HOTEL BANJARA LIMITED

Notes to the financial statements for the year ended March 31, 2025

1. Corporate information

Hotel Banjara Limited is a public limited company, domiciled in India and is not listed on any stock exchange. The company is engaged in the business of Hospitality and currently has a five star hotel at Hyderabad.

2. Summary of significant accounting policies

2.1 Basis of preparation of financial statements

- The financial statements are prepared under the historical cost convention, on an accrual basis and comply with the Accounting Standards (AS) specified under 133 of the Companies Act, 2013 read with rules 7 of Companies (Accounts) Rules, 2014. The preparation of financial statements requires the Management to make estimates and assumptions considered in the reported amounts of Assets and Liabilities (including contingent liabilities) as at the date of the Financial Statements and reported Income and Expenses. The Management believes that the estimates used in the preparation of the financial statements are prudent and reasonable. Future results could differ from these estimates.

2.2. Fixed assets and depreciation

- Fixed Assets except land and building of Hotel Banjara, Hyderabad, are recorded at cost of acquisition inclusive of all relevant levies and transportation expenses. They are stated at historical cost, land and building of Hotel Banjara, Hyderabad was revalued on 31-11-85 by an approved valuer. The company does not have any intangible assets.

- Depreciation is provided on a pro-rata basis on the straight-line method over the estimated useful lives of the assets as determined by the management or the useful life prescribed under Part C of Schedule II to the Companies Act, 2013, whichever is lower. Depreciation on the revalued figures of buildings of Hotel Banjara, Hyderabad has been taken by transfer from capital reserve.

2.3 Investments

- Investments are classified into long term and current investments. Long-term investments are stated at cost. A provision for diminution is made to recognize a decline, other than temporary, in the value of long term investments.

  Current investments are carried at lower of cost and fair value, Fair value in the case of quoted investments refers to the market value of the investments arrived at on the basis of last traded prices at the year end.

2.4 Inventories

- Inventories are valued at lower of cost and net realizable value.

2.5 Retirement benefits

- Gratuity liability and leave encashment is determined on cash basis and in case of company's staff taken over by Gateway Hotels and Gateway Resorts Limited as per clause 12.1 of the

Licence Agreement dated 12th October, 1988. The Company has determined the exact amount of gratuity payable to staff taken on the rolls by Gateway Hotels and Gateway Resorts Limited and the amount to determined has been paid to Gateway Hotels and Gateway Resorts Limited as company's contribution payable to the employees on cessation of their employment with Gateway Hotels and Gateway Resorts Limited

No actuarial valuation is respect of the above staff was deemed necessary as the total liability of the company was determined on 12th October, 1988.

2.6 Foreign exchange transactions

- Transactions in foreign exchange are accounted for the exchange rates prevailing on the date or which the transaction takes place. Gains and losses out of fluctuations in exchange rates are accounted for on realization.

2.7 Sale and services

- Sales are stated net of discounts.

2.8 The renewal license agreement with **Taj GVK Hotels Limited** expired on **18th February 2023**, upon which the property was handed back to the Company during the year. The Company is in the process of planning and executing renovation of the hotel in compliance with fire safety norms and intends to commence hotel operations shortly thereafter.

2.9 Taxation

- Current tax

Current tax is provided on the basis of tax payable on estimated taxable income computed in accordance with the applicable provision of Income Tax Act, 1961 after considering the benefits available under the said Act.

- Deferred Taxes

In accordance with Accounting Standard 22- Accounting for Taxes on Income, the deferred tax timing differences between the book and tax profits for the year is accounted for using the tax rates and laws that have been enacted or substantially enacted as of the Balance Sheet date.

Deferred tax assets are recognized to the extent there is reasonable certainty that the assets can be realized in the future; however, where there is unabsorbed depreciation or carried forward loss under taxation laws, deferred tax assets are recognized only if there is virtual certainty of realization or such assets.

2.10 Impairment of assets

Impairment loss, if any, is provided to the extent, the carrying amount of assets exceeds their recoverable amount. Recoverable amount is higher of an asset's net selling price, and its value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life.

