

Limited Review Report- Standalone Financial Results

Independent Auditor's Review Report on the Quarterly Unaudited Standalone and Year to Date Financial Results of the company Pursuant to the Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended.

Review Report

**To The Board of Directors
Blue Coast Hotels Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of **Blue Coast Hotels Limited** ("the Company") for the quarter ended 30th September, 2024 and year to date from April 01, 2024 to September 30, 2024 (the "Statement") attached herewith, being submitted by the company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirement) Regulations, 2015 (the "Regulation") as amended, read with SEBI circular No. CIR/CFD/CMDI/44/2019 dated March 29, 2019 (the Circular)
2. The Preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind As 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013, as amended, read with Relevant rules issued thereunder and other accounting principles generally accepted in India read with the Circular is the responsibility of the Company's Management and has been approved by the Board of Directors of the Company. Our responsibility is to express a Conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants Of India. This Standard required 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. Based on our review conducted as above ,nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian accounting Standard ('Ind AS')specified under Section 133 of the Companies Act,2013 as amended, read with relevant rules issued thereunder and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of the Regulation , read with the Circular, including the manner in which it is to be disclosed ,or that it contains any material misstatement.
5. Material uncertainty related to Going Concern Concept : We draw attention to Notes in the Financial Results regarding handing over of only operational asset of the company pursuant to the order of the Hon'ble Supreme Court, the accumulated losses , no revenue from operations and default in redemption of 20% of the principal amount i.e. Rs. 8.30 crores of Redeemable Preference Share due on 30.10.2024, these matters raising significant doubt on the company's ability to continue as a going concern .

For P. P . Bansal & Co.
Chartered Accountants
Firm's Regn No.: 001916N



CA Neeraj Bansal
(Partner)

Membership No. : 091893
UDIN : 24091893BKEGBG8018



Date: 14.11.2024
Place: New Delhi

STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS
FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2024

(Rs. in Lakhs, except per share data)

Particulars	Quarter ended			Half Year ended		Year ended
	30.09.2024	30.06.2024	30.09.2023	30.09.2024	30.09.2023	31.03.2024
	(Unaudited)					(Audited)
1 Income						
a) Income from operations	-	-	-	-	-	-
b) Other Income	25.77	9.83	3.68	35.60	28.41	63.28
Total Income	25.77	9.83	3.68	35.60	28.41	63.28
2 Expenses						
a) Employee benefits expense	20.55	15.33	14.62	35.88	28.11	58.05
b) Finance Cost	(63.97)	103.75	103.75	39.78	207.50	415.00
c) Depreciation	2.28	2.28	2.19	4.56	4.41	9.20
d) Other expenses	43.19	17.45	15.37	60.64	30.15	68.50
Total Expenses	2.05	138.81	135.93	140.86	270.17	550.75
3 Profit before Exceptional Items & Tax (1-2)	23.72	(128.98)	(132.25)	(105.26)	(241.76)	(487.47)
4 Exceptional Items (Net)						
Preference Dividend Waiver	8,453.55	-	-	8,453.55	-	-
5 Profit before Tax (3-4)	8,477.27	(128.98)	(132.25)	8,348.29	(241.76)	(487.47)
6 Income Tax						
Income Tax - Current Period	-	-	(2.37)	-	-	-
Income Tax - Prior Period	-	-	-	-	-	243.55
	8,477.27	(128.98)	(129.88)	8,348.29	(241.76)	(731.02)
7 Net Profit for the period (5-6)	(11.46)	29.28	-	17.82	-	-
8 Other Comprehensive Income	8,465.81	(99.70)	(129.88)	8,366.11	(241.76)	(731.02)
9 Total Comprehensive Income	1,274.85	1,274.85	1,274.85	1,274.85	1,274.85	1,274.85
10 a) Paid -up-Equity Share Capital (face Value of Rs. 10/- per share)						(13,621.78)
11 Reserves excluding Revaluation Reserve						
12 Earning per share (in Rs.)	66.41	(0.78)	(1.02)	65.62	(1.90)	(5.73)
Basic & Diluted						

