('the functional currency'). The financial statements are presented in Indian rupee (INR), which is the Company's functional and presentation currency.

Foreign currency transactions and balances

i) Initial recognition - Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.

ii) Conversion - Foreign currency monetary items are retranslated using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Non-monetary items, which are measured at fair value or other similar valuation denominated in a foreign currency, are translated using the exchange rate at the date when such value was determined.



Brigade Hotel Ventures Limited
Notes to Financial Statements for the year ended March 31, 2023
(All amounts in Indian Rupees Lakhs, except as otherwise stated)

iii) Exchange differences - The Company accounts for exchange differences arising on translation/ settlement of foreign currency monetary items as income or as expense in the period in which they arise.

(l) Retirement and other employee benefits

Retirement benefits in the form of state governed Employee Provident Fund, Employee State Insurance and Employee Pension Fund Schemes are defined contribution schemes (collectively the 'Schemes'). The Company has no obligation, other than the contribution payable to the Schemes. The Company recognizes contribution payable to the Schemes as expenditure, when an employee renders the related service. The contribution paid in excess of amount due is recognized as an asset and the contribution due in excess of amount paid is recognized as a liability.

Gratuity, which is a defined benefit plan, is accrued based on an independent actuarial valuation, which is done based on project unit credit method as at the balance sheet date. The Company recognizes the net obligation of a defined benefit plan in its balance sheet as an asset or liability. Gains and losses through re-measurements of the net defined benefit liability/ (asset) are recognized in other comprehensive income. In accordance with Ind AS, re-measurement gains and losses on defined benefit plans recognized in OCI are not to be subsequently reclassified to statement of profit and loss. As required under Ind AS compliant Schedule III, the Company recognizes re-measurement gains and losses on defined benefit plans (net of tax) to retained earnings.

Accumulated leave, which is expected to be utilized within the next twelve months, is treated as short-term employee benefit. The Company measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date.

The Company treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method, made at the end of each financial year. Actuarial gains/losses are immediately taken to the statement of profit and loss. The Company presents the accumulated leave liability as a current liability in the balance sheet, since it does not have an unconditional right to defer its settlement for twelve months after the reporting date.

(m) Income taxes

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year.

Current and deferred tax are recognized in the statement of profit and loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity, respectively.

i. Current income tax

Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for that period. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

ii. Deferred income tax

Deferred income tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

Deferred tax relating to items recognized outside profit or loss is recognized in correlation to the underlying transaction either in OCI or directly in equity.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

(n) Provisions and contingent liabilities

A provision is recognized when the Company has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

A contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where



Brigade Hotel Ventures Limited
Notes to Financial Statements for the year ended March 31, 2023
(All amounts in Indian Rupees Lakhs, except as otherwise stated)

There is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses it in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote.

(o) Government grants

Government grants are recognised where there is reasonable assurance that the grant will be received, and all attached conditions will be complied with. When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods that the related costs, for which it is intended to compensate, are expensed. When the grant relates to an asset, it is recognised as income in equal amounts over the expected useful life of the related asset.

(p) Financial Instruments

Financial assets and liabilities are recognized when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

i. Financial assets at fair value through other comprehensive income

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

ii. Financial assets at fair value through profit or loss

Financial assets are measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognized in statement of profit and loss.

iii. Financial assets at amortized cost

Financial assets are subsequently measured at amortized cost if these financial assets are held within a business whose objective is to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

iv. Debt instruments at amortized cost

A "debt instrument" is measured at the amortized cost if both the following conditions are met

a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

v. Investment in subsidiaries

Investment in subsidiaries are carried at cost. Impairment recognized, if any, is reduced from the carrying value.

vi. De-recognition of financial asset

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109.

vii. Financial liabilities

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate. The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts. The subsequent measurement of financial liabilities depends on their classification, which is described below.

viii. Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

ix. Financial liabilities at amortized cost

Financial liabilities are subsequently carried at amortized cost using the effective interest ("EIR") method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

Interest-bearing loans and borrowings are subsequently measured at amortized cost using EIR method. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

x. De-recognition of financial liability

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified,



Brigade Hotel Ventures Limited
Notes to Financial Statements for the year ended March 31, 2023
(All amounts in Indian Rupees Lakhs, except as otherwise stated)

such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit or loss.

- (x) **Reclassification of financial assets and liabilities**
The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial instruments.
- (xi) **Fair value of financial instruments**
In determining the fair value of its financial instruments, the Company uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

Fair value hierarchy:

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- ▶ Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- ▶ Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- ▶ Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

(q) **Earnings Per Share**

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue that have changed the number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

(r) **Cash and cash equivalents**

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents.

(s) **Cash dividend to equity holders of the Company**

The Company recognizes a liability to make cash distributions to equity holders of the Company when the distribution is authorized and the distribution is no longer at the discretion of the Company. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Company's Board of Directors.

2.2 Significant accounting judgments, estimates and assumptions

The preparation of the Company's financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

In the process of applying the Company's accounting policies, management makes judgment, estimates and assumptions which have the most significant effect on the amounts recognized in the financial statements. The key judgment, estimates and assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, which have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its judgments and assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur. Also refer note 2.3 below.

Significant accounting judgments, estimates and assumptions used by management are as below:

Defined benefit plans – Gratuity

The cost of the defined benefit gratuity plan and other post-employment medical benefits and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.



Brigade Hotel Ventures Limited
Notes to Financial Statements for the year ended March 31, 2023
(All amounts in Indian Rupees Lakhs, except as otherwise stated)

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds. The mortality rate is based on publicly available mortality tables. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases are based on expected future inflation rates and expected salary increase thereon.

Useful life and residual value of property, plant and equipment and intangible assets

The useful life and residual value of property, plant and equipment and intangible assets are determined based on evaluation made by the management of the expected usage of the asset, the physical wear and tear and technical or commercial obsolescence of the asset. Due to the judgments involved in such estimates the useful life and residual value are sensitive to the actual usage in future period.

Evaluation of control, joint control or significant influence by the Company over its investee entity for disclosure

Judgment is involved in determining whether the Company has control over an investee entity by assessing the Company's exposure/rights to variable returns from its involvement with the investee and its ability to affect those returns through its power over the investee entity. The Company considers all facts and circumstances when assessing whether it controls an investee entity and reassess whether it controls an investee entity if facts and circumstances indicate that there are changes to one or more elements of control. In assessing whether the Company has joint control over an investee the Company assesses whether decisions about the relevant activities require the unanimous consent of the parties sharing control. Further, in assessing whether Company has significant influence over an investee, the Company assesses whether it has the power to participate in the financial and operating policy decisions of the investee, but is not in control or joint control of those policies.

Measurement of financial instruments at amortized cost

Financial instrument are subsequently measured at amortized cost using the effective interest ('EIR') method. The computation of amortized cost is sensitive to the inputs to EIR including effective rate of interest, contractual cash flows and the expected life of the financial instrument. Changes in assumptions about these inputs could affect the reported value of financial instruments.

2.3 During the year, the Company has incurred losses of Rs. 449 lakhs (March 31, 2022: Rs.6,984 lakhs) and as at March 31, 2023, it has accumulated losses of Rs. 25,579 lakhs (March 31, 2022: Rs.25,130 lakhs) and total equity of Rs. 9,314 lakhs (March 31, 2022: Rs.9,195 lakhs). The Company is in the initial phase of its operations and Brigade Enterprises Limited, the holding company, is committed to provide financial and operational support to the Company for its profitable operations in the foreseeable future.



