Investment Opportunity: Acquisition of Majestic Hotels Limited

Confidential Teaser | Corporate Insolvency Resolution Process (CIRP)

Executive Summary

An exclusive opportunity exists to acquire and revive M/S Majestic Hotels Limited, a premium hospitality business, through a transparent and time-bound Corporate Insolvency Resolution Process (CIRP). The Corporate Debtor owns a 5-star equivalent hotel strategically situated in the central business district of Ludhiana, Punjab.

Asset Profile & Facilities

The property is a well-established hospitality asset offering significant turnaround and value-creation potential.

- **Brand Operations:** The hotel has been operated by the Park Plaza group since 1996 and is currently under a management agreement with Sarovar Hotels Private Limited.
- **Property Dimensions:** The site encompasses a land area of approximately 63,697 sq. ft. The total constructed area is approximately 2,06,805 sq. ft.
- **Accommodations:** The property contains up to 114 contemporary guest rooms, of which 77 rooms are presently operational. The operational inventory includes 50 Superior rooms, 21 Club rooms, and 6 Suites.
- **Event Spaces:** The facility features 7 versatile banquet halls and meeting spaces, ranging from a 15-person board room to large halls accommodating 250-300 guests.
- **Food & Beverage:** The hotel houses three restaurants (Panorama, Orient Blade, and Terrace Grill) and one bar (Passion Lounge).
- **Amenities:** Guests have access to modern recreational facilities, including a swimming pool, spa, and fitness centre.

Strategic Location Advantages

Ludhiana is recognized as Punjab's largest industrial city and a major commercial hub, generating strong demand from business travellers and social events.

- **Prime Placement:** The hotel is located at Bhai Bala Chowk, Ferozepur Road, positioned on one of the city's prime commercial corridors.

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- **Transit Connectivity:** The property is located approximately 10 minutes (2 km) from the Ludhiana Junction Railway Station. The site is approximately 15 km from the Domestic Airport (Sahnewal) and 102 km from the International Airport.
- **Local Attractions:** It provides easy access to commercial hubs and attractions like the Nehru Rose Garden (1.7 km), PAU Museum (2.1 km), and Prabhakars Wax Museum (2.7 km).

Financial Overview

The hotel continues to generate consistent revenue through its operational facilities.

Financial Year	Revenue Status	Revenue Amount
FY 2025-26	Provisional	₹22.36 Crore
FY 2024-25	Audited	₹21.68 Crore
FY 2023-24	Audited	₹21.43 Crore

Transaction Context: CIRP Status

M/S Majestic Hotels Limited is currently undergoing CIRP under the provisions of the Insolvency and Bankruptcy Code, 2016. Acquirers have the potential to seek appropriate reliefs and concessions under an approved Resolution Plan.

Admitted Claims Summary:

- **Secured Financial Creditors:** ₹1,807.85 Crore
- **Unsecured Financial Creditors:** ₹2.69 Crore
- **Operational Creditors (Government Dues):** ₹7.41 Crore
- **Operational Creditors (Other):** ₹2.87 Crore

Investment Rationale

- **Premium Infrastructure:** Access to an established, highly-developed hospitality infrastructure in a premier industrial market.
- **Value Maximization:** Substantial scope for operational enhancement and revenue expansion under new management.

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- **Clean Acquisition:** Opportunity to run the business under a fresh Resolution Plan approved under the IBC, 2016.

Contact Information

For further information, clarifications or to proceed with an Expression of Interest, please contact the Resolution Professional:

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Disclaimer: *This teaser has been prepared solely to provide preliminary information to prospective Resolution Applicants. It does not constitute an offer or invitation to invest. Interested parties are advised to conduct their own independent due diligence before submitting an Expression of Interest. The CIRP shall be governed by the Insolvency and Bankruptcy Code, 2016, the applicable regulations and the directions of the Hon'ble National Company Law Tribunal and the Committee of Creditors.*

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