

# SHERATON PROPERTIES & FINANCE LIMITED

Regd. Off.: 301 & 302, 3<sup>rd</sup> Floor, Peninsula Heights, C. D. Barfiwala Road, Andheri (West), Mumbai - 400 058.

Phone: (91-22) 2621 6060/61/62/63/64 | E-mail Id: sheratonproperties@gmail.com

Website: www.sheratonproperties.in | CIN: L45202MH1985PLC036920

---

29<sup>th</sup> May, 2023

To,  
BSE Limited  
Corporate Relationship Department,  
2nd Floor, New Trading Ring,  
P. J. Towers, Dalal Street,  
Mumbai - 400 001.

**Security Code: 512367**

**Sub: Outcome of Board Meeting – Monday, 29<sup>th</sup> May, 2023**

Dear Sir/Madam,

Pursuant to Regulations 30 and 33 read with Schedule III and other applicable Regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, please be informed that, the Board of Directors of the Company at its meeting held today, *inter-alia*, considered and approved the Standalone and Audited Financial Results for the quarter and financial year ended 31<sup>st</sup> March, 2023 and took note of the Audit Report issued by the Statutory Auditors of the Company:

The Board meeting commenced at 3.30 PM and concluded at 4.00 PM.

Accordingly, we hereby enclose the following:

- I. Copy of Standalone Audited Financial Results for the quarter and financial year ended 31<sup>st</sup> March, 2023;
- II. Audit Report on Standalone Audited Financial Results for the quarter and financial year ended 31<sup>st</sup> March, 2023, issued by the statutory auditors of the Company;
- III. Declaration with respect to unmodified opinion on Financial Results for the quarter and financial year ended 31<sup>st</sup> March, 2023.

Kindly take above information on record.

Thanking you,

**Yours faithfully,**  
**For Sheraton Properties & Finance Limited**

**Jayesh B. Bhansali**  
**Director**  
**(DIN-01062853)**

**Encl: as above**



**INDEPENDENT AUDITOR'S REPORT ON QUARTERLY STANDALONE FINANCIAL RESULTS AND YEAR TO DATE RESULTS OF THE COMPANY PURSUANT TO REGULATION 33 OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015**

To,  
The Board of Directors of  
Sheraton Properties & Finance Limited

**Opinion**

We have audited the accompanying Statement of standalone financial results of **Sheraton Properties & Finance Limited** ('the Company') for the quarter and year ended 31<sup>st</sup> March, 2023 ('the Statement'), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as amended ('the Regulations').

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

- a. is presented in accordance with the requirements of Regulation 33 of the Regulations; and
- b. gives a true and fair view in conformity with Indian Accounting Standard 34 "Interim Financial Reporting", (Ind AS 34") prescribed under Section 133 of the Companies Act, 2013 (the "Act") read with relevant rules issued thereunder and other accounting principles generally accepted in India of the net profit and total comprehensive income and other financial information of the Company for the quarter and year ended 31st March, 2023.

**Basis for Opinion**

We conducted our audit of the Statement in accordance with the Standards on Auditing ("SA"s) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone 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 ("ICAI") together with the ethical requirements that are relevant to our audit of the Standalone Financial Results 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 ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.

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

This Statement, is the responsibility of the Company's Management and approved by the Board of Directors, has been compiled on the basis of standalone financial statements for the year ended 31st March, 2023. The Company's Board of Directors are responsible for the preparation and presentation of the Standalone Financial Results that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Ind AS 34, 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 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 Standalone Financial Results that give a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the Standalone Financial Results, 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 financial reporting process of the Company.

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

Our objectives are to obtain reasonable assurance about whether the Standalone Financial Results 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 this Standalone Financial Results.

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 Standalone Financial Results, 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 financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of the requirements specified under Regulation 33 of the Listing Regulations.
- 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 ability of the Company 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 Statement 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.

**B. L. DASHARDA & ASSOCIATES**  
**CHARTERED ACCOUNTANTS**



- Evaluate the overall presentation, structure and content of the Standalone Financial Results, including the disclosures, and whether the Standalone Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Standalone Financial Results of the Company to express an opinion on the Standalone Financial Results.