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

3.1 Property, plant and equipment

	Freehold land	Leasehold land*	Buildings	Plant & machinery	Electrical installation	Office equipment	Computer hardware	Motor vehicles	Furniture & fixtures	Total
Cost										
At April 01, 2021	2,326	5,729	53,306	8,078	3,777	6,054	1,180	162	14,638	95,250
Additions	716	-	-	27	-	25	1	-	7	776
Disposals/Adjustments	-	-	(664)	-	-	-	-	-	-	(664)
At March 31, 2022	3,042	5,729	52,642	8,105	3,777	6,079	1,181	162	14,645	95,362
Additions	-	-	146	15	13	126	65	-	17	382
Disposals/Adjustments	-	-	-	-	-	-	-	-	-	-
At March 31, 2023	3,042	5,729	52,788	8,120	3,790	6,205	1,246	162	14,662	95,744
Depreciation										
At April 01, 2021	-	311	11,805	3,769	1,967	4,506	888	89	11,241	34,576
Charge for the year	-	160	1,941	597	385	648	136	14	788	4,669
Disposals	-	-	-	-	-	-	-	-	-	-
At March 31, 2022	-	471	13,746	4,366	2,352	5,154	1,024	103	12,029	39,245
Charge for the year	-	160	1,837	516	311	427	69	12	626	3,958
Disposals	-	-	-	-	-	-	-	-	-	-
At March 31, 2023	-	631	15,583	4,882	2,663	5,581	1,093	115	12,655	43,203
Impairment										
At April 01, 2021	-	-	775	119	46	61	-	-	99	1,100
Charge for the year	-	-	-	-	-	-	-	-	-	-
Reversal	-	-	-	-	-	-	-	-	-	-
At March 31, 2022	-	-	775	119	46	61	-	-	99	1,100
Charge for the year	-	-	-	-	-	-	-	-	-	-
Reversal	-	-	775	119	46	61	-	-	99	1,100
At March 31, 2023	-	-	-	-	-	-	-	-	-	-
Net book value										
At April 01, 2021	2,326	5,418	40,726	4,190	1,764	1,487	292	73	3,298	59,574
At March 31, 2022	3,042	5,258	38,121	3,620	1,379	864	157	59	2,517	55,017
At March 31, 2023	3,042	5,098	37,205	3,238	1,127	624	153	47	2,007	52,541

Reversal of Impairment Loss

During the year ended March 31, 2021 and March 31, 2020, impairment loss of Rs. 500 lakhs and Rs. 600 lakhs, respectively, was recognised in the statement of profit and loss as exceptional item, which represented the write-down value of certain property, plant and equipment to its recoverable amount as a result of the impact of Covid-19 pandemic. The recoverable amount of such property, plant and equipment was based on value in use and was determined at the level of the cash generating unit ('CGU') being individual hotel property.

Considering the weakening of the impact of Covid-19 pandemic and the recovery in the Company's business operations thereon, the Company has updated its business projections taking into account the amended forecasts for the future periods for the purpose of determining the revised recoverable amount of the aforesaid property, plant and equipment as at March 31, 2023. Since the revised recoverable amount exceeds the write-down value of such property, plant and equipment as at March 31, 2023, the Company has reversed the impairment loss of Rs. 1,100 lakhs and recognised in the statement of profit and loss as exceptional item during the year ended March 31, 2023.

Capitalised borrowing costs

Refer note 4 for details of capitalised borrowing costs.

Assets under construction

Refer note 4 for details of capital work in progress.

Assets pledged

Refer note 15 for details of assets pledged as security for borrowings.

Assets leased

* Leasehold land represents Right-of-use assets. Also refer note 29 for details.

Title deeds of immovable properties

The title deeds of immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) included in property, plant and equipment are held in the name of the Company.

The property, plant and equipment of the Company include land, buildings and other assets with a gross carrying value of Rs. 35,168 lakhs, which were acquired by the Company from its Holding Company - Brigade Enterprises Limited pursuant to the Scheme of Arrangement between the Company and its Holding Company and their respective shareholders and creditors in terms of the provisions of Sections 230 to 233 of the Companies Act, 2013 to transfer the hotel business undertakings, including the aforesaid land, buildings and other assets, to the Company (hereinafter referred to as "the Scheme"). The Scheme was approved by National Company Law Tribunal ('NCLT') on March 13, 2018 with an appointed date of October 01, 2016 and was filed with the Registrar of Companies, Karnataka on April 01, 2018.



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

3.2 Intangible Assets

	Computer Software	Total
Cost		
At April 01, 2021	754	754
Additions	-	-
Disposals	-	-
At March 31, 2022	754	754
Additions	-	-
Disposals	-	-
At March 31, 2023	754	754
Amortization		
At April 01, 2021	462	462
Charge for the year	100	100
Disposals	-	-
At March 31, 2022	562	562
Charge for the year	70	70
Disposals	-	-
At March 31, 2023	632	632
Net book value		
At March 31, 2022	192	192
At March 31, 2023	122	122

4 Capital work in progress

	Property Plant and Equipment	Total
At April 01, 2021	2,998	2,998
Additions during the year	101	101
Less: Capitalised during the year	(734)	(734)
At March 31, 2022	2,365	2,365
Additions during the year	903	903
Less: Capitalised during the year	(333)	(333)
At March 31, 2023	2,935	2,935

Capital work in progress ageing schedule

	Amount in Capital work in progress for the period of				Total
	<1 Year	1-2 years	2-3 years	>3 years	
As at March 31, 2023					
Projects in progress	602	82	131	2,120	2,935
Projects temporarily suspended	-	-	-	-	-
Total	602	82	131	2,120	2,935
As at March 31, 2022					
Projects in progress	101	131	474	1,659	2,365
Projects temporarily suspended	-	-	-	-	-
Total	101	131	474	1,659	2,365

Assets pledged

Refer note 15 for details of assets pledged as security for borrowings.



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

5 Non-Current Investments

March 31, 2023 March 31, 2022

A. Investments carried at cost

Investment in equity instruments of subsidiaries

2.02 lakhs (March 31, 2022: 2.02 lakhs) Equity shares of Rs. 10/- each fully paid up in SRP Prosperita Hotel Ventures Limited ('PHVL')	8,375	8,375
Less: Impairment loss	(3,000)	(3,000)
	5,375	5,375

Investment in preference shares of subsidiaries

32.44 lakhs (March 31, 2022: 32.44 lakhs) 0.01% A Series Compulsory Convertible Preference shares of Rs. 100/- each fully paid up in PHVL	3,244	3,244
---	-------	-------

Investment in other equity of subsidiaries

PHVL (Other equity upon subscription of 0.01% Non-convertible Debentures in PHVL)	155	155
---	-----	-----

8,774 8,774

Total Investments carried at cost (A)

B. Investments at amortised cost

Investment in debentures of subsidiaries

3.58 lakhs (March 31, 2022: 3.58 lakhs) 0.01% Non-Convertible Debentures of Rs. 100/- each fully paid up in PHVL	279	249
--	-----	-----

Total Investments at amortised cost

(B)	279	249
------------	------------	------------

Total Investments (A+B)

9,053 9,023

a) Aggregate amount of quoted investments

b) Aggregate amount of other investments

c) Aggregate amount of impairment in value of investments

9,053 9,023

3,000 3,000

6 Loans

(Unsecured, considered good)

Loans to employees

Non-current		Current	
March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
-	-	-	2
-	-	-	2

7 Other financial assets

(Unsecured, considered good)

Margin money deposits with banks*

Security deposit

Interest accrued and not due on investment in deposits

Unbilled revenue

Non-current		Current	
March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
313	303	-	-
203	83	42	75
-	-	72	47
-	-	97	32
516	386	211	154

*Margin money deposits have been made towards borrowings, letter of credit and bank guarantee facilities availed by the Company from banks. Refer note 15 for details of deposits pledged as security for borrowings.



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

8 Income tax

a) Deferred tax

Deferred tax liabilities

Fixed assets - Impact of difference between tax depreciation and depreciation/amortization charged for the financial reporting (including impact of lease accounting)

Impact relating to compound financial instruments

Gross deferred tax liabilities

Deferred tax assets

Unused tax losses

Impact of expenditure charged to the statement of profit and loss in the current year but allowed for tax purposes in subsequent years

Gross deferred tax assets

Net deferred tax assets

	March 31, 2023	March 31, 2022
	1,705	990
	1,984	2,079
	3,689	3,069
	8,852	8,452
	460	282
	9,312	8,734
	5,623	5,665

Notes:

The Taxation Laws (Amendment) Ordinance, 2019 ('the Ordinance') provides an option to domestic companies to pay income-tax at a lower rate of 25.17% instead of the normal rate of 29.12% (as applicable to the Company), if it opts for not availing of certain specified exemptions or incentives. The Company has made an assessment of the impact of the Ordinance and has decided to not opt for the lower tax rate of 25.17%. Consequently, the Company has continued to measure the current and deferred taxes at the normal rate of 29.12%.

