

**VATIKA HOTELS PRIVATE LIMITED**

Regd Office: Flat No. 621-A, 6th Floor,

Devika Towers, 6, Nehru Place, New Delhi-110019

Ph. No. 0124-4355555, 0124-4177777 Fax: 0124-4177700 E-mail: secretarial@vatikagroup.com

Website: www.vatikagroup.com

CIN: U55101DL2004PTC126079

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**Form DPT-1**

**Circular or Circular in the form of Advertisement Inviting Deposits**

[Pursuant to section 73(2)(a) and section 76 and rule 4(1) and 4(2) of the Companies (Acceptance of Deposits) Rules, 2014]

**1. GENERAL INFORMATION**

a.	Name, address, website and other contact details of the company	Vatika Hotels Private Limited, Flat No. 621-A, 6th Floor, Devika Towers, 6, Nehru Place, New Delhi-110019, Ph. No. 0124-4177777 Fax: 0124-4177700 E-mail: secretarial@vatikagroup.com, Website: www.vatikagroup.com																																
b.	Date of Incorporation of the Company	April 27, 2004																																
c.	Business carried on by the company and its subsidiaries with the details of branches or unit, if any	The Company focused on the Development under various business streams, namely Business Centres, Facility Management, Hotel - "Westin Gurgaon" and "Westin Resort & Spa", to act as an agent for purchasing, selling, letting on hire and houses on commission basis Hotels, Resorts, Restaurants, Business Centers etc. The Company has Four subsidiaries namely "Galina Developers Private Limited, Metis Developers Private Limited, Pedro Developers Private Limited, Enviro Infrafacility Private Limited" and all are engaged in the same business.																																
d.	Brief particulars of the management of the company	The company is managed by Managing Director and Executive Directors, in accordance with superintendence, control and direction of the Board of Directors of the Company.																																
e.	Name, Address, DIN and Occupation of the Directors:-	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Name</th> <th>Address</th> <th>DIN</th> <th>Occupation</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Mr. Gaurav Bhalla</td> <td>4, Hyde Park, Prakriti Marg Sultanpur Farms Delhi 110030, India</td> <td>00005060</td> <td>Service</td> </tr> <tr> <td>2.</td> <td>Mr. Anil Bhalla</td> <td>Farm No - 4 Hyde Park Prakriti Marg Sultanpur Farms Mehrauli Delhi 110030, India</td> <td>00005049</td> <td>Service</td> </tr> <tr> <td>3.</td> <td>Mr. Gautam Bhalla</td> <td>Farm No 4, Hyde Park Sultanpur Farm, Mehrauli Delhi 110030, India</td> <td>00005043</td> <td>Service</td> </tr> <tr> <td>4.</td> <td>Mr. Alok Mehta</td> <td>402, Malaygiri Kaushambi, I.E Sahibabad Ghaziabad 201010 UP</td> <td>03405087</td> <td>Service</td> </tr> <tr> <td>5.</td> <td>Mr. Naveen Bakshi</td> <td>H7/2, DLF, Ph-1, Gurugram (M Corp. +OG) Gurugram 122002</td> <td>07033052</td> <td>Independent Professional</td> </tr> </tbody> </table>			S. No.	Name	Address	DIN	Occupation	1.	Mr. Gaurav Bhalla	4, Hyde Park, Prakriti Marg Sultanpur Farms Delhi 110030, India	00005060	Service	2.	Mr. Anil Bhalla	Farm No - 4 Hyde Park Prakriti Marg Sultanpur Farms Mehrauli Delhi 110030, India	00005049	Service	3.	Mr. Gautam Bhalla	Farm No 4, Hyde Park Sultanpur Farm, Mehrauli Delhi 110030, India	00005043	Service	4.	Mr. Alok Mehta	402, Malaygiri Kaushambi, I.E Sahibabad Ghaziabad 201010 UP	03405087	Service	5.	Mr. Naveen Bakshi	H7/2, DLF, Ph-1, Gurugram (M Corp. +OG) Gurugram 122002	07033052	Independent Professional
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f.	Management's perception of risk factors:	The Company is investing its funds only for the purpose of business and hence there are no financial risks except normal business risks that any Company has to face. The Company has taken adequate insurance policies for covering the risks associated to the Company's properties and business.																																
g.	Details of default, including the amount involved, duration of default and present status, in repayment of-	i) Statutory dues- Nil ii) Debentures and interest thereon- Nil iii) Loans from any bank or financial institution and interest thereon- Nil																																

