

To,

The Registrar,
National Company Law Tribunal,
Mumbai.

06/10/2021

Sub – **BEFORE THE NATIONAL COMPANY LAW TRIBUNAL,**

MUMBAI BENCH

CA (CAA) NO. ____ OF 2021

IN THE MATTER:

An Application under section 230 &
231 of the Companies Act.

&

IN THE MATTER:

Sahara Hospitality Limited

Through its Authorized Representative
having its registered office at:

Hotel Sahara Star, Opp Domestic Airport,
Vile Parle (E), Mumbai – 400099.

...Applicant

Dear Sir/Madam

We are concerned for the Applicant in the above-mentioned company application. Be please to take on record the Company application on behalf of Applicant i.e. Sahara Hospitality Ltd in the above-mentioned company application.

Kindly acknowledge the same.

Place – Mumbai

Adv. M. H. Adesh
Advocate for Applicant

Litigation Office:
DBS Heritage House, Prescott Road,
Opposite Cathedral School, Fort,
Mumbai - 400001, Maharashtra, India

Contact Number : 022 - 40779254

Corporate Office:
1085, Hotel Sahara Star,
Opposite Domestic Airport, Vile Parle East,
Mumbai - 400099, Maharashtra, India

Email id : info@victoriamlegalis.com



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VOL-1

BEFORE THE HON'BLE NATIONAL COMPANY LAW TRIBUNAL

MUMBAI BENCH, AT MUMBAI

CA (CAA) NO. ____ OF 2021

IN THE MATTER OF:

The Companies Act 2013,

AND

IN THE MATTER OF:

An Application under section 230 and
231 of the Companies Act 2013

AND

IN THE MATTER OF:

Sahara Hospitality Limited

Through its Authorized Representative
having its registered office at:

Hotel Sahara Star, Opposite Domestic Airport,

Vile Parle East Mumbai

Maharashtra: 400099

... APPLICANT

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DATE: .09.2021`

PLACE: MUMBAI

1

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MUMBAI BENCH, AT MUMBAI

CA (CAA) NO. _____ OF 2021

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Maharashtra: 400099

... APPLICANT



Advocate for the Applicant
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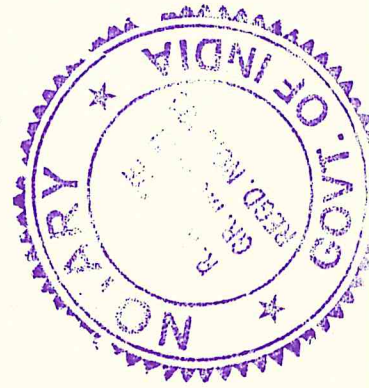
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PLACE: MUMBAI



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SYNOPSIS

1. This is an application filed by Sahara Hospitality Limited (hereinafter referred to as the "**Applicant**") under Section 230 and 231 of the Companies Act, 2013 (hereinafter referred to as the "**Said Act**") seeking an order for convening of the meeting of the Secured Financial Creditors of the Applicant (enlisted in **Appendix-A** to the present Application) to vote on the Scheme of Compromise and Arrangement propounded by the Applicant in respect of the outstanding debt owed by the Applicant to the said Secured Financial Creditors.
2. The Applicant had availed certain credit facilities by way of term loan and other facilities from the Secured Financial Creditors in a phased manner in respect of the 5-Star Luxury Hotel being operated and managed by the Applicant namely, hotel "**Sahara Star**" in Mumbai (hereinafter referred to as the "**Said Hotel**"), strategically located near the Domestic Airport. The Applicant performed well during the Financial Year 2018-19 and 2019-20 and tried to achieve the estimated revenues to timely service its debt obligations. The Applicant company till the first quarter of Financial Year 2019-20 was able to service the interest cost and instalments of the facilities.
3. However, plunge in margins with high instance of borrowing costs and decline in lease rentals of the Said Hotel and various other external factors led to lower cash accruals from operations from the Said Hotel culminating into a short-term financial crisis, temporarily disabling the Applicant from sufficiently and effectively servicing its debt obligations post first quarter of the Financial Year 2019-20.



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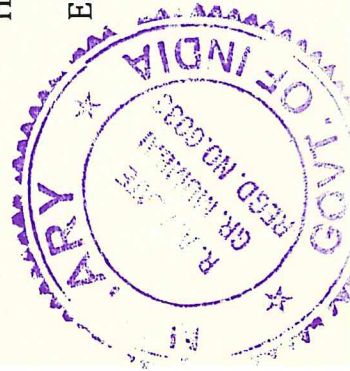
4. Eventually, the Applicant was declared a Non-Performing Asset (NPA) on 30.09.2019 by the following Secured Financial Creditors, to whom the debts described herein below were owed:

Sl. No.	Secured Financial Creditors	Amount Outstanding as on 30.09.2019
1.	Union Bank of India	Rs. 129.75 Crores
2.	Andhra Bank (Merged with Union Bank of India)	Rs.81.8 Crores
3.	UCO Bank	Rs. 82.03 Crores
4.	Corporation Bank (Merged with Union Bank of India)	Rs.66.99 Crores
5.	Central Bank of India	Rs.47.22 Crores
6.	Bank of Baroda	Rs.41.91 Crores
7.	IDBI Bank	Rs.38.93 Crores
8.	Karnataka Bank	Rs.18.47 Crores
	Overdue Interest	Rs.18.57 Crores
	TOTAL	Rs.524.55 Crores

5. The breakup of the above-mentioned outstanding amount in respect of the various facilities is as under:

Sl. No.	Facility	Amount
1.	Term Loans	Rs. 468.86 Crores
2.	Cash Credit	Rs. 19.06 Crores
3.	Credit Card facility	Rs. 7.00 Crores
4.	Bank Guarantee	Rs. 11.05 Crores
	Overdue Interest	Rs.18.57 Crores
	TOTAL	Rs.524.55 Crores

6. Thereafter, the outbreak of the Pandemic COVID-19 had a catastrophic impact of the business of the Applicant belonging to the hospitality industry. The Applicant company, immediately after relaxation in the COVID guidelines, reopened the hotel operations from mid-November, 2020 and since then the Applicant Company had been making dedicated efforts to achieve successful operability of the Said Hotel. However, in the meanwhile, the second wave of COVID-19 arrived. Especially in the state of Maharashtra, numerous and serious restrictions



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were imposed and hence the business of the Applicant was again adversely affected in February 2021.

7. Despite faced with such obstacles, the Applicant immediately commenced its business activities, while remaining compliant with all the applicable law and regulations. The Applicant remaining dedicated to its commitments owed to the Secured Financial Creditors, paid a cumulative amount of Rs. 33,05,00,000/- (Rupees Thirty-Three Crores Five Lakhs Only).

8. With the advent of the vaccination drive and the gradual opening up of the activities, the Applicant has filed the present Application seeking permission to place a Scheme of Compromise and Arrangement (hereinafter referred to as the "Scheme") in respect of its outstanding debt owed to the Secured Financial Creditors in a manner wherein the interests of the Secured Financial Creditors are duly protected and the management and promoters also contribute in paying the way forward for the operations of the Said Hotel to enable successful servicing of the Applicant's debt obligations by not only by making an upfront payment of Rs.40,00,00,000/- (Rupees Forty Crores only) to the Secured Financial Creditors but also providing for the capital expenditure required for complete utilisation of the Hotel. Furthermore, the Applicant has structured the Scheme in a manner that repayment by way of ballooning instalments shall commence forthwith upon approval of the Scheme and preparedness has been shown with effect from October, 2021. Thus, the Applicant is merely seeking rescheduling of the repayments, with the Secured Financial Creditors not extending any further loans.

9. The features of the Scheme are briefly described herein below:



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EXISTING AS ON DATE OF NPA (30.09.2019)		PROPOSED FACILITIES (ON APPROVAL)	
Bank Loans	Amount	Bank Loans	Amount
FB I: Term Loan	468.86	Term Loan (TL)	468.86
FB II: Overdue Interest on Term Loan	17.58	FITL I (overdue Int)	18.57
FB III: Overdue Interest on Credit card facility	0.99		
FB IV: Cash Credit limit (sanctioned Rs. 20 Crores.)	19.06	Cash Credit limit	20.00
FB V: Credit card (completely utilised)	7.00	WCTL I	7.00
NFB I: Bank Guarantee Limit (outstanding invoked limit stands at Rs. 3.50 Crores.)	11.05	WCTL II	3.50
-	-	CRPS/ instrument at a coupon rate 0.10% (Relating to the overdue interest at the rate of 8% per annum from 01.10.2019 till 30.09.2021 on cumulative sum of TL+FITL-I+ WC+WCTL-I +WCTL- II)	79.67
Total limits	524.54	Total Limits	597.60
-	-	Reduced applicable rate of interest	MCLR + 0.50% p.a.
-	-	Account Upgradation	March-2023



A. Reduction in rate of interest (from presently prevalent 12.95 % to 13.25%) to the rate of prevalent MCLR +0.50%, subject to a maximum of 8% p.a.

10. Against which the Applicant has assured to undertake the following:

A. Proposed upfront payment of approximately Rs.40,00,00,000/- to be made as upfront payment within a period of 15 days of final approval of this Scheme by this Hon'ble Tribunal or the date of implementation after the grant of approval by this Hon'ble Tribunal, whichever is



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earlier (hereinafter referred to as "Effective Date") as substantiated by the letter appended to this application as **Appendix-E** with this application. The Promoters have also arranged a sum of Rs. 35,00,00,000/- (Rupees Thirty Five Crores Only) for the incurring of the foreseen capital expenditure in respect of (i) completing the work in relation to the additional 42 rooms and (ii) for completing the requisite procedure for the Occupation Certificate to facilitate the leasing of the rental spaces and for (iii) repayments and other operational expenditures during the period from 01.10.2021 to 31.03.2022.

B. Creation and maintenance of Debt Servicing Reserve Account ("DSRA")

C. Ring Fencing of Cash Flows and continuing the arrangement of cash flows of the Said Hotel being managed through the Trust and Retention Account ("TRA")

D. Continuation of security created in favour of the Secured Financial Creditors on the assets of the Applicant including but not limited to the personal guarantees and corporate guarantees, already held by the Secured Financial Creditors (which are briefly described in **Appendix-A** to this Application)

11. The Applicant has drawn up the Said Scheme after consulting with independent experts and professionals who have assessed the Techno-Economic Viability of this Scheme (which report has been enclosed with this Scheme). As per the fair assessment, the recent value of the Assets on which the charge of the Secured Financial Creditors has been created, is conservatively valued at Rs.1782,00,00,000/- (Rupees One Thousand



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Seven Hundred Eighty Two Crores Only). If the Scheme is accepted by the Secured Financial Creditors, the total exposure of all the Secured Financial Creditors will cumulatively be for a value of about Rs.597,60,00,000/- (Rupees Five Hundred Ninety-Seven Crores and Sixty Lakhs Only) and all the accruals from the operations of the Said Hotel shall be governed as per the TRA mechanism. the Applicant has made its best efforts to ensure that the interest of the Secure Financial Creditors is not deterred.

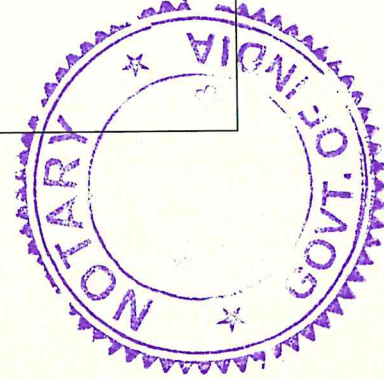
12. Hence, the Applicant has approached this Hon'ble Tribunal to seeking direction to convene a meeting of the Secured Financial Creditors to vote on the Scheme as per Section 230 of the Said Act. The Applicant has duly obtained the consent/no objection from its Equity Shareholders (enlisted in **Appendix-C**) and Preference Shareholders (enlisted in **Appendix-D**) to the terms of the Scheme. Hence, the Applicant is seeking exemption from calling meeting of its equity shareholders and preference shareholders. It is hereby declared and confirmed that the Scheme is only intended to modify the terms on which the debt has been advanced by the Secured Financial Creditors to the Applicant and the terms of the Scheme do not affect/have bearing on the dues owed to any other creditor of the Applicant.

13. Hence, in humble submission of the Applicant, it deserves an opportunity to present the Scheme before its Secured Financial Creditors and hence the present Application deserves to be allowed in its entirety.

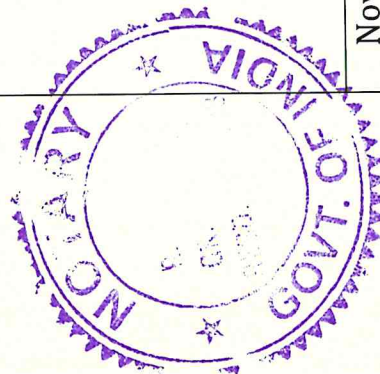


LIST OF DATES

DATE	PARTICULARS
26.09.1989	The Applicant company was incorporated which continues to operate under the Companies Act 2013.
2005-2007	Phase-I of loan availed by the Applicant to the tune of Rs.178 Crores from the Secured Financial Creditors
2010-2013	Phase-II of loan availed by the Applicant to the tune of Rs.309 Crores from the Secured Financial Creditors
2012-2016	Phase-III of loan availed by the Applicant to the tune of Rs.212.50 Crores from the Secured Financial Creditors.
08.11.2016	Policy for demonetization: In November 2016, the Government of India declared its policy for demonetization of Indian currency. In the hotel industry, period from November to March is the peak season due to festivals, marriages and other such functions. The lack of available currency in the same period due to the imposition of the fresh policy, forced many customers to either postpone or cancel their travel and accommodation. Resultantly, the footfalls in the hotels and restaurants in general and specifically in respect of the Said Hotel, faced a sever drop due to reduction in the spending power and cash availability with the customers. This had a direct and severe impact on the revenues of the Company and it took some time for the Company to recover and stabilize.
December, 2016	Temporary ban on sale of liquor: The Hon'ble Apex Court had banned the sale of liquor within 500 meters of state national highway vide its order in December, 2016. The sale of liquor contributed to the top-line revenue of the Applicant Company in light of the higher margins attributed to its consumption which was directly impacted.

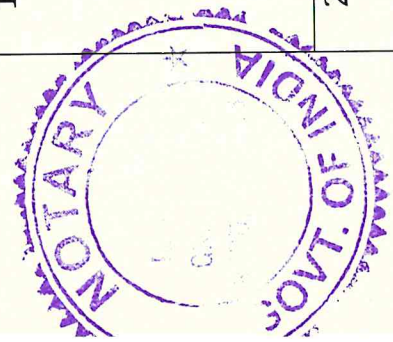


DATE	PARTICULARS
July, 2017	<p>Temporary ban on sale of liquorlifted: This ban was eventually lifted by the Hon'ble Apex Court in July,2017. Consequently, the Said Hotel had lower revenues during the last quarter of the Financial Year 2016-17 and first quarter of the Financial Year 2017-18.</p>
July, 2017	<p>Implementation of the new system of Goods and Service Tax: The introduction and immediate imposition of the GST regime in respect to the Goods and Service Tax, implemented on 01.07.2017. The services thus provided at the Said Hotel became subject to GST at the rates applicable for high end services at the rate of a high luxury GST bracket of 28%. This yet again caused a severe blow to the Applicant Company as customers were deterred to spend such a high cost on lodging/ boarding as well as from eating out at such premises.</p>
01.10.2019	<p>Applicant's Account with the Secured Financial Creditors was declared as a Non-Performing Asset.</p>
01.10.2019	<p>Eventually, w.e.f 01.10.2019, the rates of GST applicable to hotel accommodation was reduced to the rate of 18%p.a.</p>
October, 2019 to November, 2020	<p>The First Wave of COVID-19: Travel and Hospitality Sector was one of the worst hit sector post outbreak of COVID-19. With the advent of COVID-19 during the last quarter of Financial Years 2019-20, the Applicant Company had to close the hotel operations from the middle of March, 2020, which finally resumed from the middle of November, 2020 following the relaxations in the guidelines of lockdown by the Government.</p>
November, 2020 to March-2021	<p>Revival after the First Wave: With the resumption of its operations from middle of November, 2020, the Said Hotel had achieved 45% occupancy and bookings on account of wedding season and events and had organised more than 150 events during the period commencing</p>



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DATE	PARTICULARS
	from November, 2020 upto March, 2021.
February, 2021 to June 2021	<p>The Second Wave of COVID-19: Till January, 2021, the hospitality industry was expecting recovery from Financial Year 2021-22. But, the second wave of Covid-19 hit across many parts of India taking yet another a toll on the hospitality sector. While nationwide lockdown was not enforced, many states like Maharashtra announced state-wide restrictions from February, 2021 which got accelerated to lockdown like rules being enforced from April, 2021. The silver lining was that hospitality stakeholders were optimistic that as India's vaccination drive continues to gather momentum, travel and hotel bookings are likely to witness an uptick in demand and this will gradually ramp up the operations.</p>
June,2021 onwards	<p>Mitigation Steps to be taken by the Applicant Company: Despite being faced with all the adversities, the Applicant Company fought through the uphill tasks posed to the hospitality industry and sincere efforts were made to mitigate the wall like situation that posed the Applicant Company in these dire times.</p>
June,2021	The terms of Scheme of compromise and Arrangement was drawn up by the Applicant.
16.06.2021	A Techno Economic Viability Report dated 16.06.2021 was issued by the LSI Financial Services Pvt. Ltd. in respect of the proposed Scheme of compromise and arrangement drawn up by the Applicant and the assumptions on the basis of which the same was drawn.
20.09.2021	Scheme of Compromise and Arrangement between the Applicant and the Secured Financial Creditors was finalized by the Applicant.
20.09.2021	Board Meeting of the Applicant was convened to consider the filing of an application under section 230 of the Said Act for seeking necessary compliances in respect of the



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DATE	PARTICULARS
	Scheme of compromise and arrangement. The Board of Directors duly approved the above proposal.
__09.2021	The Applicant is filing the present application under section 230 of the Companies Act, 2013 proposing a Scheme of Compromise and arrangement with its Secured Financial Creditors.



Advocate for the Applicant
ADITYA CHOPRA

VICTORIAM LEGALIS
ADVOCATES AND SOLICITORS

1085, Hotel Sahara Star,
Opp to Domestic Airport,
Vile Parle (E), Mumbai - 400099
Email - aditya@victoriamlegalis.com
Mob - +919818880644

Place -

Date



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FORM NCLT-2
BEFORE THE HON'BLE NATIONAL COMPANY LAW TRIBUNAL
MUMBAI BENCH, AT MUMBAI

CA (CAA) NO. _____ OF 2021

NOTICE OF ADMISSION

Date: __.09.2021

From: SAHARA HOPITALITY LIMITED

To:
The Ld. Registrar
National Company Law Tribunal
Mumbai Bench
Mumbai

In the matter of:
The Companies Act 2013,

AND

In the matter of:
An Application under section 230 and 231 of the Companies Act 2013
AND

In the matter of:
Sahara Hospitality Limited
Through Authorized Representative
having its registered office at:
Hotel Sahara Star, Opposite Domestic Airport,
Vile Parle East Mumbai
Maharashtra: 400099

... APPLICANT

THE APPLICANT ABOVE NAMED PRAYS THE HON'BLE TRIBUNAL TO BE

PLEASED TO GRANT THE FOLLOWING RELIEFS:

The Applicant above named prays the Hon'ble Tribunal to be pleased to grant the following reliefs:

- a. Direct the convening of the meeting of Secured Financial Creditors of the Applicant company, as enlisted in **Appendix-A** herein;
- b. Appoint the Chairperson to convene the proposed meeting of the Secured Financial Creditors and fix his remuneration;
- c. Prescribe the quorum and procedure for the proposed meeting with the Secured Financial Creditors including by permitting voting to be done



in person or by proxy or by postal ballot or by voting through electronic means;

- d. The Chairperson so appointed be directed to report the result of the meeting of the Secured Financial Creditors to this Hon'ble Tribunal within a period of 7 days of holding of the said proposed meeting;
- e. Direct publications of Notices of the proposed meetings as per Rule 6 of the Companies (Compromises, Arrangements and Amalgamations) Rules, 2016;
- f. Dispense with the meeting of the Equity Shareholders of the Applicant company, as enlisted in **Appendix-C** herein in light of the Consent in writing provided by SPCL filed as **Annexure-4**;
- g. Dispense with the meeting of the Preference Shareholders of the Applicant company, as enlisted in **Appendix-D** herein in light of the Consent in writing provided by the said preference shareholders filed as **Annexure- 5 to 8**;
- h. Dispense with the fulfilment of any other compliances under Section 230 of the Said Act being not applicable to the nature of the Scheme proposed by the Applicant company;
- Pass such other and further orders, as this Hon'ble Tribunal may deem fit and proper in the facts and circumstances of the present.

FOR THE FOLLOWING REASONS:

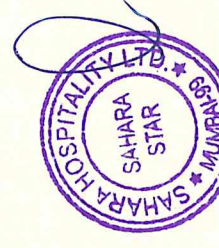
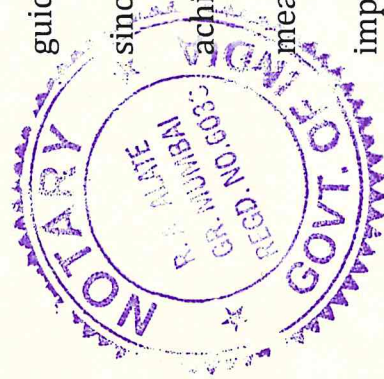
1. Because the present Application is being filed by the Applicant under Section 230 and 231 of the Said Act seeking an order for convening of the meeting of the Secured Financial Creditors of the Applicant, to vote on the Scheme of Compromise and Arrangement propounded by the Applicant where no sacrifice on the quantum of the outstanding debt is being envisaged and following are the primary features:



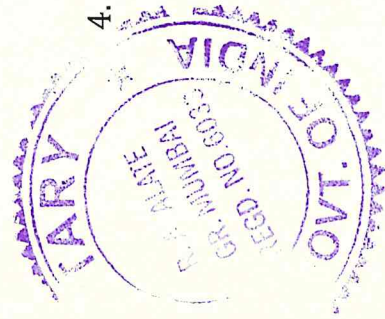
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- a. rescheduling of its outstanding debt owed by it to the said Secured Financial Creditors:
- b. reduction in rate of interest from present 12.95% to MCLR +0.50%, subject to a maximum of 8% p.a.,

In lieu of the Applicant paying an upfront payment of Rs.40,00,00,000/- (Rupees Forty Crores Only) towards repayment of its outstanding debt to the Secured Financial Creditors on the Effective Date as substantiated by the letter appended to this application as **Appendix-E**

2. Because the Applicant operates and maintains a premium 5 Star Luxury Hotel located in the prime location of Mumbai i.e. Hotel "Sahara Star" (which is the primary source of revenue for the Applicant). The account of the Applicant was declared a Non-Performing Asset (NPA) on 30.09.2019 by the Secured Financial Creditors of the Applicant, when the cumulative outstanding debt was valued at Rs.524,54,00,000/- (Rupees Five Hundred Twenty-Four Crores Fifty Lakhs Only). This was immediately followed by the outbreak of the Pandemic COVID-19, which had a catastrophic impact on the entire hospitality industry. The Applicant company, immediately after relaxation in the COVID guidelines, reopened the hotel operations from mid-November, 2020 and since then the Applicant Company had been making dedicated efforts to achieve successful operability of the Said Hotel. However, in the meanwhile, the second wave of COVID-19 arrived. Despite such impediments, the Applicant was able to repay an amount of Rs. 33,05,00,000/- (Rupees Thirty-Three Crores Five Lakhs Only) to the Secured Financial Creditors after being declared as NPA and when the entire cash flow from the Said Hotel is being controlled through the TRA mechanism.



3. Because the Applicant has made its best efforts to ensure that the interest of the Secured Financial Creditors is not deterred. Hence, the Applicant has drawn up the Said Scheme after consulting with independent experts and professionals who have assessed the Techno-Economic Viability of the terms of this Scheme vide a TEV Report dated 16.06.2021. While as per the recent assessment, the value of the Assets on which the charge of the Secured Financial Creditors has been created is about Rs.1782,00,00,000/- (Rupees One Thousand Seven Hundred Eighty Two Crores Only), the total exposure of all the Secured Financial Creditors will be only to a cumulative value of about Rs.597,60,00,000/- (Rupees Five Hundred Ninety-Seven Crores and Sixty Lakhs Only), in case the proposed Scheme is approved by the Secured Financial Creditors. Furthermore, all the accruals from the operations of the Said Hotel are proposed to be continued to be governed as per the TRA mechanism and the existing security created in favour of the Secured Financial Creditors (enlisted in **Appendix-B**) shall also continue. Thus, in effect, the Applicant has ensured that interests of the Secured Financial Creditors are duly protected in the proposed Scheme.
4. Because, hence, the Applicant has approached this Hon'ble Tribunal seeking a direction to convene a meeting of the Secured Financial Creditors to vote on the Scheme as per Section 230 of the Said Act. The Applicant has duly obtained the consent/no objection from its equity Shareholder i.e SPCL (enlisted in **Appendix-C**) (enclosed as **Annexure-4**) and Preference Shareholders (enlisted in **Appendix-D**) (enclosed as **Annexure 5 to 8**) to the terms of the Scheme. Hence, the Applicant is seeking dispensation from calling meeting of its equity shareholders and preference shareholders.



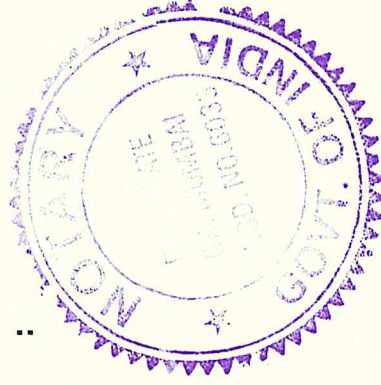
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5. Because it is hereby declared and confirmed that the Scheme is only intended to modify the terms on which the debt has been advanced by the Secured Financial Creditors to the Applicant and the terms of the Scheme do not affect/have bearing on the dues owed to any other creditor of the Applicant.

6. Because, hence, in humble submission of the Applicant, it deserves an opportunity to present the Scheme before the Secured Financial Creditors and hence the present Application deserves to be allowed in its entirety.

In support of this Application, the Applicant has attached an affidavit setting out the facts on which the Applicant relies.

This form is prescribed under Section 230 of the Companies Act 2013 read with Rule 3(1)(i) of the Companies (Compromises, Arrangements and Amalgamations) Rules, 2016.



Advocate for the Applicant

ADITYA CHOPRA

VICTORIAM LEGALIS
ADVOCATES AND SOLICITORS

1085, Hotel Sahara Star,
Opp to Domestic Airport,
Vile Parle (E), Mumbai - 400099
Email - aditya@victoriamlegalis.com
Mob - +919818880644

DATE:

PLACE: Mumbai



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FORM NO. NCLT -1

BEFORE THE HON'BLE NATIONAL COMPANY LAW TRIBUNAL
MUMBAI BENCH, AT MUMBAI

CA (CAA) NO. _____ OF 2021

IN THE MATTER OF:

The Companies Act 2013,

AND

IN THE MATTER OF:

An Application under section 230 and
231 of the Companies Act 2013

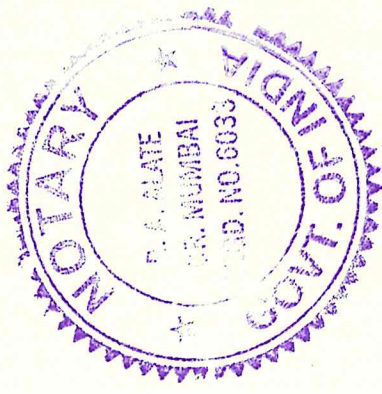
AND

IN THE MATTER OF:

Sahara Hospitality Limited

Through its Authorized Representative
having its registered office at:

Hotel Sahara Star, Opposite Domestic Airport,
Vile Parle East Mumbai
Maharashtra: 400099



...APPLICANT

I. DETAILS OF ORIGINAL APPLICATION:

Particulars of the Applicant:

Name: Sahara Hospitality Limited
Description: Unlisted Public Company registered under the
Companies Act 1956 and continuing under the
Companies Act 2013
CIN NO.: U55101MH1989PLC140211
Registered 1 Hotel Sahara Star, Opposite Domestic Airport, Vile
Address: Parle East Mumbai, Maharashtra: 400099

1. This is an application filed by Sahara Hospitality Limited (hereinafter referred to as the "**Applicant**") under Section 230 and 231 of the Companies Act, 2013 (hereinafter referred to as the "**Said Act**") seeking



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an order for convening of the meeting of the Secured Financial Creditors of the Applicant (enlisted in **Appendix-A** to the present Application) to vote on the Scheme of Compromise and Arrangement propounded by the Applicant in respect of the outstanding debt owed by the Applicant to the said Secured Financial Creditors.

2. The Applicant had availed certain credit facilities by way of term loan and other facilities from the Secured Financial Creditors in a phased manner in respect of the 5-Star Luxury Hotel being operated and managed by the Applicant namely, hotel "**Sahara Star**" in Mumbai (hereinafter referred to as the "**Said Hotel**"), strategically located near the Domestic Airport. However, unfortunately the account of the Applicant Company was declared a Non-Performing Asset ("**NPA**") w.e.f. 30.09.2019 for a cumulative outstanding debt of Rs.524,54,00,000/- (Rupees Five Hundred Twenty-Four Crores Fifty-Four Lakhs Only).

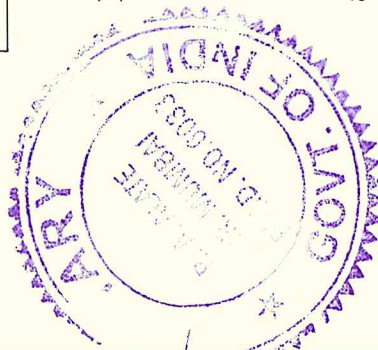
3. The Applicant in the intervening period, despite being faced with the adversity of the Pandemic of COVID-19, made a cumulative payment of Rs. 33,05,00,000/- (Rupees Thirty-Three Crores Five Lakhs Only) to the Secured Financial Creditors. Finally finding a solution to the predicament of the Applicant, it has proposed a Scheme of compromise and arrangement with the Secured Financial Creditors, the essential features of which are described in brief herein below:

A. Rescheduling of the debt repayment obligations in the following manner:

EXISTING AS ON DATE OF NPA (30.09.2019)		PROPOSED FACILITIES (ON APPROVAL)	
Bank Loans	Amount	Bank Loans	Amount
FB I: Term Loan	468.86	Term Loan (TL)	468.86
FB II: Overdue Interest on Term Loan	17.58	FITL I (overdue Int)	18.57



EXISTING AS ON DATE OF NPA (30.09.2019)		PROPOSED FACILITIES (ON APPROVAL)	
Bank Loans	Amount	Bank Loans	Amount
FB III: Overdue Interest on Credit card facility	0.99		
FB IV: Cash Credit limit (sanctioned Rs. 20 Crores.)	19.06	Cash Credit limit	20.00
FB V: Credit card (completely utilised)	7.00	WCTL I	7.00
NFB I: Bank Guarantee Limit (outstanding invoked limit stands at Rs. 3.50 Crores.)	11.05	WCTL II	3.50
-	-	CRPS/ instrument at a coupon rate 0.10% (Relating to the overdue interest at the rate of 8% per annum from 01.10.2019 till 30.09.2021 on cumulative sum of TL+FITL-I+ WC+WCTL-I +WCTL- II)	79.67
Total limits	524.54	Total Limits	597.60
-	-	Reduced applicable rate of interest	MCLR + 0.50% p.a.
-	-	Account Upgradation	March-2023



B. Reduction in rate of interest (from presently prevalent 12.95 % to 13.25%) to the rate of prevalent MCLR +0.50%, subject to a maximum of 8% p.a.

against which the Applicant has assured to undertake the following:

- A. Proposed upfront payment of approximately Rs.40,00,00,000/- to be made as upfront payment within a period of 15 days of final approval of this Scheme by this Hon'ble Tribunal or the date of implementation after the grant of approval by this Hon'ble Tribunal, whichever is earlier (hereinafter referred to as "Effective Date") as substantiated



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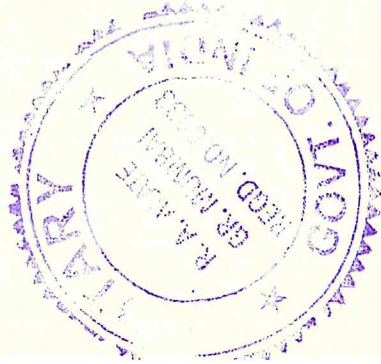
by the letter appended to this application as **Appendix-E** with this application herein. The Promoters have also arranged a sum of Rs. 35,00,00,000/- (Rupees Thirty Five Crores Only) for the incurring of the foreseen capital expenditure in respect of (i) completing the work in relation to the additional 42 rooms and (ii) for completing the requisite procedure for the Occupation Certificate to facilitate the leasing of the rental spaces. And for (iii) repayments and other operational expenditures during the period from 01.10.2021 to 31.03.2022.

B. Creation and maintenance of Debt Servicing Reserve Account ("DSRA")

C. Ring Fencing of Cash Flows and continuing the arrangement of cash flows of the Said Hotel being managed through the Trust and Retention Account ("TRA")

D. Continuation of security created in favour of the Secured Financial Creditors on the assets of the Applicant including but not limited to the personal guarantees and corporate guarantees, already held by the Secured Financial Creditors (which are briefly described in **Appendix-B** to this Application)

4. The Applicant has duly obtained the consent/no objection from its Equity Shareholders (enlisted in **Appendix-C**) and Preference Shareholders (enlisted in **Appendix-D**) to the terms of the Scheme. Hence, the Applicant is seeking exemption from calling meeting of its equity shareholders and preference shareholders. It is hereby declared and confirmed that the Scheme is only intended to modify the terms on which the debt has been advanced by the Secured Financial Creditors to the



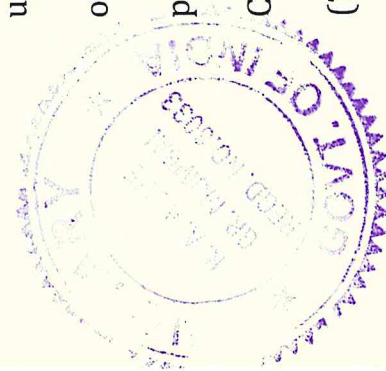
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dated 20.09.2021 propounded by the Applicant is annexed herewith and marked as **ANNEXURE A-2**.

9. The Applicant i.e. Sahara Hospitality Limited was incorporated on the 26th September, 1989 under the Companies Act 1956 and is continuing to operate under the Companies Act 2013. The Applicant operates a 5-star luxury hotel in Mumbai by the name of "Sahara Star", strategically located near Mumbai's domestic airport, Mumbai. The Applicant company is promoted by Sahara Prime City Limited ("**SPCL**") and is a group company of Sahara India Pariwar. A copy of the Memorandum of Association and Articles of Association of the Applicant are annexed and marked herewith as **ANNEXURE A-3**.

10. The holding Company of the Applicant i.e. Sahara Prime City Limited ("**SPCL**") is the real estate company of the Sahara Group. SPCL has developed residential projects which include townships, premium group housing projects, hospitals and hotels. The Applicant company has paid up equity share capital of Rs.57.11 Crores divided into 5.71 Crores shares of Rs.10 each which is entirely held by SPCL. The Applicant company has paid up preference share capital of Rs.586.50 Crores divided into 58.65 Crores shares of Rs.10 each. The preference share is majorly held by SPCL (79.88%). Sahara Group is promoted by Mr. Subrata Roy and is headquartered in Lucknow, Uttar Pradesh, India. The group is having interests in finance, infrastructure and housing, media & entertainment, consumer products, manufacturing, services and trading. List of Equity Shareholders of the Applicant company is provided in **Appendix-C** to the present Application. List of Preference Shareholders of the Applicant company is provided in **Appendix-D** to the present Application.

11. The Applicant Company declares that by the accompanying Scheme of compromise and arrangement, the Company is only seeking to arrive at



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a compromise with the class of Secured Financial Creditors and no modification or change is being sought in the terms between (I) the Applicant Company and its other creditors and (II) the Applicant Company and its members. Hence, the Applicant is seeking dispensation of meeting with (I) its equity Shareholders (II) its Preference Shareholders and (III) its other creditors.

- i. The Applicant has obtained consent and approval of its equity shareholders by way of consent letters in respect of the accompanying Scheme for compromise and arrangement. Copy of the consent letter issued by SPCL in respect of its 100% equity shareholding is annexed and marked herewith as **ANNEXURE-4**.
- ii. The Applicant has obtained consent and approval of its preference shareholders by way of consent letters in respect of the accompanying Scheme for compromise and arrangement. Copy of the consent letters issued by the following Preference Shareholders of the



Applicant company are annexed and marked herewith as follows:

NAME OF PREFERENCE SHAREHOLDER	ANNEXURE NO.
SPCL	5
Sahara Q Shop Unique Product Range Limited	6
Sahara Credit Co-operative Society Limited	7
Saharayn Universal Multi-Purpose Society Limited	8

12. The hotel "Sahara Star" (hereinafter referred to as the "Said Hotel") operated by the Applicant is one of the top-rated hotels of Mumbai that competes with the branded upper-upscale and luxury hotel properties of Mumbai. Over the years, the Applicant has embarked an extensive rebuilding and renovation of the Said Hotel after its acquisition in 2002 with endeavour to position it as one of the premium hotels in Mumbai.

The Applicant company is in hospitality industry and caters to the



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lodging boarding facility to the public at large. The customers of the Applicant company comprise of both National and International visitors. The prominent customer of the Applicant largely includes affluent communities, routine exhibitions conducted by commercial business houses and other corporate houses etc. There are a number of Restaurant and Lounges in the Said Hotel which offers different ambience and serves different varieties of food to the guests. Few of the restaurants have been outsourced to vendors and lease rentals are being collected from the vendors in lieu of the same. There are a total of 6 banquet halls in the Said Hotel premises ranging from 2,800 Sq. Ft. to 55,000 Sq. Ft. in area. The Said Hotel boasts of the Mumbai's largest pillar less Event Hall (Sapphire) with floor space of 55,000 sq. ft and ceiling height of 25 feet. To cater to the increasing demand from the Corporate Sector, the Applicant has several meeting rooms and a Board Room which is the Mumbai's largest boardroom with capacity to host 77 corporate guests and delegates. The Said Hotel has around 230500 sq.ft area available for let out. Out of which, commercial space area of 200000 sq.ft. is proposed to be leased out in phased manner post completion of Occupancy Certificate ("OC") compliances. Apart from the facilities mentioned above, the Said Hotel has a lot of other facilities like world class gymnasium spread over an area of 11,200 Sq. Ft which is outsourced, Signature SPAs with world renowned spa therapies spread across 13000 Sq. Ft. with multiple treatment room, an international level, state of the art preview theatre with capacity of 40 pax. spread over an area of 3,700 Sq. Ft., A parking area is built over an area of 3,21,000 Sq. Ft. with a capacity of 820 cars spread over 3 levels, International Brand Salon with an area of 2100 sq ft which is outsourced.