The unused tax losses towards business loss [Deferred tax assets of Rs.2,776 lakhs (March 31, 2022: Rs.2,776 lakhs)] can be carried forward for a maximum period of eight financial years immediately succeeding the financial year in which the loss was first computed and would expire, if not utilised, starting from financial year 2029-2030. Further, the unused tax losses towards unabsorbed depreciation [Deferred tax assets of Rs.6,076 lakhs (March 31, 2022: Rs.5,676 lakhs)] can be carried forward for an indefinite period.

b) Tax expense

The major components of income tax expense for the years ended March 31, 2023 and March 31, 2022 are:

Profit or Loss section

Current tax

Current income tax charge

Deferred tax credit

Relating to origination and reversal of temporary differences

Income tax expense/(credit) reported in the statement of profit and loss

OCI Section

Deferred tax related to items recognised in OCI during the year

Income tax relating to re-measurement (gains)/ losses on defined benefit plans

Income tax expense/(credit) reported in OCI

	March 31, 2023	March 31, 2022
	-	-
	(195)	(2,887)
	(195)	(2,887)
	5	17
	5	17

c) Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate

Accounting profit/(loss) before income tax

Statutory income tax rate

Tax on accounting profit/(loss) at statutory income tax rate

Tax effect of other items, net

Tax expense reported in the statement of profit and loss

	March 31, 2023	March 31, 2022
	(655)	(9,914)
	29.12%	29.12%
	(191)	(2,887)
	(4)	-
	(195)	(2,887)

d) Reconciliation of deferred tax asset (net)

Opening balance

Deferred tax recognised in profit or loss

Deferred tax recognised in other equity

Deferred tax recognised in OCI

Closing balance of deferred tax assets

	March 31, 2023	March 31, 2022
	5,665	2,795
	195	2,887
	(232)	-
	(5)	(17)
	5,623	5,665

e) Assets for current tax (net)

Assets for current tax (net)

	March 31, 2023	March 31, 2022
	334	318



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

9 Other assets
(Unsecured)

Considered good

Balances with statutory / government authorities
Advance to suppliers
Capital advances
Prepaid expenses
Advance to Employees

	Non-current		Current	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Balances with statutory / government authorities	-	-	2,486	2,790
Advance to suppliers	-	-	273	179
Capital advances	52	124	-	-
Prepaid expenses	-	-	312	212
Advance to Employees	-	-	9	-
Total	52	124	3,080	3,181

Movement in provision for doubtful advances:

Balance at the beginning of the year
Less: Provision written back during the year
Less: Adjusted during the year
Balance at the end of the year

	March 31, 2023	March 31, 2022
Balance at the beginning of the year	-	210
Less: Provision written back during the year	-	(151)
Less: Adjusted during the year	-	(59)
Balance at the end of the year	-	-

10 Inventories

(valued at lower of cost and net realisable value)

Food and beverages
Stores and spares

	March 31, 2023	March 31, 2022
Food and beverages	338	192
Stores and spares	51	31
Total	389	223

For details of inventories pledged as security for borrowings refer note 15.

11 Trade receivables

(unsecured)

Trade receivables - considered good

Receivables from related parties (refer note 30)
Receivables from others parties

Trade receivables - credit impaired

Total trade receivables

Impairment allowance (allowance for bad and doubtful debts)

Trade receivables - credit impaired

Total trade receivables

Note: Refer note 15 for details of trade receivables pledged as security for borrowings.

	March 31, 2023	March 31, 2022
Receivables from related parties (refer note 30)	60	77
Receivables from others parties	1,624	917
Trade receivables - credit impaired	129	149
Total trade receivables	1,813	1,143
Trade receivables - credit impaired	(129)	(149)
Total trade receivables	1,684	994

a. Details of provision for impairment is as below:

Balance at the beginning of the year
Add: Provision made during the year
Less: Adjusted during the year
Balance at the end of the year

	March 31, 2023	March 31, 2022
Balance at the beginning of the year	149	140
Add: Provision made during the year	73	9
Less: Adjusted during the year	(93)	-
Balance at the end of the year	129	149

b. Trade receivables ageing schedule:

Particulars	Outstanding for the following periods from due date of payment					Total
	< 6 months	6 months-1 year	1-2 years	2-3 years	> 3 Years	
March 31, 2023						
Undisputed, considered good	1,393	67	-	-	-	1,460
Undisputed, credit impaired	36	54	27	2	-	114
Disputed, considered good	-	-	-	-	224	224
Disputed, credit impaired	-	-	-	-	15	15
Total	1,429	121	27	2	239	1,813
March 31, 2022						
Undisputed, considered good	696	42	2	13	17	770
Undisputed, credit impaired	9	10	11	18	-	48
Disputed, considered good	-	-	-	149	75	224
Disputed, credit impaired	-	-	-	7	94	101
Total	705	52	13	187	186	1,143



Brigade Hotel Ventures Limited
Notes to financial statements for the year ended March 31, 2023
(All amounts in Indian Rupees Lakhs, except as otherwise stated)
12.1 Cash and cash equivalents

	March 31, 2023	March 31, 2022
Balances with banks:		
– in current accounts	658	1,044
Cash on hand	12	12
	670	1,056

Changes in liabilities arising from financing activities:

Particulars	Non-current portion of borrowings	Current borrowings (including current portion)	Interest accrued and not due on borrowings	Total
Balance as at April 01, 2021	44,651	5,942	-	50,593
Cash inflows	12,330	-	-	12,330
Cash outflows	(5,632)	-	-	(5,632)
Finance costs charged off	-	-	5,290	5,290
Interest paid (other than on lease liability)	-	-	(3,620)	(3,620)
Interest paid on lease liabilities	-	-	(567)	(567)
Notional interest on related party loan added to loan	980	-	(980)	-
Interest payable on lease liabilities disclosed under 'Lease liabilities' (note 29)	-	-	(123)	(123)
Others*	(1,836)	1,836	-	-
Balance as at March 31, 2022	50,493	7,778	-	58,271
Cash inflows	2,030	-	-	2,030
Cash outflows	(7,737)	-	-	(7,737)
Finance costs charged off	-	-	5,960	5,960
Interest paid (other than on lease liability)	-	-	(4,140)	(4,140)
Interest paid on lease liabilities	-	-	(569)	(569)
Notional interest on related party loan added to loan	1,127	-	(1,127)	-
Equity component of interest-free related party loan and tax effect	(800)	-	-	(800)
Bank overdraft (forming part of cash and cash equivalents)	-	1,885	-	1,885
Interest payable on lease liabilities disclosed under 'Lease liabilities' (note 29)	-	-	(124)	(124)
Others*	(1,195)	1,195	-	-
Balance as at March 31, 2023	43,918	10,858	-	54,776

* Others indicate the effect of movement in reclassification of current portion of long-term borrowings to other financial liabilities basis the balance repayment period.

