

Investment Opportunity – Stressed Luxury Hospitality Asset in Hyderabad

Investment Overview

Asset Details

- **Asset Type:** Mixed-use development comprising operational 5-star hotel and under-construction commercial tower
- **Location:** Madhapur, Hyderabad — beside Shilpakavedika, Shilparamam (HITEC City area)
- **Land Area:** ~5.06 acres under 33-year BOT lease from Government of Andhra Pradesh
- **Tower I (Operational):**
 - 323 luxury hotel rooms
 - Operational since September 2013
 - Managed by leading global hotel brand under 3rd-party management agreement
- **Tower II (Incomplete):**
 - Planned for commercial units and service apartments
 - Development scope altered from original plan (earlier Oberoi)
- **Ownership Model:** BOT-based SPV, leasehold rights with full approvals in place
- **Strategic Location:** Heart of Hyderabad’s tech and business district, near major commercial hubs

Key Project Metrics

Metric	Detail
Hotel Keys	323
Lease Tenure	33 Years
Project Status	Tower I Operational, Tower II Under Development
Land Tenure	Leasehold (BOT basis)
Operator	Reputed Global Brand
Total Land Area	5.06 Acres
Location	Madhapur, Hyderabad

Address: Shilparamam, Madhapur, Hyderabad, Telangana

Land Area: ~5.06 Acres under leasehold
Additional 2,913 sq m allotment from AIPC



Land, Lease & Development Structure

Land and Lease Details

- Total Land: ~5.06 acres (including additional 2913 sq.m.)
- Land Allotted By: Govt. of Andhra Pradesh via Shilparamam Arts, Crafts & Cultural Society
- Lease Model: Build-Operate-Transfer (BOT)
- Lease Tenure: 33 years from date of agreement (executed on 9 May 2007)
- Lease Includes :
 - Use of land for hotel and commercial purposes
 - Obligation to hand over all structures to GoAP at lease end without compensation
- Access: Additional 2913 sq. m. allotted for road/infrastructure by APIIC



Development and SPV Arrangement

- Project Entity: Dedicated SPV created specifically for the development – structured to hold leasehold rights
- Government Approvals: All key development and operating permissions obtained from relevant state agencies
- Project Scope Alteration: Initial plan was to build two luxury hotels (“Trident” & “Oberoi”)
 - Later revised to include mixed-use development in Tower II
- Development & Management Agreement signed with Government along with Lease

SPV and Lease Highlights

- Lease Start: Agreement signed on 9 May 2007, valid for 33 years
- Exit Clause: At lease expiry, all assets revert to Govt. without compensation
- Land Allotted By: Shilparamam Society, with access via APIIC road
- SPV Role: Project is housed in a dedicated SPV formed specifically for development & operation

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