13. To carry-out the operations of the Said Hotel and meet the financial requirements for the same, the Applicant availed term loans from certain Secured Financial Creditors in a phased manner since 2005. The Applicant has been availing credit facilities under consortium arrangement with Union Bank of India as the lead bank. The said Secured Financial Creditors included Union Bank of India, Bank of Baroda, UCO Bank, Corporation Bank, Central Bank of India, IDBI Bank, Karnataka Bank, and HUDCO and Andhra Bank (both of which have been taken over/merged by Union Bank of India).

14. To state particularly, the Applicant availed the credit facilities from the Secured Financial Creditors in three phases. The Applicant availed credit facilities to the tune of Rs.178 Crores in **Phase-I** in the year 2005-2007, an amount of Rs. 309 Crores in **Phase-II** in the year 2010-2013 and an amount of Rs.212 Crores in **Phase-III** in the years 2012-2016. It is submitted that in **Phase-III**, while the sanctioned amount by the said Secured Financial Creditors was Rs.275 Crores, only an amount of Rs.212.20 Crores was disbursed by the same. Thus, the Applicant has to bear a shortfall of an amount of **Rs.62.50 Crores**. A detailed chart showing the amount of loans sanctioned and disbursed by the abovesaid Secured Financial Creditors in Phase-I, Phase-II and Phase-III along with details of the said Secured Financial Creditors is annexed and marked herewith as **ANNEXURE A-9**.

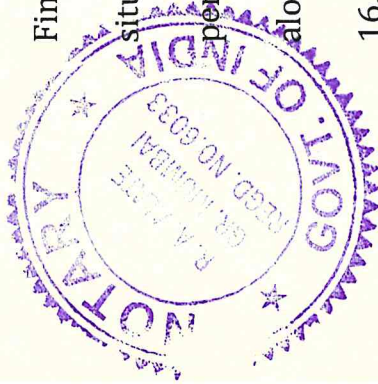
15. It is submitted that the total revenues from the Said Hotel operations showed a growth of 40% in Financial Year 2018-19 over the revenues of Financial Year 2017-18. The revenues for Financial Year 2019-20 were in line with the revenues of Financial Year 2018-19 with a slight reduction on account of COVID situation which adversely and severely affected the revenues of last quarter of the Financial Year 2019-20 as the



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Applicant company witnessed low number of footfall of guests and cancellation of bookings. It is submitted that as a standard mode of revenue, the major contributor to the Said Hotel operations is Food & Beverages (F&B) revenue which accounted for 58.86%, 56.22% and 60.27% of the total Said Hotel revenues in Financial Year 2017-18, Financial Year 2018-19 and Financial Year 2019-20 respectively. The total operating revenues include income from hotel business, fuel sales and other income. The same have increased by 26.27% during the Financial Year 2018-19 on account of increased ARR coupled with increase in occupancy level to 78% and lease rentals revenue. During the Financial Year 2020-21, the company recorded total revenue of Rs.28.45 Crores from the Said Hotel operations (Total revenue Rs.43.11 Crores including revenue from fuel sales) despite the fact that the Hotel was operational only from mid of November'20 to till mid of March'21. The company booked negative EBITDA of Rs.23.00 Crores which was totally funded by the Promoter's Contribution of Rs.27.58 Crores. Practically, Financial Year 2020-21, being a non-operational year due to the COVID situation, the performance of the same is incomparable with the past performances. A copy of the Balance Sheet of the Applicant Company along with Independent Auditor's Report for the Financial Years 2015-16, 2016-17, 2017-18, 2018-19 and 2019-20, are annexed and marked herewith as **ANNEXURE-10 (COLLY)**. A copy of provisional Balance Sheet for Financial Year 2020-21 is annexed and marked herewith as **ANNEXURE-11**. A copy of provisional Balance Sheet as on 31.08.2021 is annexed and marked herewith as **ANNEXURE-12**.

14-The Applicant company is consistently booking profit before depreciation and Interest from the Said Hotel operations which was entirely utilized towards servicing of interest on term loan obligations.



SAHARA
STAR
MUMBAI
SAHARA HOSPITALITY LTD.

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Precisely, Applicant had performed well during the Financial Year 2018-19 and 2019-20 and tried to achieve the estimated revenues. The Applicant company till second quarter of Financial Year 2019-20 was able to service the interest cost and instalments of the term loan. However, plunge in margins with high instance of borrowing costs and decline in lease rentals of the Said Hotel and various other external factors led to lower cash accruals from operations from the Said Hotel culminating into a short-term financial crisis, temporarily disabling the Applicant from sufficiently and effectively servicing its debt obligations post first quarter of the Financial Year 2019-20. The Applicant was declared a Non-Performing Asset (NPA) on 30.09.2019 by the above said Secured Financial Creditors namely the following to whom the Applicant owed the following amounts as on 30.09.2019:

Secured Financial Creditors	Amount Outstanding as on 30.09.2019
Union Bank of India	Rs. 129.75 Crores
Andhra Bank (Merged with Union Bank of India)	Rs.81.8 Crores
UCO Bank	Rs. 82.03 Crores
Corporation Bank (Merged with Union Bank of India)	Rs.66.99 Crores
Central Bank of India	Rs.47.22 Crores
Bank of Baroda	Rs.41.91 Crores
IDBI Bank	Rs.38.93 Crores
Karnataka Bank	Rs.18.47 Crores
Overdue Interest	Rs.18.57 Crores
TOTAL	Rs.524.55 Crores

16. The breakup of the above-mentioned outstanding amount is as under:

FACILITY	AMOUNT IN CRORES (INR)
Term Loans	Rs. 468.86 Crores
Cash Credit	Rs. 19.06Crores
Credit Card facility	Rs. 7.00Crores
Bank Guarantee	Rs. 11.05Crores
Overdue Interest	Rs.18.57 Crores
TOTAL	Rs.524.55 Crores



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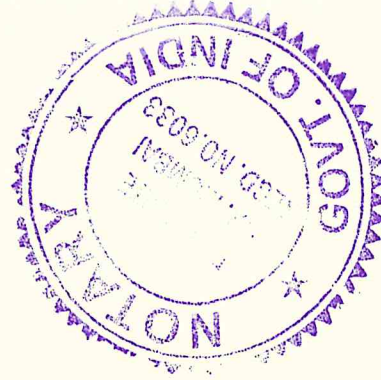
17. The Applicant Company had requested for rescheduling of the earlier sanctioned loan amounts and the same was duly approved and implemented in November, 2016 (hereinafter referred to as "2016 Scheme") [for a value of Rs. 502,31,00,000/- (Rupees Five Hundred and Two Crores and Thirty-One Lakhs Only) being the debt due as on the then cut-off date i.e. 01.05.2016]. However, the various projected estimates of revenue could not be arrived at due to numerous unforeseen circumstances discussed in brief hereinbelow:

i. **Delay in execution of Phase III:**

a. Under the said scheme, the Applicant Company had envisaged completion of the Phase III of the Expansion Project. Phase III of the expansion project envisaged construction of additional 74 rooms, refurbishing of some of the existing restaurants/ lounge bars, addition of new restaurants, expansion of capacity of its banquets, conference centres and business centre, commercial space as well as recreation and leisure facilities with a total project cost of Rs.423,66,00,000/- (Rupees Four Hundred and Twenty-Three Crores and Sixty Six Lakhs Only) which got revised to Rs.608,54,00,000/- (Rupees Six Hundred and Eight Crores Fifty Four Lakhs Only) on account of:

i. Delay and extension of the disbursements which were scheduled to be paid by the banks/ Secured Financial Creditors in Financial Year 2013-14, which were finally received in Financial Year 2016-17.

ii. Eventual reduction in the value of the sanctioned term loan from Rs.275,00,00,000/- (Rupees Two Hundred and Seventy-



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Five Crores) to an amount of Rs. 212,50,00,000/- (Rupees Two Hundred and Twelve Crores Fifty Lakhs Only).

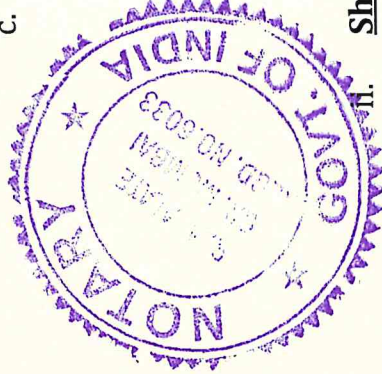
iii. Increase in the Infrastructure Development Charges cost due to the delayed implementation of the construction and development activities.

b. The gap in the above project costs [to the tune of an amount of around Rs.185,00,00,000/- (Rupees One Hundred and Eighty-Five Crores Only)] was met by the Applicant Company by utilising its cash flows, pre-purchase of room night arrangement at rates much less than the average room rates which created pressure on margins and cash flows. As a result, the Applicant Company has already completed the structural civil work under Phase III and has capitalised the cost incurred in respect of the same in the previous year.

c. However, the Phase III work could not be commercially exploited only due to pendency of the requisite statutory compliances and permissions from the authorities including in respect of the Occupancy Certificate.

Short Rentals from Commercial Space

a. At the time of consideration of 2016 Scheme, total area of 1,94,715 Sq. ft. of the Said Hotel was envisaged to be let out on rentals. However, due to delay in Phase III project and the resultant non-completion of the compliances in respect of obtaining the Occupancy Certificate also relating to the vacant commercial space available for letting out, the Applicant Company could not generate the estimated revenues from lease rentals.



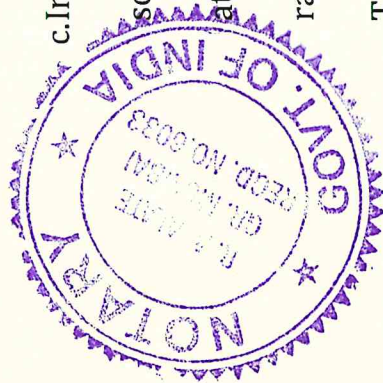
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b. Further, considering the strategic location and premium property advantage, the management of the Applicant Company sought to negotiate better rental revenues. However, due to slack in rental rates, the Applicant Company had to let out the existing spaces at relatively lower rates as compared to the estimated rates. This also has a sizable impact on the top-line operations as the revenue from rentals could have assisted the Applicant Company in achieving better margins and accruals.

iii. **Interest Cost**

a. Under the flexible restructuring, the interest rate on restructured facilities was continued at the prevailing high rate of 12.95% as sanctioned by UBI lead bank.

b. However, the other member banks were levying rate of interest higher and not in line with lead bank. Accordingly, until June, 2019, the Applicant Company duly serviced interest accruals ranging from 12.95% to 13.25%.



c. In fact, for the entire tenure of the implementation of 2016 scheme, the banks/ Secured Financial Creditors have not passed at any point in time, the relief in downward revision in interest rates to the Applicant Company despite innumerable requests. This caused extreme strain on the financial health of the Applicant Company, especially accompanied with plunge in operating margins. Despite, all the odds, the Applicant Company has serviced all the principal and interest related obligations till June, 2019.

iv. **Impact of Government Policies**

a. **Demonetisation of Indian currency:** In November 2016, the Government of India declared its policy for demonetization of



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Indian currency. In the hotel industry, period from November to March is the peak season due to festivals, marriages and other such functions. The lack of available currency in the same period due to the imposition of the fresh policy, forced many customers to either postpone or cancel their travel and accommodation. Resultantly, the footfalls in the hotels and restaurants in general and specifically in respect of the Said Hotel, faced a severe drop due to reduction in the spending power and cash availability with the customers due to which approximately an amount of Rs. 32,00,00,000/- (Rupees Thirty-Two Crores Only) was the estimated loss of revenue. This had a direct and severe impact on the revenues of the Company and it took some time for the Company to recover and stabilize.

b. **Temporary ban on sale of liquor:** As is established, from the description of the revenue generation for the Applicant Company, sale of liquor contributed to the top-line revenue of the Applicant Company in light of the higher margins attributed to its consumption. The Hon'ble Apex Court had banned the sale of liquor within 500 meters of state national highway vide its order in December, 2016. This ban had a direct impact on the Food and Beverage sale in the Said Hotel as footfalls dropped sharply and even resulted in cancellation of many of the banquet bookings in the Said Hotel (thereby also affecting the sale and consumption of related food and beverage items) resulting in a loss of approximately INR 18,00,00,000/- (Rupees Eighteen Crores Only). This ban was eventually lifted by the Hon'ble Apex Court in July, 2017. Consequently, the Said Hotel had lower revenues during the



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last quarter of the Financial Year 2016-17 and first quarter of the Financial Year 2017-18.

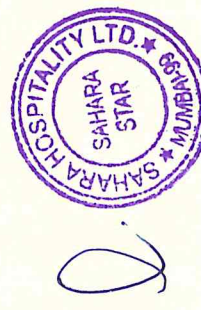
c.Implementation of the new system of Goods and Service Tax:

Immediately, upon the implementation of the 2016 Scheme, another challenge was faced by the Applicant Company was the introduction and immediate imposition of the GST regime in respect to the Goods and Service Tax, implemented on 01.07.2017. The services thus provided at the Said Hotel became subject to GST at the rates applicable for high end services at the rate of a high luxury GST bracket of 28%. This yet again caused a severe blow to the Applicant Company as customers were deterred to spend such a high cost on lodging/ boarding as well as from eating out at such premises. Thus, this had a direct impact on both the room revenues and the revenues applicable for the Food and Beverage services in the Financial Year 2017-18 and the Financial Year 2018-19 [approximating to a loss of around Rs. 8,00,00,000/- (Rupees Eight Crores Only)]. Eventually, w.e.f 01.10.2019, the rates of GST applicable to hotel accommodation was reduced to 18%.

Thus, undeterred by all these impediments, the Applicant Company continued to service its dues on debt and interest until June, 2019.

18.At this juncture, it is important to submit that the Applicant was severely and adversely affected by the outbreak of the pandemic COVID-19 briefly summarized as under:

- i. **The First Wave:** Travel and Hospitality Sector was one of the worst hit sector post outbreak of COVID-19. With the advent of COVID-19



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during the last quarter of Financial Year 2019-20, the Applicant Company had to close the hotel operations from the middle of March, 2020, which finally resumed from the middle of November, 2020 following the relaxations in the guidelines of lockdown by the Government. The resultant impact was that

- a. travel restrictions had led to demand destruction for all the segments.
- b. low footfalls resulting in low demand for leasing commercial spaces.
- c. restriction were imposed on public gatherings which led to major national events, marriages, exhibitions getting postponed or cancelled.
- d. incurrence of fixed overheads and virtually no revenues had deteriorated the earnings and margin sharply causing significant adverse impact on operational parameters: occupancy, ARR, and other.
- e. liquidity stress leading to Cash flow mismatches with no revenues and high borrowing cost.



- ii. **Revival after the First Wave:** With the resumption of its operations from middle of November, 2020, the Said Hotel had achieved 45% occupancy and bookings on account of wedding season and events and had organised more than 150 events during the period commencing from November, 2020 upto March, 2021. During the said phase, the Company had to undergo a minor hurdle in terms of the internal mode of management of the manforce in the Said Hotel.



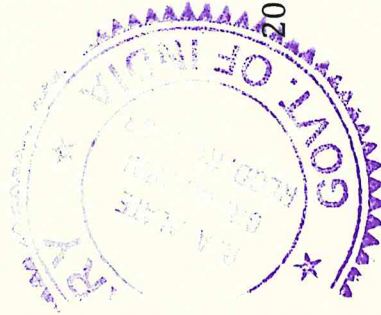
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- f. Focus to rely on local demand as foreign travellers is likely to be low at present and will gradually increase
- g. Develop and maintain communication with key customers
- h. Induction by the promoters for revival of the operations

19. The Applicant also planned to capitalize the existing Avenues and Prospects of the Said Hotel. The banquets of the Said Hotel have always been on high demand, but the Applicant was not able to meet the demand as formerly the Applicant was catering single event per banquet per day.

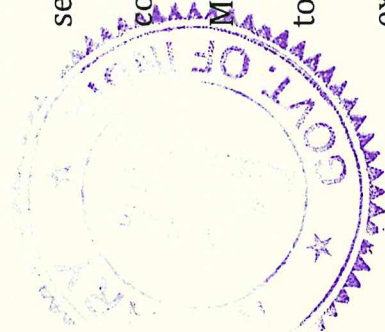
In view of the present scenario, the Applicant Company also strategized to organize multiple events in a single day in a single banquet simultaneously by allocating space as per the requirements of the guests. Looking to the opportunities and COVID situation, the Applicant Company has already started to increase the number of events per day per banquet on a single setup (décor) or even without set up. The Applicant Company has got positive feedback from the guests on this offer as this provides cost savings to both the guests and the company as well. This is will result in (i) optimum utilization of banquet space, (ii) catering to maximum of demand, (ii) efficient utilization of manpower and other facilities and (iv) increased revenues supported by cost savings resulting in improved margins.

20. It is submitted that the Applicant company, after relaxation in the COVID guidelines, reopened the hotel operations from mid-November and since then till March, 2021, Applicant had successfully achieved occupancy of 45% and had organized more than 150 events. The Applicant has already repaid an amount of Rs.28.35 Crores towards term loan repayments to the Secured Financial Creditors from 01.10.2019 to 31.03.2020 i.e. during the Financial year 2019-20 and an amount of Rs.5.00 Crores in March '21 i.e. Financial Year 2020-21 towards the outstanding term



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obligations. The said amount aggregating to a total of Rs. 33,05,00,000/- (Rupees Thirty-Three Crores Five Lakhs Only) is proposed to be adjusted against the debt servicing obligation post implementation of the proposed Scheme. The industry was expecting recovery from Financial Year 2021-22 but the second wave of Covid-19 with lockdown like restrictions has again hampered the operations of the sector. With vaccination drive gaining momentum, subsequent relaxation in restrictions and normalcy in situation post the vaccination, the industry expects to witness increase in demand. The Applicant has envisaged a total Capital Expenditure of about Rs.22 Crores i.e. Capital Expenditure of Rs.15.00 Crores towards furnishing of 42 semi furnished rooms of the Said Hotel and Rs.7.00 Crores towards cost of obtaining Occupation Certificate's and other compliances for letting out of commercial Spaces. The Capital Expenditure towards unfurnished rooms is expected to be completed within a period of 6 months from 1st disbursement, considering disbursement in October 2021 i.e. by March, 2022 and the said rooms shall become operational from April,2022 and are estimated to result in incremental revenues and PBDIT. Furthermore, due to second wave of Covid the timelines envisaged for completion of OC compliance seems to be deferred and is also expected to be completed by March 2022. This Capital Expenditure will contribute towards yearly total revenue of Rs.17 Crores approx. in Financial Year 2022-23 which is expected to streamline post Covid and increase to Rs.40 Crores from Financial Year 2023-24 over and above the revenue from existing infrastructure. This will also improve upon the margins. To finance the above Capital Expenditure and other operational expenses to the tune of about Rs.35,00,00,000/- (Rupees Thirty-Five Crores Only), the Promoters of the Applicant shall infuse their own funds.



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21 to September 25 @ ROI MCLR +0.50%, up to a maximum of 8% p.a.

a. **Conversion of overdue credit card limit of Rs.7.00 Crores into WCTL I:** The Applicant has been sanctioned credit card facility of Rs.7 Crores from UBI bank. Presently, the outstanding credit card facility is overdue and irregular and the Applicant now proposes to convert the captioned credit card facility into WCTL I. It is proposed to be repaid in 48 monthly ballooning instalments commencing from month ending October 2021 to September 2025 2030 @ ROI MCLR +0.50%, up to a maximum of 8% p.a..

b. **Conversion of BG invoked of Rs.3.50 Crores into WCTL II:** Presently, the outstanding BG invoked position stands at Rs.3.50 Crores which is also proposed to be converted into Working Capital Term Loan (WCTL II). The Applicant proposes to repay the same in 48 monthly ballooning instalments commencing from month ending October 2021 to September 2025 @ ROI MCLR +0.50% up to a maximum of 8% p.a..

c. **Cancellation of BG Limit of Rs.7.55 Crores:** Furthermore, as on the cut-off date the total Bank Guarantee outstanding stood at Rs.11.05 Crores, out of which Bank Guarantee invoked and adjusted by the company stands at Rs. 7.55 Crores. The Applicant proposed for cancellation of balance Bank Guarantee limit of Rs. 7.55 Crores.

d. **Regularization and continuation of existing Cash Credit Limit of Rs.20 Crores:** Presently, the company has been sanctioned Cash Credit limit of Rs.20 Crores. However, due to liquidity mismatch, the Cash Credit limit is irregular. Going forward, with re-commencement of scale of operations, the



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Working Capital requirement is estimated to augment. Hence to regularize the Cash Credit limit, the promoters of the Applicant intend to infuse funds in the system to manage the Working Capital requirement. To meet the Working Capital gap, the Applicant proposes for continuation of existing Working Capital limit of Rs.20 Crores. Considering the prevailing benchmark rates by Reserve Bank of India the rate of interest on Working Capital is proposed at 8% linked to MCLR.

e. **Conversion of interest obligation on outstanding term debt, proposed Funded Interest Term Loan ("FITL") and Working Capital Term Loan ("WCTL") into Compulsory Redeemable Preference Shares ("CRPS")/ debt like instrument:** The Interest obligation from 01.10.2019 to 30.09.2021 on outstanding term debt, WCTL and FITL-I as on cut-off date for the period is proposed to be converted into CRPS / debt like instrument. With generation of sustainable cash flows and repayment of sizeable debts in initial years of the tenure, the redemption of CRPS is proposed from October, 2021 till Financial Year 2030-31 ballooning instalments. The captioned instrument will be bearing coupon rate of 0.10% p.a..



ii. **REDUCTION IN RATE OF INTEREST FROM PRESENT 12.95 % TO MCLR +0.50%, SUBJECT TO A MAXIMUM OF 8%p.a.:** Presently, the Secured Financial Creditors are charging interest in the range of 12.95% to 13.65% which is very high and severely constrains the already tight margins of the Applicant. The high cost of funds affects the competitive position among the peers of the Applicant. Considering the scale of operations, it is practically not feasible to



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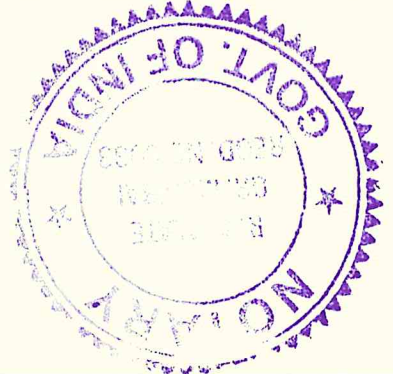
service such high rate of interest on term loan facilities. Despite several requests, the Secured Financial Creditors have not passed any relief in interest for any change in benchmark rates to the Applicant. Owing to the prevailing market scenario, Reserve Bank of India has already reduced the benchmark rates. Considering the operational margins envisaged, it is difficult for the Applicant to survive at such high cost. In view of same, the Applicant has proposed for reduction in rate of interest to MCLR +0.50%, subject to a maximum of 8% to achieve sustainable cash accruals which shall enable us in servicing of the financial obligations.

iii. **PROPOSED UPFRONT PAYMENT TO BE MADE BEFORE**

IMPLEMENTATION: The Applicant proposes to source funds of Rs.40.00 Crores upfront from its Promoters on the Effective Date to be utilized primarily towards the payment obligation of principal and interest instalments and creation of DSRA at the time of implementation of this Scheme in the Financial Year 2021-22.

iv. as substantiated by the letter appended to this application as

Appendix-E herein. The said amount is proposed to be adjusted primarily against the outstanding rescheduled term loans on or before 25.10.2021 and creation of DSRA, subject to the implementation of proposed Scheme. Apart from the upfront payment, the promoters shall also contribute in paving the way forward for the operations of the Said Hotel to enable successful servicing of the Applicant's debt obligations by also providing for the capital expenditure required for complete utilisation of the Hotel. The Promoters have also arranged a sum of Rs. 35,00,00,000/- (Rupees Thirty Five Crores Only) for the incurring of the foreseen capital



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expenditure in respect of (i) completing the work in relation to the additional 42 rooms and (ii) for completing the requisite procedure for the Occupation Certificate to facilitate the leasing of the rental spaces and for Rs. 35,00,00,000/- (Rupees Thirty Five Crores Only).

v. **CREATION OF DSRA:** The Applicant proposes for creation of Debt servicing Reserve Account ("DSRA") equivalent to an amount of instalments to be serviced in upcoming 3 months, from October, 2021 till the term liabilities (including TL, WCTL and FITL) are completely paid off by way of advance payment.

vi. **RING FENCING OF CASH FLOWS:** The Applicant proposed Ring fencing of entire cash flows which will be monitored through the ways exhibited as under:

a. **Escrow Account:** The Applicant is already operating through escrow mechanism and all the cash flows are routed through Escrow account. This mechanism will be continued till the term liabilities are completely paid off. Hence, the cash flows are and will be under direct monitoring by the Secured Financial Creditors;

b. **Appointment of Agency for Specialised Monitoring ("ASM"):** The Secured Financial Creditors have already appointed ASM for the borrower who monitors the utilisation of the funds in the manner prescribed by the Secured Financial Creditors. The future cash flows will be monitored to be utilised as per the approved waterfall mechanism under the proposed Scheme hence mitigating the chances of utilisation of funds for any other purpose.



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22. Accordingly, the Pre and Post Rescheduling Exposure shall be as follows:

EXISTING AS ON DATE OF NPA (30.09.2019)		PROPOSED FACILITIES (ON APPROVAL)	
Bank Loans	Amount	Bank Loans	Amount
FB I: Term Loan	468.86	Term Loan (TL)	468.86
FB II: Overdue Interest on Term Loan	17.58	FITL I (overdue Int)	18.57
FB III: Overdue Interest on Credit card facility	0.99		
FB IV: Cash Credit limit (sanctioned Rs. 20 Crores.)	19.06	Cash Credit limit	20.00
FB V: Credit card (completely utilised)	7.00	WCTL I	7.00
NFB I: Bank Guarantee Limit (outstanding invoked limit stands at Rs. 3.50 Crores.)	11.05	WCTL II	3.50
-	-	CRPS/ instrument at a coupon rate 0.10% (Relating to the overdue interest at the rate of 8% per annum from 01.10.2019 till 30.09.2021 on cumulative sum of TL+FITL-I+ WC+WCTL-I +WCTL- II)	79.67
Total limits	524.54	Total Limits	597.60
-	-	Reduced applicable rate of interest	MCLR + 0.50% p.a.
-	-	Account Upgradation	March-2023



23. It is also important to note that while the outstanding loan against the Applicant as on 30.09.2019 is Rs.505.98 Crores (exclusive of overdue interest), the same is secured in the following manner:

- i. **Primary Security:**
 - a. **Term Loan Term Loan:** The Secured Financial Creditors for their Term Loan, Working Capital Term Loans, FITL-I, CRPS/Debt instrument will be having pari-passu charge with other lenders on



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entire fixed assets of the Applicant company amounting to Rs.1782 Crores (as per Valuation dated 30.09.2019 by RSBA Advisors).

b. **Working Capital Limits:** First pari-passu charge on entire chargeable current assets of the company, including stock, receivables & other chargeable current assets for UBI, UCO bank and IDBI bank.

ii. **Collateral Security:**

a. **For Term Lenders:** Pledge of 51% shares of the company held by Sahara group on pari-passu basis and 2nd charge on the current assets of the Applicant company. For Working Capital lenders:
Second charge on Fixed assets: Rs. 1782 Crores

Less: Proposed rescheduled debt: (Rs. 577.60 Crores)

Total security available for WC lenders: **Rs.1204.40 Crores.**

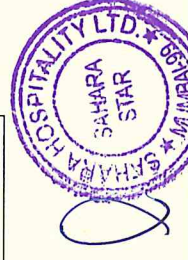
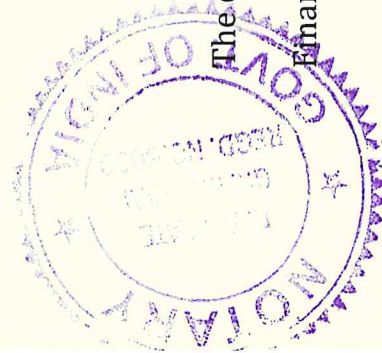
iii. **Guarantees:**

a. **Personal Guarantees:** Subrato Roy Sahara (ARKPS3189F) Guarantor, O P Srivastava (AKHPS7919K) Non-Executive Promoter Director, J B Roy (ACQPR6786C) Guarantor.

b. **Corporate Guarantee:** Corporate guarantee of Holding company Sahara Prime City Ltd is proposed to continue.

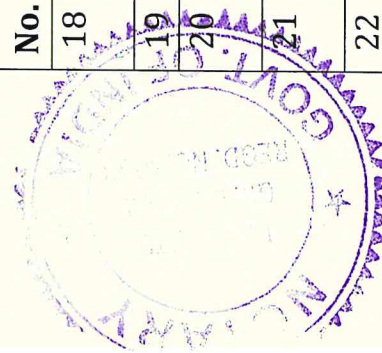
The documents in respect of the Debt owed by the Applicant to the Secured Financial Creditors are enlisted, marked and annexed as under:

SL. NO.	PARTICULARS	ANNEXURE NO.
1	Loan Agreement dated February 14, 2005	13.
2	Inter Creditor Agreement dated February 14, 2005	14.
3	Lenders Agent Agreement dated February 14, 2005	15.
4	Security Agent Agreement dated February 14, 2005	16.



SL. NO.	PARTICULARS	ANNEXURE NO.
5	Trust and Retention Account Agreement dated February 14, 2005	17.
6	Corporate Guarantee Agreement dated February 14, 2005 by Sahara India Mass Communication Ltd.	18.
7	Guarantee Agreement dated February 14, 2005 by Shri Om Prakash Srivastava	19.
8	Undertaking regarding Non-disposal of shareholdings dated February 14, 2005 by Sahara India Commercial Corporation Ltd.	20.
9	Undertaking regarding Non-disposal of shareholdings dated February 14, 2005 by Shri Om Prakash Srivastava	21.
10	Letter from Sahara Hospitality Ltd. Dated February 14, 2005 authorizing the Lenders Security Agent to attend the meetings of Sahara Hospitality Ltd. And lodgment of the Power of Attorney	22.
11	Confirmation of Inter Creditor Agreement dated February 15, 2005 by Sahara Hospitality Ltd.	23.
12	Guarantee Agreement dated February 18, 2005 by Shri Joy Broto Roy	24.
13	Deed of Pledge of Shares dated February 21, 2005	25.
14	Undertaking regarding Non-disposal of Shareholdings dated February 21, 2005 by Shri Subrata Roy Sahara	26.
15	Guarantee Agreement dated February 21, 2005 by Shri Subrata Roy Sahara	27.
16	Indenture of Mortgage dated February 25, 2005	28.
17	Undertaking-cum-indemnity for compliance of conditions dated February 25, 2005	29.

Sl. No.	PARTICULARS	DATE OF EXECUTION	ANNEXURE
18	Phase-2 Common Loan Agreement	3 March 2010	30.
19	Lenders' Agent Agreement	3 March 2010	31.
20	Amended and Restated Inter Creditor Agreement	3 March 2010	32.
21	Amended and Restated Security Agent Agreement	3 March 2010	33.
22	Amended and Restated Trust and Retention Account Agreement	18 May 2010	34.
23	Personal Guarantee from Shri Subrata Roy Sahara for Phase-2 Loans	3 March 2010	35.
24	Personal Guarantee from Shri J. B. Roy for Phase-2 Loans	3 March 2010	36.



Sl. No.	PARTICULARS	DATE OF EXECUTION	ANNEXURE
25	Personal Guarantee from Shri Om Prakash Srivastava for Phase-2 Loans	3 March 2010	37.
26	Corporate Guarantee from Sahara Prime City Limited for Phase-2 Loans	3 March 2010	38.
27	Supplementary Deed of Pledge of Shares	3 March 2010	39.
28	Undertaking for shortfall/ overrun from Shri Subrata Roy Sahara, Shri J. B. Roy and Shri Om Prakash Srivastava	3 March 2010	40.
29	Undertaking for non-disposal and overrun from Sahara Prime City Limited	3 March 2010	41.
30	Termination Agreement	3 March 2010	42.
31	Supplementary Indenture of Mortgage	7 May 2010	43.
32	Certified true copy of the resolutions regarding the approval for availing of Loans and creation of charge passed by the board of directors of Sahara Hospitality Limited in the board meeting held on February 5, 2010		44.
33	Certified true copy of the resolutions regarding consent of the company u /s 293(1)(a) and 293(1)(d) passed by the shareholders of Sahara Hospitality Limited in the extra ordinary general meeting held on September 15, 2009		45.
34	Certified true copy of the resolutions regarding the execution of corporate guarantees, pledge passed by the board of directors of Sahara Prime City Limited in the board meeting held on December 28, 2009		46.

Sl. No.	PARTICULARS	DATE OF EXECUTION	ANNEXURE
35	Phase-3 Common Loan Agreement	January 29, 2013	47.
36	Amended and Restated Lenders' Agent Agreement	January 29, 2013	48.
37	Amended and Restated Security Agent Agreement	January 29, 2013	49.
38	Amended and Restated Inter Creditor Agreement	January 29, 2013	50.
39	Letter of Confirmation to Amended and Restated Inter Creditor Agreement	January 29, 2013	51.



Sl. No.	PARTICULARS	DATE OF EXECUTION	ANNEXURE
40	Amended and Restated Trust and Retention Account Agreement	January 29, 2013	52.
41	Sahara Prime City Limited Pledge Agreement	January 29, 2013	53.
42	Power of Attorney from Sahara Prime City Limited	January 29, 2013	54.
43	Undertaking for Non-disposal of Shareholdings from Sahara Prime City Limited for Phase-3 Loans	January 29, 2013	55.
44	Undertaking for shortfall/overrun from Individual Promoters for Phase-3 Loans	January 29, 2013	56.
45	Personal Guarantee Agreement from Shri Subrata Roy Sahara for Phase-3 Loans	January 29, 2013	57.
46	Personal Guarantee Agreement from Shri Joy Broto Roy for Phase-3 Loans	January 29, 2013	58.
47	Personal Guarantee Agreement from Shri Om Prakash Srivastava for Phase-3 Loans	January 29, 2013	59.
48	Corporate Guarantee Agreement from Sahara Prime City Limited for Phase-3 Loans	January 29, 2013	60.
49	Addendum No. 1 to Loan Agreement	January 29, 2013	61.
50	Undertaking for Non-disposal of Shareholdings from Sahara Prime City Limited	January 29, 2013	62.
51	Undertaking for Non-disposal of Shareholdings from Shri Subrata Roy Sahara	January 29, 2013	63.
52	Undertaking for Non-disposal of Shareholdings from Shri Joy Broto Roy	January 29, 2013	64.
53	Undertaking for Non-disposal of Shareholdings from Shri Om Prakash Srivastava	January 29, 2013	65.
54	Corporate Guarantee Agreement from Sahara Prime City Limited for Phase-1 Loans	January 29, 2013	66.
55	Personal Guarantee Agreement from Shri Subrata Roy Sahara for Phase-1 Loans	January 29, 2013	67.
56	Personal Guarantee Agreement from Shri Joy Broto Roy for Phase-1 Loans	January 29, 2013	68.



Sl. No.	PARTICULARS	DATE OF EXECUTION	ANNEXURE
57	Personal Guarantee Agreement from Shri Om Prakash Srivastava for Phase-1 Loans	January 29, 2013	69.
58	Addendum No. 1 to Phase-2 Common Loan Agreement	January 29, 2013	70.
59	Corporate Guarantee Agreement from Sahara Prime City Limited for Phase-2 Loans	January 29, 2013	71.
60	Personal Guarantee Agreement from Shri Subrata Roy Sahara for Phase-2 Loans	January 29, 2013	72.
61	Personal Guarantee Agreement from Shri Joy Broto Roy for Phase-2 Loans	January 29, 2013	73.
62	Personal Guarantee Agreement from Shri Om Prakash Srivastava for Phase-2 Loans	January 29, 2013	74.
63	Resolution passed by the Board of Directors of Sahara Hospitality Limited on June 20, 2012 for acceptance of sanction for the Phase-3 Loans		75.
64	Resolution passed by the Board of Directors of Sahara Hospitality Limited on January 25, 2013 for acceptance of sanction of the New Phase-1 Loans		76.
65	Resolution passed by the Board of Directors of Sahara Prime City Limited on January 27, 2013 for furnishing the Corporate Guarantee and creation of Pledge of Shares		77.
66	Post Execution Opinion dated January 31, 2013 from Clasis Law		78.

Sl. No.	PARTICULARS	DATE OF EXECUTION	ANNEXURE
67	Termination Agreement	3 March 2010	79.
68	Amended and Restated Inter Creditor Agreement	3 March 2010	80.
69	Amended and Restated Security Agent Agreement	3 March 2010	81.
70	Amended and Restated Trust and Retention Account Agreement	18 May 2010	82.
71	Corporate Guarantee from Sahara Prime City Limited for Phase-1 Loans	3 March 2010	83.



Sl. No.	PARTICULARS	DATE OF EXECUTION	ANNEXURE
72	Supplementary Indenture of Mortgage	7 May 2010	84.
73	Supplementary Deed of Pledge of Shares	3 March 2010	85.
74	Certified true copy of the resolutions regarding execution of the termination agreement and other finance documents and creation of charge passed by the board of directors of Sahara Hospitality Limited in the board meeting held on February 5, 2010		86.
75	Certified true copy of the resolutions regarding the execution of corporate guarantees, pledge passed by the board of directors of Sahara Prime City Limited in the board meeting held on December 28, 2009		87.