12.2 Bank balances other than cash and cash equivalents

	Non-current		Current	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Balances with banks:				
Margin money deposits	313	303	-	-
Deposits with maturity of more than 3 months but not more than 12 months	-	-	2,325	2,091
	313	303	2,325	2,091
Less: Margin money deposits with banks disclosed under non-current financial assets (refer note 7)	(313)	(303)	-	-
	-	-	2,325	2,091

Break up of financial assets carried at amortised cost

	March 31, 2023	March 31, 2022
Investments (note 5)	279	249
Loans (note 6)	-	2
Other financial assets (note 7)	727	540
Trade receivables (note 11)	1,684	994
Cash and cash equivalents (note 12.1)	670	1,056
Bank balances other than cash and cash equivalents (note 12.2)	2,325	2,091
	5,685	4,932



Brigade Hotel Ventores Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

13.1 Equity share capital

Authorised share capital

	March 31, 2023		March 31, 2022	
	No. in lakhs	Rs.	No. in lakhs	Rs.
Equity shares of Rs.10 each:				
Balance at the beginning of the year	90	900	90	900
Changes during the year	-	-	-	-
Balance at the end of the year	90	900	90	900

Issued, subscribed and fully paid- up share capital

	March 31, 2023		March 31, 2022	
	No. in lakhs	Rs.	No. in lakhs	Rs.
Equity shares of Rs.10 each:				
Balance at the beginning of the year	10	100	10	100
Changes during the year	-	-	-	-
Balance at the end of the year	10	100	10	100

Terms/ rights attached to equity shares

The Company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity is entitled to one vote per share. The Company declares and pays dividend in Indian Rupees. The dividend proposed by the Board of directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

In event of liquidation of the Company, the holders of equity shares would be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

(a) Shares held by holding/ ultimate holding company and/ or their subsidiaries/ associates

	March 31, 2023	March 31, 2022
Brigade Enterprises Limited, the holding company		
10 lakhs (March 31, 2022 - 10 lakhs) Equity shares of Rs 10 each	100	100

(b) Details of shareholders holding more than 5% shares in the company:

	March 31, 2023		March 31, 2022	
	No. in lakhs	% holding	No. in lakhs	% holding
Equity shares of Rs.10 each fully paid				
Brigade Enterprises Limited, the holding company	10	100%	10	100%

(c) Shares held by promoters

As at March 31, 2023

Promoter Name	No. of shares at the beginning of the year (in lakhs)	Change during the year	No. of shares at the end of the year (in lakhs)	% of Total Shares	% change during the year
Equity shares of Rs.10 each fully paid					
Brigade Enterprises Limited, the holding company	10	-	10	100.00%	-

As at March 31, 2022

Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year (in lakhs)	% of Total Shares	% change during the year
Equity shares of Rs.10 each fully paid					
Brigade Enterprises Limited, the holding company	10	-	10	100.00%	-



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

13.2 Instruments entirely equity in nature

Authorised share capital

	March 31, 2023		March 31, 2022	
	No. in lakhs	Rs.	No. in lakhs	Rs.
Optionally Convertible Redeemable Preference Shares of Rs.100 each ('OCRPS'):				
Balance at the beginning of the year	281	28,100	281	28,100
Changes during the year	-	-	-	-
Balance at the end of the year	281	28,100	281	28,100

Issued, subscribed and fully paid-up share capital

	March 31, 2023		March 31, 2022	
	No. in lakhs	Rs.	No. in lakhs	Rs.
OCRPS of Rs.100 each:				
Balance at the beginning of the year	280	28,043	280	28,043
Changes during the year	-	-	-	-
Balance at the end of the year	280	28,043	280	28,043

Terms of conversion/ redemption of OCRPS

OCRPS has been issued carrying a coupon of 0.01% (point zero one per cent) per annum calculated on the face value of such OCRPS. The holder of OCRPS may at any time prior to the expiry of 20 (twenty) years exercise the option to convert the OCRPS to equity shares. Each OCRPS shall be convertible into 10 (ten) equity shares or lesser number based on the consent of the holder.

The holder has confirmed compulsory conversion of the OCRPS into equity shares on or before March 31, 2024 and accordingly OCRPS has been recorded and disclosed as "Instruments entirely equity in nature".

The holder of OCRPS shall be entitled to voting rights as per the Companies Act, 2013.

(a) Shares held by holding/ ultimate holding company and/ or their subsidiaries/ associates

	March 31, 2023	March 31, 2022
Brigade Enterprises Limited, the holding company		
280,43,000 (March 31, 2022 - 280,43,000) OCRPS of Rs. 100 each	28,043	28,043

(b) Details of shareholders holding more than 5% shares in the company:

	March 31, 2023		March 31, 2022	
	No. in lakhs	% holding	No. in lakhs	% holding
OCRPS of Rs. 100 each :				
Brigade Enterprises Limited, the holding company	280	100%	280	100%

(c) Shares held by promoters

As at March 31, 2023

Promoter Name	No. of shares at the beginning of the year (in lakhs)	Change during the year	No. of shares at the end of the year (in lakhs)	% of Total Shares	% change during the year
OCRPS of Rs. 100 each :					
Brigade Enterprises Limited, the holding company	280	-	280	100.00%	-

As at March 31, 2022

Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year (in lakhs)	% of Total Shares	% change during the year
OCRPS of Rs. 100 each :					
Brigade Enterprises Limited, the holding company	280	-	280	100.00%	-



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

14 Other equity

	March 31, 2023	March 31, 2022
Equity Component of Compound Financial Instruments*		
Balance at the beginning of the year	6,182	6,182
Add: Equity component of interest-free related party loans during the year	568	-
Balance at end of the year (A)	6,750	6,182
Retained earnings / (deficit)		
Balance at the beginning of the year	(25,130)	(18,146)
Profit/ (loss) for the year	(460)	(7,027)
Other comprehensive income for the year**	11	43
Balance at the end of the year (B)	(25,579)	(25,130)
Total other equity (A+B)	(18,829)	(18,948)

* Equity component of compound financial instruments (i.e., interest-free related party loans) represents the residual amount after deducting from the fair value of the instrument as a whole the amount separately determined for the liability component and tax effect thereon.

** As required under Ind AS compliant Schedule III, the Company has recognised re-measurement gains/(losses) of defined benefit plans (net of tax) as part of retained earnings



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

15 Borrowings

	Effective interest rate	Maturity period	March 31, 2023	March 31, 2022
Non-current borrowings				
Term loan from banks (secured)	7-12%	Upto 2031	32,942	41,343
Loans from related parties (unsecured; refer note 30)	Note (ii)	Note (ii)	10,976	9,150
			43,918	50,493
Current borrowings				
<i>Loan repayable on demand</i>				
Bank overdraft (Secured)	9-10%	On demand	1,885	-
Current maturities of non-current borrowings (Secured)	7-12%	Upto 2031	8,973	7,778
Total Current borrowings			10,858	7,778

Notes:

(i) Term loan from banks are secured by way of mortgage of hotel project properties, assignment of certain current assets and future receivables. The loans carry interest rate in the range of 7-12% and are repayable over period upto 132 monthly instalments of upto Rs.950 lakhs.

(ii) Loan from related parties are unsecured and carries interest of 12% and are repayable from 2025. On July 1, 2020, the Company and its Holding Company entered into an agreement for interest-free unsecured loan of upto Rs.20,000 lakhs and repayable in quarterly instalments of Rs.1,000 lakhs each from June 2025 to March 2030. The existing loan payable of Rs.11,274 lakhs as on June 30, 2020 (Principal - Rs.9,881 lakhs and Interest payable - Rs.1,393 lakhs) was converted into interest-free loan as part of the aforesaid agreement. The Company has drawn loan of Rs.5,016 lakhs during the period July 27, 2020 to March 31, 2021 and Rs.1500 lakhs during the period November 29, 2022 to March 31, 2023. The Company has accounted the aforesaid loan, being interest-free in nature, as compound financial instruments in accordance with Ind AS 32 with effective interest rate of 12%.

(iii) The quarterly returns / statements filed by the Company with banks under the borrowings arrangements are in agreement with the books of accounts of the Company.

(iv) With regard to the borrowings from banks, the Company has utilised the loans solely for the purposes for which they were taken

(v) No funds raised on short-term basis have been used for long-term purposes by the Company.

16 Other financial liabilities

	Non-Current		Current	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Lease deposits	181	173	-	-
Payable towards purchase of property, plant and equipment	-	-	2,343	2,565
Employee benefits payable	-	-	339	177
Interest free deposits from customers	-	-	220	220
	181	173	2,902	2,962

17 Provisions

	Non-Current		Current	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Provision for employee benefits				
Provision for gratuity (refer note 34)	63	71	23	20
Provision for leave encashment	-	-	79	44
	63	71	102	64



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

18 Other liabilities

Advance from customers
Deferred government grants*
Deferred lease income
Statutory dues payable

Non-Current		Current	
March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
-	-	482	460
894	-	16	926
-	-	161	136
-	-	847	85
894	-	1,506	1,607

* The Company has received grants in the nature of capital subsidy, interest subsidy and electricity duty subsidy of Rs. 1,056 lakhs under the Tourism Policy for the State of Gujarat (2015-2020) from the government of Gujarat for the purpose of construction of a hotel property in GIFT city, Gujarat.