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 31st March, 2023 being the balancing figure between the audited figures in respect of the full financial year ended 31st March, 2023 and the published unaudited year to date figures up to the third quarter of the current financial year, which were subjected to limited review by us, as required under the Regulations.

**For B L Dasharda & Associates**  
*Chartered Accountants*  
**Firm Registration No. : 112615W**

  


**CA Sushant Mehta**  
*Partner*  
**Membership No. : 112489**

Place: Mumbai  
Date :29<sup>th</sup> May, 2023  
UDIN No: 23112489BGVKSP6928



STATEMENT OF AUDITED STANDALONE ASSETS AND LIABILITIES			
AS AT 31ST MARCH, 2023			
Sr. No.	Particulars	(₹ in lakhs)	(₹ in lakhs)
		As at 31st March 2023	As at 31st March 2022
	<b>A - Assets</b>		
	<b>1) Non-Current Assets</b>		
	(a) Property, Plant and Equipment	-	-
	(b) Capital work in progress	-	-
	(c) Intangible assets	-	-
	(d) Financial assets		
	(i) Non-current investments	12,005.93	15,017.73
	(ii) Loans	-	-
	(iii) Other financial assets	-	-
	(e) Other non-current assets	127.82	127.82
	<b>Total Non-Current Assets (A)</b>	<b>12,133.75</b>	<b>15,145.55</b>
	<b>2) Current Assets</b>		
	(a) Inventories	-	-
	(b) Financial assets		
	(i) Trade Receivables	-	-
	(ii) Cash and cash equivalents	126.13	20.05
	(iii) Bank balances other than (ii) above	-	-
	(iv) Loans	-	-
	(v) Other Financial assets	-	250.00
	(c) Other current assets	-	1.13
	<b>Total Current Assets (B)</b>	<b>126.13</b>	<b>271.17</b>
	<b>Total Assets (A)+ (B)</b>	<b>12,259.88</b>	<b>15,416.73</b>
	<b>B- Equity &amp; Liabilities</b>		
	<b>1) Equity</b>		
	(a) Equity share capital	120.00	120.00
	(b) Other Equity	12,138.92	15,295.76
	<b>Total Equity (A)</b>	<b>12,258.92</b>	<b>15,415.76</b>
	<b>2) Liabilities</b>		
	<b>Non-Current Liabilities</b>		
	(a) Financial Liabilities		
	(i) Long term borrowings	-	-
	(ii) Other Non Current Liabilities	-	-
	(b) Long term provisions	-	-
	(c) Deferred tax liabilities (Net)	-	-
	<b>Total Non-Current Liabilities (B)</b>	<b>-</b>	<b>-</b>
	<b>Current Liabilities</b>		
	(a) Financial Liabilities		
	(i) Short term borrowings	-	-
	(ii) Trade payables		
	a) total outstanding dues of micro and small enterprises	-	-
	b) total outstanding dues of creditors other than micro and small enterprises	0.86	0.92
	(iii) Other Financial Current liabilities	-	-
	(b) Other current liabilities	0.02	0.05
	(c) Short term provisions	-	-
	(d) Current tax liabilities (Net)	0.08	-
	<b>Total Current Liabilities (C)</b>	<b>0.96</b>	<b>0.97</b>
	<b>Total Equity and Liabilities (A)+ (B) +( C)</b>	<b>12,259.88</b>	<b>15,416.73</b>

**SHERATON PROPERTIES & FINANCE LIMITED**  
**Standalone Statement of Cash Flow for the year ended 31st March, 2023**

(₹ in lakhs)

