

# **Investment Opportunity – Distressed Hospitality Asset in Delhi NCR**

# Opportunity Overview

## Asset Details

- **Prime Location:** Operational 5-star hotel in a high-density commercial & residential catchment.
- **Land & Building Assets:**
  - **Hotel Property:** ~ 4.08 lakh sq. ft. built-up area on freehold land in Rohini, Delhi
  - **Banquet Property:** ~7,835.5 sq. yds. land with structure in Lawrence Road Industrial Area, Delhi.
- **Fair Market Valuation:** ~₹677 Cr (combined FMV of both assets).
- **Existing Operations:** Hotel operational with revenue generation
- **Security:** Both assets under equitable mortgage, available for sale through recovery process.

**Address:** Rohini, Delhi

**Land Area:** Land Measuring ~ 7,172 sq. meters (freehold)  
 Built up Area of ~4.08 lakh sq. ft.

## Key Metrics

Particulars	Details
Asset Type	Hospitality + Banquet
Location	33 Years
Total Land Area	Tower I Operational, Tower II Under Development
Valuation (FMV)	Leasehold (BOT basis)
Debt Outstanding (As of August 2025)	Reputed Global Brand
Consortium Lenders	5.06 Acres



# Background, Financial Snapshot, and Investment Rationale

## Project History (Condensed timeline)

- 2006: Company incorporated, hospitality project initiated.
- 2010-2015: Project scope upgraded from 4-star to 5-star; cost escalated from ₹198 Cr to ₹336 Cr; multiple COD extensions.
- 2015: COD achieved; operations commenced but cash flows insufficient for high debt load.
- 2018 : Account turned NPA due to persistent delays in debt servicing.
- 2021-2024: Legal proceedings initiated (DRT, SARFAESI); two restructuring attempts failed due to lack of consortium consensus.

## Project History (Condensed timeline)

- Outstanding Debt: ₹28.75 Cr (fully provisioned).
- Recovery Route: Legal action in progress; sale of secured assets recommended by lenders.
- Security Coverage: Substantial collateral value versus outstanding debt, creating a high-coverage recovery opportunity.

## Investment Rationale

- High Asset Value vs. Debt: Significant discount potential compared to fair market valuation.
- Operational Hospitality Business: Ready infrastructure in place for hospitality or redevelopment.
- Prime Delhi Location: Rare availability of large freehold parcels in established markets.



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