The capital subsidy is towards capital investment made by the Company in the hotel property. Accordingly, amount of capital subsidy received is treated as a deferred government grant and is recognised as income in the statement of profit and loss on a systematic basis over the useful life of the asset.

The interest subsidy and electricity duty subsidy are towards the costs incurred by the Company towards construction of the hotel property and the same has been recognised as income in the statement of profit and loss to the extent of the corresponding expenses incurred by the Company.

19 Trade payables

Trade payables

- Total outstanding dues of micro and small enterprises (refer note 37)
- Total outstanding dues of creditors other than micro and small enterprises
 - Payable to related parties (refer note 30)
 - Payable to other parties

March 31, 2023	March 31, 2022
74	81
3	58
2,968	1,680
3,045	1,819

Trade payables ageing schedule:

Particulars	Unbilled and not due	Outstanding for the following periods from due date of payment					Total
		< 6 Months	6 Months - 1 Year	1-2 Years	2-3 Years	> 3 Years	
March 31, 2023							
MSME	-	74	-	-	-	-	74
Others	1,679	1,038	32	41	22	159	2,971
Disputed dues - MSME	-	-	-	-	-	-	-
Disputed dues - Others	-	-	-	-	-	-	-
Total	1,679	1,112	32	41	22	159	3,045
March 31, 2022							
MSME	-	81	-	-	-	-	81
Others	789	691	47	5	27	179	1,738
Disputed dues - MSME	-	-	-	-	-	-	-
Disputed dues - Others	-	-	-	-	-	-	-
Total	789	772	47	5	27	179	1,819

Break up of financial liabilities carried at amortised cost

Non-current borrowings (note 15)
Current borrowings (note 15)
Other financial liabilities (note 16)
Lease liabilities (note 29)
Trade payables (note 19)

March 31, 2023	March 31, 2022
43,918	50,493
10,858	7,778
3,083	3,135
6,752	6,629
3,045	1,819
67,656	69,854



Brigade Hotel Ventures Limited**Notes to financial statements for the year ended March 31, 2023**

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

20 Revenue from operations

	March 31, 2023	March 31, 2022
Revenue from contracts with customers		
- Revenue from hospitality services	29,797	12,052
Income from leasing	439	304
	30,236	12,356

20.1 Disaggregated revenue information

Set out below is the disaggregation of the Company's revenue from contracts with customers by timing of transfer of goods or services.

Revenue from contracts with customers	March 31, 2023	March 31, 2022
Revenue from hospitality services - Recognised over time	29,797	12,052

20.2 Contract balances

	March 31, 2023	March 31, 2022
Trade receivables	1,684	994
Unbilled revenue	97	32
	1,781	1,026
Advance from customers	482	460
	482	460

Trade receivables are generally on credit terms of upto 90 days.

Unbilled revenue pertains to transactions where performance obligation has been satisfied and contractual invoices have not been raised.

Contract liabilities includes advance from customers and deferred revenue representing transaction price allocated to unsatisfied performance obligations. The outstanding balance has decreased primarily on account of recognition of revenue in current year.

Revenue recognised during the year that was included in the contract liabilities balance at the beginning of the year:	460	391
--	-----	-----

21 Other income

	March 31, 2023	March 31, 2022
Interest income on:		
Bank deposits	133	97
Loans to related parties	30	27
Others	22	17
Government grants	16	174
Provisions no longer required written back	-	151
Miscellaneous income	35	83
	236	549

22 Cost of materials consumed

	March 31, 2023	March 31, 2022
Inventory at the beginning of the year	223	202
Add: Purchases during the year	3,292	1,458
	3,515	1,660
Less: Inventory at the end of the year	(389)	(223)
	3,126	1,437



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

23 Employee benefits expense

Salaries, wages and bonus
Contribution to provident and other funds
Staff welfare expenses

March 31, 2023	March 31, 2022
4,753	2,842
281	217
523	200
5,557	3,259

24 Depreciation and amortization expense

Depreciation of property, plant and equipment (refer note 3.1)
Amortization of intangible assets (refer note 3.2)

March 31, 2023	March 31, 2022
3,958	4,669
70	100
4,028	4,769

25 Finance costs

Interest
on bank borrowings
on related party borrowings (refer note 30)
on lease liabilities
Other borrowing costs

March 31, 2023	March 31, 2022
3,899	3,555
1,127	980
692	690
242	65
5,960	5,290

26 Other expenses

Power and fuel
Rent (refer note 29)
Repairs & maintenance
Buildings
Plant & machinery
Others
Sub-contracting expenses
Consumable costs
Insurance
Rates and taxes
Payment to auditor (refer note below)
Property taxes
Advertising and sales promotion
Agency commission
Security charges
Provision for bad and doubtful debts
Advances written off
Training and recruitment expenses
Legal and professional charges
Printing and stationery expenses
Travelling & conveyance
Communication expenses
Exchange difference (net)
Miscellaneous expenses

March 31, 2023	March 31, 2022
2,132	1,545
654	66
376	108
408	153
278	137
667	322
1,061	419
170	136
491	249
15	11
3,305	1,879
490	167
996	430
13	11
73	9
-	130
47	11
1,652	656
85	46
367	218
131	113
43	9
102	95
13,556	7,120

Payment to auditors (excluding goods and service tax):

As auditor: Audit fees
Out of pocket expenses

March 31, 2023	March 31, 2022
14	11
1	-
15	11



Brigade Hotel Ventures Limited**Notes to financial statements for the year ended March 31, 2023**

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

27 Earnings/(Loss) per share ('EPS')

Basic EPS amounts are calculated by dividing the profit or loss attributable to equity holders of the Company by the weighted average number of equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit or loss attributable to equity holders by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares.

The following reflects the income and share data used in the basic and diluted EPS computation:

	March 31, 2023	March 31, 2022
Profit/(Loss) attributable to equity shareholders	(449)	(6,984)
Effect of dilution	-	-
Profit/(Loss) attributable to equity shareholders adjusted for the effect of dilution	(449)	(6,984)
Weighted average number of equity shares for basic EPS (No. in lakhs) [includes 2,804 lakhs (March 31, 2022: 2,804 lakhs) equity shares to be issued on conversion of OCRPS being a mandatorily convertible instrument. Also refer note 13.2]	2,814	2,814
Effect of dilution	-	-
Weighted average number of equity shares adjusted for the effect of dilution	2,814	2,814

Note: The impact of OCRPS, being a mandatorily convertible instrument, has not been considered in the computation of diluted EPS as the same has already been included in the computation of basic EPS.

28 Commitments and contingencies**a. Capital commitment**

The estimated amount of contracts (net of capital advance) remaining to be executed on capital account not provided for is Rs. 1,133 lakhs (March 31, 2022: Rs. 4,273 lakhs).

b. Contingent liabilities

	March 31, 2023	March 31, 2022
(i) Bank guarantee	454	427
(ii) Property tax demand under litigation	4,619	7,266

Note: The Company has been discharging property tax in respect of its hotel properties. In this regard, the Company has received a demand notice from the municipal authority assessing the property tax for certain hotel property for the period from financial year 2011-12 to financial year 2021-22 resulting in demand of Rs.9,222 lakhs including interest and penalty thereon and the Company has subsequently paid Rs.4,093 lakhs (March 31, 2022: Rs. 1,956 lakhs) under protest and an additional amount of Rs.510 lakhs to be paid under protest, which are provided for. The Company has litigated the said notice, which is pending adjudication. The Company is reasonably confident of a favourable outcome in respect of the aforesaid matter based on the management's evaluation and the legal opinion obtained by the management. Pending ultimate outcome of the matter, no adjustments have been made in the accompanying financial statements.

(ii) The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified and the final rules/interpretation have not yet been issued. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective.