- The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on November 14, 2024. Limited review has been carried out by the statutory auditors.
- The company was engaged into the hotel business till 19.09.2018 and no operating activities have been carried out during the period, however the company is still engaged in the Hotel Business Segment.
- During the financial year ending March 31, 2019, the company had handed over its only operational asset 'Park Hyatt Goa Resort & Spa' pursuant to the order of the Hon'ble Supreme Court, impacting company's ability to continue as a going concern. The title of above hotel property continues to remain in the name of the company and it has exercised its right of redemption by filing the redemption petition before Hon'ble High Court of Bombay at Goa. The petition is pending adjudication and its outcome may impact the alleged sale of hotel property at Goa.
- In terms of direction issued by Hon'ble High Court Delhi, the company will remain committed for the refund to space buyers.
- Finance cost represents provision for dividend on redeemable preference shares. During the current quarter ending 30th September 2024, redeemable preference shares (RPS) holders has waived off dividend accrued amounting to Rs. 8,617.82 lakhs, on RPS held by them, representing 95% of the total accrued dividend amounting to Rs. 9,071.39 lakhs till 31st August, 2024. Further out of Rs. 8,617.82 lakhs, Rs. 164.27 lakhs forms part of finance cost for the current period and balance Rs. 8453.55 lakhs has been reported under exceptional item related to earlier years.
- Pursuant to Special Resolutions passed in 31st Annual General Meeting annual coupon rate in respect of 41,50,000 Redeemable Preference Shares has been reduced from 10% to 0.01%, effective from 28.09.2024.
- Pursuant to consent of the respective class of shareholders, 6,93,110 redeemable preference shares with a face value of Rs. 100/- each will be convertible into 6,93,110 compulsorily convertible preference shares (CCPS) with a face value of Rs. 100/- each. Further convertible into 69,31,100 no. of Equity Shares of Rs. 10/- each, to be issued and allotted at par, within the prescribed period of 18 months, in one or more tranches. This conversion will also impact earnings per share, in the subsequent periods.
- Due to absence of profit, the company is presently in default on the redemption of 20% of the principal amount i.e. Rs. 8.30 Crore in respect of Redeemable Preference Shares due on 30.10.2024.

For and on behalf of the Board of Directors of Blue Coast Hotels Limited



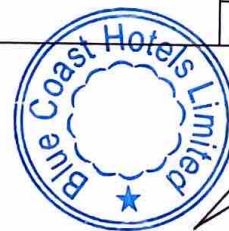
Kushal Suri
Kushal Suri
(Whole Time Director)

Blue Coast Hotels Ltd.

Place : New Delhi
Date : 14.11.2024

Corporate Office: 415-417, Antriksh Bhawan, 22, K.G. Marg, New Delhi-110 001 | Tel.: +91 11 23358774-75 | E-mail : info@bluecoast.in, www.bluecoast.in
Regd. Office : S-1, D-39, N-66, Phase IV, Verna Industrial Estate, Verna, Goa - 403722 | CIN No.: L31200GA1992PLC003109
UDIN: 24091893 BKCG8018

9 Statement of Standalone Assets & Liabilities -		(Rs. in Lakhs)	
		As at 30.09.2024	As at 31.03.2024
PARTICULARS		(Unaudited)	(Audited)
A ASSETS			
1 Non - Current Assets			
Property Plant and Equipment		37.07	41.27
Other Intangible Assets		77.59	-
Financial Assets :			
Investments		222.07	94.71
Deferred Tax Assets		252.48	252.48
Other Non-Current Assets		19.58	19.58
Non - Current Assets		608.79	408.04
2 Current Assets			
Financial Assets :			
Investments		-	-
Cash and cash equivalents		20.82	24.39
Bank Balances Other Than Cash And Cash Equivalents		29.39	86.01
Other Financial Assets		-	1.95
Other current assets		104.55	204.70
Current Assets		154.76	317.05
TOTAL ASSETS		763.55	725.09
B EQUITY AND LIABILITIES			
1 Equity			
Equity Share Capital		1,274.85	1,274.85
Other Equity		(5,255.67)	(13,621.78)
Equity		(3,980.82)	(12,346.93)
2 Non - Current Liabilities			
Financial Liabilities :			
Borrowings		3,320.00	3,735.00
Lease Liabilities		61.62	-
Non-Current Liabilities		3,381.62	3,735.00
3 Current Liabilities			
Financial Liabilities :			
Borrowings		830.00	415.00
Trade Payables		-	-
-Total outstanding dues of micro enterprises and small enterprises		-	-
-Total outstanding dues other than of micro enterprises and small enterprises		18.37	16.78
Other Financial liabilities		501.54	8,903.19
Other Current Liabilities		12.84	2.05
Current Liabilities		1,362.75	9,337.02
TOTAL EQUITY AND LIABILITIES		763.55	725.09



Blue Coast Hotels Ltd.