HOTEL BANJARA LIMITED

Notes to the financial statements for the year ended March 31, 2025

28. Contingent liabilities

(All amounts in INR Thousands, unless otherwise stated)

	March 31, 2025	March 31, 2024
A. Property tax*	-	4,458
B. Income Tax	2,701	2,701
C. Stamp duty on land	8,820	8,820

* GHMC has increased the company's property tax on the basis that are contrary to the facts and the company has disputed the demand. Aggrieved by the impugned demand of GHMC, the company after exhausting all its efforts with GHMC, has approached Hon'ble High court of Hyderabad. However, under pressure from GHMC and without judicial support the company has been depositing the full demand with GHMC. The status of petitions filed by the company is:

(i) The company has filed a Writ petition no.22669 dated 07/08/2014 with Hon'ble High court of Judicature at Hyderabad. However, the company has paid the property tax under protest. The company has disputed the demand and levy of property tax by Greater Hyderabad Municipal Corporation.

(ii) The company has filed a Writ petition no.10380 dated 04/04/2013 with Hon'ble High court of Andhra Pradesh. However, the company has paid the property tax under protest. The company has disputed the demand and levy of property tax by Greater Hyderabad Municipal Corporation.

(iii) In the event of Hon'ble High court upholding GHMC demand, the company will have no outstanding liabilities. Since the matter is subjudice, future cash inflows in respect of the above are determinable only on receipt of judgment /decision pending with Hon'ble High court of Hyderabad.

(iv) In FY 2017-18, GHMC carried out area physical verification and found taxable area **129602 Sq. Ft.** as against **136326 Sq. Ft.** on which property tax is calculated and charged. This difference in taxable area has resulted in reduction in property tax payable by Rs. 2,258 thousand. During the FY 2019-20, the excess amount charged of Rs. 1,129 thousand in years 2014-15/2015-16/2016-17 along with other recoverable (unadjusted payment) is being pursued for recover.

B. Income Tax

The CPC has raised demand of Rs. 2,701 thousand in AY 2017-18 in respect of license fees. The demand has been raised due to wrong mis-classification of income by TAJ GVK Hotels and Resorts Limited and TDS has been deducted u/s 194B (lottery income) instead of 194IB. Hence, the company has no lottery income and the mis-classification of income has been rectified by TAJ GVK Hotels and Resorts Limited and duly accepted by tax department effective 09th September, 2019 and the revised Form 16A correctly showing the license fee and not lottery income. The IT portal continues showing the wrong demand of Rs. 2,701 thousand as on balance sheet date even the necessary action needs to correct the demand has been taken by the company. However, the company has received rectification order u/s 154 on dated 23/06/2022 on which demand for AY 2017-18 becomes Nil and refund will be received of Rs. 2,843 thousand for AY 2017-18.

C. Stamp duty on land

The Company has purchased a Land from Edelweiss Asset Reconstruction Company Limited in an Auction and has submitted the Sale Certificate to Tehsildar for entry in its record. The Tehsildar has demanded Stamp duty on registration. According to Law and various Honorable Supreme court judgements no stamp duty is

payable. The Company has filed a Writ (CWP-11481-2023 (O&M)) in Honorable Punjab and Haryana High Court challenging the claim and the matter is sub-judice.
In case of an adverse decision, the contingent liability would have been ₹ 8,820 thousand. However, the writ petition has been decided in favour of the Company, and the Learned State Counsel has given instructions through its judgment dated 15.07.2025 to enter the Sale Certificate in Supplementary Book-I without levy of stamp duty

29. The company has given advance to Charms India Private Limited against acquisition of property under construction. The total outstanding amount including interest as on 31.03.2020 is Rs. 82,037 thousand unable to recover and in order to secure its interest and outstanding amount advanced, the company had decided to take legal recourse and had filed an application to NCLT for winding up of the company.
The Board of directors of the company are hopeful that money will be fully recovered and therefore, the advance has not been written off in the books of accounts.

30. The Company has given an advance to Apex Aluminium Extrusion Ltd. on which no interest has been accrued or received during the year. The outstanding balance, including interest, amounts to ₹17,022 thousand as on 31st March 2025. In view of the prevailing circumstances, the said balance appears doubtful of recovery. However, as the Company is making regular efforts to recover the amount from the said party, the advance has not been written off in the books of account.