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023
(All amounts in Indian Rupees Lakhs, except as otherwise stated)

29 Leases

A. Company as Lessee during the year

Set out below are the carrying amount of right-of-use assets recognised and movements during the year:

	Right of use assets (Leasehold land)
Balance as at April 01, 2021	5,418
Additions during the year	-
Depreciation during the year	(160)
Balance as at March 31, 2022	5,258
Additions during the year	-
Depreciation during the year	(160)
Balance as at March 31, 2023	5,098

Set out below are the carrying amounts of lease liabilities and the movements during the year:

	Lease liabilities
Balance as at April 01, 2021	6,506
Accretion of interest	690
Payment of interest portion of lease liabilities	(567)
Balance as at March 31, 2022	6,629
Accretion of interest	692
Payment of interest portion of lease liabilities	(569)
Balance as at March 31, 2023	6,752

Non-current lease liabilities

Current lease liabilities

Total

	March 31, 2023	March 31, 2022
Non-current lease liabilities	6,752	6,629
Current lease liabilities	-	-
Total	6,752	6,629

Statement of profit and loss

	March 31, 2023	March 31, 2022
Depreciation expense of right-of-use assets	160	160
Interest expense on lease liabilities	692	690
Expense relating to short-term leases (included in other expenses under rent)	654	66
Total amount recognised in the statement of profit and loss	1,506	916

Statement of cash flows

	March 31, 2023	March 31, 2022
Cash outflow for leases - towards principal	-	-
Cash outflow for leases - towards interest	569	567

B. Company as lessor during the year

The Company has entered into cancellable operating leases consisting of certain retail and banquet spaces in the hotels on short term basis with renewal clauses. The Company is also required to maintain the property over the lease term.

Particulars	March 31, 2023	March 31, 2022
Lease rentals recognised as an income in the statement of profit and loss	439	304



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupers Lakhs, except as otherwise stated)

30 Related party information

I. List of related parties and related party relationship with whom transactions have been entered into:

Holding company	Brigade Enterprises Limited ['BEL']	
Subsidiary company	SRP Prosperita Hotel Ventures Limited ['PHVL']	
Fellow Subsidiaries	WTC Trades & Projects Private Limited ['WTC']	Brigade Hospitality Services Limited ['BHSL']
	Orion Property Management Services Limited['OPMSL']	Brigade Innovations LLP ['BILLP']
	Perungudi Real Estates Private Limited ['PREPL']	BCV Developers Private Limited ['BCV']
	Brigade Gujarat Projects Private Limited ('BGPPPL']	Brigade Properties Private Limited['BPPL']
	Celebrations Catering and Events LLP ['CCELLP']	Brigade Flexible Office Spaces LLP ['BFOS']
	Brigade Infrastructure and Power Private Limited ['BIPPL']	Mysore Projects Private Limited ['MPPL']
	Augusta Club Private Limited ['ACPL']	

II. Key Managerial Personnel of the Company:

Directors	Ms. Nirupa Shankar
	Mr. Vineet Verma
	Mr. Amar Mysore
Manager	Mr. Arindam Mukherjee
Company Secretary	Ms. Nidhi Parekh (Resigned in April 2023)

III. Transactions with related parties

Nature of transaction	Name of related party	March 31, 2023	March 31, 2022
Revenue from hospitality services	BEL	121	64
Reimbursement of expenses made by the Company		2	1
Interest on borrowings		1,127	980
Rent paid		496	4
Loan proceeds [also refer note V(1) below]		1,500	-
Reimbursement of expenses made by the Company	PHVL	58	-
Rent paid		33	18
Security deposit paid		-	33
Security deposit received back		33	-
Interest income on non-convertible debentures		30	27
Reimbursement of expenses made by the Company	BHSL	1	1
Revenue from hospitality services		3	7
Reimbursement of expenses made by the Company		1	31
Revenue from hospitality services	BCV	1	8
Revenue from hospitality services	BPPL	6	-
Reimbursement of expenses made by the Company		83	-
Reimbursement of expenses made by the Company	BFOS	3	2
Reimbursement of expenses made by the Company	OPMSL	-	150
Revenue from hospitality services		-	5
Revenue from hospitality services	WTC	22	2
Reimbursement of expenses made by the Company		-	14
Reimbursement of expenses made by the Company		184	-
Revenue from hospitality services	PREPL	1	-
	ACPL	-	1
	BILLP	7	4
	MPPL	-	2
	BGPPL	4	1
	BTPL	-	3
Salaries and allowances	Nidhi Parekh	6	7



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

30 Related party disclosure (continued)

IV. Balances with related parties

Nature of balance	Name of related party	March 31, 2023	March 31, 2022
Non-current borrowings	BEL	10,976	9,150
Equity component of interest-free loan		6,750	6,182
Trade Receivables		59	67
Investment in Equity shares (net of impairment loss)	PHVL	5,375	5,375
Investment in Preference shares		3,244	3,244
Investment in Other Equity		155	155
Investment in Non-convertible debentures		279	249
Security deposit receivable		-	33
Trade payables		-	18
Trade payables	WTC	3	1
	OPMSL	-	39
Trade receivables	BCV	-	6
	BHSL	-	1
	BTPL	-	1
	BGPPL	1	1
	MPPL	-	1

Notes:

- The related party transactions are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year end are unsecured and settlement occurs in cash. There have been no guarantees provided or received for any related party receivable.
- In respect of the transactions with the related parties, the Company has complied with the provisions of Section 188 of the Companies Act, 2013 where applicable, and the details have been disclosed above, as required by the applicable accounting standards. The provisions of Section 177 are not applicable to the Company.

V. Other information:

Loan from related parties are unsecured and carries interest of 12% and are repayable from 2025. On July 1, 2020, the Company and its Holding Company entered into an agreement for interest-free unsecured loan of upto Rs.20,000 lakhs and repayable in quarterly instalments of Rs.1,000 lakhs each from June 2025 to March 2030. The existing loan payable of Rs.11,274 lakhs as on June 30, 2020 (Principal - Rs.9,881 lakhs and Interest payable - Rs.1,393 lakhs) was converted into interest-free loan as part of the aforesaid agreement. The Company has drawn loan of Rs.5,016 lakhs during the period July 27, 2020 to March 31, 2021 and Rs. 1500 lakhs during the period November 29, 2022 to March 31, 2023. The Company has accounted the aforesaid loan, being interest-free in nature, as compound financial instruments in accordance with Ind AS 32 with effective interest rate of 12%.

31 Segment reporting

The Company's business activity falls within a single reportable segment, i.e., Hospitality. Hence, there are no additional disclosures to be provided under Ind-AS 108 – Segment information with respect to the single reportable segment, other than those already provided in financial statements. Further, the Company is domiciled in India and the Company's current and non-current assets are located in India.

32 Unhedged foreign currency exposure

	March 31, 2023	March 31, 2022
Trade payables	384	317
	384	317



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

33 Financial risk management objectives and policies

The Company's principal financial liabilities comprise borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include loans, trade, other receivables and cash and cash equivalents that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks and ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives.

i. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity risk.

Interest rate risk is the risk that the fair value or future cash flows of the Company's financial instruments will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations with floating interest rates.

The Company is affected by the price volatility of certain commodities. The Company's management has developed and enacted a risk management strategy regarding commodity price risk and its mitigation. The Company is subject to the price risk variables, which are expected to vary in line with the prevailing market conditions.

Interest rate sensitivity

The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant. The impact on the entity's profit/(loss) before tax is due to changes in the fair value of non-current and current borrowings and other current and non-current financial liabilities.

Particulars	Change in interest rate	Effect on loss before tax
March 31, 2023	+1%	417
	-1%	(417)
March 31, 2022	+1%	523
	-1%	(523)

ii. Credit risk

Credit risk is the risk of loss that may arise on outstanding financial instruments if a counterparty default on its obligations. The Company's exposure to credit risk arises majorly from trade receivables/ unbilled revenue and other financial assets.

Other financial assets are bank deposits with banks and hence, the Company does not expect any credit risk with respect to these financial assets.

With respect to other financial assets, the Company has constituted teams to review the receivables on periodic basis and to take necessary mitigations, wherever required. The Company creates allowance for all unsecured receivables based on lifetime expected credit loss. At the balance sheet date, there was no significant concentration of credit risk and exposure thereon.

iii. Liquidity Risk

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of borrowings and lease contracts. The table below summarises the maturity profile of the Company's financial liabilities based on contractual undiscounted payments.