**2. PARTICULARS OF THE DEPOSIT SCHEME**

- Date of passing of board resolution: October 12, 2018.
- Date of passing of Resolution in the General Meeting authorizing the invitation of such deposits: January 22, 2016
- Type of deposits, i.e., whether secured or unsecured: unsecured
- Details of Deposit amounts
  - Amount which the company can raise by way of deposits per Act and Rules made there under on the basis of the Balance Sheet as on March 31, 2018:



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Devika Towers, 6, Nehru Place  
New Delhi 110 019  
INDIA  
CIN : U55101DL2004PTC126079

- a. Deposits from Public : Rs. 600.06 Million  
b. Deposits from Shareholders : Rs. 240.02 Million  
c. Total : Rs. 840.08 Million
- e. **Aggregate Deposit held on:**  
a) Last day of the immediately preceding financial year i.e. March 31, 2018- Rs. 149.22 Millions  
b) On the date of issue of the Circular or advertisement i.e. October 12, 2018 – Rs. 178.34 Millions.  
c) Amount of Deposit proposed to be raised – upto Rs. 250 Millions  
d) Amount of deposit repayable in during financial year 2018-19– Rs. 86.19 Millions
- f. **Terms of raising of deposits:**

Duration	Scheme A Fixed Deposit Scheme (Non-Cumulative)			Scheme B Fixed Deposit Scheme (Cumulative)			Scheme C Fixed Deposit Scheme (Non-Cumulative)	Scheme D Fixed Deposit Scheme (Cumulative)
	1 year	2 years	3 years	1 year	2 years	3 years	1 year	1 year
Rate of Interest	12.00%	12.25%	12.50%	12.00%	12.25%	12.50%	12.50%	12.50%
Mode of Payment	By Cheque							
Mode of Repayment	By Cheque							

- g. **Proposed time schedule :**  
Date of continuing/ opening of the Scheme: February 24, 2016  
Time period for which the circular or advertisement is valid: 30<sup>th</sup> September, 2019 or the date of next Annual General Meeting of the Company; whichever is earlier
- h. **Reasons or objects of raising the deposits:** Expansion and Diversification of Business.
- i. **Credit rating obtained during the previous year :**  
i) Name of Credit Rating Agencies: Bricks Ratings India Private Limited  
ii) Rating Obtained: BWRFB3B  
iii) Meaning of the rating obtained: Instrument with this rating are considered to have moderate degree of safety regarding timely servicing of financial obligations. Such instruments carry moderate risk.  
iv) Date on which rating was obtained: July 04, 2018
- j. **Short particulars of the charge created or to be created for securing such deposits, if any; unsecured deposits no charge created**
- k. **Any financial or other material interest of the directors, promoters or key managerial personnel in such deposits and the effect of such interest in so far as it is different from the interests of other persons: Nil**

3. **DETAILS OF ANY OUTSTANDING DEPOSITS AS ON MARCH 31, 2018**

- a.) Amount Outstanding : Rs. 149.22 Millions  
b.) Date of acceptance : Accepted on different dates  
c.) Total amount accepted : Rs. 149.22 Millions  
d.) Rate of interest : As per the Scheme opted  
e.) Total number of depositors : 205  
f.) Default, if any, in repayment of deposits and payment of interest thereon, if any, including number of depositors, amount and duration of default involved : N.A  
g.) Any waiver by the depositors, of interest accrued on deposits : N.A

4. **FINANCIAL POSITION OF THE COMPANY**

- a.) Profits of the Company before and after making provision for tax, for the three financial years immediately preceding the date of issue of circular or advertisement:

Financial Year ending 31 <sup>st</sup> March	Profit/Loss before tax (Rs in Millions)	Profit/Loss after tax (Rs in Millions)
2016 (IND AS)	86.38	86.38



