



THE LEELA

PALACES HOTELS RESORTS

February 9, 2018

The Department of Corporate Services
BSE Limited
1st floor, Rotunda Building
B.S. Marg, Fort,
Mumbai – 400 001
Stock Code: 500193

The Listing Department
National Stock Exchange of India Limited
Exchange-Plaza, Bandra Kurla Complex
Bandra (E),
Mumbai – 400 051
HOTELEELA

Dear Sir/Madam,

Sub: Outcome of the Board Meeting held on 9th February, 2018

We wish to inform you that the Board of Directors of the Company at their meeting held today has approved the following:

1. **Unaudited financial results for the third quarter and nine months ended December 31, 2017**

Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we submit herewith the unaudited financial results for the third quarter and nine months ended December 31, 2017 along with Limited Review Report of the Auditors.

The extract of the financial results are also being published in newspapers.

2. **Appointment of Independent Director**

The Board has appointed Mr. Shereveer Shereyar Vakil as an Independent Director with immediate effect. The Board has also nominated him as a Member of the Audit Committee, Stakeholders' Relationship Committee and Nomination and Remuneration Committee. His brief profile is as follows:

Mr. Shereveer Shereyar Vakil, aged 49 years, has an engineering background. He has over 25 years of experience in the field of management and business administration. He is an entrepreneur and at present, engaged in the business of real estate, wellness and fitness. He also writes articles for various newspapers and magazines on topics related to wellness and fitness.

Please take the above documents and information on record.

Thanking you,

Yours faithfully
For Hotel Leelaventure Limited


Anandghan Bohra
Company Secretary



Encl: as above

Regd. Office:

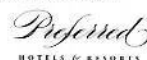
HOTEL LEELAVENTURE LIMITED

The Leela Mumbai, Sahar, Mumbai 400 059 India. Phone: (91-22) 6691 1234; Fax: (91-22) 6691 1212; Email: leela@theleela.com; www.theleela.com

The Leela Palaces, Hotels and Resorts: New Delhi, Bengaluru, Chennai, Mumbai, East Delhi, Gurugram, Udaipur, Goa and Kovalam

Upcoming Hotels: Bhartiya City Bengaluru, Jaipur and Agra.

Corporate Identity Number (CIN): L55101MH1981PLC024097





HOTEL LEE LA VENTURE LIMITED

Registered Office: The Leela, Sahar, Mumbai - 400 059

Tel: 022-6691 1234 □ Fax: 022-6691 1458 Email: investor.service@theleela.com □ Website: www.theleela.com □ CIN No.: L55101MH1981PLC024097

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 31ST DECEMBER, 2017

Rs. In Lakhs

Sr. No.	Particulars	Quarter Ended			Nine Months Ended	
		(Unaudited (Reviewed))				
		31-Dec-17	31-Dec-16	30-Sep-17	31-Dec-17	31-Dec-16
1	Income					
	(a) Net sales /income from operations	20,361	19,572	15,839	51,210	50,160
	(b) Other income	2,625	(2,074)	(914)	2,061	(2,265)
	Total income	22,986	17,498	14,925	53,271	47,895
2	Expenses					
	(a) Cost of materials consumed	1,803	1,668	1,555	4,787	4,603
	(b) Employee benefits expense	5,093	4,829	4,883	14,840	14,518
	(c) Fuel, power and light	1,239	1,172	895	3,417	3,023
	(d) Finance costs	1,997	2,070	2,096	6,134	6,547
	(e) Depreciation and amortisation	3,078	3,531	3,222	9,506	10,665
	(f) Other expenditure	5,711	5,267	4,718	15,329	15,299
	Total expenses	18,921	18,537	17,369	54,013	54,655
3	Profit /(loss) from operations before exceptional items and tax	4,065	(1,039)	(2,444)	(742)	(6,760)
4	Exceptional items	-	-	-	-	-
5	Profit/(loss) before tax	4,065	(1,039)	(2,444)	(742)	(6,760)
6	Tax expenses	-	-	-	-	-
7	Net Profit/(loss) for the period	4,065	(1,039)	(2,444)	(742)	(6,760)
8	Other comprehensive income					
	Items that may not be reclassified subsequently to the statement of profit and loss					
	- Remeasurement of defined benefit plan	(29)	(43)	(16)	(88)	(130)
	- Gain/(losses) on financial assets to fair value	(29)	(32)	(29)	(86)	(96)
	Items that may be reclassified subsequently to the statement of profit and loss	-	-	-	-	-
	Total other comprehensive income for the period	(58)	(75)	(45)	(174)	(226)
9	Total comprehensive income for the period	4,007	(1,114)	(2,489)	(916)	(6,986)
10	Paid up equity share capital (face value Rs.2 per share)	12,611	9,332	9,332	12,611	9,332
11	Earnings per share (in Rs.) - basic and diluted	0.68	(0.24)	(0.53)	(0.18)	(1.50)



Notes:

- The above financial results have been reviewed by the Audit Committee and have been approved by the Board of Directors at their meetings held on 9th February, 2018.
- In view of the seasonality of the industry, the financial results for the quarter are not indicative of the full year's expected performance.
- As the Company does not have reportable segment other than Hoteliering, segment-wise reporting is not applicable.
- Other Income for the quarter includes exchange rate difference amounting to profit of Rs. 2480 lakhs (previous year loss Rs.2202 lakhs) and nine months profit of Rs. 1615 lakhs (previous year loss of Rs.2765 lakhs)
- The Company has adopted Indian Accounting Standards ("Ind AS") from 1st April, 2017 and accordingly these financial results have been prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India. Accordingly the results for the quarter and nine months ended 31st December, 2016 have also been restated and prepared in accordance with the recognition and measurement principles of Ind AS 34.
- The Format for above results as prescribed in SEBI's Circular CIR/CFD/CMD/15/2015 dated 30th November, 2015 has been modified to comply with the requirements of SEBI's Circular dated 5th July, 2016, Ind AS and Schedule III [Division II] to the Companies Act, 2013.
- During the quarter, the Company has allotted 16,39,43,459 fully paid up Equity Shares of Rs. 2 each, at a price Rs. 16.78 per Equity Shares (including premium of Rs. 14.78 per Equity Shares) aggregating to Rs. 275.09 crores, to JM Financial Asset Reconstruction Company Limited towards conversion of loan in terms of the Master Restructuring Agreement dated 28th September, 2012 with lenders of the Company
- A reconciliation between financial results, as previously reported (referred to as 'Previous GAAP') and Ind AS for the quarter and nine months ended 31st December, 2016 is presented as under.

Particulars	Rs in Lakhs	
	Quarter ended 31st Dec 16	Nine months ended 31st Dec 16
Net Loss for the quarter and nine months ended 31st December, 2016 as reported	(1,845)	(11,595)
Reclassification of actuarial gains/losses, arising in respect of employee benefit schemes, to Other Comprehensive Income (OCI). This was previously charged to the Statement of Profit and Loss.	43	130
Exchange difference on revaluation of Long Term Borrowings. The translation differences were previously being amortised over the tenure of the loan.	1,002	5,005
Depreciation/Amortisation cost difference on account of change in method of accounting of exchange difference on long term foreign currency loans.	(239)	(301)
Gain/(Loss) on financial assets to their fair value	(32)	(96)
Net Profit/(Loss) as per Ind AS	(1,070)	(6,857)
Other comprehensive income	(43)	(130)
Total comprehensive income under Ind AS	(1,114)	(6,986)

- The erstwhile CDR Lenders with exposure of 95.6% of the CDR Debt assigned their debt to JM Financial Asset Reconstruction Company Limited and 1 lender with exposure of about 1% of the CDR Debt to Phoenix ARC Private Limited on 30th June, 2014. The Company is pursuing with the ARC for a viable restructuring package, with certain concessions in interest and repayment terms and pending approval of the same, has not provided for the interest. The ARCs have notified the Company that the interest and penal interest are applicable as per the rates contracted prior to admission to CDR and the impact of the non-provision is understatement of finance cost for the quarter and nine months ended to the extent of Rs. 18473 lakhs (previous period Rs. 18437 lakhs) and Rs. 58802 lakhs (previous period Rs. 54140 lakhs). Had the Company provided for interest, the loss would have been higher to that extent.
- The Division bench of the Delhi High Court had dismissed the appeal filed by the Company against the Single Bench judgement setting aside the Award passed by the sole arbitrator in relation to a dispute with Airports Authority of India (AAI) regarding the minimum guaranteed amounts on lease of 11000 sq. meters of land. The Company had filed a Special Leave Petition before the Supreme Court against the Division bench order. The Supreme Court has dismissed the SLP on 05th February, 2018. The amount due according to AAI is about Rs. 31119 lakhs, for which no provision is made, as the Company is in the process of filing the review petition.
- AAI has initiated eviction proceeding relating to 18000 sq. meters of land on which the Mumbai hotel is built. The Company has contested the same.
- The listed non-convertible debentures of the Company amounting to Rs 6750 lakhs as at 31st December, 2017 are secured by way of mortgage/charge on certain properties of the Company. Details of Non-convertible debentures are as follows:

	Previous Due Date	Previous Due Date	Next Due Date	Next Due Date
	Principal	Interest	Principal	Interest
12.5% Non Convertible Debentures	30th Sep 17	19th Dec 17	30th Sep 18	19th Mar 18

Interest overdue as on 31st December 17 is Rs. 938 Lakhs. Principal redemption amount overdue Rs. 4500 lakhs of which Rs. 2250 lakhs since 30th September 2016.

- Figures have been regrouped or rearranged, wherever necessary.