Particulars	Year ended 31st March, 2023	Year ended 31st March, 2022
<b>Cash flows from operating activities</b>		
<b>Profit before tax as per statement of profit and loss</b>	339.77	338.27
Adjustments to reconcile profit before tax to net cash flows		
Depreciation of property, plant and equipment	-	-
Amortisation of Intangible Assets	-	-
Profit on Disposal/Write Off of Fixed Assets (Net)	-	-
Unrealised (gain)/loss on fair value on financial assets	0.02	-
Interest income	(0.08)	(2.62)
Dividend income	(356.48)	(354.71)
Finance Costs	-	0.05
Unrealised (Gain)/Loss	-	-
<b>Operating profit before working capital changes</b>	<b>(16.77)</b>	<b>(19.01)</b>
Movement in Working Capital:		
Decrease / (increase) in Trade and other receivables	-	-
Decrease / (increase) in bank balance other than cash and cash equivalents	-	-
Decrease / (increase) in other non-current financial assets	-	-
Decrease / (increase) in other current financial assets	250.00	(250.00)
Decrease / (increase) in Other non current assets	-	-
Decrease / (increase) in Other current assets	-	-
Increase / (Decrease) in Trade payable	(0.06)	0.43
Increase / (Decrease) in Provision	-	-
Increase / (Decrease) in financial liabilities	-	-
Increase / (Decrease) in Other current liabilities	(0.03)	(0.02)
<b>Cash generated from/(used in) operations</b>	<b>233.14</b>	<b>(268.60)</b>
Direct taxes paid, net of refunds	(84.30)	(86.32)
<b>Net cash flow from/(used in) operating activities (A)</b>	<b>148.84</b>	<b>(354.92)</b>
<b>Cash flows from investing activities</b>		
Purchase of Property, plant and equipment including CWIP	-	-
Proceeds from sale of Property, plant and equipment	-	-
Purchase of Investment	(399.32)	(113.74)
Loans Given	-	-
Loans Returned	-	119.00
Interest income	0.08	2.62
Dividend income	356.48	354.71
<b>Net cash from/(used in) investing activities (B)</b>	<b>(42.77)</b>	<b>362.59</b>
<b>Cash flows from financing activities</b>		
Finance Costs	-	(0.05)
Proceeds/(repayment) of current borrowings	-	-
Dividend on equity shares (including dividend distribution tax)	-	-
<b>Net cash from/(used in) financing activities (C)</b>	<b>-</b>	<b>(0.05)</b>
<b>Net increase / (decrease) in cash and cash equivalents (A+B+C)</b>	<b>106.07</b>	<b>7.63</b>
Cash and Cash equivalents at the beginning of period	20.05	12.43
<b>Cash and Cash equivalents at the end of the year (refer Note 8)</b>	<b>126.13</b>	<b>20.05</b>

Notes:

- The above Cash Flow Statement has been prepared under the 'Indirect method' as set out in the Ind AS-7 on Statement of Cash Flow as notified under Companies (Accounts) Rules, 2015.
- Previous year's figures have been regrouped and rearranged wherever necessary.

# SHERATON PROPERTIES & FINANCE LIMITED

Regd. Off.: 301 & 302, 3<sup>rd</sup> Floor, Peninsula Heights, C. D. Barfiwala Road, Andheri (West), Mumbai - 400 058.

Phone: (91-22) 2621 6060/61/62/63/64 | E-mail Id: sheratonproperties@gmail.com

Website: www.sheratonproperties.in | CIN: L45202MH1985PLC036920

---

29<sup>th</sup> May, 2023

To,  
BSE Limited  
Corporate Relationship Department,  
2nd Floor, New Trading Ring,  
P. J. Towers, Dalal Street,  
Mumbai - 400 001.

**Security Code: 512367**

**Sub: Declaration of un-modified opinion with the Audit Report on Standalone Financial Results for the quarter and financial year ended 31<sup>st</sup> March, 2023.**

**Ref: SEBI circular No. CIR/CFD/CMD/56/2016 dated May 27, 2016 on Disclosure of the Impact of Audit Qualifications by Listed Entities under Regulation 33 of SEBI (LODR)(Amendment) Regulations, 2016.**

Dear Sir/Madam,

Pursuant to Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, we declare that the Statutory Auditors of the Company, M/s B. L. Dasharda & Associates (FRN – 112615W), Chartered Accountants, Mumbai, have issued the Audit Report with unmodified opinion in respect of Standalone Audited Financial Results of the Company for the financial year ended 31<sup>st</sup> March, 2023.

Kindly take above information on record.

Thanking you,

**Yours faithfully,  
For Sheraton Properties & Finance Limited**

**Jayesh B. Bhansali  
Director  
(DIN-01062853)**