



**Bamboo Hotel and Global Centre (Delhi) Private  
Limited  
CIN: U55100MH2008PTC185843**



**May 28, 2025**

**To  
The Manager  
Dept. of Corporate Services  
BSE Limited  
Floor 25, P J Towers  
Dalal Street  
Mumbai - 400 001**

Dear Sir/Madam

**Sub: Outcome of Board Meeting held on May 28, 2025**

Pursuant to the provisions of regulation 51(2), 52 read with Part B of Schedule III of SEBI Listing Regulations, we wish to inform that the Board of Directors of the Company, at its Meeting held on Wednesday, May 28, 2025, have, inter alia, considered and approved Audited Financial Results of the Company for the quarter and financial year ended March 31, 2025.

In this regard, please find enclosed herewith:

- Audited Financial Results for the quarter and year ended March 31, 2025 along with the reports of the Auditors; and
- Declaration of unmodified opinion.

The Board Meeting Commenced at 05:00 P.M concluded at 11:00 P.M.

Thanking You,

Yours sincerely

For **Bamboo Hotel and Global Centre (Delhi) Private Limited**

**Mohmed Zaid Sadiq  
Director  
DIN: 01217079**

Encl: a/a.

**Registered Office:** Unit 1002, 10<sup>th</sup> Floor, JetAirways Godrej BKC, Plot C-68, G Block, Bandra East, BKC, Mumbai 400051

**Site Office:** Asset 13, Aerocity (IGI Airport), New Delhi 110037

**Tel. No.:** +91-22-69929001 | **Email ID:** secretarial@prestigeconstructions.com

**Independent Auditor's Report on the Quarterly and Year to Date Audited Financial Results of the Company Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

To

The Board of Directors of

Bamboo Hotel and Global Centre (Delhi) Private Limited

**Report on the audit of the Financial Results**

**Opinion**

We have audited the accompanying statement of quarterly and year to date financial results of **Bamboo Hotel and Global Centre (Delhi) Private Limited** (the "Company") for the quarter ended March 31, 2025 and for the year ended March 31, 2025 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

- i. is presented in accordance with the requirements of the Listing Regulations in this regard; and
- ii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the quarter ended March 31, 2025 and for the year ended March 31, 2025.

**Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Results" 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 obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below is sufficient and appropriate to provide a basis for our opinion.

**Management's Responsibilities for the Financial Results**

The Statement has been prepared on the basis of the annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. 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 Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error

In preparing the Statement, the Board of Directors are 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

**Auditor's Responsibilities for the Audit of the Financial Results**

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is 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 the Statement.

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 Statement, 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 the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' 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 results 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 Statement, including the disclosures, and whether the Statement represents 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.

**Other Matter**

The Statement includes the results for the quarter ended March 31, 2025 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2025 and unaudited year to date figures up to the period ended December 31, 2024, which were subjected to a limited review by us.

The Statement includes the results for the quarter ended March 31, 2024 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2024 and unaudited year to date figures up to the period ended December 31, 2023, which were subjected to a limited review by us.