24. By virtue of the above proposed scheme by the Applicant, the Secured

Financial Creditors of the Applicant are likely to be exposed as under:

(in Rs. crores)

Nature of Facility	UBI *	UCO	CBI	BOB	IDBI	Karnataka	Total
Term Loan	252.06	75.71	47.22	41.90	33.50	18.47	468.86
WCTL I	7.00	0	0	0	0	0	7.00
WCTL II	3.50	0	0	0	0	0	3.50
FITL - I	10.39	2.49	2.03	1.47	1.60	0.59	18.57
CRPS	43.68	12.51	7.88	6.94	5.62	3.04	79.67
Working Capital	8.00	6.00	0	0	6.00	0	20.00
Total	324.62	96.71	57.13	50.31	46.72	22.11	597.60
FB Limits							
NFB Limits	-	-	-	-	-	-	-
Total	324.62	96.71	57.13	50.31	46.72	22.11	597.60

Exposure post-merger including Andhra & Corporation bank

25. It is also pertinent to note herein that meanwhile vide order dated 03rd

December, 2020 the State Government of Maharashtra accorded

“Industry” status to the hospitality Industry. With the status in place,

eligible hotels will be charged at industrial rates for power supply, water

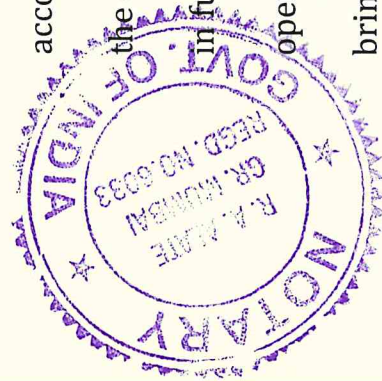
supply, taxes and dues instead of the commercial rates that are currently



applicable. Also, for additional floor space index (FSI), establishments will be charged at industrial rates. To attract more investors, the state government approved the ease of doing business policy by bringing down the number of licenses required to start a venture in the hospitality sector to 10 from the previous 70. The said bill is expected to be approved in Financial Year 2021-22 which will facilitate significant impact on the operating costs resulting in cost savings to the tune of Rs.2-3 Crores. The impact of the same is not yet incorporated in the projections which will provide Margin of Safety. A copy of the order dated 03rd December, 2020 by the State Government of Maharashtra according "Industry" status to the hospitality Industry is annexed and marked herewith as **ANNEXURE A-88**.

26. It is also pertinent to note that the Applicant has also projected its operating revenue assumptions, operating expenditure assumptions, working capital levels, projected Profit and Loss, projected asset statement, projected liability statement, projected normal DSCR and other financial projections. Although the company expects full-fledged scale of operations from Financial Year 2022-23, the Applicant in the accompanying Scheme of compromise and arrangement has presumed the estimations on the conservative side only to mitigate any eventuality in future. The management is taking various measures for the revival of operations, for augmenting the revenues, for curtailing the costs, for bringing efficiency in operations both for increasing the revenues and improving the margins.

27. In view of the above, it is clear that the Scheme of compromise and arrangement proposed by the Applicant is a proposal highly likely to be accepted by the Secured Financial Creditors of the Applicant as the same duly protects the interests of the Secured Financial Creditors and at the



same time helps the Applicant revive and expand its business and revenues thereby enabling the Applicant to effectively repay all the outstanding loan owed by the Applicant to the Secured Financial Creditors.

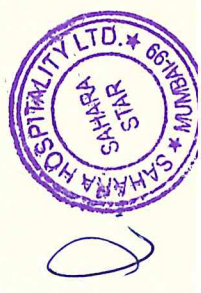
28. The scheme of compromise and arrangement propounded by the Applicant envisages a Win-Win situation which must be allowed to be presented before the said Secured Financial Creditors. Hence, the present Application is being preferred by the Applicant under section 230 of the Companies Act, 2013 praying for orders for *inter-alia* calling a meeting of the Secured Financial Creditors.

29. It is submitted that as on date there exists certain pending investigation and proceedings against the Applicant Company, the details of which is mentioned in detail in **ANNEXURE-89** herein.

30. It is submitted that the accompanying Scheme of compromise and arrangement is between the Applicant Company and its Secured Financial Creditors and does not envisage any reduction in the share capital of the Applicant company.

31. It is submitted that by way of the accompanying Scheme the Applicant is only seeking inter-alia convening of the meeting of its Secured Financial Creditors in respect of the proposed Scheme for compromise and arrangement with respect to its outstanding debt. Hence, provision under section 230 (c) of the Said Act is not applicable to the present application.

32. The Applicant undertakes to comply with the provision of section 230 (5) and serve notice of the present Application to (a) the Reserve Bank of India, (b) the Central Government through the Office of the Regional Director, Western Region, Ministry of Corporate Affairs, New Delhi (c)



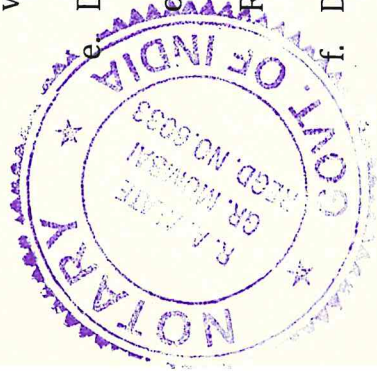
the Registrar of Companies a (d) Goods and Service Tax Department (e) Airport Authority on India, and (f) the Income Tax Department; and to any other authority as may be required.

33. The present application is being made *bonafide* in the interest of justice.

V. RELIEFS SOUGHT:

The Applicant above named prays the Hon'ble Tribunal to be pleased to grant the following reliefs:

- a. Direct the convening of the meeting of Secured Financial Creditors of the Applicant company, as enlisted in **Appendix-A** herein;
- b. Appoint the Chairperson to convene the proposed meeting of the Secured Financial Creditors and fix his remuneration;
- c. Prescribe the quorum and procedure for the proposed meeting with the Secured Financial Creditors including by permitting voting to be done in person or by proxy or by postal ballot or by voting through electronic means;
- d. The Chairperson so appointed be directed to report the result of the meeting of the Secured Financial Creditors to this Hon'ble Tribunal within a period of 7 days of holding of the said proposed meeting;
- e. Direct publications of Notices of the proposed meetings as per Rule 6 of the Companies (Compromises, Arrangements and Amalgamations) Rules, 2016;
- f. Direct service of notice of the present Application to (a) the Reserve Bank of India, (b) the Central Government through the Office of the Regional Director, Western Region, Ministry of Corporate Affairs, New Delhi (c) the Registrar of Companies a (d) Goods and Service Tax Department (e) Airport Authority on India, and (f) the Income Tax Department;



- g. Dispense with the meeting of the Equity Shareholders of the Applicant company, as enlisted in **Appendix-C** herein in light of the Consent in writing provided by SPCL filed as **Annexure-4**;
- h. Dispense with the meeting of the Preference Shareholders of the Applicant company, as enlisted in **Appendix-D** herein in light of the Consent in writing provided by the said preference shareholders filed as **Annexure- 5 to 8**;
- i. Dispense with the fulfilment of any other compliances under Section 230 of the Said Act being not applicable to the nature of the Scheme proposed by the Applicant company;
- j. Pass such other and further orders, as this Hon'ble Tribunal may deem fit and proper in the facts and circumstances of the present.

AND FOR THIS ACT OF KINDNESS, THE PETITIONER SHALL, AS IN DUTY BOUND EVER PRAY.

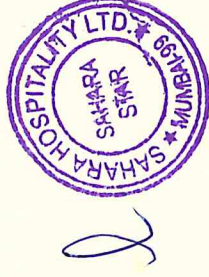
VI. PARTICULARS OF BANK DRAFT EVIDENCING PAYMENT OF FEE FOR THE APPLICATION MADE:

- (a) Name of the Bank issuing the Bank Draft:
- (b) Name of the Issuing Branch:
- (c) In favour of:
- (d) Demand Draft No.:
- (e) Date of Issue:
- (f) Amount:



VII. LIST OF ANNEXURES:

As per the Index.



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VERIFICATION

I, Chintan Sharatchandra Shah, son of Mr. Sharatchandra Shah, aged about 46 years, being the Authorized Representative of Applicant, do hereby solemnly affirm and say, that the contents of my affidavit are true and correct and nothing material has been concealed therefrom.



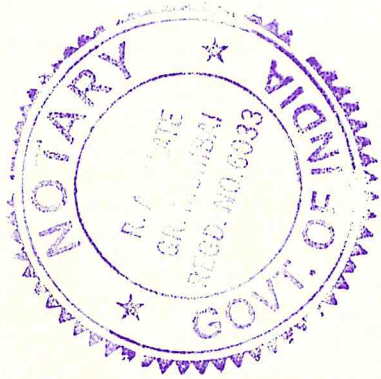
**ABITYA CHOPRA
VICTORIAM LEGALIS
ADVOCATES AND SOLICITORS**



DEPONENT

CHINTAN SHARATCHANDRA SHAH

SAHARA HOSPITALITY LIMITED



APPENDIX-A

List of the Secured Financial Creditors before whom the Applicant has proposed the Scheme of compromise and arrangement

Sl. No.	Financial Creditors
1.	Union Bank of India (including the debt originally given by Andhra Bank and Corporation Bank which have now been merged with Union Bank of India)
2.	UCO Bank
3.	Central Bank of India
4.	Bank of Baroda
5.	IDBI Bank
6.	Karnataka Bank



APPENDIX-B

LIST OF SECURITY PROVIDED BY THE APPLICANT IN FAVOUR OF THE SECURED FINANCIAL CREDITORS

I. Primary Security:

a. **Term Loan:** The Secured Financial Creditors for their Term Loan, Working Capital Term Loans, FITL-I, CRPS/Debt instrument will be having pari-passu charge with other lenders on entire fixed assets of the Applicant company amounting to Rs.1782 Crores (as per Valuation dated 30.09.2021 by RSBA Advisors)

b. **Working Capital Limits:** First pari-passu charge on entire chargeable current assets of the company, including stock, receivables & other chargeable current assets along with UBI, UCO bank and IDBI bank.

II. Collateral Security:

For Term Lenders: Pledge of 51% shares of the company held by Sahara group on pari-passu basis and 2nd charge on the current assets of the Applicant company. For Working Capital lenders:

Second charge on Fixed assets: Rs. 1782 Crores

Less: Proposed rescheduled debt: (Rs. 577.60 Crores)

Total security available for WC lenders: **Rs.1204.40 Crores**

III. Guarantees:

a. **Personal Guarantees:** Subrato Roy Sahara (ARKPS3189F) Guarantor, O P Srivastava (AKHPS7919K) Non-Executive Promoter Director, J B Roy (ACQPR6786C) Non-Executive Promoter Director.

b. **Corporate Guarantee:** Corporate guarantee of Holding company

Sahara Prime City Ltd is proposed to continue.



APPENDIX-C

LIST OF EQUITY SHAREHOLDERS OF THE COMPANY

Sl. No.	Name of the Shareholder	Number of Shares	% of holding
a.	SPCL	5,71,12,041	100%
b.	Subrata Roy Sahara (as nominee of SPCL)	1	-
c.	Swapna Roy (as nominee of SPCL)	1	-
d.	Om Prakash Srivastava (as nominee of SPCL)	1	-
e.	Joy Broto Roy (as nominee of SPCL)	1	-
f.	Sushanto Roy (as nominee of SPCL)	1	-
g.	Seemanto Roy (as nominee of SPCL)	1	-
	TOTAL	5,71,12,047	100%



APPENDIX-D

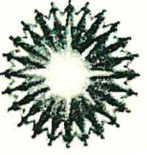
LIST OF PREFERENCE SHAREHOLDERS

Sl. No.	Name of Preference shareholder	Number of shares	Amount	Issue date	Redempti on date
1	Sahara Prime City Limited	15,00,00,000	1,50,00,00,000	04.01.2013	04.01.2023
2	Sahara Prime City Limited	4,20,00,000	42,00,00,000	16.07.2013	16.07.2023
3	Sahara Q Shop Unique Product Range Limited	7,40,00,000	74,00,00,000	16.07.2013	16.07.2023
4	Sahara Prime City Limited	7,00,00,000	70,00,00,000	12.10.2013	12.10.2023
5	Sahara Prime City Limited	14,00,00,000	1,40,00,00,000	25.01.2014	25.01.2024
6	Sahara Prime City Limited	6,65,00,000	66,50,00,000	24.03.2014	24.03.2024
7	Sahara Credit Co-operative Society Limited	3,00,00,000	30,00,00,000	24.07.2014	24.07.2024
8	Saharayn Universal Multi-Purpose Society Limited	50,00,000	5,00,00,000	01.08.2017	01.08.2027
9	Saharayn Universal Multi-Purpose Society Limited	90,00,000	9,00,00,000	06.11.2017	06.11.2027
Total		58,65,00,000	5,86,50,00,000		

Place -
Date -

ADVOCATE FOR THE APPLICANT
ADITYA CHOPRA
VICTORIAM LEGALIS
ADVOCATES AND SOLICITORS





HUMARA INDIA CREDIT CO-OPERATIVE SOCIETY LIMITED

Mangal Jyoti, 101, 227/2 AIC Bose Road, Kolkata, West Bengal-700020

Contact No. : 033-22870953, Email Id: hicsl.coop@humaraindiacesl.in (Regd. No.MSCS/CR/594/2012)

To,

Date: 23/07/2021

The Board of Directors,

Sahara Hospitality Limited,

Hotel Sahara Star, Opposite Domestic Airport,

Ville Parle, East Mumbai- 400 099 India.

Subject: Regarding Sources and Timeline of Funds

Dear Sir/Madam,

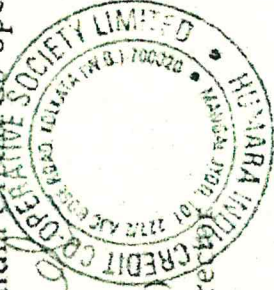
This is to inform you that, We Humara India Credit Co-operative Society Limited is a Credit Cooperative Society registered under the Multi State Cooperative Societies Act, 2002. The Society operates in 15 States/ Union Territories and functions under the preview of its bye laws.

Further, as per Section 64 of the MSCS Act, 2002 and the registered bye laws of the Society, the Society can invest its investable funds in the shares or securities of any Institutions. Therefore, in line with consent to Preliminary Offer Letter, the Society is interested in investing in the Redeemable Preference Shares of your Company to the extent of sum up to INR 95 crores within next 15 months, as per terms to be fixed.

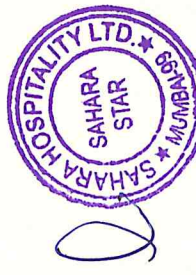
Moreover, the source of fund shall be the surplus of deposits from the members. As required, the time within which proposed contribution will be made shall be after all necessary documentation and compliances are completed.

For Humara India Credit Co-operative Society Limited

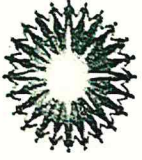
(Sanjay Arora)
Managing Director




TRUE COPY



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HUMARA INDIA CREDIT CO-OPERATIVE SOCIETY LIMITED

Mangal Jyoti, 101, 227/2 AJC Bose Road, Kolkata, West Bengal-700020

Contact No. : 033-22870953, Email Id: hiccsl.coop@humaraindiacsl.in (Regd. No.MSCS/CR/594/2012)

To,

Date: 23/07/2021

The Board of Directors,

Sahara Hospitality Limited,

Hotel Sahara Star, Opposite Domestic Airport,

Ville Parle, East Mumbai- 400 099 India.

Sub: Consent to Preliminary Offer Letter

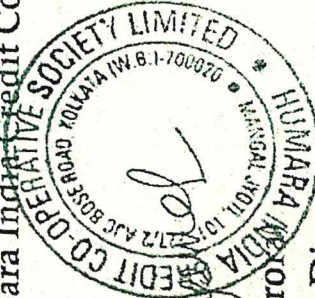
Dear Sir/Madam,

With reference to the captioned subject, We, Humara India Credit Co-operative Society Limited having our registered office at Mangal Jyoti, 101, 227/2 AJC Bose Road, Kolkata, West Bengal-700020 do hereby vide this letter convey our acceptance towards investment in Redeemable Preference Shares of your Company to the extent of a maximum sum of INR 95 crores.

We further hereby request you to provide us with the detailed terms and conditions of the Issue and Redemption of Shares.

Further, kindly be apprised that this is our in principal approval to invest in the shares of your Company, the final approval/ consent will be intimated to you upon receiving the detailed Private Placement Offer Letter of the Company.

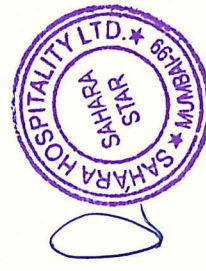
For Humara India Credit Co-operative Society Limited



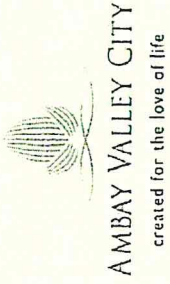
(Sanjay Arojan)
Managing Director



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Qing Ambay City Developers Corporation Limited
(Formerly known as Amby Valley City Developer Limited)

To,
The Board of Directors
Sahara Hospitality Limited
Opp. Domestic Airport
Vile Parle East, Mumbai

Subject: Fund support to Sahara Hospitality Limited.

Respected Sir/Ma'am,

We are in receipt of your request to provide financial support of Rs. 40 (Ten) Crore at the earliest and support of Rs. 40 (Forty) Crore out of which Rs. 10 (Ten) Crore are required immediately and remaining Rs. 30 (Thirty) Crore over a period of 6 (Six) Months.

Please find enclosed actual profitability statement for a period from 01st April 2021 to 20th July 2021 and projected profitability statement from 21st July 2021 to 31st March 2022. In view of the above our Company will have a surplus of Rs. 50 Crores during the current financial year.

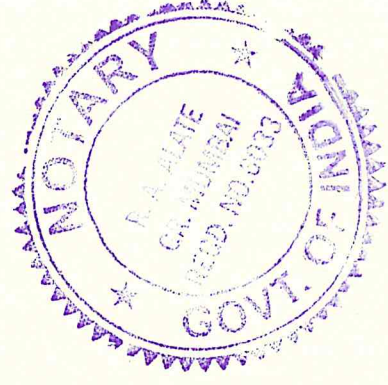
The request received by the Company has been considered and accepted by Management of the Company and it has been agreed by the Company to provide a fund support of Rs. 10 Crores to your Company immediately in next 07-10 working days and a further fund support of Rs. 30 (Thirty) Crore over a period of 6 (Six) Months. The detailed term and conditions for the same to be followed.

For Qing Ambay City Developers Corporation Limited


Chandra P. Jitgani
Company Secretary

Date: 23.07.2021

Place: Mumbai



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FORM NCLT-6
BEFORE THE HON'BLE NATIONAL COMPANY LAW TRIBUNAL
MUMBAI BENCH, AT MUMBAI

CA (CAA) NO. _____ OF 2021

IN THE MATTER OF:
The Companies Act 2013,

AND

IN THE MATTER OF:
An Application under section 230 and
231 of the Companies Act 2013

AND

IN THE MATTER OF:
Sahara Hospitality Limited
Through its Authorized Representative
having its registered office at:
Hotel Sahara Star, Opposite Domestic Airport,
Vile Parle East Mumbai
Maharashtra: 400099



... **APPLICANT**

AFFIDAVIT UNDER SECTION 230 (2) OF THE COMPANIES ACT, 2013.

VERIFYING THE PETITION

I, Chintan Sharatchandra Shah, son of Mr. Sharatchandra Shah, aged about 46 years, being the Authorized Representative of Applicant having, its office at Hotel Sahara Star, Opposite Domestic Airport, Vile Parle East Mumbai Maharashtra:

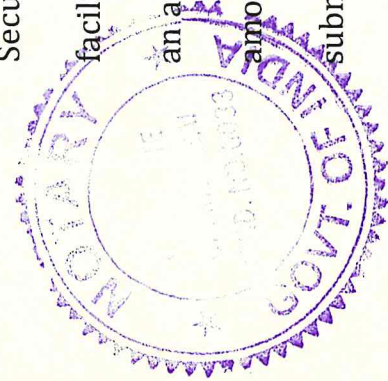
1. That I am the Authorized Representative of the Applicant in above named matter (authorized vide Board Resolution dated 20.09.2021) and am



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fully acquainted with the facts and circumstances of this case and competent to depose the present affidavit.

2. That the Applicant Company has a paid-up equity share capital of Rs.57.11 Crores divided into 5.71 Crores shares of Rs.10 each which is entirely held by Sahara Prime City Limited ("SPCL"). The Applicant company has paid up preference share capital of Rs.586.50 Crores divided into 58.65 Crores shares of Rs.10 each. The preference share is majorly held by SPCL (79.88%). Sahara Group is promoted by Mr. Subrata Roy and is headquartered in Lucknow, Uttar Pradesh, India. The group is having interests in finance, infrastructure and housing, media & entertainment, consumer products, manufacturing, services and trading. List of Equity Shareholders and Preference Shareholders of the Applicant company is provided in **Appendix-C** and **Appendix-D** to the accompanying Application, respectively.
3. That the Applicant had availed certain credit facilities by way of term loan and other facilities from the Secured Financial Creditors (enlisted in **Appendix A** to the accompanying Application) in a phased manner in respect of the 5-Star Luxury Hotel being operated and managed by the Applicant namely, hotel "**Sahara Star**" in Mumbai (hereinafter referred to as the "**Said Hotel**"), strategically located near the Domestic Airport.
4. To state particularly, the Applicant availed the credit facilities from the Secured Financial Creditors in three phases. The Applicant availed credit facilities to the tune of Rs.178 Crores in **Phase-I** in the year 2005-2007, an amount of Rs. 309 Crores in **Phase-II** in the year 2010-2013 and an amount of Rs.212 Crores in **Phase-III** in the years 2012-2016. It is submitted that in **Phase-III**, while the sanctioned amount by the said Secured Financial Creditors was Rs.275 Crores, only an amount of



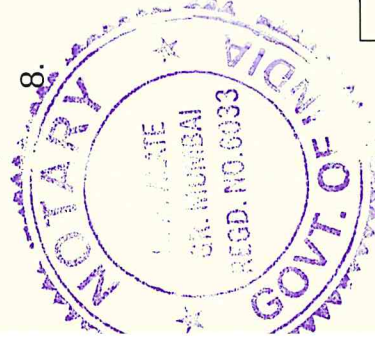
64

Sl. No.	Secured Financial Creditors	Amount Outstanding as on 30.09.2019
12.	Corporation Bank (Merged with Union Bank of India)	Rs.66.99 Crores
13.	Central Bank of India	Rs.47.22 Crores
14.	Bank of Baroda	Rs.41.91 Crores
15.	IDBI Bank	Rs.38.93 Crores
16.	Karnataka Bank	Rs.18.47 Crores
	Overdue Interest	Rs.18.57 Crores
	TOTAL	Rs.524.55 Crores

6. That the breakup of the above-mentioned outstanding amount in respect of the various facilities is as under:

Sl. No.	Facility	Amount
5.	Term Loans	Rs. 468.86 Crores
6.	Cash Credit	Rs. 19.06 Crores
7.	Credit Card facility	Rs. 7.00 Crores
8.	Bank Guarantee	Rs. 11.05 Crores
	Overdue Interest	Rs.18.57 Crores
	TOTAL	Rs.524.55 Crores

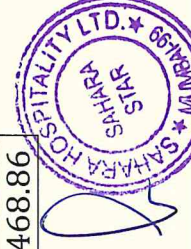
7. That the Applicant in the intervening period, despite being faced with the adversity of the Pandemic of COVID-19, made a cumulative payment of Rs. 33,05,00,000/- (Rupees Thirty-Three Crores Five Lakhs Only) to the Secured Financial Creditors. Finally finding a solution to the predicament of the Applicant, it has proposed a Scheme of compromise and arrangement with the Secured Financial Creditors, as marked and annexed as **ANNEXURE A-2** with the accompanying Application ("**Scheme**").



8. That the essential features of the Scheme are described in brief herein below:

- C. Rescheduling of the debt repayment obligations in the following manner:

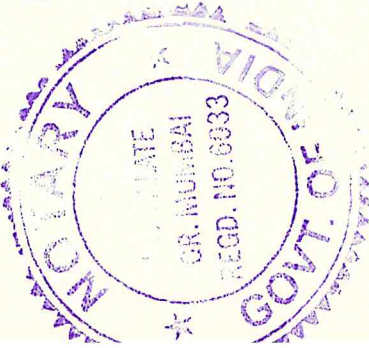
EXISTING AS ON DATE OF NPA (30.09.2019)	PROPOSED FACILITIES (ON APPROVAL)
Bank Loans	Bank Loans
Amount	Amount
468.86	468.86
FB I: Term Loan	Term Loan (TL)
	468.86



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EXISTING AS ON DATE OF NPA (30.09.2019)		PROPOSED FACILITIES (ON APPROVAL)	
Bank Loans	Amount	Bank Loans	Amount
FB II: Overdue Interest on Term Loan	17.58	FITL I (overdue Int)	18.57
FB III: Overdue Interest on Credit card facility	0.99		
FB IV: Cash Credit limit (sanctioned Rs. 20 Crores.)	19.06	Cash Credit limit	20.00
FB V: Credit card (completely utilised)	7.00	WCTL I	7.00
NFB I: Bank Guarantee Limit (outstanding invoked limit stands at Rs. 3.50 Crores.)	11.05	WCTL II	3.50
-	-	CRPS/ debt instrument at a coupon rate 0.10% (Relating to the overdue interest at the rate of 8% per annum from 01.10.2019 till 30.09.2021 on cumulative sum of TL+FITL-I+WC+WCTL-I+WCTL-II)	79.67
Total limits	524.54	Total Limits	597.60
-	-	Reduced applicable rate of interest	MCLR + 0.50% p.a.
-	-	Account Upgradation	March-2023

D. Reduction in rate of interest (from presently prevalent 12.95 % to 13.25%) to the rate of prevalent MCLR +0.50%, subject to a maximum of 8% p.a.



against which the Applicant has assured to undertake the following:

A. Proposed upfront payment of approximately Rs.40,00,00,000/- to be made as upfront payment within a period of 15 days of final approval of this Scheme by this Hon'ble Tribunal or the date of implementation after the grant of approval by this Hon'ble



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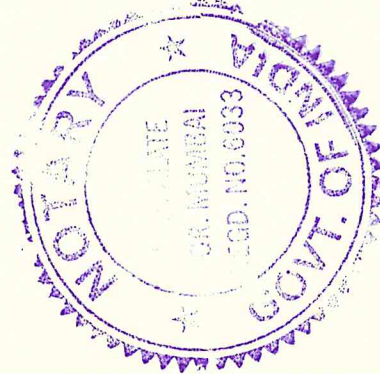
Tribunal, whichever is earlier (hereinafter referred to as “**Effective Date**”) as substantiated by the letter appended to this application as **Appendix-E** with this application. The Promoters have also arranged a sum of Rs. 35,00,00,000/- (Rupees Thirty Five Crores Only) for the incurring of the foreseen capital expenditure and operational expenditure in respect of (i) completing the work in relation to the additional 42 rooms and (ii) for completing the requisite procedure for the Occupation Certificate to facilitate the leasing of the rental spaces and for (iii) repayments and other operational expenditures during the period from 01.10.2021 to 31.03.2022.

B. Creation and maintenance of Debt Servicing Reserve Account (“**DSRA**”)

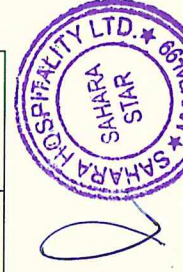
C. Ring Fencing of Cash Flows and continuing the arrangement of cash flows of the Said Hotel being managed through the Trust and Retention Account (“**TRA**”)

D. Continuation of security created in favour of the Secured Financial Creditors on the assets of the Applicant including but not limited to the personal guarantees and corporate guarantees, already held by the Secured Financial Creditors (which are briefly described in **Appendix-B** to this Application)

9. That by virtue of the above proposed scheme by the Applicant, the Secured Financial Creditors of the Applicant are likely to be exposed as under:



Nature of Facility	UBI *	UCO	CBI	BOB	IDBI	Karnataka	Total



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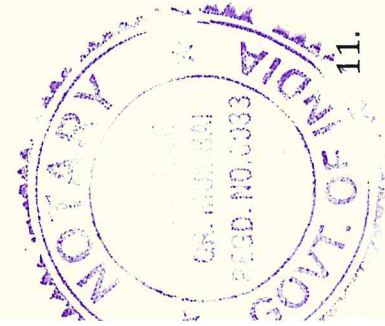
Term Loan	252.06	75.71	47.22	41.90	33.50	18.47	468.86
WCTL I	7.00	0	0	0	0	0	7.00
WCTL II	3.50	0	0	0	0	0	3.50
FITL - I	10.39	2.49	2.03	1.47	1.60	0.59	18.57
CRPS	43.68	12.51	7.88	6.94	5.62	3.04	79.67
Working Capital	8.00	6.00	0	0	6.00	0	20.00
Total	324.62	96.71	57.13	50.31	46.72	22.11	597.60
FB Limits							
NFB Limits	-	-	-	-	-	-	-
Total	324.62	96.71	57.13	50.31	46.72	22.11	597.60

(in Rs. crores)

* Exposure post-merger including Andhra & Corporation bank.

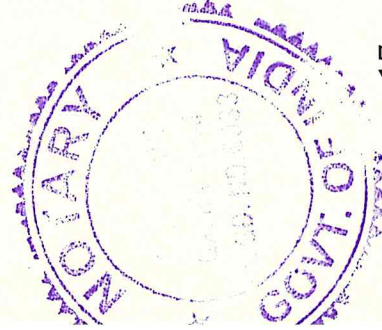
10. That the Applicant in the Scheme has also projected its operating revenue assumptions, operating expenditure assumptions, working capital levels, projected Profit and Loss, projected asset statement, projected liability statement, projected normal DSCR and other financial projections. Although the company expects full-fledged scale of operations from Financial Year 2022-23, the Applicant in the accompanying Scheme of compromise and arrangement has presumed the estimations on the conservative side only to mitigate any eventuality in future. The management is taking various measures for the revival of operations, for augmenting the revenues, for curtailing the costs, for bringing efficiency in operations both for increasing the revenues and improving the margins.

11. That the total revenues from the Said Hotel operations showed a growth of 40% in Financial Year 2018-19 over the revenues of Financial Year 2017-18. The revenues for Financial Year 2019-20 were in line with the revenues of Financial Year 2018-19 with a slight reduction on account of COVID situation which adversely and severely affected the revenues of last quarter of the Financial Year 2019-20 as the Applicant company



[Handwritten Signature]

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12. That the Scheme of compromise and arrangement proposed by the Applicant is aimed at ensuring that the interests of the Secured Financial Creditors are duly protected. It is also aimed at ensuring revival and expansion of the Applicant's business and revenues thereby enabling the Applicant to effectively repay all the outstanding loan owed by the Applicant to the Secured Financial Creditors.
13. That section 230 (2) (c) of the Companies Act 2013 is not applicable to the accompanying application.
14. That the accompanying Scheme of compromise and arrangement is between the Applicant Company and its Secured Financial Creditors and does not envisage any reduction in the share capital of the Applicant company.
15. That as on date there exists certain pending investigation and proceedings against the Applicant Company, the details of which is mentioned in detail in **ANNEXURE-89** herein.
16. That I have read and understood the contents of the accompanying Application filed by the Applicant and the statements made therein are true to my knowledge and believed by me to be true. The statements made in paragraphs ___ of the accompanying Application herein now shown to me are true to my knowledge, and the statements made in paragraphs _____ are based on information, and I believe them to be true.
17. That all the Annexures annexed and marked with the accompanying Application i.e. **ANNEXURE A-1** to **ANNEXURE A-90** may read and considered as an integral part of this Affidavit, and I confirm the same to be true and correct.



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18. That I affirm and verify the correctness of the contents of the accompanying Application and its accompanying Annexures filed by the Applicant and state that nothing material has been concealed from this Hon'ble Tribunal.

Solemnly affirmed



DEPONENT



**ADITYA CHOPRA
VICTORIAM LEGALIS
ADVOCATES AND SOLICITORS**

**CHINTAN SHARATCHANDRA SHAH
SAHARA HOSPITALITY LIMITED**

VERIFICATION

I, Chintan Sharatchandra Shah, son of Mr. Sharatchandra Shah, aged about 46 years, being the Authorized Representative of the Applicant do hereby verify on this ___ day of September, 2021 that the contents of my affidavit are true and correct and nothing material has been concealed therefrom.



**ADITYA CHOPRA
VICTORIAM LEGALIS
ADVOCATES AND SOLICITORS**

1085, Hotel Sahara Star,
Opp to Domestic Airport,
Vile Parle (E), Mumbai - 400099
Email - aditya@victorihamlegalis.com
Mob - +919818880644



DEPONENT

**CHINTAN SHARATCHANDRA SHAH
SAHARA HOSPITALITY LIMITED**

*A Step Ahead*

SAHARA HOSPITALITY LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE 3rd MEETING OF THE BOARD OF DIRECTORS FOR F.Y. 2021-22 OF THE COMPANY HELD ON MONDAY, 20TH SEPTEMBER 2021, THROUGH VIDEO CONFERENCE FROM THE REGISTERED OFFICE SITUATED AT HOTEL SAHARA STAR, OPP. DOMESTIC AIRPORT, VILE PARLE (E), MUMBAI- 400 099.

CONSIDERING AND APPROVING DRAFT SCHEME OF ARRANGEMENT/COMPROMISE BETWEEN THE COMPANY AND ITS SECURED CREDITORS UNDER SECTION 230 OF THE COMPANIES ACT, 2013.

"RESOLVED THAT pursuant to provisions of Section 230 and other applicable provisions, if any, of the Companies Act, 2013 (including any statutory modification(s) or re-enactment thereof for the time being in force), the Memorandum and Articles of Association of the Company and subject to approval of shareholders/creditors/lenders, Hon'ble National Company Law Tribunal (NCLT) Mumbai ("Tribunal"), and other necessary approvals of other authorities, the consent of the Board be and is hereby accorded to the Draft Scheme of Arrangement/ Compromise ("the Scheme") as placed before the meeting.

RESOLVED FURTHER THAT Mr. Chintan Shah, Financial Consultant of the Company, be and are hereby severally authorized to make such alterations and changes therein as may be expedient or necessary for satisfying the requirement or condition imposed by the Hon'ble National Company Law Tribunal or any regulatory authority.

RESOLVED FURTHER THAT Mr. Chintan Shah, Financial Consultant of the Company be and are hereby severally authorized to take all steps as may be required including the following:

- (a) Filing of applications with the Tribunal and / or other relevant competent authorities;
- (b) Holding meetings of the shareholders / creditors of the Company as may be directed by the Tribunal, to give effect to the Scheme;

Regd. Office: Hotel Sahara Star, Opp. Domestic Airport, Vile Parle (East), Mumbai - 400 099.
CIN: U55101MH1989PLC140211 PAN: AACB7619L GSTIN: 27AACB7619L1ZE
Tel. No.:022-39895000 Fax: 022-39895001 Website: www.saharastar.com

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Step Ahead

SAHARA HOSPITALITY LIMITED

- (c) Filing of petitions for the confirmation of the Scheme by the concerned Tribunal and / or such other competent authority;
- (d) Engaging advocates / counsels;
- (e) Signing and issuing public advertisements and notices, applications, petitions, documents, relating to scheme or aforesaid Scheme;
- (f) Settling any question or difficulty that may arise with regard to the implementation of the above Scheme, to give effect to the above resolution;
- (g) Making alterations to the Scheme as may be directed by the concerned Tribunal / competent authorities, and / or as may be expedient or necessary, which does not materially alter the substance of the Scheme;
- (h) Giving effect to the directions, if any, of the Tribunal / competent authority, in relation to the approval of the said Scheme;
- (i) To digitally sign all the forms required to be filed with various authorities;

Doing all such other acts and / or things as may be considered necessary and expedient in relation to the above.

For Sahara Hospitality Limited



Sweety Bajpai

Sweety Bajpai

Company Secretary

Date: 22.09.2021

Regd. Office: Hotel Sahara Star, Opp. Domestic Airport, Vile Parle (East), Mumbai - 400 099.
CIN: U55101MH1989PLC140211 PAN: AACB7619L GSTIN: 27AACB7619L1ZE
Tel. No.:022-39895000 Fax: 022-39895001 Website: www.saharastar.com

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ANNEXURE 'A'-2

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**SCHEME UNDER SECTION 230 OF
THE COMPANIES ACT, 2013**

BETWEEN

SAHARA HOSPITALITY LIMITED

WITH

**THE SECURED FINANCIAL
CREDITORS**

[20.09.2021]

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1. INTRODUCTION

1.1. Sahara Hospitality Limited (hereinafter referred to as "Company") is a wholly owned subsidiary of the Sahara Prime City Limited. The entire management and promoters of the Company have undivided faith in the operability and profit making of the Sahara Star Hotel (hereinafter referred to as "Hotel") and hence, have made dedicated and concerted efforts in keeping the enterprise flowing despite all the impediments faced by not only the Hotel but the entire hospitality industry in the wake of pandemic of Covid-19.

1.2. However, facing tough terrains, even the turning of the account of the Company as NPA with effect from 01.10.2019 did not deter its management and promoters and they continued to remain dedicated to the cause of turning the Hotel into a profit-making venture. This is substantiated by the fact that since the turning of the Company's Account NPA, the Company paid a cumulative amount of Rs. 33,05,00,000/- (Rupees Thirty-Three Crores Five Lakhs Only) towards servicing of the debt owed to the Financial Creditors.

1.3. The Company, keeping in mind its vision for the Company and its future has by way of this Scheme, penned down a bankable proposal for a compromise and arrangement restricted only to the debt owed by it to its Secured Financial Creditors.

1.4. The Company has estimated that if this Scheme is approved, the Company will be in a position to substantially improve its cash inflow and will smoothly be able to adhere to this Scheme for accelerated repayment of debt to its Secured Financial Creditors, as per the estimates provided in Clause 12 herein below.

1.5. The exclusive feature of this Scheme is that the Company has ensured that interests of the Secured Financial Creditors are duly protected and the Company is presenting this Scheme with having its management to make upfront payment towards the outstanding Debt immediately upon approval of this Scheme as per section 230 of the Companies Act 2013 along with providing for the capital expenditure required for complete utilisation of the Hotel. Furthermore, the Company has structured the Scheme in a manner that repayment by way of ballooning instalments shall commence forthwith upon approval of the Scheme (and preparedness has been shown with effect from October, 2021. Thus, the Company is merely seeking rescheduling of the repayments, with the Secured Financial Creditors not extending any further loans.

1.6. The Company has a debt outstanding in default as on 01.10.2019, being an amount of Rs. 505,98,00,000/- (Rupees Five Hundred and Five Crores and Ninety-Eight Lakhs Only) (excluding the overdue interest). Till date, the revenue of the Company is being collected in the designated Trust and Retention Account

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(hereinafter referred to as "TRA"). The Company is hereby primarily seeking the following, *inter-alia*:

- 1.6.1. postponement of the schedule for repayment of all the outstanding debt whereby the payments will continue to be made immediately upon approval of the Scheme in the manner as provided in detail herein below in Clause 7;
- 1.6.2. a reduction in the applicable rate of interest to MCLR + 0.5%, subject to a maximum of 8% p.a., with effect from 01.10.2019.