Place : Mumbai
Dated : 9th February, 2018



For and on behalf of the Board of Directors

Vivek Nair
Vivek Nair
Chairman and Managing Director



HOTEL LEELAVENTURE LIMITED

Registered Office: The Leela, Sahar, Mumbai - 400 059

Tel: 022-6691 1234 □ Fax: 022-6691 1458 Email: investor.service@theleela.com □ Website: www.theleela.com □ CIN No.: L55101MH1981PLC024097

EXTRACT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 31ST DECEMBER 2017

Rs. In Lakhs

Particulars	Quarter Ended		Nine Months Ended	
	Unaudited (Reviewed)			
	31-Dec-17	31-Dec-16	31-Dec-17	31-Dec-16
Total Income from operations (net)	22,986	17,498	53,271	47,895
Net Profit / (loss) from ordinary activities after tax	4,065	(1,039)	(742)	(6,760)
Net Profit / (loss) after tax	4,065	(1,039)	(742)	(6,760)
Total comprehensive income for the year	4,007	(1,114)	(916)	(6,986)
Equity share capital	12,611	9,332	12,611	9,332
Earnings per share (in Rs) - basic and diluted	0.68	(0.24)	(0.18)	(1.50)

Notes

- The above financial results have been reviewed by the Audit Committee and have been approved by the Board of Directors at their meetings held on 9th February, 2018.
- The above is an extract of the detailed format of quarterly financial results filed with the Stock Exchanges under regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015. The full format of the quarterly financial results are available on the websites of NSE and BSE at www.nseindia.com and www.bseindia.com respectively and on Company's website at www.theleela.com.
- The Company has adopted Indian Accounting Standards ("Ind AS") from 1st April, 2017 and accordingly these financial results have been prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India. Accordingly the results for the quarter and nine months ended 31st December, 2016 have also been restated and prepared in accordance with the recognition and measurement principles of Ind AS 34.
- The erstwhile CDR Lenders with exposure of 95.6% of the CDR Debt assigned their debt to JM Financial Asset Reconstruction Company Limited and 1 lender with exposure of about 1% of the CDR Debt to Phoenix ARC Private Limited on 30th June, 2014. The Company is pursuing with the ARC for a viable restructuring package, with certain concessions in interest and repayment terms and pending approval of the same, has not provided for the interest. The ARCs have notified the Company that the interest and penal interest are applicable as per the rates contracted prior to admission to CDR and the impact of the non-provision is understatement of finance cost for the quarter and nine months ended to the extent of Rs. 18473 lakhs (previous period Rs. 18437 lakhs) and Rs. 58802 lakhs (previous period Rs. 54140 lakhs). Had the Company provided for interest, the loss would have been higher to that extent.
- The Division bench of the Delhi High Court had dismissed the appeal filed by the Company against the Single Bench judgement setting aside the Award passed by the sole arbitrator in relation to a dispute with Airports Authority of India (AAI) regarding the minimum guaranteed amounts on lease of 11000 sq. meters of land. The Company had filed a Special Leave Petition before the Supreme Court against the Division bench order. The Supreme Court has dismissed the SLP on 05th February, 2018. The amount due according to AAI is about Rs. 31119 lakhs, for which no provision is made, as the Company is in the process of filing the review petition.
- Figures have been regrouped or rearranged, wherever necessary.

Place : Mumbai

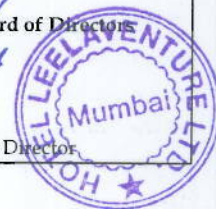
Dated : 9th February, 2018



For and on behalf of the Board of Directors

Vivek Nair

Chairman and Managing Director





N. S. SHETTY & CO.
CHARTERED ACCOUNTANTS

Phone : 2623 1716, 2623 7669 Fax : 2624 5364
E-mail : nsshetty_co@yahoo.com

"Arjun", Plot No. 6A, V.P. Road,
Andheri (W), Mumbai - 400 058.

LIMITED REVIEW REPORT ON THE UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND 9 MONTHS ENDED ON DECEMBER 31, 2017

To,
The Board of Directors,
Hotel Leelaventure Limited
Mumbai

- 1 We have reviewed the accompanying statement of unaudited standalone financial results ('the statement') of **Hotel Leelaventure Limited** ('the Company') for the quarter and 9 months ended 31st December, 2017, being submitted by the Company pursuant to the requirements of Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016. We have not performed a review or audit of quarter and 9 months ended on 31st December, 2017 and reconciliation of net loss for the quarter and 9 months ended 31st December, 2016 between the previous GAAP and Indian Accounting Standards (Ind AS), as reported in this statement.
- 2 This statement is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements based on our review.
- 3 We conducted our review in accordance with the Standard on Review Engagement (SRE) 2400, "Engagements to Review Financial Statements" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
- 4 We draw your attention on note number 9 and 10 of quarterly accounts, wherein the Company has not provided interest on dues to ARC and royalty to AAI on 11,000 sq mt of land. Had the provision for the same is made, the loss for the quarter and nine months would have been higher to the extent detailed in the said note.



- 5 Subject to Note-4, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with the applicable Indian Accounting Standards (Ind-AS) as prescribed under section 133 of the Companies Act, 2013 ("the Act") read with relevant rules issued thereunder and other recognized accounting practices and principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For N S Shetty & Co.
Chartered Accountants
FRN: 110101W



Divakar Shetty
Partner
Membership No.:100306



Place: Mumbai
Date: 9th February, 2018