*for MSSV & Co*

Chartered Accountants

ICAI Firm Registration Number: 001987S

SHIV  
SHANKAR T R  
Digitally signed by SHIV  
SHANKAR T R

**Shiv Shankar T R**

Partner

Membership No. 220517

UDIN : 25220517BMLLLP2699

Place : Bengaluru

Date : May 28, 2025



**Statement of Audited Financial Results for the quarter and year ended 31 March 2025**

SI No	Particulars	Quarter ended			Year ended	
		31-Mar-25	31-Dec-24	31-Mar-24	31-Mar-25	31-Mar-24
		(Audited) (Refer Note 8)	(Unaudited)	(Audited) (Refer Note 8)	(Audited)	(Audited)
1	<b>Income</b>					
	Revenue from operations	-	-	-	-	-
	Other income	13.87	4.47	6.73	30.66	9.52
	<b>Total Income</b>	<b>13.87</b>	<b>4.47</b>	<b>6.73</b>	<b>30.66</b>	<b>9.52</b>
2	<b>Expenses</b>					
	Employee benefits expense	2.17	1.02	2.68	5.34	5.87
	Finance costs	0.93	2.05	0.68	6.17	0.68
	Depreciation and amortisation expense	0.02	0.02	0.02	0.07	0.08
	Other expenses	7.66	3.26	24.14	23.32	26.19
	<b>Total expenses</b>	<b>10.78</b>	<b>6.35</b>	<b>27.52</b>	<b>34.90</b>	<b>32.82</b>
3	<b>Profit/(Loss) before exceptional items (1-2)</b>	<b>3.09</b>	<b>(1.88)</b>	<b>(20.79)</b>	<b>(4.24)</b>	<b>(23.30)</b>
4	Exceptional items	-	-	-	-	-
5	<b>Profit/(Loss) before tax (3+4)</b>	<b>3.09</b>	<b>(1.88)</b>	<b>(20.79)</b>	<b>(4.24)</b>	<b>(23.30)</b>
6	<b>Tax expense (net)</b>					
	Current tax	-	-	-	-	-
	Deferred tax	-	-	-	-	-
	<b>Total tax expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
7	<b>Net Profit/ (Loss) for the period/ year (5-6)</b>	<b>3.09</b>	<b>(1.88)</b>	<b>(20.79)</b>	<b>(4.24)</b>	<b>(23.30)</b>
8	<b>Other Comprehensive income/ (loss)</b>					
	Items that will not be recycled to profit or loss					
	Remeasurements of the defined benefit plans	(0.23)	-	(0.43)	(0.23)	(0.43)
9	<b>Total comprehensive income for the period/ year</b>	<b>3.32</b>	<b>(1.88)</b>	<b>(20.36)</b>	<b>(4.01)</b>	<b>(22.87)</b>
	<b>[Comprising Net profit for the period and Other comprehensive income (after tax)] (7+8)</b>					
10	Paid-up equity share capital (Face Value of the Share Rs.10/- each)	20.20	20.20	20.20	20.20	20.20
11	<b>Earnings Per Share*(Face Value of Rs.10/- per share)</b>					
	a) Basic	1.64	(0.93)	(10.08)	(1.99)	(11.32)
	b) Diluted	1.64	(0.93)	(10.08)	(1.99)	(11.32)
12	<b>Ratios and Other Disclosure* (Refer Note 5)</b>					
	a) Debts	34,759.61	30,989.61	25,515.04	34,759.61	25,515.04
	b) Net worth	792.32	789.00	796.33	792.32	796.33
	c) Reserves excluding revaluation reserve	772.12	768.80	776.13	772.12	776.13
	d) Debenture redemption reserve (DRR)	-	NA	NA	-	NA
	e) Debt equity ratio	43.87	39.28	32.04	43.87	32.04
	f) Debt service coverage ratio	0.00	0.00	(0.01)	0.00	(0.01)
	g) Interest service coverage ratio	0.00	0.00	(0.04)	0.00	(0.01)
	h) Capital redemption reserve (CRR)	-	-	-	-	-
	i) Current ratio	0.09	0.05	0.07	0.09	0.07
	j) Long term debt to working capital	(0.95)	(0.74)	(1.02)	(0.95)	(1.02)
	k) Bad debts to accounts receivable ratio	-	-	-	-	-
	l) Current liability ratio	0.54	0.59	0.51	0.54	0.51
	m) Total debt to total assets	0.90	0.90	0.88	0.90	0.88
	n) Debtors' turnover <sup>^</sup>	NA	NA	NA	NA	NA
	o) Inventory turnover <sup>^</sup>	NA	NA	NA	NA	NA
	p) Operating margin % <sup>^</sup>	NA	NA	NA	NA	NA
	q) Net profit margin % <sup>^</sup>	NA	NA	NA	NA	NA

(\* Not annualised for the quarters)

<sup>^</sup>As the company has not commenced operations and holds no inventory, these ratios are not applicable.