1.7. It is relevant to state that as per the recent valuation, the value of the assets of the Company, over which the Secured Financial Creditors have been given a right is Rs.1782,00,00,000/- (Rupees One Thousand Seven Hundred Eighty Two Crores Only) and hence, the Secured Financial Creditors are substantially secured for value much beyond the value of the outstanding debt i.e. about Rs.505,98,00,000/- (excluding the Overdue Interest). Despite the same, the promoters and management have joined hands to show their solidarity and as a result will be undertaking the following in case the present Scheme is duly approved:

1.7.1. Seeking adjustment of Rs. 33,05,00,000/- (Rupees Thirty-Three Crores Five Lakhs Only) already paid by the Company to the Secured Financial Creditors towards the outstanding debt payments since the declaration of NPA till date, against the repayment schedule devised as per this Scheme.

1.7.2. Additionally, the Company has got the promoters to arrange for the following contribution;

1.7.2.1. Rs. 40,00,00,000/- (Rupees Forty Crores Only) as upfront payment within a period of 15 days of final approval of this Scheme by the Hon'ble National Company Law Tribunal or the date of implementation after the grant of approval by the Hon'ble National Company Law Tribunal, whichever is earlier (hereinafter referred to as "Effective Date");

1.7.2.2. Rs. 35,00,00,000/- (Rupees Thirty Five Crores Only) for the incurring of the foreseen capital expenditure in respect of (i) completing the work in relation to the additional 42 rooms and (ii) for completing the requisite procedure for the Occupation Certificate to facilitate the leasing of the rental spaces, for repayments and other operational expenditures during the period from 01.10.2021 to 31.03.2022

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1.7.2.3. Rs.45,00,00,000 (Rupees Forty Five Crores only) during FY 2022-23 towards repayments of instalment & interest and to meet operational expenditures.

1.7.3. The Corporate Guarantee and the Personal Guarantees (presently having been invoked) shall be continued for the remaining tenure of the debt upon approval of the present Scheme.

1.7.4. The Company proposes to create the Debt Servicing Reserve Account (hereinafter referred to as "DSRA") equivalent to number of instalments to be serviced for a period of three months, from October, 2021 onwards till the term liabilities (including TL, WCTL and FITL) are completely paid off by way of advance payment

1.7.5. The Company shall continue to be operated through the Escrow Arrangement (i.e. through the TRA) presently being followed and hence, the cash flows will be under direct monitoring of the Secured Financial Creditors. The Agency for Specialised Monitoring (hereinafter referred to as "ASM") appointed for monitoring the utilisation of funds in the manner prescribed by the Secured Financial Creditors shall continue to work.

1.8. Thus, as a result of the above, the Company is seeking the compromise with the Secured Financial Creditors in the following manner:

(In Rs.) (In Crores)

EXISTING AS ON DATE OF NPA (30.09.2019)		PROPOSED FACILITIES (ON APPROVAL)	
Bank Loans	Amount	Bank Loans	Amount
FB I: Term Loan	468.86	Term Loan (TL)	468.86
FB II: Overdue Interest on Term Loan	17.58	FITL I (overdue Int)	18.57
FB III: Overdue Interest on Credit card facility	0.99		
FB IV: Cash Credit limit (sanctioned Rs. 20 Crores.)	19.06	Working Capital limit (WC)	20.00
FB V: Credit card (completely utilised)	7.00	WCTL I	7.00
NFB I: Bank Guarantee Limit (outstanding invoked limit stands at Rs. 3.50 Crores.)	11.05	WCTL II	3.50

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EXISTING AS ON DATE OF NPA (30.09.2019)		PROPOSED FACILITIES (ON APPROVAL)	
Bank Loans	Amount	Bank Loans	Amount
Total limits	524.54	Total Limits	517.93
-	-	CRPS/ debt instrument at a coupon rate 0.10% (Relating to the overdue interest at the rate of 8% per annum from 01.10.2019 till 30.09.2021 on cumulative sum of TL+FITL-I+WC+WCTL-I+WCTL-II)	79.67
-	-	Reduced applicable rate of interest	MCLR + 0.50% p.a. (up to 8% p.a.)
-	-	Account Upgradation	March'2023
-	-	Cumulative Total Limits	597.60.

1.9. Hence, the Company is seeking the holistic support of the Secured Financial Creditors to bring back the Hotel to a profit-making venture, to ensure that the timely repayment of the debt is made to all the Secured Financial Creditors.

2. OVERVIEW OF BUSINESS OF THE COMPANY

2.1. The Company operates Sahara Star Hotel (5-star luxury hotel) in Mumbai strategically located near Mumbai's domestic airport. The key features of the property are described hereinbelow:

Sl. No.	Key Parameters	Details
a.	Total plot area	30,047 Sq. Mtr.
b.	Constructed area (excluding Basement)	9,54,000 Sq. Ft.
c.	3 level Basement area	3,21,000 Sq. Ft.
d.	Total rooms	396 rooms (including 42 rooms proposed to be operational from April 2022)
e.	Restaurants & outlets	10 restaurants serving different cuisines:

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Sl. No.	Key Parameters	Details												
		<ul style="list-style-type: none"> i. The Earth Plate – Global Cuisine Restaurant ii. E.A.S.T. – East Asian Spice Trail, the Pan Asian Restaurant iii. Mabruk – The Mediterranean Restaurant iv. Manuhaar – Traditional Vegetarian Thali Restaurant v. Namak – Indian Specialty Restaurant vi. Ocean PDR – India’s only underwater Private Dining Room vii. Divine – The Wine Cellar viii. Golden Chariot – The Multi Cuisine Restaurant ix. Flute – Food, Friends, Fashion (Flute is outsourced to IBFW Retail Pvt. Ltd. on lease basis) x. Night Club- The Barrel Mansion (also being operated by outsourcing the same on lease basis) <p>(A copy of the Brochure bearing photographs of the niche quality of the Hotel is appended to the present Scheme as Annexure-“A”)</p>												
f.	Banquet Halls	<p>6 varied structured halls ranging from 2,800 Sq. Ft. to 55,000 Sq. Ft. in area. The Hotel boasts of the Mumbai’s largest pillar less Event Hall (Sapphire) with floor space of 55,000 Sq. Ft. and ceiling height of 25 feet; gross capacity of 3985 people.</p> <table border="1" data-bbox="1713 250 2088 812"> <thead> <tr> <th data-bbox="1713 701 1828 812">Sl. No.</th> <th data-bbox="1713 545 1828 701">Name</th> <th data-bbox="1713 389 1828 545">Area (In Sq. Ft.)</th> <th data-bbox="1713 250 1828 389">Capacity (No. of Guest)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1828 701 2010 812">i.</td> <td data-bbox="1828 545 2010 701">Sapphire</td> <td data-bbox="1828 389 2010 545">55,000</td> <td data-bbox="1828 250 2010 389">2,500</td> </tr> <tr> <td data-bbox="2010 701 2088 812">ii.</td> <td data-bbox="2010 545 2088 701">Jade</td> <td data-bbox="2010 389 2088 545">10,000</td> <td data-bbox="2010 250 2088 389">800</td> </tr> </tbody> </table>	Sl. No.	Name	Area (In Sq. Ft.)	Capacity (No. of Guest)	i.	Sapphire	55,000	2,500	ii.	Jade	10,000	800
Sl. No.	Name	Area (In Sq. Ft.)	Capacity (No. of Guest)											
i.	Sapphire	55,000	2,500											
ii.	Jade	10,000	800											

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Sl. No.	Key Parameters	Details																					
		iii.	5,000	350																			
		iv.	2,800	50																			
		v.	3,100	60																			
		vi.	4400	225																			
		Total		80,300	3,985																		
g.	Business Centre	<p>To cater to the increasing demand from the Corporate Sector, the Company has largest presidential Board Room, which is the city's largest boardroom with capacity to host 77 corporate guests and delegates. The Hotel is housed with two meeting rooms with an area of 1000 sq. ft each with the state of art meeting rooms named as Clubs, Spades, Heart and Diamonds</p>																					
h.	Commercial/ Retail space	<p>The Hotel has around 230500 Sq. Ft. area which is available for the purposes of letting out, which is briefly enlisted hereinbelow:</p> <table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Particulars</th> <th>Area (in Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Commercial space on Ground, 1st and 2nd Floor</td> <td>1,00,000</td> </tr> <tr> <td>ii.</td> <td>Commercial space on 4th & 5th Floor</td> <td>1,00,000</td> </tr> <tr> <td>iii.</td> <td>Outlets</td> <td>13,000</td> </tr> <tr> <td>iv.</td> <td>Night Club</td> <td>4922</td> </tr> <tr> <td>v.</td> <td>Flute</td> <td>12,581</td> </tr> </tbody> </table>				Sl. No.	Particulars	Area (in Sq. Ft.)	i.	Commercial space on Ground, 1st and 2nd Floor	1,00,000	ii.	Commercial space on 4th & 5th Floor	1,00,000	iii.	Outlets	13,000	iv.	Night Club	4922	v.	Flute	12,581
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iv.	Night Club	4922																					
v.	Flute	12,581																					

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Sl. No.	Key Parameters	Details	
		Total	2,30,503
		Out of the said area, commercial space area of 2,00,000 Sq. Ft. is yet to be leased out and is proposed to be leased out in a phased manner, post completion of the compliances in respect of Occupancy Certificate.	
i.	Preview Theatre	An international level, state of the art preview theatre with capacity of 40 pax is also housed in the Hotel, which is spread over an area of 3,700 Sq. Ft.	
j.	Spa & Wellness Centre	World class gymnasium spread over an area of 11,200 Sq. Ft., which is presently outsourced. Also, there Signature SPAs with world renowned spa therapies spread across 13000 Sq. Ft. with multiple treatment rooms.	
k.	Parking space	The parking area is built over an area of 3,21,000 Sq. Ft. with a capacity of 820 cars spread over 3 levels.	

2.2. Financial Year 20-21 (Provisional):

2.2.1. During the Financial Year 2020-21 (i.e. even during the COVID Period), the Company recorded total revenue:

2.2.1.1. of Rs. 28,45,00,000/- (Rupees Twenty-Eight Crores Forty-Five Lakhs Only) from hotel operations; and

2.2.1.2. of Rs. 14,66,00,000/- (Rupees Fourteen Crores Sixty-Six Lakhs Only) from fuel sales.

2.2.2. This level of performance has been achieved by the Company, despite the fact that the Hotel was operational only from mid of November, 2020 to till mid of March, 2021 in light of the wake of the Covid-19 pandemic. This was a direct result of the endeavour of the Company to ensure absolute compliance with the applicable regulations promulgated by Bombay Municipal Corporation and to ensure that no compromise is made on the quality of service being provided by the Hotel.

2.2.3. The Company accordingly booked negative EBITDA of Rs. 23,00,00,000/- (Rupees Twenty-Three Crores Only) which was totally funded by the Promoter's Contribution of Rs. 27,58,00,000/- (Rupees Twenty-Seven Crores Fifty-Eight Lakhs Only) in light of the running cost of the Hotel and the operational and maintenance expenses for a 5-star luxury hotel. Practically, the Financial Year 2020-21, being a non-operational year due to the COVID situation, the performance of the same is incomparable with the past performances and hence, ought not to be given much weightage.

2.3. Prior Financial Years' Revenue of the Company:

2.3.1. The break-up of the business operational revenue (excluding fuel sales related) model of the Company is described in the table hereinbelow:

		(In Rs.) (In Crores)		
Sl. No	Particulars	Financial Year 2017-18	Financial Year 2018-19	Financial Year 2019-20
A. Revenues – Hotel Business				
i.	Room Income	61.07	79.01	76.01
ii.	Food and Beverages (inclusive of the banquet business)	94.62	126.52	130.26
iii.	Rental Income	-	11.92	4.14
iv.	Other Services	5.06	7.59	5.72
	% Growth	-	39.99%	-3.96%
	Total Revenues – Hotel Business	160.75	225.04	216.13
B.	Sale of Petrol & Allied Products	53.48	45.75	38.56
C.	Other Income	2.29	2.64	3.13
	Total Operating Revenues	216.52	273.41	257.83
	% Growth	-	26.27%	-5.70%

2.3.2. Thus, the total revenues from Hotel operations showed a growth of 40% in the Financial Year 2018-19 over the revenues of the Financial Year 2017-18. The revenues for the Financial Year 2019-20 were in line with the revenues of the Financial Year 2018-19, with a slight reduction on account of COVID situation which affected the revenues of last quarter of the Financial Year 2019-20, as the Company witnessed low number of footfall of guests and cancellation of bookings, commencing from February, 2020.

2.3.3. As a standard mode of revenue, the major contributor to the Hotel's operations is the revenue from Food & Beverages which accounted for 58.86%, 56.22% and 60.27% of the total revenue of the Hotel in the

Financial Year 2017-18, the Financial Year 2018-19 and the Financial Year 2019-20 respectively.

2.3.4. Even otherwise, the total operating revenues include income from Hotel business, fuel sales and other income and the same have increased by 26.27% during the Financial Year 2018-19 on account of (i) the increased ARR coupled with (ii) increase in occupancy level to 78% and (iii) accrual of the lease rentals revenue.

2.4. EBITDA [Earnings Before Interest, Taxes, Depreciation and Amortization]

2.4.1. The EBITDA margins of the Company from Hotel business improved to 35.12% during the Financial Year 2018-19 from 18.81% during the Financial Year 2017-18 due to substantial improvement in ARR (Annual Room Revenue) and lease rentals generated during the year.

2.4.2. During the Financial Year 2019-20 there was a slight decrease in PBDIT (Profit Before Depreciation and Income Tax) mainly due to high incidence of adhoc repair and maintenance cost and cancellation of lease contracts which impacted the overall margins.

2.5. Net Worth

2.5.1. The net worth of the Company was Rs. 631,22,00,000/- (Rupees Six Hundred and Thirty-One Crores Twenty-Two Lakhs Only) as on 31.03.2020 as against the total outstanding debt of Rs. 497,95,00,000/- (Rupees Four Hundred and Ninety-Seven Crores Ninety-Five Lakhs Only) (in respect of the term loan and the dues in respect of the working capital). Accordingly, the Company has thereby been maintaining debt to equity ratio of 0.79.

2.5.2. The break-up of net worth over the years is as follows:

(In Rs. Crores)

Sl. No.	Particulars	2017-18	2018-19	2019-20
a.	Equity Share Capital	57.11	57.11	57.11
b.	Preference Share Capital (including accrued Interest)	879.18	951.31	1029.35
c.	Securities Premium Account	300.72	300.72	300.72
d.	Equity Capital Reserve	-	10.06	28.59
e.	Surplus in P&L	(380.11)	(476.75)	(675.20)

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Sl. No.	Particulars	2017-18	2018-19	2019-20
f.	Other Comprehensive Income (OCI)	(109.67)	(109.42)	(109.35)
	Net Worth	747.23	733.04	631.22

3. MANAGEMENT OF THE COMPANY

- 3.1. The Company is a wholly owned subsidiary of Sahara Prime City Limited (hereinafter referred to as "SPCL") and is a group company of Sahara India Pariwar. SPCL has developed numerous residential projects which include townships, premium group housing projects, hospitals and hotels.
- 3.2. Sahara Group is promoted by Mr. Subrata Roy and is headquartered in Lucknow, Uttar Pradesh, India. The group is having interests in finance, infrastructure and housing, media & entertainment, consumer products, manufacturing, services and trading.
- 3.3. **Board of Directors:** The Company is managed through the Board of Directors comprising the following:

Sl. No.	Name of the Director	DIN	Age (in years)	Date of Appointment	Designation
a.	Mr. Om Prakash Srivastava	00144000	65	10.10.2002	Director
b.	Mr. Subodh Kumar Goel	00492659	70	12.03.2015	Independent Director
c.	Mr. Dilipkumar Lokooram Arora	01596687	64	26.03.2015	Independent Director
d.	Ms. Rachana Mehrotra	08359787	53	15.03.2019	Director

- 3.4. **Key Managerial Personnel:** The Company has employed the following persons in the said profile:

Sl. No.	Name	Designation	Qualification and Experience	Functional duties in the unit/ Department
a.	Mr. Muneesh Sodhi	CEO	MBA 20 years	<ul style="list-style-type: none"> Formulating and implementing the

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Sl. No.	Name	Designation	Qualification and Experience	Functional duties in the unit/ Department
b.	Mr. Mahipal Jain	CFO	CA 20 years	<p>strategic plan of the business.</p> <ul style="list-style-type: none"> Responsible for the complete operations of the organization. <ul style="list-style-type: none"> Is responsible for the financial, administration and risk management operations of the company. Manage the overall operations of the company i.e. transaction processing system, accounting & HR policies, legal, tax and treasury department. Represent the company with investment bankers and investors.
c.	Ms. Sweety Bajpai	Company Secretary	CS 4.5 years	<ul style="list-style-type: none"> Corporate secretarial work and compliances

4. STRUCTURE OF THE COMPANY

4.1. Equity Share Capital

4.1.1. The Company has:

4.1.1.1. **Authorised Equity Share Capital:** Rs.70,00,00,000/- (Rupees Seventy Crores Only) divided into 7,00,00,000 (Seven Crores) equity shares of Rs. 10/- (Rupees Ten Only) each.

4.1.1.2. **Issued Equity Share Capital:**Rs. 57,11,20,470/- (Rupees Fifty-Seven Crores Eleven Lakhs Twenty Thousand Four Hundred and Seventy Only) divided into 5,71,12,047 (Five Crores Seventy-One Lakhs Twelve Thousand and Forty-

Seven Only) equity shares of R.s 10/- (Rupees Ten Only) each.

4.1.1.3. **Paid Up Equity Share Capital:** Rs. 57,11,20,470/- (Rupees Fifty-Seven Crores Eleven Lakhs Twenty Thousand Four Hundred and Seventy Only) divided into 5,71,12,047 (Five Crores Seventy-One Lakhs Twelve Thousand and Forty-Seven Only) equity shares of R.s 10/- (Rupees Ten Only) each.

4.1.2. All this shareholding is owned by SPCL in its own names and through its nominees, which is described hereinbelow:

Sl. No.	Name of the Shareholder	Number of Shares	% Of holding
a.	SPCL	5,71,12,041	100%
b.	Subrata Roy Sahara (as nominee of SPCL)	1	-
c.	Swapna Roy (as nominee of SPCL)	1	-
d.	Om Prakash Srivastava (as nominee of SPCL)	1	-
e.	Joy Broto Roy (as nominee of SPCL)	1	-
f.	Sushanto Roy (as nominee of SPCL)	1	-
g.	Seemanto Roy (as nominee of SPCL)	1	-
	TOTAL	5,71,12,047	100%

4.2. Preference Share Capital

4.2.1. The Company has:

4.2.1.1. **Authorised Preference Share Capital:** of Rs. 680,00,00,000/- (Rupees Six Hundred and Eighty Crores Only) divided into 68,00,00,000 (Sixty-Eight Crores Only) Preference Shares of Rs. 10/- (Rupees Ten Only) each.

4.2.1.2. **Issued Preference Share Capital:** of Rs. 586,50,00,000/- (Rupees Five Hundred and Eighty-Six Crores Fifty Lakhs Only) divided into 58,65,00,000 (Fifty-Eight Crores Sixty-

Five Lakhs Only) Preference Shares of Rs. 10/- (Rupees Ten Only) each.

4.2.1.3. **Paid Up Preference Share Capital:** of Rs. 586,50,00,000/- (Rupees Five Hundred and Eighty-Six Crores Fifty Lakhs Only) divided into 58,65,00,000 (Fifty-Eight Crores Sixty-Five Lakhs Only) Preference Shares of Rs. 10/- (Rupees Ten Only) each.

4.2.2. The Company has issued 0.05% Non-Cumulative, Optionally Convertible, Redeemable Preference Shares (hereinafter referred to as "NOCRPS") to the shareholders named herein below. Key features of this issue are provided hereinbelow:

4.2.2.1. **Value of Redemption:** These NOCRPS were issued on the term that these shall be redeemable at Rs. 22/- (Rupees Twenty-Two Only) per share.


4.2.2.2. **Tenure of Redemption:** The NOCRPS were issued for the tenure of 10 years and hence, are due for redemption in the manner as per the table below.

4.2.2.3. **Option for Premature Redemption:** The NOCRPS also carried the call option for premature redemption at a price equivalent to 12% per annum or part thereof on issue price or converted at book value per share at Enterprise Value per share or at a price mutually agreed by parties.

4.2.2.4. Presently, such shares have been reflected in borrowings due to the provisions of the Indian Accounting Standards.

4.2.3. The preference share holding issued by the Company is held as follows:

Sl. No.	Name of Preference shareholder	Number of shares	Amount	Issue date	Redemption date
1	Sahara Prime City Limited	15,00,00,000	1,50,00,00,000	04.01.2013	04.01.2023
2	Sahara Prime City Limited	4,20,00,000	42,00,00,000	16.07.2013	16.07.2023
3	Sahara Q Shop Unique Product Range Limited	7,40,00,000	74,00,00,000	16.07.2013	16.07.2023
4	Sahara Prime City Limited	7,00,00,000	70,00,00,000	12.10.2013	12.10.2023



Sl. No.	Name of Preference shareholder	Number of shares	Amount	Issue date	Redemption date
5	Sahara Prime City Limited	14,00,00,000	1,40,00,00,000	25.01.2014	25.01.2024
6	Sahara Prime City Limited	6,65,00,000	66,50,00,000	24.03.2014	24.03.2024
7	Sahara Credit Cooperative Society Limited	3,00,00,000	30,00,00,000	24.07.2014	24.07.2024
8	Saharayn Universal Multi-Purpose Society Limited	50,00,000	5,00,00,000	01.08.2017	01.08.2027
9	Saharayn Universal Multi-Purpose Society Limited	90,00,000	9,00,00,000	06.11.2017	06.11.2027
Total		58,65,00,000	5,86,50,00,000		

4.3. The preference shareholders have duly provided their consent to the modification and variation of the terms of redemption of the above mentioned Non-Cumulative, Optionally Convertible, Redeemable Preference Shares (NOCRPS), the specifics to be agreed on in respect of postponement of redemption/conversion of the said NOCRPS.

5. PRESENT DEBT PROFILE

5.1. The exposure of all the banks in respect of the loan advances to the Company is described hereinbelow:

(In Rs. Crores)

Bank	Term Loan		FBWC		NFB (BG Limit)		Total	
	Sanctio ned	Outstan ding	Sanctio ned	Outstan ding	Sanctio ned	Outstan ding	Sanctio ned	Outstan ding
Union Bank of India ("UBI")	162.42	103.99	8.00	7.71	20.00	18.05	190.42	129.75
Andhra Bank (merged with UBI)	105.06	81.08	-	-	-	-	105.06	81.08
UCO Bank	125.59	75.71	6.67	6.32	-	-	132.26	82.03
Corpora tion	75.00	66.99	-	-	-	-	75.00	66.99

Bank	Term Loan		FBWC		NFB (BG Limit)		Total	
	Sanctioned	Outstanding	Sanctioned	Outstanding	Sanctioned	Outstanding	Sanctioned	Outstanding
Bank (merged with UBI)								
Central Bank of India	51.25	47.22	-	-	-	-	51.25	47.22
Bank of Baroda	74.83	41.91	-	-	-	-	74.83	41.91
IDBI Bank	40.00	33.50	6.00	5.03	-	-	46.00	38.53
Karnataka Bank	22.00	18.47	-	-	-	-	22.00	18.47
TOTAL	656.15	468.87	20.67	19.06	20.00	18.05	696.82	524.55
							Overdue Interest	18.57

Note: the above-mentioned outstanding amount are as on 30.09.2019.

5.2. The account of the Company was declared as a Non-Performing Asset with effect from 30.09.2019. The Personal Guarantees and the Corporate Guarantees were invoked and proceedings have commenced in pursuance of the same, which are briefly enlisted below:

Sl. No.	Name of Parties	Case No	Name of Court/Tribunal	Purpose of Case/Relief Sought
1	Central Bank of India Vs Sahara Hospitality Ltd	CP(IB)-15(MB)/2021	NCLT Mumbai Bench COURT-IV	Recovery proceedings under section 7 of Insolvency and Bankruptcy Code, 2016
2	Central Bank of India Vs Sahara Hospitality Ltd Additional Party: 1. Sahara Prime City Limited, 2. Om Prakash Srivastav, 3. Subrata Roy Sahara, 4. Joy Broto Roy,	OA/82/2021	Debt Recovery Tribunal Mumbai (DRT Colaba I),	Debt Recovery Tribunal (Procedure) Rules, 1993, section 19(4) read with sub rule (ZA) of rule 5. for recovery of Rs.52,19,52,968.73/-

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Sl. No.	Name of Parties	Case No	Name of Court/ Tribunal	Purpose of Case/ Relief Sought
3	5. Union Bank of India, 6. Bank Of Baroda, 7. IDBI Bank Limited, 8. Karnataka Bank Limited, 9. UCO Bank, IDBI Bank Limited V/s. Sahara Hospitality Ltd. and others	MB/C.P. (IB)/707/2021 and MB/C.P. (IB)/705/2021 (on Hon'ble JB Sir and Hon'ble Subrata Roy) filing number is: 2709138014762021	NCLT, Mumbai	Demand of Rs.46,67,00,000/-.

5.3. At this juncture, it is relevant to consider the manner in which the sanctioned limits were actually disbursed to the Company. and the dedicated manner in which the Company has been servicing the debt. A detailed chart describing the same is annexed herewith as **Appendix- "A"**.

6. JOURNEY OF THE COMPANY SINCE 01.10.2019

6.1. History of the present outstanding debt in perspective with the status of the business outlay:

6.1.1. The Company had requested for restructuring of the earlier sanctioned loan amounts and the same was duly approved and implemented in November, 2016 (hereinafter referred to as "**2016 Scheme**") [for a value of Rs. 502,31,00,000/- (Rupees Five Hundred and Two Crores and Thirty-One Lakhs Only) being the debt due as on the then cut-off date i.e. 01.05.2016]. However, the various projected estimates of revenue could not be arrived at due to numerous unforeseen circumstances discussed in brief hereinbelow.

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6.1.2. Delay in execution of Phase III:

6.1.2.1. Under the said scheme, the Company had envisaged completion of the Phase III of the Expansion Project. Phase III of the expansion project envisaged construction of additional 74 rooms, refurbishing of some of the existing restaurants/ lounge bars, addition of new restaurants, expansion of capacity of its banquets, conference centres and business centre, commercial space as well as recreation and leisure facilities with a total project cost of Rs. 423,66,00,000/- (Rupees Four Hundred and Twenty-Three Crores and Sixty-Six Lakhs Only) which got revised to Rs. 608,54,00,000/- (Rupees Six Hundred and Eight Crores Fifty-Four Lakhs Only) on account of:

6.1.2.1.1. Delay and extension of the disbursements which were scheduled to be paid by the banks in Financial Year 2013-14, which were finally received in Financial Year 2016-17.

6.1.2.1.2. Eventual reduction in the value of the sanctioned term loan from Rs. 275,00,00,000/- (Rupees Two Hundred and Seventy-Five Crores) to an amount of Rs. 212,50,00,000/- (Rupees Two Hundred and Twelve Crores Fifty Lakhs Only).

6.1.2.1.3. Increase in the Infrastructure Development Charges cost due to the delayed implementation of the construction and development activities.

6.1.2.2. The gap in the above project costs [of an amount of around Rs. 185,00,00,000/- (Rupees One Hundred and Eighty-Five Crores Only)] was met by the Company by utilising its cash flows, pre-purchase of room night arrangement at rates much less than the average room rates which created pressure on margins and cash flows. As a result, the Company has already completed the structural civil work under Phase III and has capitalised the cost incurred in respect of the same in the previous year.

6.1.2.3. However, the Phase III work could not be commercially exploited only due to pendency of the requisite statutory compliances and permissions from the authorities including in respect of the Occupancy Certificate.

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6.1.3. Short Rentals from Commercial Space

6.1.3.1. At the time of consideration of 2016 Scheme, total area of 1,94,715 Sq. ft. of the Hotel was envisaged to be let out on rentals. However, due to delay in Phase III project and the resultant non-completion of the compliances in respect of obtaining the Occupancy Certificate also relating to the vacant commercial space available for letting out, the Company could not generate the estimated revenues from lease rentals.

6.1.3.2. Further, considering the strategic location and premium property advantage, the management of the Company sought to negotiate better rental revenues. However, due to slack in rental rates, the Company had to let out the existing spaces at relatively lower rates as compared to the estimated rates. This also has a sizable impact on the top line operations as the revenue from rentals could have assisted the Company in achieving better margins and accruals.

6.1.4. Interest Cost

6.1.4.1. Under the flexible restructuring, the interest rate on restructured facilities was continued at the prevailing rate of 12.95% as sanctioned by UBI as lead bank.

6.1.4.2. However, the other member banks were levying rate of interest higher and not in line with lead bank. Accordingly, until June, 2019, the Company has serviced interest accruals ranging from 12.95% to 13.25%.

6.1.4.3. In fact, for the entire tenure of the implementation of 2016 scheme, the banks have not passed at any point in time, the relief in downward revision in interest rates to the Company. This caused extreme strain on the financial health of the Company, especially accompanied with plunge in operating margins. Despite, all the odds, the Company has serviced all the principal and interest related obligations till June, 2019.

6.1.5. Impact of Government Policies

6.1.5.1. **Demonetisation of Indian currency:** In November 2016, the Government of India declared its policy for demonetization of Indian currency. In the hotel industry, period from November to March is the peak season due to

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festivals, marriages and other such functions. The lack of available currency in the same period due to the imposition of the fresh policy, forced many customers to either postpone or cancel their travel and accommodation. Resultantly, the footfalls in the hotels and restaurants in general and specifically in respect of the Hotel, faced a severe drop due to reduction in the spending power and cash availability with the customers, approximately an amount of Rs. 32,00,00,000/- (Rupees Thirty-Two Crores Only) was the estimated loss of revenue. This had a direct and severe impact on the revenues of the Company and it took some time for the Company to recover and stabilize.

6.1.5.2. **Temporary ban on sale of liquor:** As is established, from the description of the revenue generation for the Company, sale of liquor contributed to the top line revenue of the Company in light of the higher margins attributed to its consumption. The Hon'ble Apex Court had banned the sale of liquor within 500 meters of state national highway vide its order in December, 2016. This ban had a direct impact on the Food and Beverage sale in the Hotel as footfalls dropped sharply and even resulted in cancellation of many of the banquet bookings in the Hotel (thereby also affecting the sale and consumption of related food and beverage items), resulting in a loss of approximately INR 18,00,00,000/- (Rupees Eighteen Crores Only). This ban was eventually lifted by the Hon'ble Apex Court in July, 2017. Consequently, the Hotel had lower revenues during the last quarter of the Financial Year 2016-17 and first quarter of the Financial Year 2017-18.

6.1.5.3. **Implementation of the new system of Goods and Service Tax:** Immediately, upon the implementation of the 2016 Scheme, another challenge was faced by the Company was the introduction and immediate imposition of the GST regime in respect to the Goods and Service Tax, implemented on 01.07.2017. The services thus provided at the Hotel became subject to GST at the rates applicable for high end services at the rate of a high luxury GST bracket of 28%. This yet again caused a severe blow to the Company as customers were deterred to spend such a high cost on lodging/ boarding as well as from eating out at such premises. Thus, this had a direct impact on both the room revenues and the revenues applicable for the Food and Beverage services in the Financial Year 2017-18 and the Financial Year 2018-19 [approximating to a loss of around

Rs. 8,00,00,000/- (Rupees Eight Crores Only)]. Eventually, w.e.f 01.10.2019, the rates of GST applicable to hotel accommodation was reduced to 18%.

6.1.6. Thus, undeterred by all these impediments, the Company continued to service its dues on debt and interest until June, 2019.

6.2. The Journey of the Company after being declared as NPA

6.2.1. Impact of Covid-19 on Business:

6.2.1.1. **The First Wave:** Travel and Hospitality Sector is one of the worst hit sector post outbreak of COVID-19. With the advent of COVID-19 during the last quarter of Financial Year 2019-20, the Company had to close the hotel operations from the middle of March, 2020, which finally resumed from the middle of November, 2020 following the relaxations in the guidelines of lockdown by the Government. The resultant impact is that

6.2.1.1.1. travel restrictions had led to demand destruction for all the segments.

6.2.1.1.2. low footfalls resulting in low demand for leasing commercial spaces.

6.2.1.1.3. restriction was imposed on public gatherings, which led to major national events, marriages, exhibitions getting postponed or cancelled.

6.2.1.1.4. incurrence of fixed overheads and virtually no revenues had deteriorated the earnings and margin sharply causing significant adverse impact on operational parameters: occupancy, ARR, and other.

6.2.1.1.5. liquidity stress leading to Cash flow mismatches with no revenues and high borrowing cost.

6.2.1.2. With the resumption of its operations from middle of November, 2020, the Hotel had achieved 45% occupancy and bookings on account of wedding season and events and had organised more than 150 events during the period commencing from November, 2020 up to March, 2021.

6.2.1.3. During the said phase, the Company had to undergo a minor hurdle in terms of the internal mode of management of the

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man force in the Hotel. However, the said challenge was also tackled by the Company promptly.

6.2.2. **The Second Wave**

6.2.2.1. Till January, 2021, the hospitality industry was expecting recovery from Financial Year 2021-22. But, the second wave of Covid-19 hit across many parts of India took toll on the hospitality sector and accordingly we have not envisaged any business till June 2021. However, now the country is recovering and most of the business ventures are open with certain restrictions. Hospitality Industry all over has recovered much faster and since July 2021 there is a sharp increase in the business and hotel is doing better than the projections.

6.2.3. **Mitigation Steps taken by the Company:** At this juncture, it is relevant to highlight that despite being faced with all the adversities, the Company fought through the uphill tasks posed to the hospitality industry and sincere efforts were made to mitigate the wall like situation that posed the Company in these dire times:

- 6.2.3.1. Implemented cost saving measures in periods of low occupancy (e.g. keeping only specific floors operational etc.)
- 6.2.3.2. Evaluate short term recruitment to bridge any gaps
- 6.2.3.3. Promote value-added services and flexible booking terms instead of discounting
- 6.2.3.4. Evaluate alternate use of inventory in interim
- 6.2.3.5. Renegotiate contracts with vendors for AMC contracts and outsourced services
- 6.2.3.6. Focus to rely on local demand as foreign travellers is likely to be low at present and will gradually increase
- 6.2.3.7. Develop and maintain communication with key customers
- 6.2.3.8. Induction by the promoters for revival of the operations

6.2.4. **Capitalize Existing Avenues and Prospects:**

6.2.4.1. The banquets of the Company have always been on high demand, but they were not able to meet the demand as formerly the Company was catering single event per banquet per day. In view of the present scenario, the

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Company has also strategized to organize multiple events in a single day in a single banquet simultaneously by allocating space as per the requirements of the guests. Looking to the opportunities and COVID situation, the Company has already started to increase the number of events per day per banquet on a single setup (décor) or even without set up. The Company has got positive feedback from the guests on this offer as this provides cost savings to both the guests and the company as well.

6.2.4.2. This will result in (i) optimum utilization of banquet space, (ii) catering to maximum of demand, (ii) efficient utilization of manpower and other facilities and (iv) increased revenues supported by cost savings resulting in improved margins.

6.2.5. The scheme has been carved out on the basis of the present circumstances and future opportunities available in this industry. Further, the terms contained in the present Scheme have been found technically feasible and economically viable by bank approved TEV agency i.e. M/s LSI Financials Services Ltd. The Report dated 16.06.2021 issued by the TEV Agency is annexed with this Scheme as **Annexure "B"**.

7. SCHEME OF COMPROMISE AND ARRANGEMENT WITH CLASS OF SECURED FINANCIAL CREDITORS

7.1. The Company has conducted an analysis and estimation of the business of the Hotel and it is likely to scale as per the proposed business plan of the Company and in respect of which the Company is seeking to repay the loan owed to the following creditors who form part of the class of secured financial creditors of the Company:

- 7.1.1. Union Bank of India (including the debt originally lent by Andhra Bank and Corporation Bank, now merged into Union Bank of India)
- 7.1.2. UCO Bank
- 7.1.3. Central Bank of India
- 7.1.4. Bank of Baroda
- 7.1.5. IDBI Bank
- 7.1.6. Karnataka Bank

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7.2. The Proposed terms of Compromise and Arrangement are described in brief hereinbelow:

EXISTING AS ON DATE OF NPA (30.09.2019)		PROPOSED FACILITIES (ON APPROVAL)	
Bank Loans	Amount	Bank Loans	Amount
FB I: Term Loan	468.86	Term Loan (TL)	468.86
FB II: Overdue Interest on Term Loan	17.58	FITL I (overdue Int)	18.57
FB III: Overdue Interest on Credit card facility	0.99		
FB IV: Cash Credit limit (sanctioned Rs. 20 Crores.)	19.06	Cash Credit limit	20.00
FB V: Credit card (completely utilised)	7.00	WCTL I	7.00
NFB I: Bank Guarantee Limit (outstanding invoked limit stands at Rs. 3.50 Crores.)	11.05	WCTL II	3.50
-	-	CRPS/ debt instrument at a coupon rate 0.10% (Relating to the overdue interest at the rate of 8% per annum from 01.10.2019 till 30.09.2021 on cumulative sum of TL+FITL-I+ WC+WCTL-I +WCTL-II)	79.67
Total limits	524.54	Total Limits	597.60
-	-	Reduced applicable rate of interest	MCLR + 0.50% p.a.
-	-	Account Upgradation	March-2023

7.3. **Upfront payment of debt:** To seek the execution of the above proposed compromise and arrangement, the Company has proposed to source upfront amount contribution of Rs. 40,00,00,000/- (Rupees Forty Crores Only) through its promoters on Effective Date, which will be utilised primarily towards payment obligations of the Company in respect of principal and interest instalments, payable and creation of DSRA at the time of implementation of this Scheme in the Financial Year 2021-22.

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7.4. Utilisation of amount paid after NPA:

7.4.1. Also, the Company has made a cumulative payment of Rs. 33,05,00,000/- (Rupees Thirty-Three Crores Five Lakhs Only) in the following Financial Years after the declaration of NPA of the account of the Company with effect from 01.10.2019.

7.4.1.1. **2019-20:** INR 28,35,00,000/- (Rupees Twenty-Eight Crores Thirty-Five Lakhs Only)

7.4.1.2. **2020-21:** INR 4,70,00,000/- (Rupees Four Crores Seventy Lakhs Only) in March, 2021.

7.4.2. The Company is seeking adjustment of the said payments against the service of debt obligations of the Company that shall arise immediately upon Effective Date.

7.5. Special Relaxations sought by the Company:

7.5.1. Issuance of CRPS/ debt instrument:

7.5.1.1. The interest obligation, for the period between 01.10.2019 and 30.09.2021 (comprising of the period of time when several restrictions were imposed due to the Covid-19 pandemic), on outstanding debt (Term Loan, WCTL and FITL-I as on cut-off date) calculated at the rate of 8% per annum, is proposed to be converted into Convertible Redeemable Preference Shares (hereinafter referred to as "CRPS") or through a debt instrument.