	Maturity period	March 31, 2023	March 31, 2022
Financial liabilities - Current			
Current borrowings - term loans from banks	Within 1 year	11,320	11,320
Current borrowings - bank overdraft	Within 1 year	1,885	-
Trade payables	Within 1 year	3,045	1,819
Other financial liabilities	Within 1 year	2,902	2,962
Financial liabilities - Non Current			
Non-Current borrowings - term loans from banks	Between 1-10 years	38,029	49,349
Non-Current borrowings - loans from related parties	Between 1-10 years	17,790	16,290
Lease liabilities	Between 1-30 years	20,160	20,729
Other financial liabilities	Between 1-3 years	181	173



34 Defined benefit plan - Gratuity

The Company operates defined gratuity plan for its employees. Under the plan, every employee who has completed at least five years of service gets a gratuity on departure at 15 days of last drawn salary for each completed year of service.

The following tables summarises the components of net benefit expenses recognised in the statement of profit and loss and amount recognised in the balance sheet with respect to gratuity. The defined benefit plan is unfunded.

Changes in the defined benefit obligation ('DBO') and fair value of plan assets ('FVoPA') - Year ended March 31, 2023

Gratuity	Opening balance	Expense charged to profit or loss			Benefits paid	Remeasurement (gains)/losses in other comprehensive income					Contributions by employer	Closing balance
		Service cost	Net interest expense	Sub-total included in profit or loss		Return on plan assets (excluding amounts included in net interest expense)	Actuarial changes arising from changes in demographic assumptions	Actuarial changes arising from changes in financial assumptions	Experience adjustments	Sub-total included in OCI		
DBO	91	24	5	29	(18)	-	(3)	(1)	(12)	(16)	-	86
FVoPA	-	-	-	-	-	-	-	-	-	-	-	-
Net liability	91	24	5	29	(18)	-	(3)	(1)	(12)	(16)	-	86

Changes in the defined benefit obligation ('DBO') and fair value of plan assets ('FVoPA') - Year ended March 31, 2022

Gratuity	Opening balance	Expense charged to profit or loss			Benefits paid	Remeasurement (gains)/losses in other comprehensive income					Contributions by employer	Closing balance
		Service cost	Net interest expense	Sub-total included in profit or loss		Return on plan assets (excluding amounts included in net interest expense)	Actuarial changes arising from changes in demographic assumptions	Actuarial changes arising from changes in financial assumptions	Experience adjustments	Sub-total included in OCI		
DBO	123	25	6	31	(3)	-	(5)	(2)	(53)	(60)	-	91
FVoPA	-	-	-	-	-	-	-	-	-	-	-	-
Net liability	123	25	6	31	(3)	-	(5)	(2)	(53)	(60)	-	91

The principal assumptions used in determining gratuity obligations for the Company's plans are shown below:

Particulars	March 31, 2023	March 31, 2022
Discount rate	7.2%	5.6%
Future salary benefit levels	6.5%	6.1%

A quantitative sensitivity analysis for significant assumptions for Gratuity plan is as shown below:

Particulars	March 31, 2023				March 31, 2022			
	Discount Rate		Salary Growth Rate		Discount Rate		Salary Growth Rate	
Sensitivity Level	-1%	+1%	-1%	+1%	-1%	+1%	-1%	+1%
Impact on DBO	5	(2)	(2)	5	4	(4)	(4)	4
% change compared to base due to sensitivity	-94%	-102%	-103%	-94%	-95%	-104%	-104%	-95%

The sensitivity analysis above has been determined based on a method that extrapolates the impact on defined benefit obligation as a result of reasonable changes in key assumptions occurring at the end of the reporting period.

The following payments are expected contributions to the defined benefit plan - gratuity in future years:

Particulars	March 31, 2023	March 31, 2022
Within the next 12 months	23	20
Between 1 and 5 years	63	71
Total expected payments	86	91



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

35 Fair values

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

- The management assessed that the carrying values of cash and bank balances, trade receivables, trade payables, and other financial assets and liabilities approximate their fair values largely due to their short-term maturities.
- The management assessed that the carrying values of bank deposits, borrowings and other financial assets and liabilities approximate their fair values based on cash flow discounting using parameters such as interest rates, tenure of instrument, creditworthiness of the customer and the risk characteristics of the financed project, as applicable.

These financial assets and financial liabilities are classified as level 3 fair values in the fair value hierarchy due to the use of unobservable inputs as explained above. There have been no transfers between levels during the year.

Set out below, is a comparison by class of the carrying amounts and fair value of the Company's financial instruments:

Particulars	March 31, 2023		March 31, 2022	
	Carrying Value	Fair Value (Level 3)	Carrying Value	Fair Value (Level 3)
Financial Assets				
<i>Measured at amortised cost</i>				
Investment in debentures	279	279	249	249
Loans	-	-	2	2
Trade receivables	1,684	1,684	994	994
Cash and cash equivalents	670	670	1,056	1,056
Bank balances other than cash and cash equivalents	2,325	2,325	2,091	2,091
Other financial assets	727	727	540	540
Financial Liabilities				
Borrowings	54,776	54,776	58,271	58,271
Trade payables	3,045	3,045	1,819	1,819
Lease liabilities	6,752	6,752	6,629	6,629
Other financial liabilities	3,083	3,083	3,135	3,135

36 Capital management

The Company's objectives of capital management is to maximize the shareholder value. In order to maintain or adjust the capital structure, the Company may adjust the return to shareholders, issue/ buyback shares or sell assets to reduce debt. The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants.

The Company monitors capital using a gearing ratio, which is net debt divided by total equity plus net debt as below:

- Equity includes equity share capital and all other equity components attributable to the equity holders

- Net Debt includes borrowings (non-current and current), trade payables, lease liabilities and other financial liabilities, less cash and cash equivalents and bank balances other than cash and cash equivalents.

Particulars	March 31, 2023	March 31, 2022
Borrowings	54,776	58,271
Trade payables	3,045	1,819
Lease liabilities	6,752	6,629
Other financial liabilities	3,083	3,135
Less: Cash and cash equivalents & bank balances other than cash and cash equivalents	(2,995)	(3,147)
Net Debt (A)	64,661	66,707
Equity share capital	100	100
Instruments entirely equity in nature	28,043	28,043
Other equity	(18,829)	(18,948)
Equity (B)	9,314	9,195
Equity plus net debt (C = A + B)	73,975	75,902
Gearing ratio (D = A / C)	87%	88%

In order to achieve the objective of maximizing shareholders value, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing borrowings that define capital structure requirements. Any significant breach in meeting the financial covenants would allow the bank to call borrowings. There have been no breaches in the financial covenants of above mentioned interest-bearing borrowings.

No changes were made in the objectives, policies or processes for managing capital during the current and previous years.



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

37 Details of dues to micro and small enterprises as defined under the MSMED Act, 2006

The principal amount remaining unpaid to any supplier
 The amount of interest due and remaining unpaid to any supplier
 The amount of interest paid by the Company along with the amount of the payments made to the supplier beyond the appointed day.
 The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year).
 The amount of interest accrued and remaining unpaid at the end of the year.
 The amount of further interest remaining due and payable for the earlier years.

	March 31, 2023	March 31, 2022
	Rs.	Rs.
	74	81
	-	-
	-	-
	-	-
	-	-
	-	-
	74	81

Note: The above information is furnished based on the information available with the Company.

38 During the year ended March 31, 2022, the Company had received final assessment order from the Karnataka Stamps and Registration Department with an assessed stamp duty payable of Rs. 1,999 lakhs payable pursuant to the demerger of the Company and its Holding Company – Brigade Enterprises Limited. The Company based on management's assessment had recorded and disclosed stamp duty payable of Rs. 1,055 lakhs as an exceptional item in earlier periods. The balance amount of Rs. 944 lakhs had been provided for during the year ended March 31, 2022 and disclosed as an exceptional item.