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PARTICULARS		(Rs. in Lakhs)	
		Half Year Ended 30.09.2024	Half Year Ended 30.09.2023
		(Unaudited)	(Unaudited)
10 Standalone Statement of Cash Flows -			
A. CASH FLOWS FROM OPERATING ACTIVITIES :			
Net Profit/(Loss) before Tax and extraordinary items		8,348.29	(241.76)
Adjustments for :			
Depreciation			
Finance cost		4.56	4.41
Appreciation in the value of Investments (OCI)		39.78	207.50
Operating profit before changes in current assets and liabilities		17.82	-
<u>Changes in current assets and current liabilities</u>		8,410.45	(29.85)
Other Current Assets			
Current liabilities		100.15	76.78
NET CASH GENERATED FROM/ (USED IN) OPERATING ACTIVITIES		(7,974.27)	(2.17)
		536.33	44.76
B. CASH FLOWS FROM INVESTING ACTIVITIES:			
Sale / (Purchase) of Property, Plant, Equipments & Intangibles		(77.95)	-
Investment in other Non-Current Assets			
Other Non Current Assets		(127.36)	(18.40)
NET CASH FLOW FROM/ (USED IN) INVESTING ACTIVITIES		-	-
		(205.31)	(18.40)
C. CASH FLOWS FROM FINANCING ACTIVITIES:			
Finance cost (net)		(39.78)	(207.50)
Change in Other Financial Assets		58.57	-
Change in Other Financial liabilities		(353.38)	183.85
NET CASH FLOW FROM/ (USED IN) FINANCING ACTIVITIES		(334.59)	(23.65)
Net Increase/(Decrease) in Cash and Cash equivalents(A+B+C)		(3.57)	2.71
Cash and Cash equivalents as at beginning of the period		24.39	27.71
Cash and Cash equivalents as at end of the period		20.82	30.42

For and on behalf of the Board of Directors of Blue Coast Hotels Limited



Place: New Delhi
Date: 14.11.2024

UDIN : 24091893BKEG1B618018



Kushal Suri
Kushal Suri
(Whole Time Director)

Blue Coast Hotels Ltd.

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The Spirit of India™

Limited Review Report- Consolidated Financial Results

Independent Auditor's Review Report on the Quarterly Unaudited Consolidated and Year to Date Financial Results of the company Pursuant to the Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended.

Review Report

**To The Board of Directors
Blue Coast Hotels Limited**

1. We have reviewed the accompanying statement of unaudited consolidated financial results of **Blue Coast Hotels Limited** ("the Company") and its subsidiaries (the company and its subsidiaries together referred to as "the Group") for the quarter ended 30th September, 2024 and year to date from April 01, 2024 to September 30, 2024 (the "Statement") attached herewith, being submitted by the company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirement) Regulations, 2015 as amended (the "Regulation"), read with SEBI circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 ('the Circular ')
2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind As-34) "Interim Financial Reporting " prescribed under Section 133 of the Companies Act, 2013, read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 and the Circular, which is the responsibility of the Company's Management and has been approved by the Board of Directors of the Company. Our responsibility is to issue a report based on our review.
3. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This Standard required 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 an 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. The Statement includes the results of the Following entities:

S.No	Name Of the Company	Nature
1.	Blue Coast Hotels Limited	Holding Company
	Wholly Owned Subsidiaries(WOS)	
2.	Blue Coast Hospitality Limited	WOS of Blue Coast Hotels Limited
3.	Golden Joy Hotel Pvt. Ltd.	WOS of Blue Coast Hotels Limited

5. Based on our review conducted as above ,nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian accounting Standard ('Ind AS') specified under Section 133 of the Companies Act,2013, read with relevant rules issued thereunder and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of the Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulations 2015, read with the Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. Material uncertainty related to Going Concern Concept : We draw attention to Notes in the Financial Results regarding handing over of only operational asset of the company pursuant to the order of the Hon'ble Supreme Court, the accumulated losses , no revenue from operations and default in redemption of 20% of the principal amount i.e. Rs. 8.30 crores of Redeemable Preference Share due on 30.10.2024, these matters raising significant doubt on the company's ability to continue as a going concern .