See accompanying notes to financial results



**Statement of Audited Financial Results for the quarter and year ended 31 March 2025**

**Notes to financial results**

**1 Statement of Assets and Liabilities**

Particulars	Rs. In Million	
	As at 31-Mar-25	As at 31-Mar-24
	(Audited)	(Audited)
<b>A. ASSETS</b>		
<b>(1) Non-current assets</b>		
(a) Property, plant and equipment	0.16	0.17
(b) Capital work-in-progress	31,949.85	25,166.08
(c) Financial assets		
(i) Loans	1,219.76	1,083.69
(ii) Other financial assets	487.53	16.12
(d) Income tax assets (net)	2.80	1.14
(e) Other non-current assets	3,137.12	1,908.09
<b>Sub-total</b>	<b>36,797.22</b>	<b>28,175.29</b>
<b>(2) Current assets</b>		
(a) Financial assets		
(i) Cash and cash equivalents	1,340.44	160.76
(ii) Bank balances other than cash and cash equivalents	20.25	289.55
(iii) Loans	207.09	212.17
(iv) Other financial assets	3.70	5.95
(b) Other current assets	309.16	306.72
<b>Sub-total</b>	<b>1,880.64</b>	<b>975.15</b>
<b>Total</b>	<b>38,677.86</b>	<b>29,150.44</b>
<b>B. EQUITY AND LIABILITIES</b>		
<b>(1) Equity</b>		
(a) Equity share capital	20.20	20.20
(b) Other Equity	772.12	776.13
<b>Sub-total</b>	<b>792.32</b>	<b>796.33</b>
<b>(2) Non-current liabilities</b>		
(a) Financial Liabilities		
(i) Borrowings	17,536.63	13,852.40
(b) Provisions	4.70	4.25
<b>Sub-total</b>	<b>17,541.33</b>	<b>13,856.65</b>
<b>(II) Current liabilities</b>		
(a) Financial Liabilities		
(i) Borrowings	17,222.98	11,662.64
(ii) Other financial liabilities	2,661.64	2,402.35
(b) Other current liabilities	457.83	430.36
(c) Provisions	1.76	2.11
<b>Sub-total</b>	<b>20,344.21</b>	<b>14,497.46</b>
<b>Total</b>	<b>38,677.86</b>	<b>29,150.44</b>



**Statement of Audited Financial Results for the quarter and year ended 31 March 2025**

**2 Statement of cash flows**

Particulars	Rs. In Million	
	Year ended	
	31-Mar-25 (Audited)	31-Mar-24 (Audited)
<b>Cash flow from operating activities :</b>		
Net Loss before taxation	(4.24)	(23.30)
Adjustments for non-cash & non-operating items		
Depreciation and amortisation	0.07	0.08
Interest income	(30.66)	(8.28)
<b>Sub-total</b>	<b>(34.83)</b>	<b>(31.50)</b>
<b>Operating (loss)/profit before changes in working capital</b>		
Adjustments for:		
(Increase) / decrease in loans and advances	-	0.14
(Increase) / decrease in other financial assets	3.63	0.16
(Increase) / decrease in other assets	(1.49)	0.00
(Increase) / decrease in other financial liabilities	230.43	37.30
Increase / (decrease) in other liabilities	(229.10)	(124.12)
Increase / (decrease) in provisions	0.33	1.09
<b>Cash generated from operations</b>	<b>(31.03)</b>	<b>(116.92)</b>
Income taxes (paid)/ refund	(1.66)	(0.82)
<b>Net cash generated from/(used in) operations - A</b>	<b>(32.69)</b>	<b>(117.74)</b>
<b>Cash flow from investing activities</b>		
Capital expenditure on investment property and property plant and equipment (including capital work-in-progress)	(7,819.25)	(5,110.04)
Adjustment for borrowing cost capitalised	2,395.32	1,986.83
Interest received	29.83	1.50
(Investment)/proceeds from bank deposit	(199.03)	(304.55)
Inter-corporate deposits recovered/(given)	-	3.00
<b>Net cash from/(used in) investing activities - B</b>	<b>(5,593.13)</b>	<b>(3,423.26)</b>
<b>Cash flow from financing activities</b>		
Proceeds from issue of non-convertible debentures	17,880.00	-
Secured loans availed	-	2,394.80
Secured loans repaid	(14,789.18)	(952.33)
Inter-corporate deposits taken	11,624.31	4,126.64
Inter-corporate deposits repaid	(5,800.00)	-
Finance costs paid	(2,109.63)	(2,027.37)
<b>Net cash generated from/ (used in) financing activities - C</b>	<b>6,805.50</b>	<b>3,541.74</b>
<b>Net increase / (decrease) in cash and cash equivalents during the year (A+B+C)</b>	<b>1,179.68</b>	<b>0.73</b>
Cash and cash equivalents opening balance	160.76	160.03
<b>Cash and cash equivalents closing balance</b>	<b>1,340.44</b>	<b>160.76</b>
<b>Reconciliation of Cash and cash equivalents with Balance Sheet</b>		
Cash and Cash equivalents as per Balance Sheet	1,340.44	160.76
<b>Cash and cash equivalents at the end of the year as per cash flow statement above</b>	<b>1,340.44</b>	<b>160.76</b>
<b>Cash and cash equivalents at the end of the year as above comprises:</b>		
Balances with banks		
- in current accounts	1,340.44	160.76
- in deposit accounts	-	-
	<b>1,340.44</b>	<b>160.76</b>

**3** The above audited results has been reviewed and approved by the Board of Directors at their meetings held on May 28, 2025.