7.5.1.2. The CRPS/ debt instrument is proposed to be redeemed from Financial Year 2021-22 to till Financial Year 2030-31 through accelerated repayment as per the availability of cash flows.

7.5.1.3. The said CRPS/ debt instrument will be bearing coupon rate of 0.10% p.a.

7.5.2. Reduction of the rate of interest:

7.5.2.1. Presently, the lenders are charging interest in the range of 12.95% to 13.65% which is very high and severely constrains the existing tight margins of the Company. The high cost of funding affects its competitive position among the peers.

7.5.2.2. Considering the scale of operations, it is practically not feasible to service such high rate of interest on term loan

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facilities. Post implementation of 2016 Scheme bank has not passed on any relief by lowering the rate of interest to the Company. Owing to the prevailing market scenario, RBI has already reduced the benchmark rates. Therefore, keeping in mind, the operational margins envisaged, it is difficult for the Company to survive at such high cost.

7.5.2.3. In view of above, the Company requests for a reduction in rate of interest to MCLR +0.50% (up to 8% per annum) to achieve sustainable cash accruals which shall enable the Company in servicing of the financial obligations.

7.5.3. Account Upgradation

7.5.3.1. The Company estimates that upon implementation of this Scheme, the account of the Company will be entitled to upgraded by March, 2023. The details of facility wise repayment are as under:

(In Rs. In Crores)

Sl. No.	Facility	Restructured Debt	Repayment in Financial Year 2021-22	Repayment in Financial Year 2022-23	Total repayment
a.	Term Loans	468.86	26.73*	28.05	54.79
b.	WCTL I	7.00	0.21	0.56	0.77
c.	WCTL II	3.50	0.11	0.28	0.39
d.	FITL-I	18.57	0.56	1.49	2.04
e.	CRPS/ debt instrument #	79.67	0.40	0.80	1.20
	Total	577.60	28.01	31.18	59.18

*includes adjustment of upfront payment at the time of implementation of this Scheme.
for account to be standard the CRPS/ debt instrument liability has been considered as a debt.

As per this Scheme the account will upgrade by end of March, 2023.

7.5.3.2. Upon the Company complying with the repayment schedule provided in this Scheme, the Secured Financial Creditors shall upgrade the account of the Company as on 31.03.2023 and categorise it as Standard.

7.6. Post-Scheme enforcement exposure:

EXISTING AS ON DATE OF NPA (30.09.2019)		PROPOSED FACILITIES (ON APPROVAL)	
Bank Loans	Amount	Bank Loans	Amount
FB I: Term Loan	468.86	Term Loan (TL)	468.86
FB II: Overdue Interest on Term Loan	17.58	FITL I (overdue Int)	18.57
FB III: Overdue Interest on Credit card facility	0.99		
FB IV: Cash Credit limit (sanctioned Rs. 20 Crores.)	19.06	Cash Credit limit	20.00
FB V: Credit card (completely utilised)	7.00	WCTL I	7.00
NFB I: Bank Guarantee Limit (outstanding invoked limit stands at Rs. 3.50 Crores.)	11.05	WCTL II	3.50
-	-	CRPS/ debt instrument at a coupon rate 0.10% (Relating to the overdue interest at the rate of 8% per annum from 01.10.2019 till 30.09.2021 on cumulative sum of TL+FITL-I+ WC+WCTL-I +WCTL-II)	79.67
Total limits	524.54	Total Limits	597.60
-	-	Reduced applicable rate of interest	MCLR + 0.50% p.a.
-	-	Account Upgradation	March-2023

7.6.1. The total outstanding term debts of all the lenders will be around Rs. 497,93,00,000/- (Rupees Four Hundred Ninety Seven Crores Ninety Three Lakhs Only) on the effective date of implementation. However, outstanding between various limits of total term debt may vary according to the appropriation of recovery of various banks during 01.10.2019 to 30.09.2021.

7.7. **Term Loan:** The existing principal outstanding amount of loan of INR 468,86,00,000/- (Rupees Four Hundred and Sixty-Eight Crores and Eighty-Six Lakhs Only).

Particulars	Proposed Terms
Nature of Facility	Term Loans
Amount	Rs. 468,86,00,000/-

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Particulars	Proposed Terms
Rate of Interest	MCLR + 0.50% up to a maximum of 8% p.a.
Repayment Schedule	To be repaid in 112 monthly ballooning instalments commencing from month ending October 2021 and ending on December 2030 in the following manner:

(In Rs in Crores)

Sl. No.	Financial Year (FY)	No of Instalments	Amount of Instalment	Total Repayment
a.	FY2021-22	1*	20	26.73
		6	1.122	
b.	FY2022-23	12	2.34	28.05
c.	FY 2023-24	12	2.62	31.42
d.	FY 2024-25	12	2.99	35.91
e.	FY2025-26	12	3.37	40.40
f.	FY 2026-27	12	4.67	56.11
g.	FY 2027-28	12	5.23	62.84
h.	FY 2028-29	12	5.42	65.08
i.	FY 2029-30	12	5.42	65.08
j.	FY 2030-31	9	6.36	57.23
	Total	112		468.86

*Proposed to be adjusted from the upfront payment (as described hereinabove), at the time of implementation

7.8. **Funded Interest Term Loan I:** The existing overdue interest amounting to Rs.18.57 Crores is proposed to be converted into FITL-1. The facility wise overdue interest outstanding on cut-off date is as under:

Sl. No	Interest On	Amount
1	Term Loan	17,58,00,000/-
2	Credit card interest	99,00,000/-
Total		18,57,00,000/-

Particulars	Proposed Terms
Nature of Facility	FITL I
Amount	Rs. 18,57,00,000/-
Rate of Interest	MCLR + 0.50% up to a maximum of 8% p.a.

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Particulars	Proposed Terms
Repayment Schedule	To be repaid in 48 monthly ballooning instalments commencing from month ending October 2021 and ending on December 2030 in the following manner:

Sl. No.	Financial Year	Number of Instalments	Amount of Instalment	Total Repayment
a.	2021-22	6	0.09	0.56
b.	2022-23	12	0.12	1.49
c.	2023-24	12	0.32	3.90
d.	2024-25	12	0.53	6.31
e.	2025-26	6	1.05	6.31
Total		48		18.57

7.9. WCTL I: The company has been sanctioned credit card facility of Rs.7 Crores from UBI bank. Presently, the outstanding credit card facility is overdue and irregular and the company now proposes to convert the captioned credit card facility into WCTL I. It is proposed to be repaid with rephrasing in repayment as under:

Particulars	Proposed Terms
Nature of Facility	WCTL I
Amount	Rs. 7,00,00,000/-
Rate of Interest	MCLR + 0.50% up to a maximum of 8% p.a.
Repayment Schedule	To be repaid in 48 monthly ballooning instalments commencing from month ending October 2021 and ending on September 2025 in the following manner:

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(In Rs.) (In Crores)

Sl. No.	Financial Year	Number of Instalments	Amount of Instalment	Total Repayment
a.	2021-22	6	0.035	0.21
b.	2022-23	12	0.047	0.56
c.	2023-24	12	0.123	1.47
d.	2024-25	12	0.198	2.38
e.	2025-26	6	0.397	2.38
Total		48		7.00

7.10. WCTL II: The company is availing non-fund-based WC limit in the form of Bank guarantee limits only. The bank guarantees were only furnished to AAI, Presently, the outstanding BG invoked position stands at Rs.3.50 Crores which is proposed to be converted into WCTL II as on cut-off date. It is proposed to be repaid with rephrasing in repayment as under:

Particulars	Proposed Terms
Nature of Facility	WCTL II
Amount	Rs. 3,50,00,000/-
Rate of Interest	MCLR + 0.50% up to a maximum of 8% p.a.
Repayment Schedule	To be repaid in 48 monthly ballooning instalments commencing from month ending October 2021 and ending on September 2025 in the following manner:

Financial Year	No of Instalments	Amount of Instalment	Total Repayment
2021-22	6	0.017	0.11
2022-23	12	0.023	0.28
2023-24	12	0.061	0.74
2024-25	12	0.099	1.19
2025-26	6	0.198	1.19
Total	48		3.50

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7.11. Issue of CRPS/ debt instrument: The Interest obligation during the moratorium period of 24 months from 01.10.2019 to 30.09.2021 on outstanding term debt, FITL-1 and WCTL is proposed to be converted into Convertible Redeemable Preference Shares (CRPS) or a debt instrument bearing coupon rate of 0.10% p.a. The interest break up is as follows:

(In Rs.) (In Crores)	
Sl. No	Interest On Amount
1	Restructured Term Loans 75,02,00,000/-
2	FITL-I 2,97,00,000/-
3.	WCRTL I and II 1,68,00,000/-
	Total 79,67,00,000/-

Particulars	Proposed Terms
Nature of Facility	Convertible Redeemable Preference Shares
Amount	Rs. 79,67,00,000/-
Rate of Interest	MCLR + 0.50% up to a maximum of 8% p.a.
Repayment Schedule	To repay in 111 monthly ballooning instalments commencing from month October, 2021 to December, 2030 in the following manner: -

(In Rs.) (In Crores)			
Financial Year (FY)	No of Instalments	Amount of Instalment	Total Repayment
FY 2021-22	6	0.066	0.40
FY 2022-23	12	0.066	0.80
FY 2023-24	12	0.066	0.80
FY 2024-25	12	0.066	0.80
FY 2025-26	12	0.066	0.80
FY 2026-27	12	0.498	5.98
FY 2027-28	12	0.664	7.97
FY 2028-29	12	1.328	15.93
FY 2029-30	12	1.660	19.92
FY 2030-31	9	2.921	26.29
Total	111		79.67

7.12. Working Capital limit

7.12.1. The proposed terms and conditions for the Working Capital limit is as under:

Particulars	Proposed Terms
Nature of Facility	Working Capital Limit
Amount	Rs. 20,00,00,000/-
Rate of Interest	8% linked to MCLR
Margin	25% on stock and book debts

7.12.2. Presently, the Company has been sanctioned Cash Credit limit of Rs.20 Crores. However, due to liquidity mismatch, the Cash Credit limit is irregular. Going forward, with recommencement of scale of operations, the Working Capital requirement is estimated to augment. Hence to regularize the Cash Credit limit, the promoters intend to infuse funds in the system to manage the WC requirement. To meet the Working Capital gap, the company requests for continuation of existing WC limit of Rs.20,00,00,000/- (Rupees Twenty Crores Only).

7.12.3. The working capital requirement is mainly assessed based on following current assets investment as under:

7.12.3.1. **Inventory:** In luxury hotel projects, the size of inventory to be maintained is higher as company has to maintain buffer stocks. The varieties of stocks pertain to foods & beverages, stores and consumables and petrol products. The minimum level of F & B products ranges from 7-20 days for perishable goods and 30-60 days for liquor and beverages. In view of present scenario the average F & B holding level is estimated at 45 days in Current Financial Year 2021-22 which is expected to reduce to 30 days in Financial Year 2023-24. The stock of stores & consumables constitutes crockery, utensils, linen, toiletries and other accessories. The average level of stores & consumables is estimated in the range of 150-250 days.

7.12.3.2. **Debtors:** SHL has tie-up with corporate customers to whom the customers extend credit of 60-90 days. In view, the company has estimated the average level of debtors at

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45 days for hotel operations in Financial Year 2021-22 which is expected to reduce in future years.

7.12.3.3. **Creditors:** The creditors of the goods are mainly for beverages, stores, supplies and consumables. The level of creditors is estimated at 50 days.

7.12.4. In view of the eligible drawing power estimated at Rs. 20,04,00,000/- (Rupees Twenty Crores Four Lakhs Only), we propose renewal of Working Capital (hereinafter referred to as “WC”) limit of Rs.20,00,00,000/- (Rupees Twenty Crores Only) to meet the WC requirement. Considering the prevailing benchmark rates by RBI the rate of interest on Working Capital is proposed at 8% linked to MCLR.

7.12.5. **Sharing Pattern of Working Capital limits:** Working Capital limits are proposed to be shared in the existing proportion by UBI, UCO and IDBI Bank. The sharing will be as under:

Sl. No.	Banks	Cut-off date (In Crores)		Post restructuring limits	Share in WC limits %
		Sanctioned	Outstanding		
a.	UBI	8.00	7.71	8.00	40
b.	UCO	6.00	6.32	6.00	30
c.	IDBI	6.00	5.03	6.00	30
	Total	20.00	19.06	20.00	100

7.13. Other Proposed Terms

7.13.1. Primary security:

7.13.1.1. **Term Loan:** The lenders for their Term Loan, Working Capital Term Loans, FITL-I, CRPS/ debt instrument will be having pari-passu charge with other lenders on entire fixed assets of the company amounting to Rs.1782 Crores (Valuation dated 30.09.2019 by RSBA Advisors)

7.13.1.2. **Working Capital Limits:** First pari-passu charge on entire chargeable current assets of the company, including stock, receivables & other chargeable current assets for UBI, UCO bank and IDBI bank.

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7.13.2. **Collateral Security**

7.13.2.1. **Term Lenders:**

7.13.2.1.1. Pledge of 51% shares of the company held by Sahara group on *pari passu* basis.

7.13.2.1.2. 2nd charge on the current assets of the Company.

7.13.3. **For Working Capital lenders:**

Sl. No.	Description	(In Rs.) (In Crores) Value
a.	Second charge on Fixed assets	1782.00
b.	Less: Proposed restructured debt	577.60
Total Security available for WC lenders		1204.40

7.13.4. **Personal Guarantees**

Name of Guarantor	PAN No	Designation
Subrato Roy Sahara	ARKPS3189F	Guarantor
O P Srivastava	AKHPS7919K	Non-Executive Promoter Director
J B Roy	ACQPR6786C	Guarantor

7.13.5. Corporate Guarantees: Corporate guarantee of Holding company M/s Sahara Prime City Ltd is proposed to continue.

7.13.6. Lenders to continue permitting Holding on Operations (HOO)

7.13.7. Non levy of any penal charges for delays/irregularities and refund of such penal charges already levied, if any.

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- 7.13.8. Non-appropriation of any Refunds on Excess Bank Charges/Interest levied by banks against settlement of outstanding post 01st October 2019.
- 7.13.9. Waiver of Lead Bank charges and Loan processing charges.
- 7.13.10. 50% concession in processing charges on WC limits.
- 7.13.11. Lenders to have Right of Recompense.
- 7.13.12. Right of Interest reset to be available.

8. NO RIGHTS OF OTHER CREDITORS AND MEMBERS BEING AFFECTED BY THE PRESENT SCHEME

8.1. The Company hereby declares that by the present scheme the Company is only seeking to arrive at a compromise with the class of secured financial creditors and no modification or change is being sought in the terms between the Company and its other creditors and the Company and its members.

9. BASIC AND EXCLUSIVE TENETS OF THE HOTEL INDUSTRY

9.1. Optimism in the Hotel industry:

9.1.1. **Variety of services offered in the sector:** The Indian tourism and hospitality industry has emerged as one of the key drivers of growth among the services sector in India. Tourism in India has significant potential considering the rich cultural and historical heritage, variety in ecology, terrains and places of natural beauty spread across the country. And, the hotel industry is one of the key sub-sectors of the hospitality industry in India. Accommodations in India are extremely diverse, from cosy homestays and tribal huts to stunning heritage mansions and maharaja palaces. This variety is increasingly reflected by the many forms of accommodation available in India, ranging from the simplicity of local guest houses and government bungalows to the opulent luxury of royal palaces and five-star deluxe hotel suites. Brief description of the classification is provided in **Appendix "B"**.

9.1.2. **Contribution of the sector to Indian GDP:** According to World Travel and Tourism Council, India ranked 10th in 2019 among 185 countries in respect of travel and tourism's total contribution to GDP. During 2019, contribution of travel and tourism to India's GDP was 6.8% of the total economy. Total contribution by travel and tourism sector to India's GDP is expected to increase from Rs 15.24 lakh crores

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(US\$ 234.03 billion) in 2017 to Rs 32.05 lakh crores (US\$ 492.21 billion) in 2028. Total earning from the sector in India is targeted to reach US\$ 50 billion by 2022.

9.1.3. **One of the largest employment generators:** Furthermore, tourism is also a potentially large employment generator besides being a significant source of foreign exchange for the country. In the Financial Year 2019-29, approximately 39 million jobs were created in the tourism sector in India; which accounted for 8% of the total employment in the country. The number is expected to rise by another two percent in one year, amounting to 52.3 million jobs by the end 2028.

9.1.4. **Attracts international investment and consumers:**

9.1.4.1. International hotel chains are increasing their presence in the country, and it will account for around 47% share in the tourism and hospitality sector of India by 2020 and 50% by 2022.

9.1.4.2. In fact, during 2019, foreign tourist arrivals (FTAs) in India stood at 10.89 million, achieving a growth rate of 3.20% year on year. During 2019, FEEs from tourism increased 4.8% y-o-y to Rs 1,94,881 Crore (US\$ 29.96 billion). In 2019, arrivals through e-Tourist Visa increased by 23.6% y-o-y to 2.9 million. International Tourists arrival is expected to reach 30.5 billion by 2028. e-Visa facility was offered to 169 countries as of December 2019.

9.1.4.3. Resultantly, India was globally the third largest in terms of investment in travel and tourism with an inflow of US\$ 45.7 billion in 2018, accounting for 5.9% of the total investment in the country. Hotel and Tourism sector received cumulative FDI inflow of US\$ 15.28 billion between April 2000 and March 2020.

9.2. **Evolution of the industry:**

9.2.1. India is the most digitally advanced traveller nation in terms of digital tools being used for planning, booking, and experiencing a journey. India's rising middle class and increasing disposable income has supported the growth of domestic and outbound tourism.

9.2.2. The customer-wise segments for hotel industry in India is as follows:

9.2.2.1. The Business Traveller, who is usually a businessman or a corporate executive. This segment includes corporate

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which open offices in the hotel premises during early years, corporate executives who make extended stays either for projects or while awaiting permanent accommodation, and participants in various conventions. While the top-level executives stay in the five-star deluxe and five-star hotels, the middle level managers stay in the three-star and budget hotels. This segment is relatively price insensitive and offers better realisations to the hotels since the executives staying avail of the food and beverage facility and also other facilities in the business centres like fax, PCs, multi-media and conference halls. The inflow from this segment is dependent on the general economic scenario of the country and the global economic scenario.

9.2.2.2. The Leisure Traveller could be either a foreigner or a domestic traveller. Usually, foreign leisure travellers are referred through a tour operator offering travel packages or are booked through a hotel chain's networked reservation system. The margins offered by leisure travellers are lower because they seek higher discounts and provide less F&B revenues. The leisure travellers usually stay in the budget hotels. The business offered by this segment is seasonal and tends to peak during September to March. Though, the length of stay for leisure travellers is longer than the business traveller, they do not avail of the other facilities. This segment is highly sensitive to socio-political conditions prevailing in the country and is also fairly price sensitive.

9.2.2.3. MICE sector (Meetings, Incentive, Conventions and Exhibitions): The MICE business is a key contributor to the overall hospitality industry in several nations across the globe and has the potential to add to the overall development of India as a destination. HVS research reveals that Convention or Meetings tourism accounts for over 20% of all international arrivals worldwide.

9.3. Measures taken by Maharashtra Government

9.3.1. Recently, Maharashtra Government has passed a bill according to "Industry Status" to the Hospitality Industry. It is said to be landmark moment for the hotel industry. With the status in place, eligible hotels will be charged at industrial rates for numerous consumables like the power supply, water supply, taxes and dues, instead of the commercial

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rates that are currently applicable. Also, for additional floor space index (FSI), establishments will be charged at industrial rates.

9.3.2. The said efforts of the State Government are expected to be approved and implemented in the Financial Year 2021-22, which will facilitate significant impact on the operating costs resulting in saving to the tune of Rs. 2-3 crores. The impact of the same has not yet been incorporated in the projections.

9.3.3. Furthermore, to attract more investors, the state government approved the ease of doing business policy last month, bringing down the number of licenses required to start a venture in the hospitality sector to 10 from the previous 70, which will also have a direct impact on the operational costs incurred by the Company.

10. PROPOSED TURN-AROUND

10.1. **Post Covid Outlook on revival:** The travel and tourism business has witnessed an uptick post relaxation of the lockdown since June 2021, decline in covid-19 infection figures with vaccination of a large part of population including the hotel staff for the larger hotel chains. The travel aggregators have infact reported a sudden surge in bookings, both for the 'staycation' and 'workcation' segments. The leisure locations are particularly attracting attention. While international travel demand is expected to remain muted in the next 2-3 quarters largely due to continuing restrictions, the domestic tourism is expected to be the growth driver in the near-to-medium term. It is noteworthy to mention that around 25 million tourists from India travel to international locations annually. Due to the pandemic and restrictions on international travel, a large pie in this population of tourists is expected to stay in the country and explore domestic destinations.

10.2. The management of the Company and the Hotel have transfixed their focus on the ability of the:

10.3. **Upcoming large-scale events and Mumbai being corporate hub:** Presently, majority of the mega events, exhibitions, shows (both National & international) are held at Delhi. NESCO & JIO Gardens are coming up with new convention centres (first time in Mumbai) thereby opening gateway for events and exhibitions in Mumbai also. These conventions centres are expected to be operational from Financial Year 2023-24. This will augment the demand for premium hotels. The Hotel being strategically located near the airport and western express highway has the leading advantage over its peers. In addition to this, the Hotel is having banquets with capacity to house more than 4600 guests at a time. Such facility is not available in any of the hotels in near vicinity. This gives a clear advantage to the Company over its peers. In view of above, the

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Company is expecting jump in occupancy levels and ARR thereby improving upon the revenues as well.

10.4. Introduction of new business strategies: The management plans to introduce various new schemes and offers in order to increase the revenue from operations. The company intends for:

10.4.1. Completion of semi-finished 42 rooms: The present inventory of semi-finished 42 rooms will require an additional investment of Rs. 15,00,00,000/- (Rupees Fifteen Crores Only) to be completed, which will be completely funded by Promoter's Contribution. These additional 42 rooms are estimated to be completed by March, 2022 and be operational from April, 2022. The additional 42 rooms are estimated to result in incremental revenues and PBDIT.

10.4.2. Lease out of Commercial Spaces admeasuring 2, 00,000 Sq. Ft.:

10.4.2.1. This space presently requires an investment of Rs. 7,00,00,000/- (Rupees Seven Crores Only) for the purpose of obtaining the Occupancy Certificate and other related compliances which is to be funded by the Promoters from their own sources. The completion of OC compliance is expected before March, 2022. The Company is already in dialogue with them and expects closure of the same in next 6 months.

10.4.2.2. Considering the strategic location advantage, many prospective reputed players in the service industry have shown their interest for acquiring the available commercial spaces. The Company is continuously receiving enquiries and has also received intent from prospective customers. Accordingly, the Company is expecting 50% of the commercial space to be leased out from June, 2022 and balance will be leased out from September, 2022 onwards.

10.4.3. Schemes: The company plans to launch other services like premium club membership "The Club", being one of its kind in Mumbai. The Club membership shall offer best experience to its members and the families targeting around 1000 members annually. The management has already strategized various offers and plans to attract the customers. Under these schemes various value-added services and benefits are offered to the members.

10.5. Rationalization of Costs: The Company is continuously undertaking the measures to control its costs across all the levels. It has already identified the areas wherein there is scope of increasing the efficiency in the operations with

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simultaneous reduction in operational cost. The Company has outlined the following strategies in this regard:

10.5.1. To curtail the costs of the Salaries by way of following measures:

- 10.5.1.1.1. reducing the salaries across the board of all the employees;
- 10.5.1.1.2. reduction in salaries of poor performers;
- 10.5.1.1.3. removal/ retirement of employees attaining age of 60 years and above;
- 10.5.1.1.4. reduction of manpower from outsourced agencies;
- 10.5.1.1.5. removal of surplus casual staff and trainees
- 10.5.1.1.6. no appraisals across the board in ensuing 2 years.
- 10.5.1.1.7. curtailing the employee events / staff welfare activities to the bare minimum of the legal compliances.
- 10.5.1.1.8. Reduced dependency on job portals like Naukri.com and other labour contractors thereby saving upon the recruitment costs. These measures will save the salary costs by almost Rs. 3,00,00,000/- (Rupees Three Crores Only) to-Rs. 5,00,00,000/- (Rupees Five Crores Only) per annum.

10.5.2. To curtail costs of various AMCs by way of following measures:

- 10.5.2.1. The Company has contracts with various agencies for Annual Maintenance of various parts of the Hotel like facade cleaning, maintenance of aquarium, maintenance of water and drainage systems, maintenance of HVAC systems / cooling towers, horticulture etc.
- 10.5.2.2. The Company has already negotiated with these agencies and the terms of arrangement are under downward revision. In view of this, there will be saving of almost Rs. 50,00,000/- (Rupees Fifty Lakhs Only) Rs. 1,00,00,000/- (Rupees One Crore Only) per annum on the annual maintenance costs.

10.5.3. To; reduce the food consumption cost / food wastages by way of following measures:

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10.5.3.1. Presently, for all rooms the company used to offer complimentary fruit and snack package services. This is now envisaged to be offered and made available only to high premium rooms and customers.

10.5.3.2. Revised Menu engineering

10.5.3.3. Cutting down large spreads in Buffet and cut down on daily food wastage

10.5.3.4. Cutting down use of Exotics

10.5.3.5. Reduction of the size of the Free Bottles

10.5.4. **To Curb the marketing costs by way of following measures:**

10.5.4.1. Reducing exposure to online agents and thus reducing Commission costs.

10.5.4.2. Focus on bulk Corporate Deals to beat high commission of Online Portals.

10.5.5. **To incur the capital expenditure of Rs. 22,00,00,000/- (Rupees Twenty-Two Crores Only) towards completion of unfurnished 42 rooms and the compliances in regard to the Occupation Certificate**

10.5.5.1. **Furnishing of unfurnished 42 rooms:** Presently, the facilities and rooms constructed under Phase I and Phase II are fully operational. Also, the project under Phase III is almost on the verge of completion subject to additional CAPEX of Rs. 15,00,00,000/- (Rupees Fifteen Crores Only). The completion of phase III project will augment additional 42 rooms & allied services to the hotel operations. The proposed CAPEX involves final stage of furnishing of the 42 rooms which is estimated to be completed by March, 2022. This will be done by Promoters own contribution.

10.5.5.2. **Obtaining OC to facilitate leasing of the rental spaces:** The Company in order to complete the process of obtaining the statutory Occupancy Certificate in respect of the commercial vacant space of 200000 sq. ft to be made available for letting out, is estimated to incur a further capital expenditure of Rs. 7,00,00,000/- (Rupees Seven Crores Only). The cost envisaged towards this compliance involves premium towards development FSI charges, environmental clearance, architect fees, other pre-requisite NOC's for obtaining OC. The completion of these

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compliance formalities is expected to be completed in March, 2022. This expenditure would also be done from Promoter's Own contribution.

10.5.6. The completion of unfurnished rooms and obtaining OC will result in incremental revenues and PBDIT:

	Rs in Crs				
Particulars	2022-23	2023-24	2024-25	2025-26	2026-27
Incremental Revenue	16.76	40.03	42.17	43.92	45.75
PBDIT	14.42	36.46	38.39	40.04	41.78

The additional surplus generated from above CAPEX will enable in consolidating the existing operations.

10.6. Promoter's infusion:

10.6.1. The parent company has been continuously supporting the company by infusing funds as and when required. In spite of the incidence of the pandemic of Covid-19 continuing to have affect in the Financial Year 2020-21, the promoter group has infused Rs. 27,58,00,000/- (Rupees Twenty-Seven Crores Fifty-Eight Lakhs Only) towards the mandatory operational expenditure of the Company.

10.6.2. Post relaxations in guidelines and resumption in operations, the Promoters are determined towards revival of the operations of the Hotel and servicing of bank commitments. Looking into the impact of second wave of Covid-19 on the Hotel and shortfall in surplus from operations, the Promoters are committed to infuse total funds to the tune of Rs. 120,00,00,000/- (Rupees One Hundred Twenty Crores Only) in Financial Year 2021-22 and Financial Year 2022-23, which shall be primarily used towards (I) servicing of the bank obligations likely to accrue in the Financial Year 2021-22 and Financial Year 2022-23 and (II) Capital expenditure for completion of unfurnished 42 rooms and compliance of OC

10.6.3. As already described above, to seek the execution of the above proposed compromise and arrangement, the Company has proposed to source upfront amount contribution of INR 40,00,00,000/- (Rupees Forty Crores Only) through its promoters, to be utilised towards payment obligations of the Company in respect of principal and interest instalments, payable in the Financial Year 2021-22, operational expenditures and other statutory payments.

10.6.4. The Secured Financial Creditors shall have the liberty to consider the representation of the Company in respect of revision of Promoter's Contribution, in case the Company performs better and earns larger

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revenues than the projected estimate as per which this Scheme has been drawn up.

10.7. SWOT analysis of the Hotel business of the Company: The Company has formulated the present Scheme by identifying the following as the strengths of the Company and its business model.

10.7.1. Strengths

10.7.1.1. **Long standing:** The Company is into the business of Hotel Industry since 2002 and has strong established customer base. The Hotel is classified as has Luxury Hotel and has managed to achieve the designation of the Hotel as one of the premium properties in Mumbai. This positioning strategy has helped the Hotel to acquire more customers.

10.7.1.2. **Large pool of Loyal Customers:** Due to the long-standing position of the brand name of the Hotel, many of the Hotel's customers are the long-standing old set of customers, who prefer to visit and re-visit the Hotel for our services.

10.7.1.3. **Strategic Location:** The Hotel is located adjacent to the domestic terminal and is around 5 minutes' drive from international terminal (T2) of Mumbai. It is also fronting the busiest Western Express Highway which connects South and North Mumbai. Hence, the Hotel is quite popular with the frequent travellers.

10.7.1.4. **Infrastructure:** It is one of the leading hotels in catering to the premium events in the banquets due to the enormous floor space and capacity. The Hotel boasts of the Mumbai's largest pillar less Event Hall (Sapphire) with floor space of 55,000 sq. ft and ceiling height of 25 feet and also boasts of the Presidential Boardroom, which is one of the city's largest halls featuring technologically advanced facilities. The banquet facilities cater to more than 4600 guests at a time gives a first mover advantage to the company over the other premium hotels in the vicinity.

10.7.1.5. **Strong Marketing Network:** The Hotel has tie ups with a number of agents and gets a good share of business from them. The Company is also listed on all major travel portals. Digitalized facility has hence been brought in place to enable seamless booking process from anywhere and other allied facilities. The Hotel has an experienced

team of professional responsible for the key areas of operations and further, appointments have also been made of designated relationship managers to coordinate with the corporate clients.

10.7.2. **Weakness:** The Company has throughout been faced with the challenge of the huge capital outlay that constitutes the Hotel and hence, the constant and recurrent capital cost that needs to be incurred by the Company in this regard. Additionally, the unfavourable tax rates have also not supported the mounting the cost deficit.

10.7.3. **Opportunities:**

10.7.3.1. The Company has gone past many of the possible shortcomings as despite the occurrence of the Covid-19 pandemic and its consequent effect on the footfalls in the Hotel, the Company has been able to remain afloat. These times were severely trying as not only the Company was faced with the challenge to meet its targets, but also to keep the operations at the best assured quality of service possible, as the customers of the Hotel have remained accustomed to. Hence, the support of the financial institutions is being sought to capitalise on the opportunity that has been placed before the Company as many of the hotels neighbouring the Hotel, are likely to be not able to absorb the shock of the pandemic and may result in its closure (resulting in reduction in supply).

10.7.3.2. Hence, the management is optimistic that if the banks show the support and confidence they have shown throughout the Hotel's journey, the stature and positioning of the Hotel can be overturned into a profit-making venture. This confidence is reflected by the continuous and dedicated efforts of the promoters of the Company as they have continued to fund all the deficit that has been created due to the numerous reasons beyond the control of the Company, to ensure that its assurances to the financial institutions are not faltered.

10.7.3.3. The Financial Institutions ought to be rest assured that the business of the Company is highly profit oriented industry and being a part of the tourism and hospitality sector, it is among the top 10 sectors that attract highest Foreign Direct Investment.

10.7.4. **Threats:**

10.7.4.1. The Tourism & Hospitality industry are highly sensitive to the socio-political factors like political instability, conflict between nations, occurrence of infectious diseases, extreme weather conditions and natural calamities, etc. which may affect the level of travel and business activity.

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10.7.4.2. Furthermore, the existing competitors which also operate at a scale similar to the Hotels are likely to pose as market threats, which require timely tackling.

10.8. Key Parameters of the Scheme –

Ratios'	Benchmark	Available	Remarks
Cash Flow (Adjustment) DSCR	5 Years 1.25	1.33	Fulfilled
Normal DSCR	10 years 1.33	1.38	Fulfilled
Return on Capital Employed	5 Year Gsec Rate + 2% - currently G Sec is 4.94%	1.72	Fulfilled
Gap between Internal Rate of Return (IRR) and Cost of Capital	1% Gap IRR	7.86%	Fulfilled
		9.90%	
		5.14%	
		4.76%	
Loan Life Ratio	1.4	1.51	Fulfilled

FACR	>1	With BV of FA	>2	Fulfilled
Amount realised till March 2023			59.18 crores	
Debt Realisation % of Fund based limits			10.25%	

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11.3. Projected Liability Statement

Particulars	2017-18		2018-19		2019-20		2020-21		2021-22		2022-23		2023-24		2024-25		2025-26		2026-27		2027-28		2028-29		2029-30		2030-31				
	Audited	Provisional	Audited	Provisional	Audited	Provisional	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected		
CURRENT LIABILITIES																															
Short term borrowing from Bank (BP & BD included above)	26.01		25.84	27.32	30.82	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00		
SUB TOTAL	26.01		25.84	27.32	30.82	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00		
Sundry creditors for goods	41.64		45.07	17.00	15.55	11.20	9.64	11.72	12.19	12.66	13.15	13.65	14.18	14.73	15.30	15.99	16.66	17.33	18.00	18.67	19.34	20.01	20.68	21.35	22.02	22.69	23.36	24.03	24.70		
Sundry creditors for expenses	-		3.41	28.45	10.17	22.73	22.11	24.07	23.65	24.87	24.10	25.01	24.11	25.03	25.99	26.95	27.91	28.87	29.83	30.79	31.75	32.71	33.67	34.63	35.59	36.55	37.51	38.47	39.43		
Other advances taken	1.93		1.47	1.39	35.43	26.93	14.25	3.75	3.94	4.13	4.34	4.56	4.79	5.03	5.28	5.53	5.78	6.03	6.28	6.53	6.78	7.03	7.28	7.53	7.78	8.03	8.28	8.53	8.78		
Statutory dues	32.80		26.55	30.79	30.87	12.47	13.42	12.42	11.42	10.67	10.17	9.67	9.17	8.67	8.17	7.67	7.17	6.67	6.17	5.67	5.17	4.67	4.17	3.67	3.17	2.67	2.17	1.67	1.17		
Other payables	-		14.35	30.87	12.47	15.92	31.66	31.91	32.16	32.41	32.66	32.91	33.16	33.41	33.66	33.91	34.16	34.41	34.66	34.91	35.16	35.41	35.66	35.91	36.16	36.41	36.66	36.91	37.16		
Other Current Liabilities	9.90		13.94	29.88	31.41	31.66	31.42	35.91	40.40	56.11	62.84	65.08	65.08	57.23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Current maturities of TL Inst	31.90		30.14	35.16	35.16	28.05	31.42	35.91	40.40	56.11	62.84	65.08	65.08	57.23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
WCCL II - BG	-		-	-	-	0.56	1.47	2.38	2.38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
WCCL I - Credit Card	-		-	-	-	0.28	0.74	1.19	1.19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Current maturities of FITLI	-		-	-	-	1.49	3.90	6.31	6.31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Current maturities of CRPS/debt like instrument	-		-	-	-	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80		
Installment towards CRPS/debt like instrument	-		-	-	-	1.49	3.90	6.31	6.31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total Other Current Liabilities	118.17		134.93	173.54	250.45	139.61	129.65	130.71	134.68	147.08	155.47	167.08	170.64	170.64	170.64	170.64	170.64	170.64	170.64	170.64	170.64	170.64	170.64	170.64	170.64	170.64	170.64	170.64	170.64		
Current Liabilities	144.18		160.77	200.86	284.27	159.61	149.65	150.71	154.68	167.08	175.47	187.08	190.66	190.66	190.66	190.66	190.66	190.66	190.66	190.66	190.66	190.66	190.66	190.66	190.66	190.66	190.66	190.66	190.66		
TERM LIABILITIES																															
Term Loan Existing	480.80		468.63	435.47	435.47	414.07	382.65	346.74	306.35	250.24	187.40	122.31	57.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
WCCL II - BG	-		-	-	-	6.23	4.76	2.38	2.38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
FITLI	-		-	-	-	16.53	12.63	6.31	6.31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total Term Liabilities	480.80		468.63	435.47	435.47	439.95	402.42	356.63	306.35	250.24	187.40	122.31	57.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Other IT Liabilities																															
Proposed CRPS@ 0.10%	-		-	-	-	78.47	77.68	76.88	76.08	75.28	74.48	73.68	72.88	72.08	71.28	70.48	69.68	68.88	68.08	67.28	66.48	65.68	64.88	64.08	63.28	62.48	61.68	60.88	60.08		
Security & other deposits	39.73		30.12	27.56	26.56	28.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56		
Creditors for expenses	-		10.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	
Payable to contractors	73.84		64.83	52.58	47.93	43.93	38.93	31.43	23.93	18.93	13.93	8.93	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Retention money	15.34		15.17	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18		
Other IT Liabilities	1.66		1.17	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53		
Deferred Tax Liability	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Unsecured loan from others	-		1.96	2.15	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	
Unsecured loan from Holding co	2.40		4.21	12.56	12.56	87.56	132.56	132.56	132.56	132.56	132.56	132.56	132.56	132.56	132.56	132.56	132.56	132.56	132.56	132.56	132.56	132.56	132.56	132.56	132.56	132.56	132.56	132.56	132.56	132.56	
Interest payable on pref shares	292.68		364.81	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	
Lease Liability	-		-	33.68	32.47	31.16	28.97	26.60	24.04	20.34	16.34	12.03	6.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Other IT Liabilities	425.65		598.09	628.81	702.97	824.99	811.82	795.96	773.79	751.82	726.58	695.88	654.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
NETWORTH																															
Equity Capital	57.11		57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	
Preference capital	586.50		586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	
Securities Premium	300.72		300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	
Capital Reserve	-		10.06	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	
Reserves and surplus	(489.78)		(586.16)	(784.55)	(929.76)	(989.63)	(1,023.51)	(990.15)	(945.94)	(874.54)	(790.91)	(706.97)	(599.00)	(480.99)	(356.17)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Less: Misc. Exps not w/o	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tangible Net worth	454.55		368.23	188.37	43.16	(16.71)	(50.59)	(17.23)	26.98	98.38	182.01	265.95	373.92	492.53	616.75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL LIABILITIES	1,505.18		1,479.90	1,422.79	1,368.71	1,365.82	1,326.46	1,301.93	1,283.96	1,269.49	1,256.71	1,243.92	1,231.70	1,220.00	1,208.81	1,198.15	1,188.00	1,178.35	1,169.20	1,160.55	1,152.40	1,144.75	1,137.60	1,130.95	1,124.80	1,119.15	1,114.00	1,109.35	1,105.20	1,101.55	