For P. P . Bansal & Co.
Chartered Accountants
Firm's Regn No.: 001916N



CA Neeraj Bansal
(Partner)

Membership No. : 091893
UDIN : 24091893BKE61BF7604



Date : 14.11.2024
Place: New Delhi

BLUE COAST HOTELS LIMITED

CIN : L31200GA1992PLC003109

STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2024

Particulars	(Rs. in Lakhs, except per share data)					
	Quarter ended			Half Year ended		Year ended
	30.09.2024	30.06.2024	30.09.2023	30.09.2024	30.09.2023	31.03.2024
	(Unaudited)					(Audited)
1 Income						
a) Income from operations		-		-	-	-
b) Other Income	25.77	9.83	3.68	35.60	28.41	63.28
Total Income	25.77	9.83	3.68	35.60	28.41	63.28
2 Expenses						
a) Employee benefits expense	20.55	15.33	14.62	35.88	28.11	58.05
b) Finance Cost	(63.97)	103.75	103.75	39.78	207.50	415.00
c) Depreciation	2.28	2.28	2.19	4.56	4.41	9.20
d) Other expenses	43.19	17.45	15.49	60.64	30.29	69.37
Total Expenses	2.05	138.81	136.05	140.86	270.31	551.62
3 Profit before Exceptional Items & Tax (1-2)	23.72	(128.98)	(132.37)	(105.26)	(241.90)	(488.34)
4 Exceptional Items (Net)						
Preference Dividend Waiver	8,453.55	-	-	8,453.55	-	-
5 Profit before Tax (3-4)	8,477.27	(128.98)	(132.37)	8,348.29	(241.90)	(488.34)
6 Income Tax						
Income Tax - Current Period	-	-	(2.37)	-	-	-
Income Tax - Prior Period	-	-	-	-	-	243.55
7 Net Profit for the period (5-6)	8,477.27	(128.98)	(130.00)	8,348.29	(241.90)	(731.89)
8 Other Comprehensive Income	(11.46)	29.28	-	17.82	-	-
9 Total Comprehensive Income	8,465.81	(99.70)	(130.00)	8,366.11	(241.90)	(731.89)
10 a) Paid-up-Equity Share Capital (face Value of Rs. 10/- per share)	1,274.85	1,274.85	1,274.85	1,274.85	1,274.85	1,274.85
11 Reserves excluding Revaluation Reserve	-	-	-	-	-	(13,895.85)
12 Earning per share (in Rs.)						
Basic & Diluted	66.41	(0.78)	(1.02)	65.62	(1.90)	(5.74)

- The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on November 14, 2024. Limited review has been carried out by the statutory auditors.
- The company was engaged into the hotel business till 19.09.2018 and no operating activities have been carried out during the period, however the company is still engaged in the Hotel Business Segment.
- During the financial year ending March 31, 2019, the company had handed over its only operational asset 'Park Hyatt Goa Resort & Spa' pursuant to the order of the Hon'ble Supreme Court, impacting company's ability to continue as a going concern. The title of above hotel property continues to remain in the name of the company and it has exercised its right of redemption by filing the redemption petition before Hon'ble High Court of Bombay at Goa. The petition is pending adjudication and its outcome may impact the alleged sale of hotel property at Goa.
- In terms of direction issued by Hon'ble High Court Delhi, the company will remain committed for the refund to space buyers.
- Finance cost represents provision for dividend on redeemable preference shares. During the current quarter ending 30th September 2024, redeemable preference shares (RPS) holders has waived off dividend accrued amounting to Rs. 8,617.82 lakhs, on RPS held by them, representing 95% of the total accrued dividend amounting to Rs. 9,071.39 lakhs till 31st August, 2024. Further out of Rs. 8,617.82 lakhs, Rs. 164.27 lakhs forms part of finance cost for the current period and balance Rs. 8453.55 lakhs has been reported under exceptional item related to earlier years.
- Pursuant to Special Resolutions passed in 31st Annual General Meeting annual coupon rate in respect of 41,50,000 Redeemable Preference Shares has been reduced from 10% to 0.01%, effective from 28.09.2024.
- Pursuant to consent of the respective class of shareholders, 6,93,110 redeemable preference shares with a face value of Rs. 100/- each will be convertible into 6,93,110 compulsorily convertible preference shares (CCPS) with a face value of Rs. 100/- each. Further convertible into 69,31,100 no. of Equity Shares of Rs. 10/- each, to be issued and allotted at par, within the prescribed period of 18 months, in one or more tranches. This conversion will also impact earnings per share, in the subsequent periods.
- Due to absence of profit, the company is presently in default on the redemption of 20% of the principal amount i.e. Rs. 8.30 Crore in respect of Redeemable Preference Shares due on 30.10.2024.
- Subsidiary companies has no business activities during the period hence Standalone as well as Consolidated results are the same.

For and on behalf of the Board of Directors of Blue Coast Hotels Limited

UDIN: 24091893 BK

Place : New Delhi

Blue Coast Hotels Ltd.