**Statement of Audited Financial Results for the quarter and year ended 31 March 2025**

**4 Segment information**

The Chief Operating Decision Maker reviews the operations of the Company as a real estate development and related activity, which is considered to be the only reportable segment by the Management. 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 these financial statements. The Company is domiciled in India. The Company's revenue from operations from external customers relate to real estate development in India and the non-current assets of the Company are located in India.

**5 Formulas used for computations of ratios:**

- (a) Debt represents borrowings (current and non current) outstanding as at reporting date.
- (b) Networth or Equity represents paid up equity share capital plus other equity.
- (c) Debt Equity ratio: Debt/ Equity.
- (d) Debt service coverage ratio: Net profit before interest and tax (EBIT) / [Interest + Principal repayments during the year/ period]. Interest represents interest charged and capitalised.
- (e) Interest service coverage ratio: EBIT/ Interest charged and capitalised.
- (f) Current ratio: Current assets/ Current liabilities.
- (g) Long term debt to working capital: Non current borrowings / (Current assets less current liabilities).
- (h) Current liability ratio: Total current liabilities/ Total liabilities.
- (i) Total debts to total assets: Total debt / Total assets (Non current assets and current assets).
- (j) Debtors' turnover: Revenue from operations / Average trade receivables.
- (k) Inventory turnover: Revenue from operations / Average inventories.
- (l) Operating margin: (Net profit before interest, tax, depreciation and amortisation (EBITDA) - Other Income) / Revenue from operations.
- (m) Net profit margin: Net profit after tax (including exceptional items) / Revenue from operations.

**6** During the year ended 31 March 2025, the Company has issued 98,000 Tranche-I secured, redeemable, rated, listed and non-convertible debentures (NCDs) (BBB- Rating) of Rs 100,000 each at par, having tenor upto 31 January, 2028 and 80,800 Tranche-II secured, redeemable, rated, listed and non-convertible debentures (BBB- Rating) of Rs 100,000 each at par, having tenor upto 31 January, 2028 aggregating Rs.17,880 Million. These NCDs carry a coupon rate of 10.81% p.a. payable on quarterly basis. The Security cover required in respect of these NCDs is at least 1.50 times. These NCDs are secured by way of pari passu charge on the immovable assets situated in India owned by the Company together with all present and future movable and current assets.

**7** The company is currently in the construction phase of its project, with operational activities yet to commence. To finance the project, the company has secured inter-corporate deposits and other borrowings. Consequently, as at 31 March 2025, current liabilities has exceeded current assets. The Company continues to receive financial support from its shareholders and thier ultimate holding company. In the view of business plans for forseeable future of one year and beyond, the financial statements are prepared on going concern basis. In order to to meet the external financial obligations, the shareholders have provided support letter ensuring that the company receives the financial support it requires as and when they fall due, in the foreseeable future period of one year and beyond.

**8** The figures for the quarter ended 31 March 2025 and for the corresponding quarter ended 31 March 2024 are the balancing figures between the audited figures in respect of the full financial year and the unaudited year to date figures upto the third quarter of the respective financial year ending 31 March.

**For and on behalf of the board of directors of**  
**Bamboo Hotel and Global Center (Delhi) Private Limited**  
CIN: U55100MH2008PTC185843

MOHMED  
ZAID SADIQ Digitally signed  
by MOHMED  
ZAID SADIQ

**Mohmed Zaid Sadiq**  
Director  
DIN: 01217079

Place: Bangalore  
Date: May 28, 2025

MOHAMM  
ED SALIM Digitally signed  
by MOHAMMED  
SALIM BALWA  
BALWA Date: 2025.05.28  
18:14:57 +05'30'

**Mohammed Balwa**  
Director  
DIN: 07939288

Place: Bangalore  
Date: May 28, 2025



**Bamboo Hotel and Global Centre (Delhi) Private  
Limited  
CIN: U55100MH2008PTC185843**



**May 28, 2025**

**To  
The Manager  
Dept. of Corporate Services  
BSE Limited  
Floor 25, P J Towers  
Dalal Street  
Mumbai - 400 001**

Dear Sir/Madam

**Sub: Declaration pursuant to Regulation 52(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

I, Mohmed Zaid Sadiq, Director of the Company, hereby declare that the statutory auditors of the Company MSSV & Co, Chartered Accountants have issued an Audit Report with unmodified opinion on the annual audited financial results of the Company for the financial year ended March 31, 2025. This declaration is submitted in compliance with Regulation 52(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Request you to take the same on record.

Thanking you.

Yours sincerely

**For Bamboo Hotel and Global Centre (Delhi) Private Limited**

**Mohmed Zaid Sadiq  
Director  
DIN: 01217079**

Encl: a/a.