11.4. Projected Normal DSCR

Particulars	Rs in Crs															
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total					
Profit After Tax	(59.87)	(33.88)	33.36	44.22	71.39	83.64	83.94	107.97	118.61	124.22	573.59					
Depreciation	64.37	64.58	64.71	64.64	48.53	40.65	40.75	25.15	25.15	2						

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11.5. Cash Flow DSCR

Particulars	Rs in Crs										
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Inflows	(82.09)	3.20	28.50	95.70	106.30						
PBDIT	(18.26)	29.60	65.71	130.16	137.42	143.26	149.38	155.79	162.51	169.54	176.91
Disbursement of TL & FITL	-	18.57	-	-	-	-	-	-	-	-	-
Issue of CRPS	-	79.67	-	-	-	-	-	-	-	-	-
Disbursement of WCITL	-	10.50	-	-	-	-	-	-	-	-	-
Disbursement of priority loan	-	-	-	-	-	-	-	-	-	-	-
Unsecured loan infused	-	75.00	45.00	-	-	-	-	-	-	-	-
Other loans	27.58	-	-	-	-	-	-	-	-	-	-
Difference on account of restructuring	-	(1.77)	-	-	-	-	-	-	-	-	-
Increase in Security deposits	-	2.00	4.00	-	-	-	-	-	-	-	-
Increase in WC Borrowings	3.50	-	-	-	-	-	-	-	-	-	-
Decrease in non CA	8.58	-	-	-	-	-	-	-	-	-	-
Increase in Other LT Liabilities	5.35	-	-	-	-	-	-	-	-	-	-
Other Income	4.64	1.75	1.84	1.93	2.03	2.13	2.23	2.35	2.46	2.59	2.71
Total Inflows	31.39	215.32	116.54	137.09	139.44	145.39	151.62	158.14	164.97	172.13	179.62
Outflows											
Interest Cost											
Interest on Term Loans	61.91	56.51	34.34	31.97	29.30	26.26	22.45	17.72	12.61	7.40	1.91
Interest on FITL	-	1.48	1.39	1.18	0.78	0.15	(0.00)	(0.00)	(0.00)	(0.00)	0.00
Interest on WCITL	-	0.83	0.78	0.67	0.44	0.08	0.00	0.00	0.00	0.00	0.00
Interest on WC Borrowings	3.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60
Interest on priority loan	-	-	-	-	-	-	-	-	-	-	-
Interest on CRPS	-	0.04	0.08	0.08	0.08	0.08	0.07	0.07	0.05	0.04	0.01
Other Borrowing cost	0.75	0.80	0.85	0.90	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Interest on statutory dues (GST & TDs)	2.21	1.50	-	-	-	-	-	-	-	-	-
Interest on previous years reversed	-	(34.62)	-	-	-	-	-	-	-	-	-
Term Loan Repayments											
Repayment of Term Loans	-	26.73	28.05	31.42	35.91	40.40	56.11	62.84	65.08	65.08	57.23
Repayment of WCITL	-	0.32	0.84	2.21	3.57	3.57	-	-	-	-	0.00
Repayment of FITL	-	0.56	1.49	3.90	6.31	6.31	-	-	-	-	-
Repayment of priority loan	-	-	-	-	-	-	-	-	-	-	-
Payment of LT creditors & other creditor for exp	-	-	4.00	10.00	12.50	12.50	10.00	5.00	5.00	8.93	-
Payment of other LT deposits/libab	1.00	-	-	-	-	-	-	-	-	-	-
CAPEX	0.01	22.00	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
Payment of Outstanding dues	-	-	-	-	-	-	-	-	-	-	-
Decrease in Bank Borrowings	-	10.82	-	-	-	-	-	-	-	-	-
Total outflows	31.34	170.81	81.71	87.84	97.63	91.88	108.87	116.28	127.66	133.59	96.96
Annual DSCR (excl statutory dues)	1.00	1.26	1.43	1.50	1.43	1.58	1.39	1.36	1.29	1.29	1.85
Average DSCR (excl statutory dues payment)	1.42										
Average DSCR for 5 years	1.41										
Outflow towards payment of statutory dues	-	8.50	12.68	10.50	-	-	-	-	-	-	-
Total Outflows (incl statutory dues)	31.34	179.31	94.39	98.34	97.63	91.88	108.87	116.28	127.66	133.59	96.96
Annual DSCR (incl statutory dues)	1.00	1.20	1.23	1.34	1.43	1.58	1.39	1.36	1.29	1.29	1.85
Average DSCR (incl statutory dues payment)	1.38										
Average DSCR for 5 years	1.33										

11.6. Internal Rate of Return

Particulars	Rs in Crs										
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Cash Outflow	1,107.44										
Capital Employed	-	98.77	(29.39)	(25.60)	(21.92)	(6.89)	(1.17)	(6.39)	12.19	19.91	124.22
Incremental capital	1,107.44	98.77	(29.39)	(25.60)	(21.92)	(6.89)	(1.17)	(6.39)	12.19	19.91	124.22
Total (a)											
Cash Inflow											
PAT	(145.21)	(59.87)	(33.88)	33.36	44.22	71.39	83.64	83.94	107.97	118.61	124.22
Finance cost	66.26	26.65	39.04	36.40	33.14	29.17	25.12	20.38	15.26	10.04	4.52
Depreciation	64.32	64.37	64.58	64.71	64.64	48.53	40.65	40.75	25.15	25.15	25.15
Terminal Value- Net FA & NETCA											1.220
Total (b)	(14.63)	31.15	69.73	134.46	142.00	149.09	149.41	145.07	148.39	153.80	1,373.95
Net Cash inflow	(1,122.07)	(67.62)	99.13	160.06	163.92	155.98	150.58	151.46	136.20	133.89	1,249.73
IRR (after tax)											9.90%

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11.7. Cost of Capital

Loans	Amt (in Crs)	Post Tax Cost of capital	Proportion	Weighted average COC (WACC)
Repayable term loans	468.86	5.92%	78.46%	4.64%
FITL	18.57	5.92%	3.11%	0.18%
FITL converted into CRPS	79.67	0.07%	13.33%	0.01%
WCTL	10.50	5.92%	1.76%	0.10%
Priority Loan	-	7.40%	0.00%	0.00%
CC	20	5.92%	3.35%	0.20%
Total	597.60			5.14%
Gap between IRR & COC		4.76%		
IT Rate	26%			

11.8. FACR

Particulars	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Rs in Crs
Net Fixed assets	1,221.62	1,158.54	1,095.33	1,032.19	985.16	946.01	906.76	883.10	859.45	
Debt O/s										
Term Loan	442.13	414.07	382.65	346.74	306.35	250.24	187.40	122.31	57.23	
WCTL	10.19	9.35	7.14	3.57	-	-	-	-	-	
FITL	18.01	16.53	12.63	6.31	-	-	-	-	-	
Priority Loan	-	-	-	-	-	-	-	-	-	
CRPS/Debt like instrument	78.47	77.68	76.88	76.08	70.11	62.14	46.21	26.29	-	
Total Debt O/s	548.80	517.62	479.30	432.71	376.46	312.38	233.61	148.61	57.23	
FACR	2.23	2.24	2.29	2.39	2.62	3.03	3.88	5.94	15.02	

11.9. Loan Life Ratio

Particulars	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Available cash flows	-	224.04	112.59	128.09	135.39	141.29	141.32	136.65	138.51	143.46	149.79
Discounting rate	10.86%										
NPV	875.06										
Repayable loans + FITL+ CRPS	577.60										
Loan life ratio	1.51										

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12. OPERATING ASSUMPTIONS

12.1. Operating Revenue Assumptions: Food & Beverages revenue have been estimated based on Banquet revenue and restaurant revenue separately as under:

12.1.1. Banquet Revenue

Particulars	Rs. Crores											
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31		
Banquet - Jade Ballroom												
No. of Events	140	175	285	285	285	285	285	285	285	285	285	285
Capacity	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
Occupancy	50%	60%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
APC	1890	1985	2084	2188	2297	2412	2533	2659	2792	2932	2992	2992
Annual Inflation	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Revenue From Banquet - Jade Ballroom	13.23	20.84	41.57	43.65	45.83	48.12	50.53	53.06	55.71	58.49	58.49	58.49
Event Hall - Sapphire												
No. of Events	120	150	200	200	200	200	200	200	200	200	200	200
Capacity	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500
Occupancy	50%	50%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%
APC	2572.5	2701	2836	2978	3127	3283	3447	3620	3801	3991	3991	3991
Annual Inflation	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Revenue From Event Hall - Sapphire	38.59	50.65	77.99	81.89	85.99	90.29	94.80	99.54	104.52	109.75	109.75	109.75
Banquet - Coral												
No. of Events	175	200	250	250	250	250	250	250	250	250	250	250
Capacity	60	60	60	60	60	60	60	60	60	60	60	60
Occupancy	50%	60%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
APC	2415	2536	2663	2796	2935	3082	3236	3398	3568	3746	3746	3746
Annual Inflation	5%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Revenue From Event Hall - Coral	1.27	1.83	3.00	3.15	3.30	3.47	3.64	3.82	4.01	4.21	4.21	4.21
Banquet - Oyster												
No. of Events	175	200	230	230	230	230	230	230	230	230	230	230
Capacity	70	70	70	70	70	70	70	70	70	70	70	70
Occupancy	50%	50%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
APC	2625	2756	2894	3039	3191	3350	3518	3694	3878	4072	4072	4072
Annual Inflation	5%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Revenue From Event Hall - Oyster	1.61	1.93	2.80	2.94	3.08	3.24	3.40	3.57	3.75	3.93	3.93	3.93
Banquet - Aces												
No. of Events	125	150	200	200	200	200	200	200	200	200	200	200
Capacity	77	77	77	77	77	77	77	77	77	77	77	77
Occupancy	35%	45%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%
APC	1890	1985	2084	2188	2297	2412	2533	2659	2792	2932	2932	2932
Annual Inflation	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Revenue From Event Hall - Oyster	0.64	1.03	1.76	1.85	1.95	2.04	2.15	2.25	2.37	2.48	2.48	2.48
Total banquet revenue	55.33	76.27	127.12	133.48	140.15	147.16	154.52	162.24	170.35	178.87	178.87	178.87

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12.1.2. Restaurant Revenue

Name of restaurant	Particulars	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Earth plate											
	Cover	155	155	175	175	175	175	175	175	175	175
	Cover TO times	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15
	APC	1523	1599	1679	1762	1851	1943	2040	2142	2249	2362
	Increase in APC	5%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
	No. of days	243	365	365	365	365	365	365	365	365	365
	Revenue	6.59	10.40	12.33	12.95	13.59	14.27	14.99	15.74	16.52	17.35
Namak											
	Cover	55	55	55	55	55	55	55	55	55	55
	Cover TO times	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8
	APC	2415	2536	2663	2796	2935	3082	3236	3398	3568	3746
	Increase in APC	5%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
	No. of days	243	365	365	365	365	365	365	365	365	365
	Revenue	2.58	4.07	4.28	4.49	4.71	4.95	5.20	5.46	5.73	6.02
East											
	Cover	55	55	55	55	55	55	55	55	55	55
	Cover TO times	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
	APC	2205	2315	2431	2553	2680	2814	2955	3103	3258	3421
	Increase in APC	5%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
	No. of days	243	365	365	365	365	365	365	365	365	365
	Revenue	1.47	2.32	2.44	2.56	2.69	2.82	2.97	3.11	3.27	3.43
Mabruk											
	Cover	70	70	70	70	70	70	70	70	70	70
	Cover TO times	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45
	APC	2100	2205	2315	2431	2553	2680	2814	2955	3103	3258
	Increase in APC	5%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
	No. of days	243	365	365	365	365	365	365	365	365	365
	Revenue	1.61	2.54	2.66	2.80	2.93	3.08	3.24	3.40	3.57	3.75
Manuhaar											
	Cover	50	50	50	50	50	50	50	50	50	50
	Cover TO times	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
	APC	1260	1323	1389	1459	1532	1608	1689	1773	1862	1955
	Increase in APC	5%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
	No. of days	243	365	365	365	365	365	365	365	365	365
	Revenue	0.77	1.21	1.27	1.33	1.40	1.47	1.54	1.62	1.70	1.78
Room Service											
	No of Room Occupie	143	244	302	313	313	313	313	313	313	313
	Guest Count / Room	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
	No. of Pax per day	214	367	452	469	469	469	469	469	469	469
	Cover Turnover (no. APC	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
	Cover TO times	1236	1273	1311	1351	1391	1433	1476	1520	1566	1613
	No. of days	3%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Revenue	2.43	3.65	3.65	3.65	3.65	3.65	3.65	3.65	3.65	3.65
		2.58	6.82	8.65	9.25	9.53	9.81	10.11	10.41	10.72	11.04
Mini bar											
	No. of Pax per day	400	400	400	400	400	400	400	400	400	400
	Cover Turnover (no. Charge per Room	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Annual Increase	285	365	365	365	365	365	365	365	365	365
	No. of days	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Total	243	365	365	365	365	365	365	365	365	365
		0.22	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43
Lagoon Lounge											
	Cover	35	35	35	35	35	35	35	35	35	35
	Cover TO times	1	1	1	1	1	1	1	1	1	1
	APC	578	606	637	669	702	737	774	813	853	896
	Increase in APC	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
	No. of days	243	365	365	365	365	365	365	365	365	365
	Revenue	0.49	0.77	0.81	0.85	0.90	0.94	0.99	1.04	1.09	1.14
	Total F&B	16.32	28.56	32.87	34.65	36.18	37.78	39.45	41.20	43.03	44.94

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12.1.3. Room Rent

(In Rs.) (In Crores)

Particulars	2021-22	2022-23	2023-24	2024-25 onwards
Room Rent				
Existing number of Rooms	339	339	381	381
Proposed New Rooms	0	42	0	0
Total No of Rooms	339	381	381	381
Total No. of days	274	365	366	365
Room Rent for non-peak period (Apr- Oct)				
Occupancy	40%	60%	75%	80%
Average Room rate	5000	6000	7500	7688
Increase in ARR	2.50% annually from FY 24-25			
No. of days	123	214	214	214
Room Revenue for non-peak period (Apr- Oct)	9.38	29.35	45.86	50.14
Room Rent for peak period (Nov to Mar)				
Occupancy	65%	70%	85%	85%
Average Room rate	6000	7000	8600	8815
Increase in ARR	2.50% annually from FY 24-25			
No. of days	151	151	151	151
Room Rent for peak period (Nov to Mar)	19.96	28.19	42.06	43.11
Total Room Rent	29.35	57.54	87.92	93.25

12.1.4. Lease rentals

Particulars	Area (sq. Ft)	Rent per sq. Ft*
Commercial space on Ground, 1 st and 2 nd Floor	100000	100
Commercial space on 4 th & 5 th Floor	100000	100
Outlets	13000	150
Night Club	4922	265
Flute	12581	Fixed annual rent of Rs. 1 Cr

*Increase in rent per sq. ft factored at 5% y-o-y.

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12.2. Operating Expenditure Assumptions: The various expenditure parameters assumed are as follows:

- 12.2.1. Material expenses have been assumed as approx. 21.50% of the overall F&B and Banquet Revenues.
- 12.2.2. Stores and supplies expenses have been assumed as approx. 2.40% of the overall F&B and Banquet Revenues. The same has been assumed based on the historical trends
- 12.2.3. Power & Fuel expenses have been assumed at the existing rates and utilization. The company has rationalized consumption of power on requirement basis. Presently, company has taken various measures to curb the power costs by way of maintaining air condition temperature at certain level only, switching off power in the areas which are presently not in use etc. Also, due to restrictions on account of second wave of COVID-19, the power consumption has been further reduced. The management will continue with its measures to curb the costs till the situation stabilises. Since, the situation of COVID is expected to gradually normalise during the Financial Year 2021-22 and will stabilize till Financial Year 2023-24, power & fuel expenses are estimated / projected on the basis of projected revenues and the measures taken by the management to curb power cost, thereafter with streamlining of operations, the increase is projected at 5% in Financial Year 2024-25 and 3.50 % thereafter.
- 12.2.4. With reduction in salaries across the board, removal of non-performing employees and reduction in outsourced manpower services, salaries are rationalized by 10-12% from Financial Year 20-21 itself. The salaries majorly include fixed portion which is proposed to continue at reduced level with no / nominal increments and curtail in salaries due to ongoing covid scenario till the stabilization of situation. The same salaries are estimated to continue at existing level in Financial Year 2021-22 and Financial Year 2022-23. Thereafter on streamlining of operations, an annual inflation of 5% has been assumed in Financial Year 24-25 and 3.50% thereafter.
- 12.2.5. Soft Furnishing & Laundry Charges have been assumed at 5.25% of the total room revenue for the year
- 12.2.6. Repairs and Maintenance charges have been assumed at 7% of total revenues from hotel operations in Financial Year 2021-22 and to increase y-o-y in line with the previous trends and with an annual inflation of 5% till Financial Year 2030-31.

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12.2.7. Guest transportation & other operating charges are assumed at 5.50% of the total revenue from hotel operations which is based on the past trend.

12.2.8. General and administrative expenses and selling expenses have been assumed at 11% based on total revenue from hotel operations which is based on the past trend.

12.3. Working Capital Levels: Generally, in hospitality industry and in particular to luxury hotel projects, the size of inventory to be maintained is higher as company has to maintain buffer stocks, variety of stocks for each type of inventory maintained. The inventory comprises:

12.3.1. Raw Material

12.3.1.1. Food & Beverages: We have to maintain large variety of products to enable us to service different type of cuisine as influx of foreign tourists will be higher and to cater food preferences of domestic tourist. The company has to maintain inventory of 10-12 days for perishable goods and nearly 30-60 days inventory for various brands of liquor to be served. In view, the level of F & B stock is estimated at 40 days for F & B segment in Financial Year21-22 and Financial Year22-23 and is expected to reduce in ensuing years.

12.3.1.2. Stores & consumables:

12.3.1.2.1. Linen and Other accessories, Uniform etc: The Company has to place orders for procuring customized linen and other accessories in which the name of the hotel is engraved. Further, as against requirement of one room nearly 3 sets of inventories need to be maintained considering lead time for dry cleaning of linen and other accessories.

12.3.1.2.2. Crockery, Cutlery and utensils: The Company has to maintain sufficient level as well as variety of inventory to meet the requirement for catering to room service, restaurant services, banquet hall services and wedding ceremonies.

12.3.1.2.3. Toiletries & other accessories: The Company has to procure customized inventory for toiletries and other accessories. Generally, 90-120 days inventory is maintained for various items considering their shelf life.

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12.3.1.2.4. Electrical fittings: The Company has to maintain sufficient spare inventory of electrical fittings for timely replacing the worn out/broken/defective electrical fittings.

12.3.2. In view of the above various stores and consumables, the average level of stores and consumables is estimated at 200 days in Financial Year 21-22 and 222 days in Financial Year 22-23 which is estimated to reduce to 150 days for the ensuing years.

12.4. **Petrol & allied products:** Apart from the Hotel business, the Company also operates a petrol pump in an adjacent premise which generates revenue from sale of petrol and allied products. To maintain uninterrupted supply, the level of petrol and allied stock is estimated at 2-4 days.

12.5. **Receivables:** The company is having tie ups of rooms with certain groups & corporate borrowers on yearly basis. The company extends credit period of 45-75 days to the corporate houses. In view, the company has estimated the average level of debtors at 40 days for hotel operations in Financial Year 21-22 and 35 days in Financial Year 22-23 which is expected to improve in ensuing years.

12.6. **Creditors:** The creditors of the goods are mainly for beverages, stores, supplies and consumables. The level of creditors is estimated at 50 days.

13. CONCLUSION

13.1. Waterfall mechanism

Sl. No.	Particulars	Financial Year 21-22	Financial Year 22-23
1.	Interest payment		
a.	WC	Advance Payment made after cut-off date of Rs. 33.05 Crores to be adjusted against the interest liability. (Total Interest liability payable: Rs.18.99 Crores)	Payment made after cut-off date of Rs. 33.05 Crores to be adjusted against the interest liability and balance from promoters' contribution infused in FY 21-22 and FY 22-23. (Total Interest liability payable: Rs.36.59 Crores)
b.	FITL		
c.	WCTL		
d.	Term loans		
f.	Interest on CRPS/ debt instrument		
2.	Repayment of principal liabilities		

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Sl. No.	Particulars	Financial Year 21-22	Financial Year 22-23
a.	FITL	To be adjusted/ paid from promoters' contribution	To be adjusted/ paid from promoters' contribution
b.	WCTL		
c.	Term loans		
3.	DSRA creation	Rs.7.59 Crores (100% to be created from promoters' contribution & advance payment after cut-off date)	To be met from current operating revenues.
4.	Promoters Contribution towards CAPEX for completion of unfurnished 42 rooms and OC compliance	Rs.22.00 Crores	Nil
5.	Margin for WC	Rs.10.25 Crores to be met from promoters' contribution and balance from surplus from operations	To be met from surplus from operations
6.	Current Operating Expenses covering Cost of raw material (Food, beverages and petrol), hotel supplies, Salaries & administrative expenses etc)	To be met from current operating revenues.	To be met from current operating revenues.
7.	Current Annual Lease rent to AAI	To be met from current operating revenues.	To be met from current operating revenues.
8.	Monthly statutory dues (GST)	To be recovered from monthly collections & Revenue	

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Sl. No.	Particulars	Financial Year 21-22	Financial Year 22-23
9.	Arrears towards existing/outstanding statutory dues (GST, luxury tax, TDS. etc)	8.50 Crores (50% to be met from promoters' contribution & balance from current year revenues)	Rs.12.68 Crores to be paid out of current revenues
10.			
11.	Payment towards project creditors	-	Payment of Rs.5 Crores to be made out of security deposits received for rentals and balance of Rs. 1 Crore to be paid from current revenue from operations
12.	Regular CAPEX	To be paid from current revenue from operations	To be paid from current revenue from operations

Note: The Waterfall mechanism will be adhered/enforced by the ASM appointed by the lenders.

13.2. The Scheme is hence being submitted with all the Secured Financial Creditors to obtain their accord and approval for this compromise and arrangement which will not only ensure that the Hotel reaches heights which it was originally destined to achieve. The Hotel and its business model, with the financial support if received from the Secured Financial Creditors will assure that every creditor's due is paid.

13.3. The Company is hence seeking to arrive at a compromise and arrangement under section 230 of the Companies Act, 2013 with the Secured Financial Creditors by revising the terms of repayment of the outstanding debt. reschedule the repayment of its outstanding Debt on the basis of terms of compromise and arrangement prescribed in the Scheme, if approved by the Hon'ble National Company Law Tribunal as per the procedure prescribed under the Section 230 of the Companies Act 2013, in view of the same, the Company is requesting for withdrawal of all legal proceedings commenced by to on behalf of the Financial Creditors.

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APPENDIX-"A"

Sahara Hospitality Ltd
 Bankwise Repayment Schedule
 Name of the bank: UBI (Post merger of Andhra & Corporation Bank)

Particulars	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	Total
Term loan											
Principal	14.42	15.08	16.89	19.30	21.71	30.16	33.78	34.98	34.98	30.76	252.06
Interest	9.59	18.46	17.19	15.75	14.11	12.07	9.52	6.78	3.98	1.03	108.46
WCTL -I											
Principal	0.21	0.56	1.47	2.38	2.38						7.00
Interest	0.28	0.52	0.44	0.29	0.06						1.59
WCTL-II											
Principal	0.11	0.28	0.74	1.19	1.19						3.50
Interest	0.14	0.26	0.22	0.15	0.03						0.80
FITL-1											
Principal	0.31	0.83	2.18	3.53	3.53						10.39
Interest	0.41	0.78	0.66	0.44	0.08						2.36
CRPS											
Principal	0.22	0.44	0.44	0.44	0.44	3.28	4.37	8.73	10.92	14.41	43.67
Interest	0.02	0.04	0.04	0.04	0.04	0.04	0.04	0.03	0.02	0.01	0.33
Priority Loan											
Principal	-	0.60	1.20	4.20	4.80	5.70					16.50
Interest	0.88	1.62	1.54	1.28	0.83	0.30					6.44
Total	26.57	39.47	43.00	48.98	49.20	51.54	47.70	50.52	49.90	46.20	453.10

(Rs in Crs)

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iii)

Name of the bank: BOB Bank

Particulars	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	Total
Term loan											
Principal	2.37	2.51	2.81	3.21	3.61	5.02	5.62	5.82	5.12	41.90	
Interest	1.60	3.07	2.86	2.62	2.35	2.01	1.58	1.13	0.66	18.04	
FITL-1											
Principal	0.04	0.12	0.31	0.50	0.50					1.47	
Interest	0.06	0.11	0.09	0.06	0.01					0.33	
CRPS											
Principal	0.03	0.07	0.07	0.07	0.07	0.52	0.69	1.39	1.73	6.94	
Interest	0.0035	0.0069	0.0068	0.0067	0.0067	0.0064	0.0058	0.0048	0.0032	0.05	
Total	4.11	5.88	6.15	6.47	6.55	7.55	7.90	8.34	8.22	68.74	

(Rs in Crs)

ii)

Name of the bank: UCO Bank

Particulars	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	Total
Term loan											
Principal	4.28	4.53	5.08	5.80	6.53	9.06	10.15	10.51	10.51	75.71	
Interest	2.88	5.55	5.17	4.73	4.24	3.63	2.86	2.04	1.20	32.60	
FITL-1											
Principal	0.07	0.20	0.52	0.85	0.85					2.49	
Interest	0.10	0.19	0.16	0.10	0.02					0.57	
CRPS											
Principal	0.06	0.13	0.13	0.13	0.13	0.94	1.25	2.50	3.13	12.51	
Interest	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.09	
Total	7.41	10.60	11.06	11.62	11.77	13.64	14.28	15.06	14.84	123.97	

(Rs in Crs)

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VI)

Name of the bank: Karnataka Bank

Particulars	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	Total
Term loan											
Principal	2.72	2.82	3.16	3.61	4.07	5.65	6.32	6.55	6.55	5.76	47.22
Interest	1.80	3.46	3.22	2.95	2.64	1.78	1.27	0.74	0.19	0.19	20.31
FITL-1											
Principal	0.06	0.16	0.43	0.69	0.69						2.03
Interest	0.08	0.15	0.13	0.09	0.02						0.46
CRPS											
Principal	0.04	0.08	0.08	0.08	0.08	0.59	0.79	1.58	1.97	2.60	7.88
Interest	0.004	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.06
Total	4.70	6.68	7.02	7.42	7.50	8.51	8.90	9.40	9.27	8.55	77.96

V)

Name of the bank: CBI Bank

(Rs in Crs)

Particulars	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	Total
Term loan											
Principal	1.90	2.01	2.25	2.57	2.89	4.01	4.49	4.65	4.65	4.09	33.50
Interest	1.28	2.45	2.29	2.09	1.88	1.60	1.27	0.90	0.53	0.14	14.42
FITL-1											
Principal	0.05	0.13	0.34	0.54	0.54						1.60
Interest	0.06	0.12	0.10	0.07	0.01						0.36
CRPS											
Principal	0.03	0.06	0.06	0.06	0.06	0.42	0.56	1.12	1.40	1.85	5.62
Interest	0.0028	0.0056	0.0055	0.0054	0.0054	0.0052	0.0047	0.0039	0.0026	0.0008	0.04
Total	3.31	4.77	5.03	5.33	5.38	6.04	6.32	6.68	6.59	6.08	55.55

IV)

Name of the bank: IDBI Bank

(Rs in Crs)

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Particulars	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	Total
Term loan											
Principal	1.04	1.11	1.24	1.42	1.59	2.21	2.48	2.57	2.57	2.26	18.47
Interest	0.70	1.35	1.26	1.15	1.03	0.88	0.70	0.50	0.29	0.08	7.95
FITL-1											
Principal	0.02	0.05	0.12	0.20	0.20						0.59
Interest	0.02	0.04	0.04	0.02	0.00						0.13
CRPS											
Principal	0.02	0.03	0.03	0.03	0.03	0.23	0.30	0.61	0.76	1.01	3.05
Interest	0.0015	0.0030	0.0030	0.0030	0.0029	0.0028	0.0025	0.0021	0.0014	0.0004	0.02
Total	1.81	2.58	2.69	2.83	2.87	3.33	3.48	3.67	3.62	3.34	30.22

(Rs in Crs)

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APPENDIX-'B'

Hotel Classification in India

Hotels in India are broadly classified into the following seven categories by the Department of Tourism, Government of India based on the general features and facilities offered - 5-star deluxe, 5-star, 4-star, 3-star, 2-star, 1-star and Heritage hotels.

Hotels get approval from the Department of Tourism, Government of India at the project stage and get classified as one of the star categories. It is voluntary on part of any hotel to get approval from the Government. However, only approved hotels are eligible for various income tax incentives, import licenses and other benefits/approvals given by the Government.

Apart from this classification, the Indian hotel industry may also be classified into the following categories according to the target guest segment and nature of services provided:


- a. Premium and luxury segment: comprising of 5-star deluxe and 5-star hotels, which mainly cater to the upmarket domestic business and foreign travellers (leisure and business) and offer high quality and a wide range of services.
- b. Mid-market segment: comprising of 3-star and 4-star hotels, catering to foreign and domestic leisure travellers (with average income lower than those from upmarket segment) and the middle-level business travellers.
- c. Budget segment: comprising of 1-star and 2-star hotels, not offering as many services as other segments, but, provide inexpensive accommodation to the highly price-conscious segment of domestic and foreign leisure travellers.
- d. Heritage hotels: which refer to hotels with certain architecturally distinctive properties such as palaces and forts, built prior to 1950 and now converted to hotels. The Department of Tourism has classified these hotels as heritage hotels.

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ANNEXURE-"A"

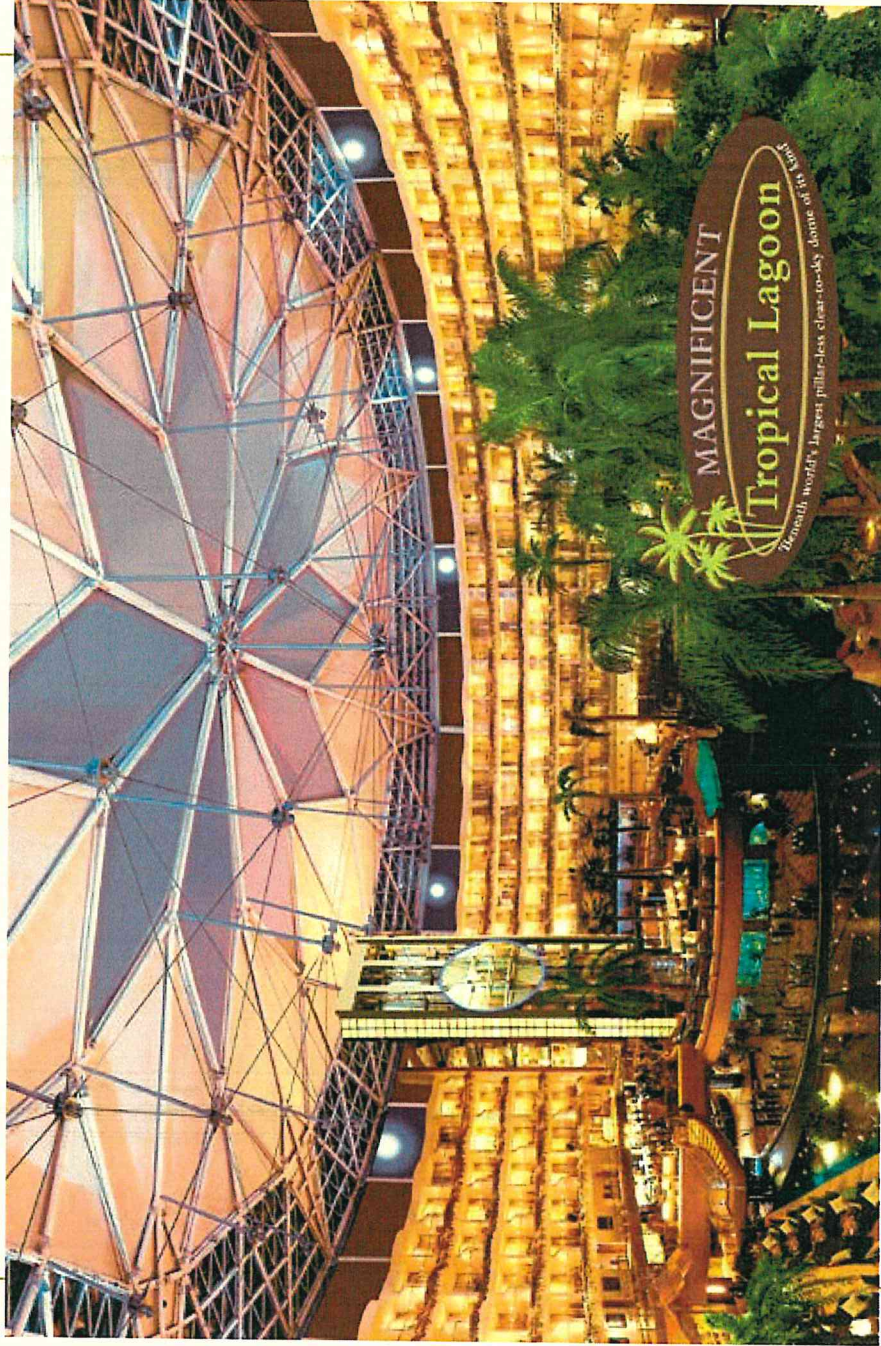
WELCOME TO THE WORLD OF

 **SAHARA STAR**
A Step Ahead



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THE HOTEL



Shining in alluring radiance of its awe-inspiring facade made of glass and steel is a creation made by man's greatest strength - Imagination. The hotel's magnificence starts to unveil itself the moment you step in, with inspiration emanating from the smallest details. As you discover its grand pillar-less clear-to-sky dome, luxurious accommodations, larger than life banquet and award winning dining, you will notice the omnipresence of imagination around you. Sahara Star - The icon of hospitality, has always preserved its legacy with inventions that are noteworthy and remarkable. With a vision to serve guests with utmost devotion, displaying thoughtfulness to every essential, and gratifying it with enthusiasm has predominantly been a custom practiced in Sahara Star since its inception. We aim to continue our path of progress by challenging ourselves, elevating our standards to new levels to achieve the impossible. Come; embark on a journey that is grand and diverse, yet warm, comforting and rooted in Indian traditions & culture

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HIGHLIGHTS

ACCOMMODATION

FOOD & BEVERAGE OUTLETS

M.I.C.E

Meetings

Incentives

Conferences

Exhibitions

EXPERIENCES



ACCOMMODATION

Comfort is at it's peak in our immaculately designed 354 guest rooms including 25 suites, well-appointed for a warm and pleasant stay.

ROOMS

Earth Rooms

Overlooking the Tropical Lagoon, these 409 sq.ft. guest rooms come with a choice of king-size bed or twin bed. These rooms have a balcony where guests can enjoy a relaxing evening with a spectacular view of the magnificent tropical lagoon.



Mercury Lagoon/ City Facing Rooms

The 409 sq.ft. Mercury Lagoon Facing Rooms and 357 sq.ft. Mercury City Facing Rooms will bestow you with a majestic experience. Featuring plush interiors, stylish furnishing and pristine marble bathrooms, these rooms are an ensemble of relaxing comforts. Brace yourself to be enthralled as soon as you step in.

Venus Premier Rooms

The stunning 550 Sq. Ft. Venus rooms are designed to offer you unmatched luxury with unparalleled hospitality. Just be yourself at the state-of-the-art leisure deck that showcases the spectacular cityscape.



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SUITES

Uranus Suites

Uranus City Facing Suites and Uranus Premier Suites are a perfect blend of luxury and comfort. Spread across 700 sq.ft. and 1001 sq.ft. each, these suites have elegant living rooms appointed by the choicest furniture. A king-size bed and a capacious balcony overlooking the tropical lagoon from the Uranus Premier Suites make it an ideal destination to be.



Neptune Suite

Aesthetic interiors and prudent amenities are inspiring attractions of these City Facing and Premier Suites. Measuring up to 1200 sq. ft. each, these spacious suites have an airy living room, majestic bedroom with a king size bed, bathtub, shower cubicle with rain shower facility and lagoon facing balcony that opens a new world to you.

Venus Premier Suites

Explore Venus Suites to experience the endless indulgences in a luxurious 1100 Sq. Ft. suite. Dazzle the stars in the sky under the open-to-sky glass roof. Experience the leisure escapade with lavish living room, king size bed & many more luxuries.



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FOOD & BEVERAGE OUTLETS

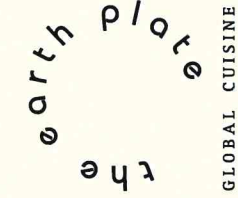
Flavours that tantalize the senses, moments that create an album of memories, experiences that add to a lifetime. 8 Food & Beverage outlets, 5 unique concepts and 1 inimitable journey. Hotel Sahara Star brings together a sumptuous array of delicacies from across the globe.

The Earth Plate

The global cuisine restaurant is one of the largest all-day dining restaurants in the city featuring a selection of Italian, Mediterranean & Far-Eastern delicacies along with Indian regional favourites.

Timings: 24 hours, All Day Dining

Serving Buffet Breakfast/Lunch & Dinner



Namak

The Indian specialty restaurant is an ideal destination for authentic Awadhi & Hyderabadi delicacies complimented by traditional Indian desserts.

Timings: Lunch 12:30 pm to 3:00 pm

Dinner 7:00 pm to 12:00 am

N A M A K
0 6 . 0 4 . 1 9 3 0

EAST

The East Asian Spice Trail offers a rich experience of Chinese, Japanese, Thai, Vietnamese and Malaysian. EAST is designed to give you an authentic experience, its live stations and tepanyaki grills recreate the splendour of Asian cuisine. Timings: Lunch 12:30 pm to 3:00 pm
Dinner 7:00 pm to 12:00 am

E.A.S.T.
EAST ASIAN SPICE TRAIL



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Manuhaar



Taste the authentic Gujarati-Rajasthani cuisines and indulge in a never before experience of mouth-watering flavours. Relish a deluxe platter that includes lip-smacking dishes of the two states with tender textures and vibrant colours, all in all, a nutritious meal.

