

Investment Opportunity – 5 Star Hotel in Jaipur

5 Star Hotel

Property Overview

Location: Sardar Patel Marg, Jaipur

Year Of Incorporation: 1991

Constitution

Private Limited Company

Brief History Of The Company

- ABC Corporation Pvt Ltd had set up a 5-star deluxe hotel at Jaipur. The Company was incorporated in the year 1991 and was acquired by a group, for developing the said project. The Group company PQR Resorts & Hotels Limited has also set up a 4-Star Hotel.
- UVW Ltd. is the flagship company of the Group engaged in the business of manufacturing wide width cold rolled, galvanized, and colour-coated steel products with its manufacturing facilities located at Bawal in Haryana. Another group company, VWX Ltd., manufactures narrow width cold rolled close annealed steel with facilities located at Dharuhera, Haryana. These companies manufacture value-added products primarily for auto-component (OEMs), construction companies, and consumer durable manufacturers.
- The Group ventured into the hospitality business in the year 2008 when it acquired PQR Hotel & Resorts Limited. PQR is presently running a four-star deluxe hotel in Faridabad, Haryana, which commenced operations in July 2010.
- Thereafter, the Group acquired a company in 2011 to expand its foray into the hospitality industry. The Company has developed a 5-star hotel at Jaipur at a project cost of ₹450 crore. The debt component of ₹300 crore for the project was underwritten and syndicated by LMN Bank.
- At the time of financial closure, the COD of the project was documented as 30.09.2013. There was a delay of 9 months in completion of the project and COD has since been achieved on 18.06.2014. As per CA certificate [AAA & Associates] dated 09.09.2014, the Company has incurred ₹482.23 crore on the project.

Hotel Overview

- The project land is situated in the heart of Jaipur City at the posh location of Sardar Patel Marg. The location is very near to the Secretariat area.
- The hotel has a covered area of 10,106 sq. m. spanning 3-level basement + ground floor + eight floors. Besides 172 hotel rooms and executive suites, the facilities comprise food and beverage outlets, health club & spa, banqueting and conferencing facilities, business centre, and shopping arcade.
- The Company had entered into a management agreement with a multinational hospitality company for the management of the hotel. As per the letter of intent, the term is for a period of 10 years from the date that the hotel first commences business, i.e., June 2014.
- The present occupancy rate of the hotel is around 80%.

Advance / Exposure

Fund Based Sanctioned Limits. Facility Wise with our bank

Facility	Sanctioned Limits (in Crs)
TL-I	42.43
TL-II	6.47
Total	48.90

Non-Fund based sanctioned limits Facility wise

- Nil

Date of NPA

- 30.03.2016

Amount out standing as on NPA Date.

- Rs. 50.91 crores

Amount outstanding as on 04.08.2025

Facility	Limit (₹ Cr)	O/S Balance (₹ Cr)
Term Loan-1	42.43	33.48
Term Loan-2	6.47	6.34
Total	48.90	39.82

Principal Dues (O/S +PWO+URI reversed+ ECGC Credited)

- 42.78 crores (Rs. 39.82 +2.96 Cr (ECGC-NIL))

Credit balances in N/L and nature of the balance

- Nil

Details of ECGC claims received.

- Nil

Present Provision

- Rs. 39.82 crores

Contractual dues up to the end of July-2025

- Rs. 94.28 crore

Non-fund-based facilities outstanding

- Nil

Advance / Exposure

Nature of Advance. Consortium If consortium, details of the shares of the other members.

Name of the Bank	Limit (₹ Cr)	% Share
ABC Limited – GHI (e-LMN Bank) (RST Bank)	120.00	40%
ABC Limited – GHI Bank	50.00	16.67%
WXY Pvt Ltd —GHI Bank	50.00	16.67%
CDE ARC — Earlier NOP ARC — Earlier HIJ Bank Ltd	30.00	10%
KLM Bank	50.00	16.66%
Total	300.00	100%

Asset / Collateral Security / Guarantees

Nature of security (Land, Building, Plant & Machinery etc.) and its brief description

Primary Security:

Property Address	Market Value (₹ Cr)	Reserve Value (₹ Cr)	Distress Sale Value (₹ Cr)	Date of Valuation	Our Share (₹ Cr)
1. Sardar Patel Marg, Jaipur	207.06	176.44	155.69	10.01.2024	34.50
2. Sardar Patel Marg, Jaipur	200.07	170.06	150.05	09.01.2024	33.33
Average	203.57	173.25	152.87	—	33.91

- Enterprises Valuation to be obtained.
- 2nd pari-passu on the current assets of the company.
- Pledge of entire shares of the existing promoters of the Company amounting to 49% of the shareholding.

Personal Guarantee:

Name of Guarantor	Net Worth as on 31.03.2017
Guarantor 1	₹ 8.29 crore
Guarantor 2	₹ 56.04 crore
Guarantor 3	₹ 42.72 crore
Guarantor 4	₹ 1242.36 crore (as per ABS 2018)

Asset / Collateral Security / Guarantees

Location & Address of the Collateral Security / Asset.

- Sardar Patel Marg, Jaipur

Charge ID, Asset ID and Security ID for charges/ mortgages registered with ROC/ CERSAI

- Securities are charged with RST Bank on behalf of all lenders

Location of the original title deeds.

- Under the custody of RST Bank

Value of the Securities

- Conducted by bank in January, 2024

Any other security such as PDC/Guarantee etc.

- Details of the guarantors & their worth with other particulars (as on 31.03.2017):
- Guarantor 1 – ₹ 8.29 crore
- Guarantor 2 – ₹ 56.04 crore
- Guarantor 3 – ₹ 42.72 crore
- Guarantor 4 – ₹ 1242.36 crore as per ABS 2018

Legal Racecourse

Whether BIFR proceedings initiated & the status

- N/A

Status of legal action

- Joint Suit filed in the account on 17.08.2020 (OA No. 442/2020) DRT – I Delhi. New TA-429/2022, DRT-I Delhi. Next date of hearing is 13.08.2025

Other related matters:

- Interveners – N/A
- Counter Claims – N/A
- Criminal cases – N/A

SARFAESI Action and Status

- 13(2) Notice issued on 03.08.2019
- 13(4) issued on 02.12.2021

Operation Status

- Running

Other Information

Negotiations with debtor/guarantor

- OTS proposal from the borrower dated 08.01.2024 for ₹ 185 crores for all consortium lenders, which was declined by all lenders of consortium.

Any OTS approved in the past

- No

Staff Accountability

- Examined on 11.09.2016. No staff member was found accountable.

General Comments

- Applicant against PGs & SCN is under process.

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