Kushal Suri

(Whole Time Director)

Corporate Office: 11/1224, Anand Bhawan, K.G. Marg, New Delhi-110 001 | Tel: +91 11 23358720-22 | E-mail: info@bluecoast.in, www.bluecoast.in

Regd. Office: S... Phase IV, Verna Industrial Estate, Verna, Goa - 403722 | CIN No.: L31200GA1992PLC003109

10 Statement of Consolidated Assets & Liabilities -		(Rs. in Lakhs)	
		As at	As at
		30.09.2024	31.03.2024
Particular		(Unaudited)	(Audited)
A ASSETS			
1 Non - Current Assets			
Property Plant and Equipment		241.03	245.24
Other Intangible Assets		77.59	-
Financial Assets :			
Investments		212.07	84.71
Deferred Tax Assets		252.48	252.48
Other Non-Current Assets		25.66	25.66
Non - Current Assets		808.83	608.09
2 Current Assets			
Financial Assets :			
Investments		-	-
Cash and cash equivalents		22.67	25.85
Bank Balances Other Than Cash And Cash Equivalents		29.39	86.01
Other Financial Assets		-	1.95
Other current assets		104.55	204.69
Current Assets		156.61	318.50
TOTAL ASSETS		965.44	926.59
B EQUITY AND LIABILITIES			
1 Equity			
Equity Share Capital		1,274.85	1,274.85
Other Equity		(5,529.75)	(13,895.85)
Equity		(4,254.90)	(12,621.00)
2 MINORITY INTEREST		-	-
3 Non - Current Liabilities			
Financial Liabilities :			
Borrowings		3,320.00	3,735.00
Lease Liabilities		61.62	-
Non-Current Liabilities		3,381.62	3,735.00
3 Current Liabilities			
Financial Liabilities :			
Borrowings		830.00	415.00
Trade Payables			
-Total outstanding dues of micro enterprises and small enterprises		-	-
-Total outstanding dues other than of micro enterprises and small enterprises		19.33	17.83
Other Financial liabilities		501.54	8,903.19
Other Current Liabilities		12.94	2.05
Provisions		474.91	474.52
Current Liabilities		1,838.72	9,812.59
TOTAL EQUITY AND LIABILITIES		965.44	926.59



Blue Coast Hotels Ltd.

Corporate Office: 415-417, Parksh Bhawan, 22, K.G. Marg, New Delhi-110 001 | Tel.: +91 11 23358774-75 | E-mail : info@bluecoast.in, www.bluecoast.in
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11 Consolidated Statement of Cash Flows -		(Rs. in Lakhs)	
		Half Year Ended	Half Year Ended
Particulars		30.09.2024	30.09.2023
		(Unaudited)	(Unaudited)
A. CASH FLOWS FROM OPERATING ACTIVITIES :			
Net Profit/(Loss) before Tax and extraordinary items		8,348.29	(241.90)
Adjustments for :			
Depreciation		4.56	4.41
Finance cost		39.78	207.50
Appreciation in the value of Investments (OCI)		17.82	-
Operating profit before changes in current assets and liabilities		8,410.45	(29.99)
<u>Changes in current assets and current liabilities</u>			
Other Current Assets		100.14	71.19
Current liabilities		(7,973.87)	(2.16)
NET CASH GENERATED FROM OPERATING ACTIVITIES		536.72	39.04
B. CASH FLOWS FROM INVESTING ACTIVITIES:			
Sale / (Purchase) of Property, Plant & Equipments		(77.95)	-
Investment in other Non-Current Assets		(127.36)	(12.80)
Other Non Current Assets		-	-
NET CASH USED IN INVESTING ACTIVITIES		(205.31)	(12.80)
C. CASH FLOWS FROM FINANCING ACTIVITIES:			
Finance cost (net)		(39.78)	(207.50)
Change in Other Financial Assets		58.57	-
Change in Other Financial liabilities		(353.38)	183.84
NET CASH USED IN FINANCING ACTIVITIES		(334.59)	(23.66)
Net Increase/(Decrease) in Cash and Cash equivalents(A+B+C)		(3.18)	2.58
Cash and Cash equivalents as at beginning of the period		25.85	29.51
Cash and Cash equivalents as at end of the period		22.67	32.09

For and on behalf of the Board of Directors of Blue Coast Hotels Limited



Place: New Delhi
Date: 14.11.2024



Kushal Suri
Kushal Suri
(Whole Time Director)

UDIN : 24091993 BKEG BF 7604

Blue Coast Hotels Ltd.

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