31. The company has along with Rakhi Agencies Limited purchased in auction a parcel of developed freehold industrial land measuring 16011.60 square meters from EDELWEISS Asset Reconstruction for a sum of Rs. 28,00,00,000 (Rupees Twenty Eight Crore). As Company's share in the Land i.e., 45%, the price of the Land purchased is Rs. 12,60,00,000 (Rupees Twelve Crore Sixty Lakhs). The land is located at Sector 38, Phase - 1, HSIDC Industrial Estate, Rai, Sonepat, Haryana-131001. The company has received Sale Certificate and possession of the Land. The Original Owner whose land has been acquired under SARFAESI Act, 2002 has moved to Debt Recovery Tribunal and company has been implicated in the proceedings. There is no stay on company to deal with the Land.

32. Dues to micro and small enterprises

Based on information available, there are no dues payable to enterprises covered under "Micro, Small Medium Enterprises Development Act, 2006 as at March 31, 2025 (previous year – Nil)

33. Related parties

Related party disclosures, as required by AS18, "Related party disclosures", are given below:-

Key Management personnel : Narender Kumar.Aggarwal
: Anuj Agarwal
: Ved Parkash Gupta

	31 March 2025	31 March 2024
Key Management Personnel Remuneration	5,371	5,371

34. Impairment loss

As at 31st March 2025, there is no impairment loss as contemplated in Accounting Standard AS -28.

35. The Company has not filed Form DPT-3 during the year in respect of deposits / amounts considered as deposits under the Companies (Acceptance of Deposits) Rules, 2014. Management is in the process of compiling the requisite details and ensuring compliance.

36. Previous year figures

The corresponding figures of previous year have been re-grouped, re-arranged wherever necessary to conform to the current year's classification.

For and on behalf of the Board

Narender Aggarwal
Managing Director
DIN 01595461

Anuj Agarwal
Director
DIN 01928714

Place : New Delhi
Date : 01/09/2025

As per our report of even date attached

For Rohit Aggarwal and Company
Chartered Accountants
FRN 028666N

Rohit Aggarwal
Proprietor
M. No. 535470

HOTEL BANJARA LIMITED

HOTEL BANJARA LIMITED
CIN U55101DL1971PLC042246
Balance Sheet as at 31st March, 2025

(All amounts in INR Thousands, unless otherwise stated)

	Notes	31st March 2025	31st March 2024
Equity and liabilities			
Shareholder's funds			
Share capital	3	48,000	48,000
Reserves and surplus	4	3,35,288	3,48,207
Non-current liabilities			
Long-term borrowings	5	71,402	51,402
Other long-term liabilities	6	1,146	1,146
Long-term provisions	7	2,305	2,305
Current liabilities			
Trade payable	8	-	-
Other current liabilities	9	1,19,777	6,001
Short-term provisions	10	-	-
Total		5,77,918	4,57,061
Assets			
Non-current assets			
Property, Plant and Equipment and Intangible Assets			
Property, plant and equipment	11	2,20,374	2,23,341
Deferred tax assets (net)	12	1,773	1,983
Long-term loans and advances	13	56,684	64,654
Other non-current assets	14	2,90,928	1,58,892
Current assets			
Trade receivables	15	-	7
Cash and cash equivalents	16	34	707
Short-term loans and advances	17	332	165
Other current assets	18	7,792	7,312
Total		5,77,918	4,57,061
Summary of significant accounting policies	2		

The accompanying notes are an integral part of the financial statements

For and on behalf of Board of Directors

NARENDER AGGARWAL
MANAGING DIRECTOR
DIN 01595461

ANUJ AGARWAL
DIRECTOR
DIN 01928714

As per our report of even date

For Rohit Aggarwal and Company
Chartered Accountant
FRN 028666N

Rohit Aggarwal
Proprietor
M.No. 535470

Date: 01/09/2025
Place: New Delhi

HOTEL BANJARA LIMITED

HOTEL BANJARA LIMITED

CIN U55101DL1971PLC042246

Statement of Profit and Loss for the year ended 31st March, 2025

(All amounts in INR Thousands, unless otherwise stated)

	Notes	31st March 2025	31st March 2024
Income			
Revenue from operations	19	-	-
Other Income	20	19,988	14,522
Total income		19,988	14,522
Expenses			
Employee benefits expenses	21	8,129	6,884
Finance costs	22	4,523	3,470
Depreciation and amortization expense	23	1,980	1,452
Other expenses	24	17,078	4,642
Total expenses		31,710	16,448
Profit before tax		(11,722)	(1,926)
Tax expense			
Current tax		-	-
Deferred tax		210	394
Tax adjustments of previous year		-	(1)
Profit for the year		(11,932)	(2,319)
Earnings per equity share of face value of Rs 10/- each	25		
Basic		(2.49)	(0.48)
Summary of significant accounting policies	2		