39 Financial ratios

a. **Ratio** Current ratio
Numerator Current assets
Denominator Current liabilities

Ratios/ Measures	As at	
	March 31,2023	March 31,2022
Current assets (A)	8,359	7,701
Current liabilities (B)	18,413	14,230
Current ratio (C) = (A) / (B)	0.45	0.54
%Change from previous year	-16%	

b. **Ratio** Debt equity ratio
Numerator Total debt [represents current and non-current borrowings and lease liabilities]
Denominator Shareholders' equity [represents total equity]

Ratios/ Measures	As at	
	March 31,2023	March 31,2022
Total debt (A)	61,528	64,900
Shareholder's equity (B)	9,314	8,195
Debt equity ratio (C) = (A) / (B)	6.61	7.06
%Change from previous year	-6%	

c. **Ratio** Debt service coverage ratio
Numerator Earnings available for debt service
Denominator Debt service

Ratios/ Measures	As at	
	March 31,2023	March 31,2022
Profit/(loss) after tax (A)	(460)	(7,027)
Add: Non cash operating expenses and finance cost		
Depreciation and Amortisation expense (B)	4,028	4,769
Finance costs (C)	5,960	5,290
Earnings available for debt services (D) = (A)+(B)+(C)	9,528	3,032
Finance costs (E)	5,960	5,290
Repayment of non-current borrowings (F)	7,737	5,632
Debt service (H) = (E) + (F)	13,697	10,922
Debt service coverage ratio (I) = (D) / (H)	0.70	0.28
%Change from previous year	151%	

The ratio has changed mainly on account of reduction in loss for the year which is due to increased revenue from operations during the year.



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

- d Ratio Trade receivables turnover ratio
 Numerator Revenue from operations
 Denominator Average trade receivables

Ratios/ Measures	As at	
	March 31,2023	March 31,2022
Revenue from operations (A)	30,236	12,356
Closing Trade Receivables	1,684	994
Average Trade Receivables [(opening + closing) /2] (B)	1,339	1,015
Trade receivables turnover ratio (C) = (A) / (B)	22.58	12.18
%Change from previous year	85%	

The ratio has changed mainly due to increase in revenue from operations in the current year.

- e Ratio Trade payables turnover ratio
 Numerator Total purchases
 Denominator Average trade payables

Ratios/ Measures	As at	
	March 31,2023	March 31,2022
Total purchases * (A)	16,682	8,557
Closing Trade Payables	3,045	1,819
Average Trade Payables [(opening + closing) /2] (B)	2,432	2,204
Trade payables turnover ratio (C) = (A) / (B)	6.86	3.88
%Change from previous year	77%	

*Total Purchase represents purchase of goods and services which is the aggregate of cost of materials consumed and other expenses

The ratio has changed mainly due to increase in expenses during the year, which is due to increased revenue from operations during the year.

- f Ratio Net capital turnover ratio
 Numerator Revenue from operations
 Denominator Working capital (Current assets - Current liabilities)

Ratios/ Measures	As at	
	March 31,2023	March 31,2022
Revenue from operations (A)	30,236	12,356
Working capital (B)	(10,054)	(6,529)
Net capital turnover ratio (C) = (A) / (B)	(3.01)	(1.89)
%Change from previous year	59%	

The ratio has changed mainly due to increase in revenue from operations in the current year.

- g Ratio Net profit ratio
 Numerator Profit after tax
 Denominator Revenue from operations

Ratios/ Measures	As at	
	March 31,2023	March 31,2022
Profit/(loss) after tax (A)	(460)	(7,027)
Revenue from operations (B)	30,236	12,356
Net profit (C) = (A) / (B)	(0.02)	(0.57)
%Change from previous year	-97%	

The ratio has changed mainly due to decrease in loss upon increase in revenue from operations in the current year.

- h Ratio Return on capital employed
 Numerator Earning before interest and taxes
 Denominator Capital Employed (Total equity, Total borrowings and Total lease liabilities)

Ratios/ Measures	As at	
	March 31,2023	March 31,2022
Profit/(loss) after tax (A)	(460)	(7,027)
Adjustments		
Add: Total tax expense (B)	(195)	(2,887)
Add: Finance costs (C)	5,960	5,290
Earnings before interest and tax (D) = (A) + (B) + (C)	5,305	(4,624)
Total equity (E)	9,314	9,195
Current and Non-current borrowings (F)	34,776	58,271
Current and Non-current lease liabilities (G)	6,752	6,629
Capital Employed (H) = (E) + (F) + (G)	70,842	74,095
Return on capital employed (I) = (D) / (H)	0.07	(0.06)
%Change from previous year	-220%	

The ratio has changed mainly due to increase in revenue from operations in the current year and consequential reduction in loss for the year.



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

- i **Ratio** Return on equity ratio
Numerator Restated loss after tax
Denominator Average Shareholder's Equity

Ratios/ Measures	As at	
	March 31,2023	March 31,2022
Profit/(loss) after tax (A)	(460)	(7,027)
Closing shareholder's equity (B)	9,314	9,195
Average shareholder's equity [(opening + closing) /2] (C)	9,255	12,687
Return on equity (D) = (A)/(C)	(0.05)	(0.55)
%Change from previous year	-91%	

The ratio has changed mainly due to decrease in loss upon increase in revenue from operations in the current year.

- j **Ratio** Inventory turnover ratio
Numerator Cost of goods sold
Denominator Average inventory

Ratios/ Measures	As at	
	March 31,2023	March 31,2022
Cost of goods sold (A)	3,126	1,437
Closing Inventory (B)	389	223
Average inventory [(opening + closing) /2] (C)	306	213
Inventory turnover ratio (D) = (A)/(C)	10.22	6.76
%Change from previous year	51%	

The ratio has changed mainly due to increase in cost during the year, which is due to increased revenue from operations in the current year.

Note: Return on investment is not applicable to the Company

40 Additional regulatory information not disclosed elsewhere in the financial information

- (i) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) The Company does not have any transactions with companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956.
- (iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- (iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (v) No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediaries shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (vi) No funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (vii) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.
- (viii) The Company is not a declared wilful defaulter by any bank or financial institution or any other lender.

41 The company secretary of the Company has resigned in April 2023 and the Company is in the process of identifying and appointing a company secretary as required under section 203 of Companies Act, 2013

42 The Company has defined process to take daily back-up of books of account in electronic mode on servers physically located in India. However, the backup of the books of account and other books and papers maintained in electronic mode with respect to individual hotel units has not been maintained on servers physically located in India on daily basis. The management is taking steps to ensure that the daily back-up of books of account of the individual hotel units are maintained as required under the applicable statute.



Brigade Hotel Ventures Limited

Notes to financial statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

43 Standards issued but not yet effective

The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standards) Amendment Rules, 2023 dated 31 March 2023 to amend the following Ind AS which are effective from 01 April 2023.

(i) Definition of Accounting Estimates - Amendments to Ind AS 8

The amendments clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. It has also been clarified how entities use measurement techniques and inputs to develop accounting estimates.

The amendments are effective for annual reporting periods beginning on or after 1 April 2023 and apply to changes in accounting policies and changes in accounting estimates that occur on or after the start of that period.

(ii) Disclosure of Accounting Policies - Amendments to Ind AS 1

The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.

The amendments to Ind AS 1 are applicable for annual periods beginning on or after 1 April 2023. Consequential amendments have been made in Ind AS 107.

(iii) Deferred Tax related to Assets and Liabilities arising from a Single Transaction - Amendments to Ind AS 12

The amendments narrow the scope of the initial recognition exception under Ind AS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

The amendments should be applied to transactions that occur on or after the beginning of the earliest comparative period presented. In addition, at the beginning of the earliest comparative period presented, a deferred tax asset (provided that sufficient taxable profit is available) and a deferred tax liability should also be recognised for all deductible and taxable temporary differences associated with leases and decommissioning obligations. Consequential amendments have been made in Ind AS 101.

The amendments to Ind AS 12 are applicable for annual periods beginning on or after 1 April 2023.

The Company is currently assessing the impact of the aforesaid amendments.

As per our report of even date

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

per **Sudhis Kumar Jain**
Partner
Membership no.: 213157



Place: Bengaluru
Date: May 11, 2023

For and on behalf of the Board of Directors of
Brigade Hotel Ventures Limited

Vincent Varma
Director
DIN: 06362115

Ananda Natarajan
Chief Financial Officer

Ninupa Shankar
Director
DIN: 02730342

Arindam Mukherjee
Manager