Timings: Lunch 12:00 pm to 3:00 pm

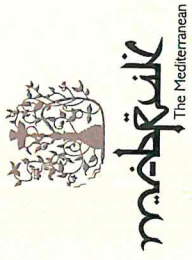
Dinner 6:00 pm to 11:00 pm



Mabruk

The Mediterranean restaurant is the perfect way to experience the Lebanese way of leisure with a spectacular view of the lagoon complemented by authentic Lebanese cuisine.

Timings: Dinner 7:00 pm to 1:00 am



Ocean PDR

Enter into an ocean world, which has a premium private dining room set against the backdrop of an exotic aquarium. Tickle your taste buds with customised menus, elegant table settings and special services.

Timings: Lunch 12:00 pm to 4:00 pm

Dinner: 7:00 pm to 1:00 am



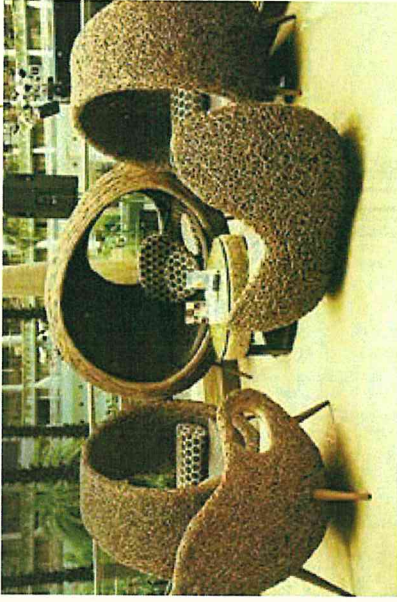
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LOBBY LOUNGE

Lobby Lounge

Enjoy your recreational time and slip away your quick casual meets at a magnificent ambience with a wide range of coffees and teas to suit every palate.

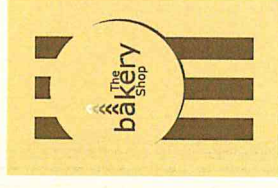
Timings: 9:00 am to 9:00 pm



The Bakery Shop

Explore fine quality loaves of bread, succulent pastries, personalized cakes, scrumptious chocolates. Everything here is artistically embellished to craft the heaven for long chats with beloveds.

Timings: 9:00 am to 9:00 pm



Divine

The largest wine bank in the city, Divine house 4,000 bottles of the finest wines from across the globe. White wines to red wines, sparkling to still, it promises to be a haven for the city's wine connoisseurs.



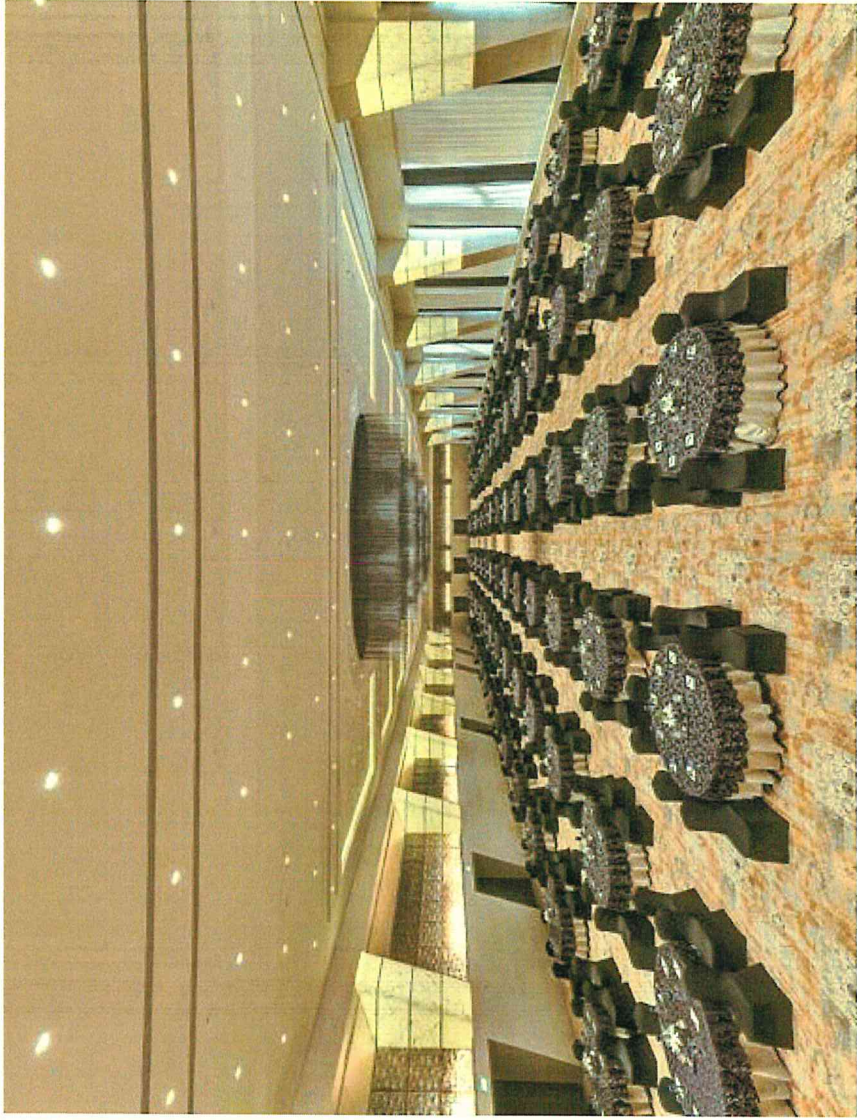
M.I.C.E

M.I.C.E (Meetings, Incentives, Conferences, Exhibitions)

From board meetings to corporate seminars, business conferences to grand celebrations, Sahara Star is indisputably the ideal abode. Its strategic location near Mumbai's Domestic Airport, cutting-edge facilities & amenities reaffirm that you have indeed made the right choice.

SAHARA SAPPHIRE

Sahara Sapphire is the Mumbai's largest pillar-less multipurpose event hall with a massive floor plate of 55,000 sq. ft. with a ceiling height of 25 ft. Sahara Sapphire blends grandeur and grace. Paragon for corporate gatherings and cocktail receptions, its architecture demonstrates a fine blend of Indian sensibilities and contemporary design. It has a massive capacity to accommodate 2,500 guests in a central hall measuring 28,000 sq. ft., 2 annexe halls measuring 6,000 sq. ft. each and a pre-function areas spread up to 3,000 sq. ft. Sahara Sapphire presents a gateway to a new cosmos of comfort.



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JADE BALLROOM

Jade redefines celebration with a capacity to host 800 guests in its abundant space of 10,000 sq.ft. pillar-less multi-function area and a ceiling height of 18 feet. Adjacent to its ballroom is a pre-3,500 sq. ft. function area. The ballroom's unique ability to convert into two soundproof sections by a state-of-the-art Dorma Air Wall makes it an exemplary choice for smaller events and workshops.



CORAL BANQUET HALL

A 2,800 sq.ft. Ideal venue to host events, seminars and conferences. Masterfully designed, it anticipates every request and seamlessly caters to every need with utmost care. Complemented by latest design trends and facilities, Coral provides a rich ambience to celebrate small events with grand style.



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OYSTER BANQUET HALL

A 3,100 sq.ft.hall that becomes an exhilarating host for every event and celebration. Its interior exudes an ambience that presents a mélange of marvel and majesty. Crafted to amplify every event and celebration, Oyster is the pre-eminent in its architectural features and top-notch hospitality services reflecting international as well as Indian mannerisms.



PEARL BANQUET HALL

Akin to its name, Pearl is a 2,000 sq.ft. banquet hall that is an ingenious addition to Sahara Star. Its unique feature is its capacity to adapt to various occasions - it can be divided into two sections and can also be used as breakout rooms during conferences for important discussions.



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ACES - THE PRESIDENTIAL BOARDROOM

The Presidential Boardroom is Mumbai's largest boardroom with technologically advanced facilities that are offered for the first time in India. With a capacity to host 77 guest, it comprises four-screen Barco Projection System, Bosch Digital Congress Network System, Voice-activated Cameras and Ceiling Mounted Visualiser along with multimedia documentation of proceedings, the boardroom has come to be known as the city's finest boardroom and the choice of many businessmen.



BUSINESS CENTRE

The spacious & elegantly designed business Centre is created to give you the most sought-after venues for your corporate needs. The state-of-the-art meeting rooms include Club, Spades & Diamonds.



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UNPRECEDENTED EXPERIENCES

Sahara Star believes that hospitality is not just serving but also generating memories and delivering impressive experiences. We are pleased to present to you a range of such unprecedented experiences that would certainly make your stay more gratifying. Needless to say, our every experience is embellished with fine quality and top notched service.

CINETHEQUE – THE PREVIEW THEATRE

Nestled in a 5 Star Deluxe hotel, Cinetheque – Mumbai’s first private preview theatre is a state-of-the-art seating arrangement with 40 seats that houses luxury and class, superior service with select food & beverage offerings. It hosts one of the best audio and video facilities making it an impressive choice for private screenings and presentations.



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GYMNASIUM

The state-of-the-art gymnasium at Sahara Star offers a wide array of cardiovascular and strength training equipment's. Our on-staff trainers and volunteers are here to serve you by providing a place to improve and maintain your quality of life physically and mentally.

Timings : 6.00 am – 10.00 pm open all days of the week



SWIMMING POOL

Sahara Star has redefined leisure with its sublime offering of an outdoor wellness pool that poses a rejuvenating Jacuzzi. Dive into opulence and embrace bliss like never before. Whether relaxing on the soothing sundeck or chilling out in the bar.

Timings : 7.00 am – 09.00 pm (open all days of the week)

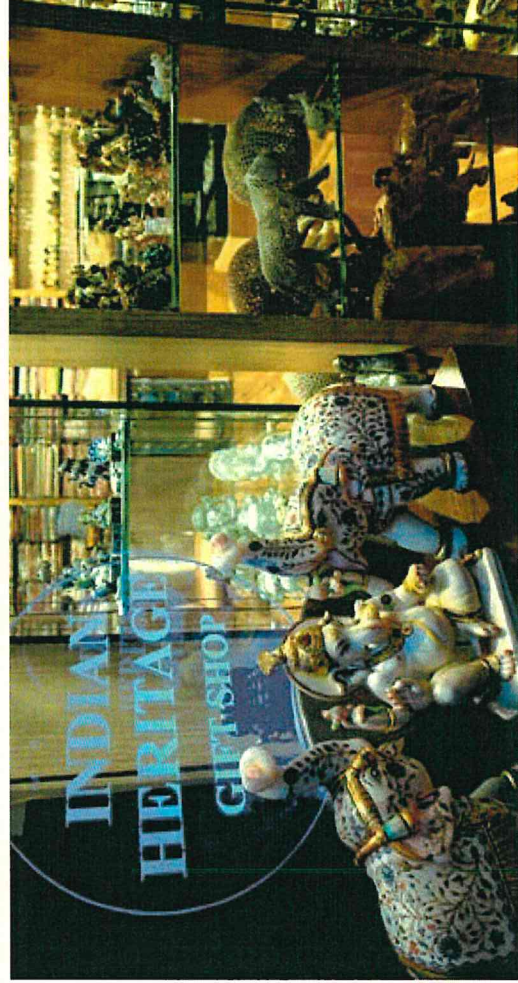


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GIFT SHOP

A haven of traditional Indian handicrafts, this boutique offers guests an array of wooden sculptures, ethnic jewellery, authentic Pashmina shawls, Indian paintings, stone carvings and much more. Be it a souvenir or a gift for someone special, Indian Heritage features many exquisite and unique options sourced all the way from Kashmir to Kanyakumari.

Timings: 10.00am – 9.00 pm



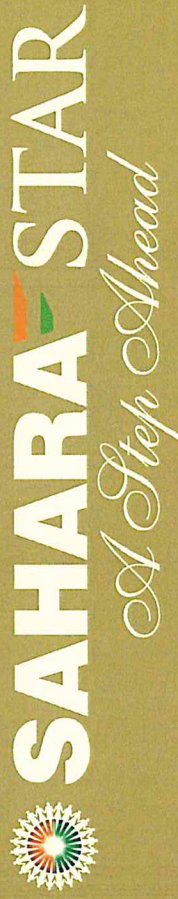
JUVANA SPA & WELLNESS CENTRE

Here, in the heart of the bustling City of dreams spread over 19,000 sq.ft. Juvana Spa is a complete wellness oasis which offers holistic massage treatments, a blend of unique therapies inspired by Ayurvedic and Yoga traditions with a fusion of International treatments designed to promote wellness, detoxification and serenity.

Timings: 8.00am – 8.00 pm (open all days of the week)



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Hotel Sahara Star, Opp. Domestic Airport, Mumbai – 99, India.

Call: +91 22 39895000 | Fax: +91 22 3989 5001

reservations@saharastar.com | www.saharastar.com

Follow us on:



(Handwritten signature)

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ANNEXURE-"B"

TECHNO ECONOMIC VIABILITY REPORT

for
RESTRUCTURING OF LOANS

of
SAHARA HOSPITALITY LTD

(HOTEL SAHARA STAR)

at

Opp. Domestic Airport, Vile Parle (E), Mumbai-400 099



Conducted By

LSI Financial Services Pvt. Ltd



Registered Office: 227, A.J.C. Bose Road, Kolkata-700 020. Tel: 033 2280 2558

Corporate Office: 104, S.P. Mukherjee Road, Sagar Trade Cube, 5th Floor,
Kolkata - 700026. Tel: 033 2486 3816 / 3362

CIN No: U65999WB1997PTC082841

Email: info@lsimails.com; URL: www.lsifinance.com.

June, 2021

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IMPORTANT NOTICE & DISCLAIMER

This Techno Economic Viability Report ("TEVR") has been conducted for restructuring of credit facilities extended to Sahara Hospitality Limited ("SHL") for setting up 5 Star Luxury Hotel "Hotel Sahara Star", located in vicinity to Domestic Airport (T1), Vile Parle (E), Mumbai-400 099.

This TEV Report is meant for SHL, its lenders and other agencies involved in the restructuring exercise and its contents are confidential. This report is, therefore, submitted on the condition that its contents will be kept in confidence. Hence, by accepting a copy of this report, the recipient is to agree to keep its contents confidential and not to divulge any information contained herein, in part or in full, without the prior approval of LSI Financial Services Private Limited (LSI) and the lenders of Sahara Hospitality Limited ("SHL"). This report has been prepared with the sole purpose of determining the techno-economic viability of the company in respect of the restructuring of loans extended to SHL by its lender. It has been prepared as per mandate received from Union Bank of India, vide their letter dated 03/02/2021 for conducting TEV Study of Sahara Star Hotel owned by Sahara Hospitality Limited.

Accordingly, we do not accept or assume any liability for any other purpose or to any other person to whom this report is shown or into whose hands it may come without our prior consent in writing.

This TEV Report has been prepared based on the information received from SHL, documents available in the public domain, in-house databases available with LSI, our discussions held with the Company officials and their consultants, other information made available to us from time to time. However, the accuracy and timeliness of the same has not been independently verified by us. We have not carried out any independent verification for the accuracy or truthfulness or completeness of the same and hence, no representation or warranty, express or implied is made that it is accurate, authentic, fair, correct or complete. We do not accept any responsibility or liability for any such information or opinions and therefore, any liability or responsibility is expressly disclaimed.

This Report has been prepared for the specific purpose as mentioned in the Report, and does not constitute any recommendation, and should not be construed as an offer to sell or the solicitation of an offer to buy, purchase or subscribe to any securities mentioned therein, and neither this Report nor anything contained herein shall form the basis of or be relied upon in connection with any contract or commitment whatsoever, apart from the specific purpose as mentioned above. It may be noted however, that nothing in these materials is intended to be construed as legal, accounting, technical or tax advice.

We are not responsible for arithmetical inaccuracies/logical inconsistencies of any financial model or business plan or other information / data provided by SHL and used in connection with this Report. Also, we have been given to understand that SHL has not omitted any relevant and material factors and that it has checked out relevance or materiality of any specific information to the present exercise with us in case of any doubt. We assume no responsibility for any errors in the information furnished and their impact on the present exercise.

There will usually be differences between estimated and actual results because events and circumstances may not occur as expected, and those differences may be material. Under such circumstances, no assurance can be provided that the assumptions or data upon which any estimates have been based are accurate or whether



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these estimates will actually materialize. We have not carried out any due diligence independently in verifying the accuracy or veracity of data provided by SHL.

We have not carried out any verification and certification and attestation of the financial information provided to us by SHL & their consultants and we assume no responsibility for their accuracy, though we have reviewed the basis of preparation of the same and cross checked with the various statutory records in a broad manner.

Further, capital costs and operating revenues & expenditures are subject to uncertainties concerning the effects that change in legislation or economic or other circumstances may have on future events, and different people may have a different view in future. There will usually be differences between projected & actual results because events & circumstances do not occur as expected and those differences may be material. Under these circumstances, no assurance can be provided that the assumptions or data upon which any projections have been based, are accurate or whether these financial projections will actually materialize.

This TEVR constitutes an opinion expressed by LSI and each party concerned has to draw its own conclusions on making independent enquiries & verifications and LSI cannot be held liable for any financial loss incurred by anyone based on this TEV. Further, on accepting a copy of this TEV, the recipient accepts the terms of this notice, which forms an integral part of this TEV Report and the recipient shall be deemed to have agreed to indemnify LSI against any claims that may be raised against LSI as a result of or in connection with the data & opinions presented in this report.

This TEVR has been divided into various sections and sub sections for the purpose of convenience and gradually arriving at the conclusion. Any partial reading of this report may lead to inferences, which may differ from the conclusions and opinions made on the entire report.

The report delivered at a particular point of time does not imply that the information contained in it will be correct as of any time after the date of the report, or that there shall be no change in the operation, financial conditions, prospects, creditworthiness, status or affairs of the Hotel/Project / Company / Promoter Group after that date.

Neither LSI nor any of its directors, employees or advisors make any expressed or implied representation or warranty and no responsibility or liability is accepted by any of them with respect to the accuracy, completeness or reasonableness of the facts, opinions, estimates, forecasts, projections, or other information set forth in this TEVR or the underlying assumptions on which they are based or the accuracy of any computer model used and nothing contained herein is, or shall be relied upon as a promise or representation regarding the historic or current position or performance of the Company or any future events or performance of the Company.

The conclusion of this report is valid only for the stated purpose as of the date of the report and may not be used out of the context presented herein.



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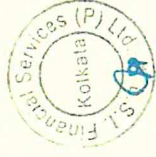
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1. EXECUTIVE SUMMARY

Sahara Hospitality Limited ('SHL' or 'the Company') owns and operates 'Sahara Star Hotel' in Mumbai, a 5-star luxury hotel strategically located in vicinity to Mumbai's T1 domestic airport. The Company is promoted by Sahara Prime City Limited (SPCL) and is a group company of Sahara India Pariwar. Brief highlights of the company are as under:

Borrower	Sahara Hospitality Ltd (SHL).																								
CIN	U55101MH1989PLC140211																								
Regd. Office	Hotel Sahara Star, Opp. Domestic Airport, Vile Parle (E), Mumbai-400 099																								
Constitution	Public Limited Company (Not Listed; Closely Held & Limited by Shares)																								
Incorporated On	26/09/1989																								
Promoters	Sahara Prime City Limited (SPCL) a Group Company of Sahara India Pariwar																								
Industry	Hospitality																								
The hotel	Hotel Sahara Star																								
Location	Opp. Domestic Airport, Vile Parle (E), Mumbai-400 099																								
Hotel Land - Lease Term:	As per the Lease Agreement with Airports Authority of India, lease period of the Land on which this hotel has been constructed expires on 4 th June, 2031																								
	<table border="1"> <thead> <tr> <th>Key Parameter</th> <th>Details</th> </tr> </thead> <tbody> <tr> <td>Total plot area</td> <td>30,047 Sq. Mtr.</td> </tr> <tr> <td>Constructed area (excl Basement)</td> <td>9, 54,000 sq.ft.</td> </tr> <tr> <td>3 level Basement area</td> <td>3, 21,000 sq.ft.</td> </tr> <tr> <td>Total Rooms</td> <td>396 rooms (including 42 rooms proposed to be operational from January 2022). Operational Rooms are 354.</td> </tr> <tr> <td>Restaurants & outlets</td> <td>12 restaurants</td> </tr> <tr> <td>Banquet Halls</td> <td>6 varied structured halls; gross capacity of ~4600 people</td> </tr> <tr> <td>Spa & Wellness Centre</td> <td>Equipped Gymnasium (11,200 sq.ft.) Signature SPAs (13000 sq.ft.)</td> </tr> <tr> <td>Business Centre</td> <td>City's one of the largest Presidential Board room -6 Meeting rooms</td> </tr> <tr> <td>Preview Theatre</td> <td>40 pax capacity</td> </tr> <tr> <td>Commercial/Retail space</td> <td>200000 sq.ft. of Carpet Area as per Company</td> </tr> <tr> <td>Parking space</td> <td>3 level parking having capacity of 820 cars</td> </tr> </tbody> </table>	Key Parameter	Details	Total plot area	30,047 Sq. Mtr.	Constructed area (excl Basement)	9, 54,000 sq.ft.	3 level Basement area	3, 21,000 sq.ft.	Total Rooms	396 rooms (including 42 rooms proposed to be operational from January 2022). Operational Rooms are 354.	Restaurants & outlets	12 restaurants	Banquet Halls	6 varied structured halls; gross capacity of ~4600 people	Spa & Wellness Centre	Equipped Gymnasium (11,200 sq.ft.) Signature SPAs (13000 sq.ft.)	Business Centre	City's one of the largest Presidential Board room -6 Meeting rooms	Preview Theatre	40 pax capacity	Commercial/Retail space	200000 sq.ft. of Carpet Area as per Company	Parking space	3 level parking having capacity of 820 cars
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Scope of Study	Conducting of TEV Study for restructuring of loans of Sahara Hospitality Limited operating 5-star category "Hotel Sahara Star" as mandated by Union Bank of India, vide their letter dated 03/02/2021																								



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The Lenders	
	Union Bank of India
	Andhra Bank (Merged with Union Bank of India)
	UCO Bank
	Corporation bank (Merged with Union Bank of India)
	Central bank of India
	Bank of Baroda
	IDBI Bank
	Karnataka Bank

Company's loan has been restructured in November 2016 under 5/25 scheme. Post 2016-17 the company could not achieve the projected revenues and profitability owing to the following reasons:

- Receipt of Lower Income as Rental for Commercial Spaces
- High Cost of Debt under 5/25 restructuring scheme
- Delay in Phase III expansion project
- Adverse Impact due to:
 - Demonetization of Indian Currency
 - Ban on Liquor Sale
 - Implementation of GST
 - Ongoing Covid 19 Pandemic from March, 2020.

In view of the above, it has become necessary for the Company & their lenders to undertake restructuring/ reschedule of the debt of the Company so as to ensure that the servicing of the restructured/ rescheduled debt can be sustained out of envisaged promoter support and operational cash flows of the Company.



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2. SCOPE OF THE STUDY

As mandated by Union Bank of India vide their letter dated 03/02/2021 to conduct TEV Study of 'Sahara Star Hotel' with respect to their proposal for Restructuring of its Existing Credit Facilities extended by its lender.

Methodology

In order to complete the assignment, we have adopted following methodology:

- Our team visited the Hotel on 15th March, 2021;
- We have collected the documents / information on the working of the Hotel i.e. existing & proposed infrastructure available and marketing strategies of the company;
- We assessed the information submitted by the company. Data collected and analysis carried out by our team is presented in following chapters. We have relied upon the information given by the management. Points on which we differ from management have been commented upon suitably, wherever required;
- We have gathered Data / information available with LSI and conducted extensive research of data/information available in the public domain.

Viability of Project:

We have studied the technical, Commercial and financial feasibility of the project of 'Sahara Star Hotel' on following parameters -

- a) **Technical Viability**
 - Availability of existing & proposed infrastructure;
 - Infrastructure facilities available (Land, Building other fixed assets and Utilities etc.);
 - Availability of Skilled manpower available.
- b) **Market potential**
 - Present Scenario;
 - Future potential of the available market.
- c) **Financial Viability,**
 - Analysis of Financial Statement for Last 3 years;
 - Analysis Future Projections with underlying assumptions
 - Impact of ongoing Covid 19 pandemic on Hotel & Tourism Industry



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3. COMPANY & ITS PROMOTERS

3.1. BACKGROUND

Sahara Hospitality Limited ('SHL' or 'the Company') incorporated on 26/09/1989 and operates 'Sahara Star Hotel' in Mumbai, a 5 Star luxury hotel strategically located near Mumbai's T1 domestic airport. The Company is promoted by Sahara Prime City Limited (SPCL) and is a group company of Sahara India Pariwar.

100% of SHL's Shares are held by Sahara Prime City Limited (SPCL) which is the real estate company of the Sahara Group. SPCL has developed residential projects which include townships, premium group housing projects, hospitals and hotels.

Sahara Group is promoted by Mr. Subrata Roy and is headquartered in Lucknow, Uttar Pradesh, India. The group is having interests in finance, infrastructure and housing, media & entertainment, consumer products, manufacturing, services and trading.

3.2. DETAILS OF BOARD OF DIRECTORS:

Sr. No	Name of the Director	DIN	Age	Date of Appointment	Designation
1.	Shri. Om Prakash Srivastava	00144000	65 Yrs	16/10/2002	Director
2.	Shri. Subodh Kumar Goel	00492659	70 Yrs	12/03/2015	Independent Director
3.	Shri. Dilipkumar Lokooram Arora	01596687	64 Yrs	26/03/2015	Independent Director
4.	Smt. Rachana Mehrotra	08359787	53 Yrs	15/03/2019	Director

3.3. DETAILS OF KEY MANAGERIAL PERSONNEL:

Name	Designation	Qualification	Exp	Functional duties in the unit/ Department
Shri. Muneesh Sodhi	CEO	MBA	20 years	<ul style="list-style-type: none"> Formulating and implementing the strategic plan of the business. Responsible for the complete operations of the organization.
Shri. Mahipal Jain	CFO	CA	20 years	<ul style="list-style-type: none"> Is responsible for the financial, administration and risk management operations of the company. Monitor the implementation of strategic plans. Manage the overall operations of the company i.e (transaction processing system, accounting & HR policies, legal, tax and treasury department). Represent the company with investment bankers and investors.
Chandan Kumar	Head of Finance	CA	18 years	<ul style="list-style-type: none"> Develop financial and tax strategies. Assist in formulating the company's future direction and supporting tactical initiatives. Oversee the financial operations of the company and the subsidiary companies.



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Mayur Gujar	Sales Head	Diploma in Hotel Management	4 years	<ul style="list-style-type: none"> Develop performance measures that support the company's strategic direction. Maintains sales volume, product mix, and selling price by keeping current with supply and demand, changing trends, economic indicators, and competitors. Establish and monitoring costs based on competition, supply and demand. Implements national sales programs by developing field sales action plans. Implementing marketing strategies; analyzing trends and results.
Shelly Sharma Mathur	HR Head	Graduate & Diploma in Aviation	20 years	<ul style="list-style-type: none"> Implement functional HRMS and internal databases across all departments and locations Responsible for payroll and performance evaluation systems Oversee all HR initiatives, systems and tactics. Design company HR policies budgets and procedures.
Salil Fadnis	Hotel Manager	Bachelor in Hotel Management	30 years	<ul style="list-style-type: none"> Responsible for achieving revenue targets set for the hotel. Ensure complete compliance to Hotel operating controls, SOP-s, policies, procedures and service standards. Responsible for safeguarding the quality of operations. Regular briefings and meetings with all head of departments to keep track of their performance. Daily monitoring of current and future bookings and ensure all database of guest history. Closely monitor the hotels business reports on a daily basis.



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3.4. CAPITAL STRUCTURE

Capital Structure of the Company as on 31.03.2021 is as under:

Particulars	INR Cr
Authorized Capital	
7,00,00,000 equity shares of Rs.10/- each	70.00
68,00,00,000 Non-Cumulative, Optionally Convertible / Redeemable Preference Shares	680.00
TOTAL	750.00
Issued, Subscribed & Paid-Up Capital	
5,71,12,047 Equity Shares of INR 10.00 each	57.11
58,65,00,000 Non-Cumulative, Optionally Convertible / Redeemable Preference Shares	586.50
TOTAL	643.61

Shareholding Pattern as on 31/03/2021

As per the information made available by Company, the equity shares are entirely held by Sahara Prime City Limited (SPCL) which is a group company of Sahara India Pariwar. Besides, 79.88% of preference shares are also held by Sahara Prime City Limited (SPCL).

3.5. CREDIT FACILITIES as on 31/03/2021:

(Rs. in Crores)

Bank	Term loan facilities		FBWC		NFB (BG limit)		Total	
	Sanctioned	O/s	Sanctioned	O/s	Sanctioned	O/s	Sanctioned	O/s
Union Bank of India	162.42	106.17	8.00	7.98	20.00	10.87	190.42	125.02
Andhra Bank (Merged with UBI)	105.06	83.46	-	-	-	-	105.06	83.46
UCO Bank	125.59	72.64	6.67	6.27	-	-	132.26	78.91
Corporation bank (Merged with UBI)	75.00	70.32	-	-	-	-	75.00	70.32
Central bank of India	51.25	47.50	-	-	-	-	51.25	47.50
Bank of Baroda	74.83	39.11	-	-	-	-	74.83	39.11
IDBI Bank	40.00	32.78	6.00	5.69	-	-	46.00	38.47
Karnataka Bank	22.00	18.65	-	-	-	-	22.00	18.65
Total	656.15	470.63	20.67	19.94	20.00	10.87	696.82	501.44

3.6. CREDIT RATING:

'Sahara Hospitality Limited' has been rated ACUITE -D by Acuite ratings & research as per Press Release dated 18th, June, 2019.



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3.7. GROUP COMPANIES

The company belongs to "Sahara Parivar", M/s Sahara Prime City Limited being its Holding Company. The Sahara Group comprise of number of companies / concerns. We have not analyzed any of the Group Companies and its standing at present.

Sr.No	Name
1.	Sahara India Commercial Corporation Limited
2.	Aamby Valley Limited
3.	Sahara One Media and Entertainment Limited
4.	Sahara Pure Eatables Corporation Limited
5.	Sahara Global Design Studio Limited
6.	Sahara Asset Management Company Private Limited
7.	Sahara Global Mastercraft Limited
8.	Sahara Adventure Sports Limited
9.	Sahara India CAPSUC Limited
10.	Sahara Q Shop Unique Products Range Limited
11.	Sahara Universal Mining Corporation Limited
12.	Sahara Infrastructure and Housing Limited
13.	Sahara India Mass Communication (Firm)
14.	Sahara India Limited
15.	Aamby Valley Airport Project limited
16.	Qing Ambay City Developers Corporation Limited
17.	Aamby Valley Global Sports Limited
18.	Aamby Valley Green Golf Limited
19.	Aamby Valley Mega Retails Limited
20.	Aamby Entertainment Services Limited
21.	AVL Canal Limited
22.	AVL Land Holding Company Limited
23.	AVL Royal Apartments Limited
24.	AVL Vilas Limited
25.	AVL Hotels and Resorts Limited
26.	Sahara Q Gold Mart Limited
27.	Sahara School Holding Limited
28.	Sahara Worldwide Limited
29.	Sudhir Chandra Sahara Sugar Industry Limited



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4. TECHNICAL ANALYSIS

4.1. Introduction

Sahara Star, the flagship hotel of Sahara India Pariwar, is one of premier hotel in Mumbai. The 5-star deluxe hotel strategically located near Mumbai's domestic airport blends Indian mysticism and culture, with modern technology. Hotel Sahara Star caters to the guest's requirements with state-of-the-art amenities, services & promotions.

The grand new lobby of the hotel firmly differentiates between construction and creation is a visual delight, a clinical fusion of design and space. Complemented by finest 4,000 sqft Marine Aquarium, abode to Private Dining Room inside a marine aquarium exquisite marine lives, the Hotel weaves a dining facility amidst these aquatic wonders. The world's first 'hemisphere' three compound-curved custom designed all glass panoramic elevators rising in the exotic 55,000 sq. ft unique tropical lagoon.

Sahara Star has 354 beautifully crafted, richly-styled guest rooms including 25 most luxuriously appointed suites and 5 food & beverage destinations and 1 inimitable journey.

Over the years, SHL has embarked an extensive rebuilding and renovation of the hotel after its acquisition in 2002 with endeavor to position it as one of the premium hotels in Mumbai. Presently, Sahara star is one of Mumbai's top hotels and competes with the branded upper-upscale and luxury hotel properties in the city.

4.2. Site Assessment

Project site is located at Opp. To T1 Domestic Airport, Vile Parle (E), Mumbai-400 099. It is centrally located with close Proximity to the airport with an Imposing presence due to its colossal frontage and award-winning architecture.

4.3. Food & Beverage Section

There are a number of Restaurant and Lounges in the Hotel which offers different ambience and serves different varieties of food to the guests. The details of restaurant & lounges are given in the table below:

Food & Beverage Restaurants

Restaurants
The Earth Plate – Global Cuisine Restaurant
E.A.S.T. – East Asian Spice Trail, the Pan Asian Restaurant
Mabruk – The Mediterranean Restaurant
Manuhaar – Traditional Vegetarian Thali Restaurant
Namak – Indian Specialty Restaurant
Ocean PDR – India's only underwater Private Dining Room
Divine – The Wine Cellar
Sky Lounge
F Lounge & Cafe – Food, Friends, Fashion (F lounge is leased to Golden Chariot)
Golden Chariot – The Multi Cuisine Restaurant
Night Club- The Barrel Mansion

Few of the restaurants have been outsourced to vendors and lease rentals are being collected from the vendors in lieu of the same. Details of the same are given below:



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Restaurant	Remarks
F Lounge & Cafe	Given on Lease to IBFW Retail Limited. Total area lease out is 12581 Sq. Ft. at annualized rent of Rs. 1.00 Crore and the same to be increased by 5% every year.
Night Club-Barrel Mansion	Total area lease out is 4,922 Sq. Ft. at monthly rentals of Rs. 13.04 Lakhs and the same to be increased by 5% every year. Additionally, food to be served in Night Club is to be supplied by SHL.

Banquets

There are total 6 banquet halls in the Hotel premises ranging from 2,800 Sq. Ft. to 55,000 Sq.Ft. in area. The Hotel boasts of the Mumbai's largest pillar less Event Hall (Sapphire) with floor space of 55,000 sq. ft and ceiling height of 25 feet. The details of various Banquet halls are as follow:

Banquet	Area (in Sq. Ft.)	Capacity (No. of Guest)
Sapphire	55,000	2,500
Jade	10,000	800
Coral	2,800	50
Oyster	3,100	60
West Block	4400	225
Total	75,300	3,635

Meeting Rooms & Conference Facilities

- To cater to the increasing demand from the Corporate Sector, SHL has largest presidential Board Room, which is the city's largest boardroom with capacity to host 77 corporate guests and delegates.
- Two meeting rooms with an area of 1000 sq ft each.
- State of art meeting room includes clubs, spades, heart and diamonds.

Let out/Commercial Spaces

The Hotel has around 230500 sq.ft area available for let out. Out of which, commercial space area of 200000 Sq.ft. is proposed to be leased out in phased manner post completion of OC compliances.

Particulars	Area (in Sq. Ft.)
Commercial space on Ground, 1 st and 2 nd Floor	100000
Commercial space on 4 th & 5th Floor	100000
Outlets	13000
Night Club	4922
F Lounge	12581
Total	230503



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Other Facilities

Apart from the facilities mentioned above, the Hotel has a lot of other facilities. Few of the other facilities are:

- **SPA & Wellness Centre**
- Equipped gymnasium spread over an area of 11,200 Sq. Ft which is outsourced.
- Signature SPAs with world renowned spa therapies spread across 13000 Sq. Ft. with multiple treatment rooms.
- **Preview Theatre** –Preview theatre with capacity of 40 pax. It is spread over an area of 3,700 Sq. Ft.
- **Parking Space** – The parking area is built over an area of 3,21,000 Sq. Ft. with a capacity of 820 cars spread over 3 levels.
- **International Brand Salon** with an area of 2100 sq ft which is outsourced.



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5. PAST PERFORMANCE

Particulars	(Rs. in Cr)			
	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
Total Operating Revenues	216.52	273.43	257.83	47.76
Revenues – Hotel Business	157.53	213.11	212.00	21.01
EBITDA (Hotel Business)	29.63	74.85	59.41	(23.09)
EBITDA % (Hotel Business)	18.81%	35.12%	28.02%	Negative
EBITDA (Overall Operations) #	36.90	90.83	68.76	(13.62)
EBITDA %	17.04%	33.22%	26.67%	Negative
Interest & Finance Charges*	72.08	67.33	74.90	61.91
Profit After Interest	(35.18)	23.50	(6.14)	(78.72)
Depreciation	58.92	59.21	61.99	64.32
PBT* from operations	(94.10)	(35.71)	(68.13)	(143.04)
PBT as per ABS (after interest & provision)	(161.38)	(114.45)	(172.58)	(145.20)

* Before interest on preference shares

Before provision and extraordinary expense

The company was consistently earning profit before depreciation and interest from its hotel operations except in the year 2020-21 and the surplus has been utilised towards servicing of interest on term obligations to the extent available.

FY 20-21 (Provisional):

During the FY 2020-21, the company recorded total revenue of Rs.28.45 Crores from hotel operations (Total revenue Rs.47.76 Crores including revenue from fuel sales) despite the fact that hotel was operational only from mid of November'20 to mid of March'21. The company booked negative EBITDA of Rs. (13.62) Crores which was totally funded by the Promoter's Contribution of Rs.27.58 Crores. Practically, FY 2020-21, being a non-operational year due to the COVID situation, the performance of the same is incomparable with the past performances.