The accompanying notes are an integral part of the financial statements

For and on behalf of Board of Directors

As per our report of even date

N Aggarwal

NARENDER AGGARWAL
MANAGING DIRECTOR
DIN 01595461

A Aggarwal

ANUJ AGARWAL
DIRECTOR
DIN 01928714

For Rohit Aggarwal and Company
Chartered Accountant
FRN 028666N

Rohit Aggarwal
Proprietor
M.No. 535470

Date: 01/09/2025
Place: New Delhi

HOTEL BANJARA LIMITED

HOTEL BANJARA LIMITED
CIN U55101DL1971PLC042246
Cash Flow Statement for the year ended 31 March 2025

(All amounts in INR Thousands, unless otherwise stated)

		31st March 2025		31st March 2024
A	**CASH FLOW FROM OPERATING ACTIVITIES**			
	Profit before taxation and exceptional items		(11,722)	(1,926)
	Adjustments for:			
	Depreciation and amortization expense	1,980		1,452
	Interest expense	4,523		3,470
	Interest income	(19,445)		(13,866)
	Sub Total		(12,941)	(8,944)
	Operating Profit before working capital changes		(24,663)	(10,870)
	Adjustments for:			
	(Increase) / decrease in trade receivables	7		9,118
	(Increase) / decrease in short term loans & advances	(167)		(119)
	(Increase) / decrease in other current assets	(695)		(1,984)
	(increase) / decrease in long term loans & advances	7,969		(10,265)
	Increase / (decrease) in other current liabilities	1,13,775.93		(6,315)
	Increase / (decrease) in other long term liabilities	-		-
	Sub Total		1,20,891	(9,565)
	Cash generated from Operations		96,227	(20,434)
	Taxes paid (net of refunds)		(215)	196
	Cash flow before exceptional items		96,442	(20,630)
	Exceptional:			
	Compensation paid under Voluntary Separation Schemes		-	
	Prior period item		-	
	Net cash from Operating Activities - [A]		96,442	(20,630)
B	**CASH FLOW FROM INVESTING ACTIVITIES:**			
	Purchase of fixed assets		-	(9,800)
	(Purchase)/proceeds from maturity/(investments) in fixed deposit/ bond		(1,32,037)	14,342
	Interest received		19,445	13,791
	Net cash used in Investing Activities -[B]		(1,12,592)	18,334
C	**CASH FLOW FROM FINANCING ACTIVITIES:**			
	Interest paid		(4,523)	(3,470)
	Loan taken during the year		20,000	6,402
	Cash Flow before exceptional items		15,477	2,932
	Exceptional Items:			
	Net cash used in Financing Activities - [C]		15,477	2,932
	Net Increase / (decrease) in Cash and Cash equivalents - [A+B+C]		(673)	635
	Cash and Cash equivalents at the beginning of the year		707	72
	Cash and Cash equivalents at the end of the year		34	707
	Cash and cash equivalents at the end		34	707
			34	707

For and on behalf of Board of Directors

नरेन्द्र अग्रवाल

NARENDER AGGARWAL
MANAGING DIRECTOR
DIN 01595461

AAgarwal

ANUJ AGARWAL
DIRECTOR
DIN 01928714

As per our report of even date

For Rohit Aggarwal and Company
Chartered Accountant
FRN 028666N

Rohit Aggarwal
Proprietor
M.No. 535470

Date: 01/09/2025
Place: New Delhi

HOTEL BANJARA LIMITED
CIN U55101DL1971PLC042246

Notes to the financial statements for the year ended 31st March ,2025

3.Share capital

(All amounts in INR Thousands, unless otherwise stated)

	31st March 2025	31st March 2024
Authorised		
9,800,000 (Previous Year : 9,800,000) equity shares of Rs. 10/- each	98,000	98,000
20,000(Previous Year: 20,000) 11% cumulative redeemable preference shares of Rs. 100/- each	2,000	2,000
	1,00,000	1,00,000
Issued, subscribed and fully paid up		
4,800,000 (Previous Year: 4,800,000) equity shares of Rs. 10/- each fully paid up.	48,000	48,000
	48,000	48,000

a. Reconciliation of equity shares at the beginning and at the end of the reporting period.