2017 (IND AS)	158.12	158.12
2018 (IND AS)	34.86	14.51

b) Dividends declared by the Company in respect of the said three financial years; interest coverage ratio for last three years (Cash profit after tax plus interest paid or interest paid):

Financial Year ending 31 <sup>st</sup> March	Dividend Declared	Interest Coverage Ratio
2016	Nil	1.16 times
2017	Nil	1.25 times
2018	Nil	1.02 times

c) A Summary of the financial position of the company as in the audited balance sheets for F.Y 2015-16, F.Y 2016-17 and F.Y 2017-18 immediately preceding the date of issue of circular or advertisement:

(Rs in Millions)							
Liabilities	As at 31.03.2018 (IND-AS)	As at 31.03.2017 (IND-AS)	As at 31.03.2016 (IND-AS)	Assets	As at 31.03.2018 (IND-AS)	As at 31.03.2017 (IND-AS)	As at 31.03.2016 (IND-AS)
Share Capital	853.94	853.94	853.94	Non Current Assets	9113.43	8081.65	6693.36
Reserve & Surplus	1546.30	1531.68	1373.55				
Non Current Liabilities	7036.34	5288.13	3808.27				
Current Liabilities	1336.69	1606.29	1446.82	Current Assets	1659.84	1198.39	789.22
<b>Total</b>	<b>10773.27</b>	<b>9280.04</b>	<b>7482.58</b>	<b>Total</b>	<b>10773.27</b>	<b>9280.04</b>	<b>7482.58</b>

d) Audited Cash Flow Statement for the F.Y 2015-16, F.Y 2016-17 and F.Y 2017-18:

Cash Flow Statement for the last three years				(Rs. in Millions)		
	31-Mar-18 (IND-AS)	31-Mar-17 (IND-AS)	31-Mar-16 (IND-AS)			
Cash flows from operating activities	1079.65	1040.13	895.86			
Cash flows from investing activities	(1471.24)	(1768.55)	(206.71)			
Cash flow from financing activities	685.43	846.50	(578.20)			
Cash and cash equivalents at the beginning of the year	23.22	(94.86)	(205.81)			
Net cash and cash equivalents at the end of the year/ Net decrease in cash and cash equivalents	<b>317.06</b>	<b>23.22</b>	<b>(94.86)</b>			

e) Any change in accounting policies during the last three years and their effect on the profits and the reserves of the company: The Company has transitioned its basis of accounting from Indian Generally Accepted Principles ("IGAAP") to Ind AS during F.Y. 2016-17 and while preparing the financial statements for the year ended 31st March, 2017 the opening Ind AS financial statements amount reported in accordance with IGAAP has been adjusted. And, there is no change in accounting policies during the current financial year 2017-18.

##### 5. A DECLARATION BY THE DIRECTORS THAT-







- The company has not defaulted in the repayment of deposits accepted either before or after the commencement of the Act or payment of interest there on;
- The board of directors have satisfied themselves fully with respect to the affairs and prospects of the company and that they are of the opinion that having regard to the estimated future financial position of the company, the company will be able to meet its liabilities as and when they become due and that the company will not become insolvent within a period of one year from the date of issue of the circular or advertisement;
- The company has complied with the provisions of the Act and the rules made thereunder;
- The compliance with the Act and the rules does not imply that repayment of deposits is guaranteed by the Central Government;

*(Handwritten signatures and stamps)*

*(Circular stamp: Vantika Hotels Pvt. Ltd. Delhi)*

- (v) The deposits shall be used only for the purposes indicated in the Circular or circular in the form of advertisement;  
(vi) The deposits accepted by the company are unsecured and rank pari passu with other unsecured liabilities of the company.

For Vatika Hotels Private Limited

 Gaurav Bhalla Managing Director Din: 00005060	 Gautam Bhalla Whole Time Director Din: 00005043	 Anil Bhalla Whole Time Director Din: 00005049	 Alok Mehta Director Din: 03405087	 Naveen Bakshi Director Din: 07033052	 Agam Malhotra CFO
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Date : 12.10.2018  
Place: Gurugram