	31st March 2025		31st March 2024	
	No. of shares	Amount	No. of shares	Amount
Equity shares				
At the beginning of the period	48,00,000	48,000	48,00,000	48,000
Bonus shares issued during the year by capitalisation of Surplus in Statement of Profit and Loss Account	-	-	-	-
Outstanding at the end of the period	48,00,000	48,000	48,00,000	48,000

b. Rights, preference and restrictions attached to shares

Equity shares: The company has one class of equity shares having a par value of Re. 10 per share. Each shareholder is eligible for one vote per share held. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the company after distribution of all preferential amount, in proportion to their shareholding.

c.Shares held by associate

Out of the equity shares issued by the company,shares held by the associates are as below:

	31st March 2025	31st March 2024
Rakhi Agencies Limited 954,910 equity shares of Rs.10/ each,fully paid up (Previous Year: 9,54,910 equity shares)	9,549	9,549
	9,549	9,549

d. Details of equity shares held by shareholders holding more than 5% shares of the aggregate shares in the Company

	31st March 2025		31st March 2024	
	No. of shares	% of holding	No. of shares	% of holding
Equity shares of Rs.10 each fully paid				
N. K. Agarwal	11,45,063	23.86%	11,45,063	23.86%
N. K. Agarwal (HUF)	4,65,855	9.71%	4,65,855	9.71%
Mr. Abeer Agarwal	11,88,750	24.77%	11,88,750	24.77%
Anuj Agarwal	6,01,608	12.53%	6,01,608	12.53%

HOTEL BANJARA LIMITED
CIN U55101DL1971PLC042246

Notes to the financial statements for the year ended 31st March ,2025

(All amounts in INR Thousands, unless otherwise stated)

e. Details of promoters shareholding at the end of the year

Promoter Name	31st March 2025			31st March 2024		
	No. of shares	% of holding	% changes during the year	No. of shares	% of holding	% changes during the year
N. K. Agarwal	11,45,063	23.86%	No change	11,45,063	23.86%	No change
N. K. Agarwal (HUF)	4,65,855	9.71%	No change	4,65,855	9.71%	No change
Mr. Abeer Agarwal	11,88,750	24.77%	No change	11,88,750	24.77%	No change
Anuj Agarwal	6,01,608	12.53%	No change	6,01,608	12.53%	No change

4. Reserves and surplus

		31st March 2024	Additions	Deductions	31st March 2025
Capital reserve					
Securities premium reserve		8,000	-	-	8,000
Revalution reserve		41,554	-	987	40,567
Other reserve					
General reserve		3,476	-	-	3,476
		53,031	-	987	52,044
Surplus in statement of profit and loss		2,95,177	(11,932)	-	2,83,245
Balance as at the beginning of the year	2,95,177				
Profit for the year	(11,932)				
Less: Appropriations					
Dividend for current financial year	-				
Dividend distribution tax	-				
Issue of Bonus share					
Transfer to general reserve	-				
Balance as at the end of the year	2,83,245				
Total reserve and surplus		3,48,207	(11,932)	987	3,35,288

5. Long-term borrowings

	31st March 2025	31st March 2024
Unsecured:		
Loan taken in indian rupees	71,402	51,402
	71,402	51,402

* The company has entered into the loan agreement dated 01st June, 2020 with Cellcap Infovin India private Limited for an amount of Rs. 45000 thousand. The loan is repayble on or before two years from the date of execution of agreement i.e. 01/06/2022. The above loan carries a rate of interest @6% per annum. In FY 2022-23, the term for repayment of loan has been extended for three more years and now loan is repayable on or before 31/05/2025. During the FY 2023-24, the company has converted the interest payable upto 31/03/2023 of Rs. 6402 thousand into the term loan account.

6. Other long-term liabilities

	31st March 2025	31st March 2024
Employee related liabilities	1,146	1,146
	1,146	1,146

7. Long-term provision

	31st March 2025	31st March 2024
Approach road on tank fund	2,305	2,305
	2,305	2,305

HOTEL BANJARA LIMITED
CIN U55101DL1971PLC042246

Notes to the financial statements for the year ended 31st March ,2025

(All amounts in INR Thousands, unless otherwise stated)

8. Trade payables

	31st March 2025	31st March 2024
Total outstanding dues of Micro, small and medium enterprises	-	-
Others	-	-
	-	-

As at 31st March 2025

Particulars	Outstanding for following payments from the due date of payment				Total
	< 1 year	1-2 years	2-3 years	> 3 years	
Micro, small and medium enterprises	-	-	-	-	-
Others	-	-	-	-	-
Disputed dues- Micro, small and medium enterprises	-	-	-	-	-
Disputed dues- Others	-	-	-	-	-
Total	-	-	-	-	-

As at 31st March 2024

Particulars	Outstanding for following payments from the due date of payment				Total
	< 1 year	1-2 years	2-3 years	> 3 years	
Micro, small and medium enterprises	-	-	-	-	-
Others	-	-	-	-	-
Disputed dues- Micro, small and medium enterprises	-	-	-	-	-
Disputed dues- Others	-	-	-	-	-
Total	-	-	-	-	-

9. Other current liabilities

	31st March 2025	31st March 2024
Salary and other benefits payable	535	519
Bank overdraft (secured)*	9,671	-
Creditor for capital goods	98	98
Statutory dues	695	458
Interest payable on loan	6,761	2,776
Security deposit**	1,00,063	85
Others	1,954	2,064
	1,19,777	6,001

* Bank overdraft are secured against fixed deposit

**includes refundable security deposit of Rs. 1,00,000 thousand received from M/s Prestige Estate Projects Limited pursuant to the agreement dated 17th September, 2024 for the development of residential apartments on land

10. Short-term provisions

	31st March 2025	31st March 2024
Provision for income tax	-	-
	-	-

HOTEL BANJARA LIMITED
CIN U55101DL1971PLC042246

Notes to the financial statements for the year ended 31st March ,2025

(All amounts in INR Thousands, unless otherwise stated)

8. Trade payables

	31st March 2025	31st March 2024
Total outstanding dues of Micro, small and medium enterprises	-	-
Others	-	-
	-	-

As at 31st March 2025

Particulars	Outstanding for following payments from the due date of payment				Total
	< 1 year	1-2 years	2-3 years	> 3 years	
Micro, small and medium enterprises	-	-	-	-	-
Others	-	-	-	-	-
Disputed dues- Micro, small and medium enterprises	-	-	-	-	-
Disputed dues- Others	-	-	-	-	-
Total	-	-	-	-	-

As at 31st March 2024

Particulars	Outstanding for following payments from the due date of payment				Total
	< 1 year	1-2 years	2-3 years	> 3 years	
Micro, small and medium enterprises	-	-	-	-	-
Others	-	-	-	-	-
Disputed dues- Micro, small and medium enterprises	-	-	-	-	-
Disputed dues- Others	-	-	-	-	-
Total	-	-	-	-	-

9. Other current liabilities

	31st March 2025	31st March 2024
Salary and other benefits payable	535	519
Bank overdraft (secured)*	9,671	-
Creditor for capital goods	98	98
Statutory dues	695	458
Interest payable on loan	6,761	2,776
Security deposit**	1,00,063	85
Others	1,954	2,064
	1,19,777	6,001

* Bank overdraft are secured against fixed deposit

**includes refundable security deposit of Rs. 1,00,000 thousand received from M/s Prestige Estate Projects Limited pursuant to the agreement dated 17th September, 2024 for the development of residential apartments on land

10. Short-term provisions

	31st March 2025	31st March 2024
Provision for income tax	-	-
	-	-

HOTEL BANJARA LIMITED

HOTEL BANJARA LIMITED
CIN U55101DL1971PLC042246
Notes to the financial statements for the year ended 31st March ,2025

11. Property, plant and equipment

(All amounts in INR Thousands, unless otherwise stated)

Details	Gross block					Depreciation				Net block	
	31st March 2024	Additions	Deduction/ transfer	Transfer out through demerger	31st March 2025	31st March 2024	Deduction/ transfer	for the year	31st March 2025	31st March 2025	31st March 2024
Land	1,52,452	-	-	-	1,52,452	-	-	-	-	1,52,452	1,52,452
Building (a)	1,25,654	-	-	-	1,25,654	64,219		2,049	66,268	59,386	61,434
Plant and machinery	25,765	-	-	-	25,765	20,342	-	352	20,694	5,071	5,424
Furniture and fixtures	16,081	-	-	-	16,081	13,479		325	13,804	2,277	2,602
Motor vehicles	6,965	-	-	-	6,965	6,965		-	6,965	-	-
Office Equipment	811	-	-	-	811	63		154	217	594	748
Electric Equipment	685	-	-	-	685	27		65	92	593	658
Computer	216	-	-	-	216	193		22	215	1	23
Total	**3,28,629**	-	-		**3,28,629**	**1,05,288**	-	**2,967**	**1,08,255**	**2,20,374**	**2,23,341**
Previous year	3,18,829	9,800	-		3,28,629	1,02,849	-	2,439	1,05,288	2,23,341	2,15,980

Note: (a) Buildings include an appartment flat of Rs. 23,954 Thousand in a gated community where land is part of the common ownership.

HOTEL BANJARA LIMITED
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Notes to the financial statements for the year ended 31st March ,2025

(All amounts in INR Thousands, unless otherwise stated)

12. Deferred tax assets (net)

	31st March 2025	31st March 2024
Asset : Impact of difference between tax depreciation on fixed assets and depreciation charged for financial reporting	1,773	1,983
	1,773	1,983

13. Long-term loans and advances

	31st March 2025	31st March 2024
(Unsecured, considered good unless otherwise stated)		
Advance income tax (net)	3,661	3,661
Capital advances*	35,945	35,945
Loan to parties	17,078	25,048
	56,684	64,654

* indicates the amount advanced for capital expenditure

14. Other non-current assets

	31st March 2025	31st March 2024
Deposits with bank (including interest)*	2,88,097	1,56,061
Security deposits	2,831	2,831
	2,90,928	1,58,892

*includes fixed deposit of INR 90,000 thousands (PY- INR 99,488 thousands) lien against bank overdraft

15.Trade receivables

	31st March 2025	31st March 2024
(Unsecured cosidered good unless otherwise stated)		
Outstanding for a period exceeding six months from the date they are due for payment	-	-
Others	-	7
	-	7

31st March 2025

Particulars	Outstanding for following payments from due date of payment					
	< 6 months	6 months-1 year	1-2 years	2-3 years	> 3 years	Total
Undisputed trade receivables						
- Considered good	-	-	-	-	-	-
- Considered doubtful	-	-	-	-	-	-
Disputed trade receivables						
- Considered good	-	-	-	-	-	-
- Considered doubtful	-	-	-	-	-	-
Total	-	-	-	-	-	-

31st March 2024

Particulars	Outstanding for following payments from due date of payment					
	< 6 months	6 months-1 year	1-2 years	2-3 years	> 3 years	Total
Undisputed trade receivables						
- Considered good	7	-	-	-	-	7
- Considered doubtful	-	-	-	-	-	-
Disputed trade receivables						
- Considered good	-	-	-	-	-	-
- Considered doubtful	-	-	-	-	-	-
Total	7	-	-	-	-	7

HOTEL BANJARA LIMITED
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Notes to the financial statements for the year ended 31st March ,2025

(All amounts in INR Thousands, unless otherwise stated)

16. Cash and cash equivalents

	31st March 2025	31st March 2024
Cash on hand	5	44
Balance with banks		
In current accounts	29	663
	34	707

17.Short-term loans and advances

	31st March 2025	31st March 2024
(Unsecured, considered good unless otherwise stated)		
Interest receivable	332	165
	332	165

18. Other current assets

	31st March 2025	31st March 2024
(Unsecured, considered good unless otherwise stated)		
Prepaid expenses	11	17
Balance with revenue authorties	2,682	1,980
Advance income tax/ TDS receivable	5,099	5,315
	7,792	7,312

19. Revenue from operations

	31st March 2025	31st March 2024
License fee	-	-
	-	-

20. Other Income

	31st March 2025	31st March 2024
Interest		
From bank deposits	19,118	12,056
From others	326	1,811
Rent received	498	656
Miscellaneous Income	45	-
	19,988	14,522

21. Employee benefits expenses

	31st March 2025	31st March 2024
Salaries, wages and bonus*	8,129	6,884
	8,129	6,884

* includes Director's remuneration of Rs.5,371 thousand (previous year-Rs.5,371 thousand)

HOTEL BANJARA LIMITED
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Notes to the financial statements for the year ended 31st March ,2025

(All amounts in INR Thousands, unless otherwise stated)

22. Finance costs

	31st March 2025	31st March 2024
Interest expense	4,523	3,470
	4,523	3,470

23. Depreciation and amortization expenses

	31st March 2025	31st March 2024
Depreciation on tangible assets	1,980	1,452
	1,980	1,452

24. Other expenses

	31st March 2025	31st March 2024
Bank charges	2	-
Telephone & Internet Expenses	-	4
Insurance Expense	39	43
Rates and taxes *	9,416	271
Water & Electricity Expenses	2,986	1,565
Legal and professional charges	225	529
Tour & Travelling expenses	401	346
Security Services	3,387	1,354
Payment to auditors (refer details below)**	230	230
Vehicles repair and maintenance	138	-
Repair & Maintanence Expense	2	11
Interest/fees on late payment of statutory dues	-	21
Medical expenses	41	38
Conveyance	39	-
Miscellaneous Expense	174	228
	17,078	4,642

* includes property tax-Rs.9397 thousand (previous year: Nil)

****Payment to auditors**

	31st March 2025	31st March 2024
Current auditor		
Audit fees	215	215
Reimbursement of out-of-pocket expenses	15	15
	230	230

25. Earnings per equity share

	31st March 2025	31st March 2024
Net profit for the year	(11,932)	(2,319)
Weighted average number of equity shares of Rs 10/- each	4,800	4,800
Basic earnings per equity share (in Rs.)	(2.49)	(0.48)

26. Ratios

Ratio	Numerator	Denominator	As at March 31, 2025	As at March 31, 2024	% of Variance	Reason Variance
Current Ratio	Current Assets	Current Liabilities	0.07 X	1.37 X	-95%	Primarily due to the following reasons: 1. Received refundable security deposit of Rs. 100000 thousand during the year from developer for development of residential apartments 2. Utilisation of overdraft facility by Rs 9671 thousand during the year
Debt Equity Ratio	Long Term & Short Term Borrowings	Share Holder's Equity	0.19 X	0.13 X	43%	Primarily due to loss incurred during the year by Rs. 11,932 thousand
Inventory Turnover Ratio	Cost of goods sold	Average Inventories	Not Applicable	Not Applicable		
Trade Receivable Turnover Ratio	Revenue	Average Trade Receivable	Not Applicable	Not Applicable		
Trade Payable Turnover Ratio	Cost of goods sold	Average Trade Payables	Not Applicable	Not Applicable		
Net Capital Turnover Ratio	Revenue	Working Capital	Not Applicable	Not Applicable		
Net Profit Ratio	Net Profit	Revenue from Operations	Not Applicable	Not Applicable		
Return on Capital Employed	EBIT	Average Capital Employed	-1.59%	0.35%	-561%	Decreased due to property tax paid of Rs. 9397 thousand during the FY 2024-25 against Nil property tax in previous Financial year resulting increase in loss during the FY 2024-25
Return on Investment	Return on Investment	Investment	0%	0%	0%	
Debit Service Coverage Ratio	Earnings available of Debt service	Debt Service	-7%	5%	-251%	Decreased due to: 1. Increased in loan by Rs. 20,000 thousand during the FY 2. Loss incurred during the year by Rs. 11.932 thousand during the year
Return on Equity Ratio	Net Profit	Share Holder's Equity	-3%	-1%	432%	Decreased due to property tax paid of Rs. 9397 thousand during the FY 2024-25 against Nil property tax in previous Financial year resulting increase in loss during the FY 2024-25

Working Related to ratio	2025	2024
a) Return on Capital Employed		
EBIT	(7,199.20)	1,644.50
Capital Employed		
Opening	4,48,754.81	4,45,659.00
Closing	4,55,835.70	4,48,754.81
Average	4,52,295.26	4,47,206.91

27.Other Statutory Information

(i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.

(ii) The Company does not have any transactions with companies struck off.

(iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the

(iv) The Company has not traded or invested in crypto-currencies or virtual currencies during the financial year.

(v) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall: (a) 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 (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries

(vi) The Company has not received any funds from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or (b) 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 have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as search or survey or any other relevant provisions of the Income Tax Act, 1961.

(viii) The Company is not declared as a willful defaulter by any bank or financial institution.

(ix) The Company has not revalued its Property, plant and equipment (including right-of-use assets) and intangible assets.