Comments:

Operating Revenues:

The breakup of the total operating revenues is given in the table below:

Particulars	(Rs. In Cr)			
	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
Revenues – Hotel Business		Audited		Provisional
Room Income	61.07	79.01	76.01	9.28
Food and Beverages	94.62	126.52	130.26	11.07
Rental Income	-	11.92	4.14	3.84
Other Services	5.06	7.59	5.72	0.56
Total Revenues – Hotel Business	160.75	225.04	216.13	24.85
% Growth		39.99%	-3.96%	Negative
Sale of Petrol & Allied Products	53.48	45.75	38.56	18.26
Other Income	2.29	2.64	3.13	4.64
Total Operating Revenues	216.52	273.41	257.83	44.56
% Growth		26.27%	-5.70%	Negative



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- The total revenues from hotel operations showed a growth of 40% in FY 2018-19 over the revenues of FY 2017-18. The revenues for FY 2019-20 were in line with the revenues of FY 2018-19 with a slight reduction on account of COVID situation which affected the revenues of last quarter of the FY 2019-20 as company witnessed low number of footfall of guests and cancellation of bookings. The revenue has drastically decreased during FY 2020-21 virtually being a non-operational year due to Covid crisis. Major contributor to the Hotel operations is Food & Beverages (F&B) revenue which accounted for 58.86%, 56.22% and 60.27% of the total hotel revenues in FY18, FY19 and FY20 respectively. F&B Revenue is about 46% in FY 2020-21.
- The total operating revenues include income from hotel business, fuel sales and other income. The same have increased by 76.27% during the FY 2018-19 on account of increased ARR coupled with occupancy level reaching to 78% and lease rentals revenue.

Profitability (EBITDA):

- The EBITDA margins of the Company from Hotel business improved to 35.12% during the FY 2018-19 from 18.81% in the FY 2017-18 due to substantial improvement in ARR and lease rentals generated during the year.
- During the FY 19-20 there is marginal decrease in PBDIT mainly due to high incidence of adhoc repair and maintenance cost and cancellation of lease contracts which impacted the overall margins.

Past Balance Sheet:

(Rs. in Cr)

Particulars	FY 2017-18	FY 2018-19		FY 2019-20	FY 2020-21
		Audited			Provisional
Equity Share Capital	57.11	57.11	57.11	57.11	57.11
Preference share capital	586.50	586.50	586.50	586.50	586.50
Tangible Net Worth (TNW)	454.55	368.23	188.37	42.16	42.16
Term Debt (current & non-current portion)	512.70	498.77	470.63	470.63	470.63
Non-Current LT Liabilities	425.65	482.27	598.09	628.61	628.61
Net Block (incl. CWIP)	1411.63	1354.19	1328.30	1264.00	1264.00
Current Assets	41.89	48.78	34.81	73.62	73.62
Current Liabilities	112.28	130.63	165.70	246.11	246.11

Comments:

Net Worth: The break-up of the Net Worth over the years is as follows:

Particulars	(Rs. in Cr)			
	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
Equity Share Capital	57.11	57.11	57.11	57.11
Preference Share Capital (incl accrued Interest)	879.18	951.31	1029.35	1029.35
Securities Premium Account	300.72	300.72	300.72	300.72
Equity Capital Reserve	-	10.06	28.59	28.59
Surplus in P&L	(380.11)	(476.75)	(675.20)	(929.76)
Other Comprehensive Income (OCI)	(109.67)	(109.42)	(109.35)	
TNW	747.23	733.04	631.22	486.01

The TNW figures appearing in ABS is after giving impact of INd AS provisions.



LSI Financial Services Pvt. Ltd.



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The net worth of the Company was Rs.486.01 as on 31/03/2021 (Rs.631.22 Crores as on 31.03.2020) as against the total outstanding debt of Rs.501.45 (PY - Rs. 497.95 Crores) (TL & WC) thereby maintaining debt equity ratio of 1.03 (PY - 1.27)

Note on Preference Shares

The company has authorized capital of Rs.680 Crs for Preference Share Capital and has issued Rs.586.50 Crs, 0.05% Non-Cumulative, Optionally Convertible, Redeemable Preference Shares of ₹10/- each fully paid up to be redeemed at Rs.22 after 10 years. Presently, such shares have been reflected in borrowings due to the provisions of Ind-AS.



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6. REASON FOR STRESS

Company's loan has been restructured in November 2016 under 5/25 scheme. Post 2016-17 the company could not achieve the projected revenues and profitability owing to the following reasons:

- Receipt of Lower Income as Rental for Commercial Spaces
- High Cost of Debt under 5/25 restructuring scheme
- Delay in Phase III expansion project
- Adverse Impact of Govt Policies
 - Demonetization of Indian Currency
 - Ban on Liquor Sale
 - implementation of GST
 - Ongoing Pandemic Covid 19 from March, 2020

Comparison of 5/25 Scheme vis-a-vis Present Scenario

The scheme of 5/25 was approved and implemented in November 2016 with total restructured debt of Rs.502.31 Crores as on 01.05.2016 (the cutoff date). The company, with timely completion of Phase-III of its expansion plan and restructured debts had estimated total revenue of Rs.299.30 Crores, Rs.314.00 Crores and Rs.333.30 Crores with PBDIT margin of 34.80%, 35.00% and 35.90% for the FY's 2017-18, 2018-19 and 2019-20 respectively.

The comparative position of 5/25 profitability Projections vis-à-vis actual achieved are as under:

	As per 5/25 projections				Audited	
	FY 17-18	FY 18-19	FY 19-20	FY 17-18	FY 18-19	FY 19-20
Room revenue	71.00	74.20	80.50	61.07	79.01	76.01
Total no. of rooms	347					
ARR	7770	8159	8566	7027	8096	7900
Occupancy	67.50%	67.50%	70%	70.35%	78%	79.55%
Food & Beverages	127.70	138.40	148.10	94.62	126.52	130.26
Lease Rental & Other Services	39.00	39.40	42.00	5.06	19.49	9.87
Revenue from hotel operations	246.00	260.70	280.00	160.75	225.02	216.14
Sale of petrol	53.30	53.30	53.30	53.48	45.75	38.56
Total Revenue	299.30	314.00	333.30	214.23	270.77	254.70
Total Expenditure	195.70	204.40	214.20	180.24	189.19	215.48
Operating PBDIT	104.00	109.90	119.60	34.00	81.60	39.22
Operating PBDIT (%)	34.80%	35.00%	35.90%	15.87%	30.13%	15.39%
Interest cost *	70.60	69.40	67.10	72.02	65.02	70.35
Cash Accruals*	33.40	40.40	52.50	(35.81)	16.89	(32.55)

* Before interest on preference shares

The company could not achieve the projected revenues and profitability owing to the reasons as narrated by the Company which are as under:



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1. Delay in Phase-III of expansion project

- Phase III of the expansion project envisaged construction of additional 74 rooms, refurbishing of some of the existing restaurants/ lounge bars, addition of new restaurants, expansion of capacity of its banquets, conference centers and business center, commercial space as well as recreation and leisure facilities with a total project cost of Rs. 423.66 Crores which got revised to Rs.608.54 Crs on account of:
 - Delay & extension in disbursements to FY 2017 as against scheduled disbursement in FY 2014.
 - Reduction in sanctioned term loan. (Original TL: Rs.275 Crs, Revised TL: Rs.212.50 Crs)
 - Increase in IDC cost due to extended implementation.

The above facts resulted in cost overrun in the project by Rs. 185 crs approx. This gap so created was bridged by utilizing available cash flows, pre-purchase of room night arrangement at rates much lesser than the average room rates which created pressure on margins and cash flows.

- SHL has already completed all the structural civil work under phase III project and has capitalized the cost incurred under phase III in the previous year. However, the project could not be implemented as the requisite statutory compliances and permissions from the authorities for OC compliances could not be obtained.
- However, despite all the measures taken by the promoters for completion of the project, the same remain semi completed thus, hampering the topline revenues of the company.

2. Shortfall in Rentals from Commercial Space

At the time of 5/25, total area of 194715 Sq. ft. was envisaged to be let out on rentals. However, due to delay in phase III project, non-completion of OC compliance of the vacant commercial space available for let out, the company could not generate the estimated revenues from lease rentals. Further considering the strategic location and premium property advantage driven by SHL, the management expected better rental revenues, however due to slack in rental rates, the company had to let out the existing spaces at relatively lower rates. This impacted the topline operations as the revenue from rentals were expected to fetch better margins and accruals.

3. Interest Cost

Under the flexible restructuring, the interest rate on restructured facilities was continued at the prevailing rate of 12.95% as sanctioned by UBI lead bank. Other member banks were levying rate of interest higher and not in line with lead bank. Despite, high rate of interest, the company had duly serviced the interest cost obligations till June 2019.

With plunge in operating margins, servicing of interest obligations has been stressful. However, SHL has serviced the interest and principal debt obligation till June 2019.



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4. Other Impacts:

a) Demonetization of Indian currency

In November 2016, GOI declared demonetization of Indian currency. In a hotel industry, period from November to March is the peak season due to festivals, marriages and other such functions. The lack of available currency forced the customers to either postpone / cancel their travel and accommodation. Further, the footfalls in the hotels and restaurants dropped due to reduction in the spending power and cash availability. This had highly impacted the revenues and took some time to recover & stabilize.

b) Ban on liquor sale

Sale of liquor attributes to higher margins and contributed to the topline revenue. The apex court had banned the sale of liquor within 500 meters of state national highway vide its order in December 2016. This ban on liquor primarily affected F & B sales as footfalls dropped sharply, with cancellation of hotel banquet bookings. Also, the ban on liquor also took a toll on related foods and beverages etc. The ban was lifted in July 2017. This resulted in lower revenues during the last quarter of FY 2016-17 and first quarter of FY 2017-18.

c) Implementation of GST

Under the new GST regime implemented on 01.07.2017, the applicable GST rates for high end restaurants and 5 Star properties were charged with high luxury GST of 28%. In addition to this, the GST rate for room tariff of Rs.7500 and above was also 28%. This came as a major blow to SHL as customers were reluctant to spend such a high amount on lodging / boarding as well as from eating out at such premises thus impacting both the room revenues and F & B revenues in FY 2017-18 and FY 2018-19. The GST rate on hotel accommodation was reduced to 18% w.e.f 01.10.2019.

Present Situation

Impact of Covid-19 on Business:

Travel and Hospitality Sector is one of the worst hit sector post outbreak of COVID-19 from mid-March 2019 .

The resultant impact is:

- Travel restrictions have led to drastic demand reduction for all the segments of Hotel & Tourism Industry.
- Restriction on public gatherings as major national events, marriages, exhibitions were postponed or cancelled
- Incurrence of fixed overheads and virtually no revenues being earned has deteriorated the revenues and margin sharply.
- Significant adverse impact on operational parameters: Occupancy, ARR, F & B and others.
- Low footfalls resulting in low demand for leasing commercial spaces.
- Liquidity stress leading to Cash flow mismatches with no revenues and high borrowing cost.

With the advent of COVID-19 during the last quarter of FY 2019-20, SHL had closed the hotel operations since mid -March 20 which resumed from mid- November'2020 following the relaxations in the guidelines of lockdown by the Government.

With the resumption of its hotel operations from mid-November'20, SHL had achieved 45% occupancy and bookings on account of wedding season and events and had organised more than 150 events during the period from Novembere'20 to March'21



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Till January-21, the hospitality industry was expecting recovery from FY 2021-22 but the second wave of Covid-19 across parts of India is taking a toll on the hospitality sector. While nationwide lockdown is presently not expected, many states like Maharashtra and others have announced state-wide restrictions from February-21 which got accelerated to lockdown like situation from April-21.

The silver lining is that hospitality stakeholders are optimistic that as India's vaccination drive continues to gather momentum, travel and hotel bookings are likely to witness an uptick in demand and this will gradually ramp up the operations.



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7. REVIVAL STRATEGY

Mitigation Steps to be taken by the Company:

- Implement cost saving measures in periods of low occupancy (e. g. To Operate only specific floors etc.)
- Evaluate short term recruitment to bridge any gaps.
- Promote value-added services and flexible booking terms instead of offering discounts.
- Evaluate alternate use of inventory in interim period.
- Renegotiate contracts with vendors for AMC contracts and outsourced services.
- Focus to rely on local demand as foreign travellers will be quite low at present and will gradually increase once the covid 19 situation improves.
- Develop and maintain communication with key customers.
- Induction of Funds by the promoters for revival of the operations.
- Explore tie ups with Corporates.

Capitalize Existing Avenues and Prospects:

The banquets of the company have always been on high demand but they were not able to meet the demand as formerly the company was catering single event per banquet per day. In view of the present scenario, the company has also strategized to organize multiple events in a single day in a single banquet simultaneously by allocating space as per the requirements of the guests.

Looking to the opportunities and prevailing COVID situation the company has already started to increase the number of events per day per banquet on a single setup (décor) or even without set up. The company has got a positive feedback from the guests on this offer as this provides cost savings to both the guests and the company as well.

This will result in:

- a. Optimum utilization of banquet space
- b. Catering to maximum of demand by customers
- c. Efficient utilization of manpower and other facilities
- d. Increased revenues supported by cost savings resulting in improved margins

Future Opportunities available

Presently, maximum of the mega events, exhibitions, shows (both National & international) are held at Delhi. NESCO & JIO Gardens are coming up with new convention centers (First time in Mumbai) thereby opening gateway for events and exhibitions in Mumbai also. These conventions centers are expected to be operational from FY 2023-24. This will augment the demand for premium hotels. SHL being strategically located near the airport and western express highway has the leading advantage over its peers. In addition to this, the hotel is having banquets with capacity to house more than 4600 guests at a time. Such facility is not available in any of the hotels in near vicinity. This also gives an advantage to SHL over its peers. In view of above, SHL is expecting jump in occupancy levels and ARR thereby improving upon the revenues as well.



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WAY FORWARD

The management initiatives undertaken are exhibited as under:

1. Augmentation in Toplevel Sales

The Management plans to introduce various new schemes and offers in order to increase the revenue from operations. The company intends for:

1.1. Completion of semi-finished 42 rooms

The present inventory of semi-finished 42 rooms will require an additional investment of Rs.15.00 Crores to be completed which is partially to be funded by proposed term loan. These additional 42 rooms are estimated to be completed by March 2022 and be operational from April 2022. The additional 42 rooms are estimated to contribute Rs.6.34 Crs revenue in FY 22-23 which is estimated to gradually increase in ensuing years.

1.2. Lease out of Commercial Spaces – 2,00,000 sq. ft.

Considering the strategic location advantage, many prospective reputed players in the service industry have shown their interest for acquiring the available commercial spaces. The company is already in dialogues with them and expects closure of the same in next 9-12 months.

Presently, the company is having available commercial space of 2,00,000 sq. ft. The space requires an investment of Rs.7.00 Crores for the purpose of obtaining of OC and other related compliances which is partially to be funded out of the proposed fresh term loan. **The completion of OC compliance is expected before March-22 as stated by the Company.**

The company is continuously receiving enquiries and has also received intent from prospective customers. Accordingly, SHL is expecting 50% of the commercial space to be leased out from June-22 and balance will be leased out from September 2022.

1.3. Schemes

- The company plans to launch other services like premium club membership “The Club” one of its kind in Mumbai. The club shall offer best experience to club members and the families targeting around 1000 members annually.
- The management has already strategized various offers and plans to attract the customers.
- Under these schemes various value-added services and benefits are offered to the members.

2. Rationalization of Costs

The Company is continuously undertaking the measures to control its costs across all the levels. It has already identified the areas wherein there is scope of increasing the efficiency in the operations with simultaneous reduction in operational cost. The Company has outlined the following strategies:

2.1. To curtail the costs of the Salaries by way of following measures:

- Reducing the salaries across the board
- Reduction in salaries of poor performers
- Removal / retirement of employees attaining age of 60 years and above
- Reduction of manpower from outsourced agencies
- Removal of surplus casual staff and trainees
- No appraisals across the board in ensuing 2 years.
- Curtailing the employee events / Staff welfare activities



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- In addition to above, the company will also reduce the dependency on job portals like Naukri.com and other labour contractors thereby saving upon the recruitment costs. These measures is expected to save the salary costs by almost Rs.3-5 Crores per annum for the Company.

2.2. To curtail costs of various AMCs by way of following measures:

The company has contracts with various agencies for Annual Maintenance of various parts of its hotel property like Facade cleaning, maintenance of Aquarium, maintenance of water and drainage systems, maintenance of HVAC systems / cooling towers, horticulture etc.

The company has already negotiated with them and the terms of arrangement are under downward revision. In view of this, there will be saving of almost Rs.0.50-1.00 Cr. P. a. on the annual maintenance costs.

2.3. To reduce the food consumption cost / food wastages by way of following measures:

- Presently, for all rooms the company used to offer complimentary fruit and snack package services. This is now envisaged to be offered and made available only to high premium rooms and customers.
- Revised Menu engineering
- Cutting down large spreads in Buffet and cut down on daily food wastage
- Cutting down use of Exotics
- Free Bottle-Size to be reduced

2.4. To Curb the marketing costs by way of following measures:

- Reducing exposure to online agents and thus reducing Commission costs.
- Focus on bulk Corporate Deals to beat high commission of Online Portals

3. Promoter's infusion

The parent company has been continuously supporting the company by infusing funds to sustain the operations. In spite of the Covid year 20-21, the group has infused Rs.27.58 Crs towards the mandatory operational expenditure of the company.

Presently the second wave of Covid has once again hindered the hotel operations from Feb-21. This has forced the company to reduce the scale of operations as per the guidelines imposed by the state government.

Post relaxations in guidelines and resumption in operations, the promoters are determined towards revival of the hotel operations and servicing of bank commitments. Looking into the impact of second wave of Covid on the hotel and shortfall in surplus from operations, the promoters are committed to infuse total funds to the tune of Rs.105.00 Crs in FY 21-22 and FY 22-23 respectively which will be primarily used towards the servicing of bank obligations falling due in FY 21-22 and FY 22-23.

4. Debt Resolution

The company envisages resolution of its existing debt by way of extending over all repayment period by 2 years from existing December-28 to December-30. RBI, considering the adverse implications on economy due to Covid has already come out with restructuring guidelines under which extension of 2 years in tenure of the term loan is permitted. However, account not being a standard account as required in the guideline, the company could not avail the benefit of this guidelines. This restructuring will provide a breathing time to the company to kick-start its operations and to align the debt with available cash accruals from operations.



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8. INDUSTRY ANALYSIS

The Indian tourism and hospitality industry has emerged as one of the key drivers of growth among the services sector in India. Tourism in India has significant potential considering the rich cultural and historical heritage, variety in ecology, terrains and places of natural beauty spread across the country. Tourism is also a potentially large employment generator besides being a significant source of foreign exchange for the country.

In FY20, 39 million jobs were created in the tourism sector in India; this accounted for 8.0% of the total employment in the country. By 2029, it is expected to account for about 53 million jobs.

According to WTTC, India ranked 10th among 185 countries in terms of travel & tourism's total contribution to GDP in 2019. During 2019, contribution of travel & tourism to GDP was 6.8% of the total economy, approx. INR 13,68,100 crore (USD 194.30 billion).

Hotel industry is one of the key sub-sectors of the hospitality industry in India. Accommodations in India are extremely diverse, from cosy homestays and tribal huts to stunning heritage mansions and maharaja palaces. This variety is increasingly reflected by the many forms of accommodation available in India, ranging from the simplicity of local guest houses and government bungalows to the opulent luxury of royal palaces and five-star deluxe hotel suites.

Market Size

India is the most digitally advanced traveller nation in terms of digital tools being used for planning, booking, and experiencing a journey. India's rising middle class and increasing disposable income has supported the growth of domestic and outbound tourism.

Total contribution by travel and tourism sector to India's GDP is expected to increase from Rs 15.24 lakh crore (US\$ 234.03 billion) in 2017 to Rs 32.05 lakh crore (US\$ 492.21 billion) in 2028. Total earning from the sector in India is targeted to reach US\$ 50 billion by 2022.

In FY20, 39 million jobs were created in the tourism sector in India; this accounted for 8.0% of the total employment in the country. International Tourists arrival is expected to reach 30.5 billion by 2028. e-Visa facility was offered to 169 countries as of December 2019.

During 2019, foreign tourist arrivals (FTAs) in India stood at 10.89 million, achieving a growth rate of 3.20% y-o-y. During 2019, FEEs from tourism increased 4.8% y-o-y to Rs 1,94,881 Crore (US\$ 29.96 billion). In 2019, arrivals through e-Tourist Visa increased by 23.6% y-o-y to 2.9 million.

International hotel chains are increasing their presence in the country, and it will account for around 47% share in the tourism and hospitality sector of India by 2020 and 50% by 2022.



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Investments

India was globally the third largest in terms of investment in travel and tourism with an inflow of US\$ 45.7 billion in 2018, accounting for 5.9% of the total investment in the country.

Hotel and Tourism sector received cumulative FDI inflow of US\$ 15.61 billion between April 2000 and December 2020.

Indian government has estimated that India would emerge with a market size of 1.2 million cruise visitors by 2030-31. Dream Hotel Group plans to invest around US\$300 million in the next 3-5 years for the development of the cruise sector in India.

Road Ahead

Staycation is seen as an emerging trend where people stay at luxurious hotels to revive themselves of stress in a peaceful getaway. To cater to such needs, major hotel chains such as Marriott International, IHG Hotels & Resorts and Oberoi hotels are introducing staycation offers where guests can choose from a host of curated experiences, within the hotel.

India's travel and tourism industry has huge growth potential. The industry is also looking forward to the expansion of e-Visa scheme, which is expected to double the tourist inflow in India. India's travel and tourism industry has the potential to expand by 2.5% on the back of higher budgetary allocation and low-cost healthcare facility according to a joint study conducted by ASSOCHAM and Yes Bank.

Performance of tourism industry in 2020

Foreign Tourist Arrivals

For Calendar Year (CY) 2019, Foreign Tourist Arrivals (FTAs) had reported a growth of 3.5% to 10.9 million arrivals in CY19.

In CY20, apprehensions surrounding a new type of coronavirus across the globe in the months of December 2019 and January 2020 led to a y-o-y de-growth of 6.6% in FTAs in the month of February 2020 followed by 66.4% decline in the month of March.

In a bid to tackle the outbreak of Covid-19 in the country, the Government of India (GoI) in the last week of March imposed a nationwide lockdown and a complete ban on international travel was issued which led to de-growth of 100% in FTAs during Q1FY21 as nil arrivals of foreign tourists were recorded.

Domestic Tourist Arrivals

In CY19, domestic tourist visits registered a y-o-y growth of 21.1% to 2.3 billion visits in comparison with 1.9 billion visits in CY18. The nationwide lockdown imposed in India adversely affected the domestic tourist visits; both business and leisure users' travel plans were impacted. Companies resorted to conducting their business online through video calls during lockdown and people who wished to travel for leisure purpose had to remain confined in their homes. As restrictions on intra and interstate travel were lifted in a phased manner, initially people were cautious of venturing out of their homes due to fears of virus contraction. Gradually people have started stepping out for weekend getaways and staycations.



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Performance of hotel industry in 2020

The outbreak of Covid-19 and the subsequent imposition of lockdown severely impacted the occupancy across hotels and the overall occupancy rate (OR) fell from 70.5% in January of CY20 to as low as 11.7% in April, a sharp decline of 83.4%. In addition to this, other parameters that indicate operational performance of hotels such as Average Daily Rate (ADR) and Revenue per available room (RevPAR) also declined as shown in the table below.

However, from May-June onwards, OR and RevPAR started picking up pace on a monthly basis. Similarly, ADR started gaining traction from August onwards. This improvement in the parameters overall was initially led by Vande Bharat mission flights and quarantine business as demand from leisure and business user segments remained muted even after Government of India (GoI) gave permission to operate hotels & restaurants and resume domestic flights in May-June. The demand was subdued as covid cases were increasing and Covid-19 induced restrictions including quarantine rules differed across states.

From September, 2020 domestic leisure travel has started showing signs of recovery as people who were at first cautious of stepping out of their homes to travel are now willing to do. In addition to this, ease in some restrictions on social gatherings like weddings is somewhat aiding the occupancy in hotels.

On the other hand, demand from business user segment has not picked up yet.

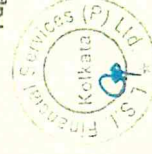
Operational performance of hotels in 2020

CY 2020	Occupancy Rate (in %)	Y-o-y change	Average Daily Rate (INR)	Y-o-y change	RevPar (INR)	Y-o-y change
Jan	70.5%	0.5%	6,560	0.8%	4,620	1.3%
Feb	73.5%	-2.0%	6,620	-2.1%	4,870	-4.1%
Mar	31.0%	-52.9%	5,690	-6.8%	1,750	-56.0%
Apr	11.7%	-81.8%	4,113	-27.0%	482	-86.7%
May	14.3%	-76.7%	3,353	-37.5%	481	-85.4%
Jun	20.8%	-67.1%	3,141	40.8%	653	-80.5%
Jul	NA	-62% to -65%	NA	-36% to -39%	NA	-76% to -79%
Aug	20% to 25%	-60% to -63%	3,200 to 3,800	-2.9% to -32%	640 to 950	-72% to -75%
Sept	24% to 26%	-59% to -61%	3,400 to 3,600	-2.9% to -31%	815 to 935	-71% to -73%
Oct	29% to 31%	-47% to -49%	3,700 to 3,900	-31% to -33%	1,070 to 1,210	-64% to -66%
Nov	35% to 37%	-49% to -51%	4,100 to 4,300	-33% to -35%	1,435 to 1,591	-66% to -68%

Outlook for 2021

The occupancy rate although improving on a monthly basis, has not reached pre-covid level of business yet. This is mainly due to the ban on FTAs which is not expected to be lifted in the near future. In addition to this, GoI in October, 2020 has permitted visa relaxations for all purposes except for tourism which in turn is expected to further affect the recovery in FTAs.

For the occupancy across hotels to reach pre-covid levels, it depends how quickly the virus is contained within india and globally and accordingly when the travel restrictions will be eased globally for foreign travel.



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Also, restriction on outbound tourism is leading to people exploring destinations within the country. With the easing of travel restrictions, people have started stepping out for weekend getaways and staycations and are also using hotel facilities as their workstations. All these factors in turn will aid the revival of hotels industry.

The vaccination drive current under way is also expected to ease the situation with Increase in confidence and travel. The process is expected to reach most of the population by the year end. However, the target segment for hotel industry may be able to reach mass vaccination even earlier as more and more corporates are pushing vaccination at their own cost.

Hotel Classification:

Hotels in India are broadly classified into the following seven categories by the Department of Tourism, Government of India based on the general features and facilities offered - 5-star deluxe, 5-star, 4-star, 3-star, 2-star, 1-star and Heritage hotels.

Hotels get approval from the Department of Tourism, Government of India at the project stage and get classified as one of the star categories. It is voluntary on part of any hotel to get approval from the Government. However, only approved hotels are eligible for various income tax incentives, import licenses and other benefits/approvals given by the Government.

Apart from this classification, the Indian hotel industry may also be classified into the following categories according to the target guest segment and nature of services provided:

- Premium and luxury segment, comprising of 5-star deluxe and 5-star hotels, which mainly cater to the upmarket domestic business and foreign travellers (leisure and business) and offer high quality and a wide range of services.
- Mid-market segment, comprising of 3-star and 4-star hotels, catering to foreign and domestic leisure travellers (with average income lower than those from upmarket segment) and the middle-level business travellers.
- Budget segment, comprising of 1-star and 2-star hotels, not offering as many services as other segments, but, provide inexpensive accommodation to the highly price-conscious segment of domestic and foreign leisure travellers.
- Heritage hotels, which refer to hotels with certain architecturally distinctive properties such as palaces and forts, built prior to 1950 and now converted to hotels. The Department of Tourism has classified these hotels as heritage hotels.

Market Segmentation:

Broad customer-wise segments for hotel industry as follows:

- The business travelers, who is usually a businessman or a corporate executive. This segment includes corporate which open offices in the hotel premises during early years, corporate executives who make extended stays either for projects or while awaiting permanent accommodation, and participants in various conventions. While the top-level executives stay in the five-star deluxe and five-star hotels, the middle level managers stay in the three-star and budget hotels. This segment is relatively price insensitive and offers better realisations to the hotels since the executives staying avail of the food and beverage facility and also other facilities in the business centers like fax, PCs, multi-media and conference halls. The inflow from this segment is dependent on the general economic scenario of the country and the global economic scenario.



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➤ The leisure travelers could be either a foreigner or a domestic traveller. Usually, foreign leisure travelers are referred through a tour operator offering travel packages or are booked through a hotel chain's networked reservation system. The margins offered by leisure travellers are lower because they seek higher discounts and provide less F&B revenues. The leisure travellers usually stay in the budget hotels. The business offered by this segment is seasonal and tends to peak during September-March. Though the length of stay for leisure travellers is longer than the business traveller, they do not avail of the other facilities. This segment is highly sensitive to socio-political conditions prevailing in the country and is also fairly price sensitive.

➤ MICE sector - Meetings, Incentive, Conventions and Exhibitions. The MICE business is a key contributor to the overall hospitality industry in several nations across the globe and has the potential to add to the overall development of India as a destination. HVS research reveals that Convention or Meetings tourism accounts for over 20% of all international arrivals worldwide.

➤ Airline Cabin crew forms another important segment due to their respective and guaranteed nature of the business. Usually, they are part of annual contract whereby in return for a fixed rate, a certain number of rooms are provided on demand for cabin crew.

Measures taken by Maharashtra Government

Recently, Maharashtra Government has passed the bill according "industry Status" to the Hospitality industry. It is said to be landmark moment for the hotel industry. With the status in place, eligible hotels will be charged at industrial rates for power supply, water supply, taxes and dues instead of the commercial rates that are currently applicable. Also, for additional floor space index (FSI), establishments will be charged at industrial rates.

To attract more investors, the state government approved the ease of doing business policy last month, bringing down the number of licenses required to start a venture in the hospitality sector to 10 from the previous 70. The said bill is expected to be approved in FY 21-22 which will facilitate significant impact on the operating costs resulting in cost savings to the tune of Rs.2-3 Crs. The impact of the same is not yet incorporated in the projections which will provide Margin of Safety.

The Tourism & Hotel Industry has been badly hit by on going Covid-19 Pandemic not only in India but Globally. The Global Nations including India have undertaken massive vaccination program to fight the Covid 19 and it is expected that Industry will revive by FY 2022-23 provided the pandemic is under control by then.



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9. DEBT RESTRUCTURING PROPOSAL

SHL has performed well during the FY 2018-19 and 2019-20 and tried to achieve the estimated revenues. The company till second quarter of FY 2019 20 was able to service the interest cost and installments of the term loan. However, plunge in margins with high instance of borrowing costs, decline in lease rentals lead to lower cash accruals from operations which were insufficient to service the debt obligations.

The company, after relaxation in the COVID guidelines, reopened the hotel operations from mid-November and since then the company had successfully achieved occupancy of 45%-50% and have organised more than 150 events.

The industry was expecting recovery from FY 2021-22 but the second wave of Covid-19 with lockdown like restrictions has again hampered the operations of the sector. With vaccination drive gaining momentum entailing the entire population from 18 years and above, subsequent relaxation in restrictions and normalcy in situation post the vaccination, the industry expects to witness increase in demand.

Accordingly, for FY 21-22, the company has rationalized the operations for the 1st half of the year and expect operations to gradually streamline from 2nd half of the year which is generally the peak season in the hotel industry owing to the festive and marriage season. With slack in demand there been cascading impact on room rates, accordingly the company has re aligned their cost base and taken several mitigation measures to tackle this exceptional challenging crisis.

Although the company expects full-fledged scale of operations from FY 22-23, to mitigate any eventuality in future, the estimations have been presumed on the conservative side. The management is taking various measures for the revival of operations, for augmenting the revenues, for curtailing the costs, for bringing efficiency in operations both for increasing the revenues and improving the margins.

The company has sought support from lenders in the form of restructuring of existing debts and reduction in existing rate of interest.

As such the Company is looking to align its debt obligations with the cash flows being demonstrated over the period of lease agreement. Keeping in view the above, the Company has proposed to restructure the existing term debt in line with "Prudential Framework for Resolution of Stressed Assets" issued by Reserve Bank of India vide its circular No.DBR.No.BP.BC.45/21.04.048/2018-19 dated June 07, 2019.

Details as under:

- Cut-off Date is proposed as 01.10.19, since the account has been classified as NPA by 30.09.2019 by all the lenders and SHL has virtually not been able to service the debt as per repayment schedule.
- Outstanding debts as on 30.09.2019

Bank	Term loan facilities		FBWC		NFB (BG limit)		Total	
	Sanctioned	O/s	Sanctioned	O/s	Sanctioned	O/S	Sanctioned	O/s
Union Bank of India *	162.42	103.99	8.00	7.71	20.00*	18.05*	190.42	129.75
Andhra Bank (Merged with UBI)	105.06	81.08					105.06	81.08
UCO Bank	125.59	75.71	6.67	6.32			132.26	82.03



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Bank	Term loan facilities		FBWC		NFB (BG limit)		Total
	Sanctioned	O/s	Sanctioned	O/s	Sanctioned	O/s	
Corporation bank (Merged with UBI)	75.00	66.99			75.00	66.99	
Central bank of India	51.25	47.22			51.25	47.22	
Bank of Baroda	74.83	41.91			74.83	41.91	
IDBI Bank	40.00	33.50	6.00	5.03	46.00	38.53	
Karnataka Bank	22.00	18.47			22.00	18.47	
Total	656.15	468.87	20.67	19.06	20.00	18.05	505.98

* BG invoked to the tune of Rs.3.50 Crs.

- To permit Holding on operations: Implementation of package would take time and hence, Holding on Operation is proposed till implementation of the package.
- Restructuring and align the repayments of existing debt obligations as under:
 - i. Outstanding Term loan debt
 - The term loans amounting to Rs.468.86 Crs is proposed to be repaid in 112 monthly staggered instalments from FY 2021-22 (Precisely from October'21) to FY 2030-31 (i.e., till December'30). This will entail extension in the tenure of the term loan by 2 years.
 - The O/s overdue interest of Rs.18.57 Crores as on cut-off date (Rs.17.58 Crs on principal debt & Rs.0.99 Crs on credit card facility) which could not be serviced due to cash flow mismatch is proposed to be converted into FITL-I and to be repaid in 48 monthly installments from FY 21-22 to till FY 25-26.
 - Keeping in view of the ongoing market conditions due to Covid Crisis, SHL has already taken measures by interest obligations with severe liquidity crisis. Also, owing to crisis, RBI has already taken measures by providing moratorium period and deferment of instalments in FY 20-21. With resurgence of second wave of Covid and lockdown like restrictions from April-21 which seems to prevail in 1st quarter of the FY 21-22, the revival of operations will take some time. As such, the company has proposed for moratorium period of 24 months on the outstanding debt and overdue interest from cutoff date i.e. from October-19 to September-21.
 - ii. Conversion of Outstanding Credit card and BG Limit
 - a) Conversion of overdue credit card limit of Rs.7.00 Crs into WCTL I.
SHL has been sanctioned temporary credit card facility to meet the regular OPEX. The availed credit card facility stands overdue and irregular. In view, the overdue credit card facility is proposed to be converted into WCTL I.
 - Moratorium period: moratorium period of 24 months is proposed from cutoff date October -19 to September-21.
 - Repayment: To be repaid in 48 monthly staggered instalments from FY 2021-22 to FY 2025-26.
 - b) Conversion of BG invoked of Rs.3.50 Crs into WCTL II
The company is availing non fund-based WC limit in the form of Bank guarantee limits only. Presently, the outstanding BG invoked position stands at Rs.3.50 Crs which is proposed to be converted into WCTL II.
 - Moratorium period: moratorium period of 24 months is proposed from cutoff date October-19 to September-21.
 - Repayment: To be repaid in 48 monthly staggered instalments from FY 2021-22 to FY 2025-26.
 - c) Cancellation of BG Limit of Rs.7.55 Crs



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As on the cut-off date the total BG outstanding stood at Rs.11.05 Crs, out of which BG invoked and adjusted by the company stands at Rs. 7.55 Crs. In view, the company requests for cancellation of balance BG limit of Rs. 7.55 Crores.

d) Regularization and continuation of existing Cash Credit Limit of Rs.20 Crs.

Presently, the CC account stands irregular. Considering gradual ramp up of operations, the WC requirement of the company is expected to increase. Accordingly, the promoters are infusing funds for the revival of the operations and to meet the WC requirement, In view, the company proposes continuation and regularization of CC limit of Rs.20 Crs.

iii. Conversion of interest obligation on outstanding term debt, proposed FITL and WCTL into CRPS / debt like instrument.

The Interest obligation for the moratorium period proposed of 24 months (from 01.10.2019 to 30.09.2021) on outstanding term debt, WCTL and FITL-I as on cut-off date for the period is proposed to be converted into CRPS / debt like instrument. With generation of sustainable cash flows and repayment of sizeable debts in initial years of the tenor, the redemption of CRPS is proposed to be from FY 2021-22 to till FY 2030-31. The captioned instrument will be bearing coupon rate of 0.10% p.a

Amount remitted post cutoff date

- In FY 19-20 the Company has serviced total amount of Rs.28.35 Crs towards term loan repayments to the lenders from 01.10.2019 to 31.03.2020.
- In FY 20-21, the company has serviced Rs.5.00 Crs in March'21 towards the outstanding term obligations. The aforesaid amount of Rs.33.35 Crs is proposed to be adjusted against the debt servicing obligation post implementation of resolution plan.

o Proposed Upfront payment to be made before implementation

The company proposes to source funds of Rs.40.00 Crores upfront from Promoters at the time of implementation of RP to be utilized entirely towards the payment obligation of principal and interest payable in FY 21-22. The said amount is proposed to be adjusted against the outstanding restructured term loans at the time of implementation of RP.

o Reduction in rate of interest from present 12.95 % to MCLR +0.50%.

Presently, the lenders are charging interest in the range of 12.95% to 13.65% which is on a very high side and severely constrains already tight margins. The high cost of funds affects the competitive position among the peers. Considering the scale of operations, it is practically not feasible to service such high rate of interest on term loan facilities. Owing to the prevailing market scenario, RBI has already reduced the benchmark rates. Considering the operational margins envisaged and present benchmark rates, rate of interest has been proposed at MCLR +0.50% to achieve sustainable cash accruals which shall enable the company in servicing of the financial obligations.



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Creation of DSRRA

SHL proposes for creation of DSRRA (Debt servicing reserve account) equivalent to amount of instalments to be serviced in upcoming 3 months, from FY 21-22 till the term liabilities (including TL, WCTL and Priority Loan) are completely paid off by way of advance payment of three months.

Ring Fencing of cash flows

Ring fencing of entire cash flows is being proposed, which will be monitored through the ways exhibited as under:

- **Escrow Account:** Company is already operating through escrow mechanism and all the cash flows are routed through Escrow account. This mechanism will be continued till the term liabilities are completely paid off. Hence, the cash flows are and will be under direct monitoring by the lenders;
- **Appointment of Agency for Specialized Monitoring (ASM):** The Lenders have already appointed ASM for the borrower who monitors the utilization of the funds in the manner prescribed by the lenders. The future cash flows will be monitored to be utilized as per the approved waterfall mechanism under the said RP hence mitigating the chances of utilization of funds for any other purpose.

The proposed debt restructuring would enable the company to come out of the cash flow crunch, sustain the operations and service the debt obligations.

In addition to above, the company has also requested for following:

a) Sanction of Fresh Priority Loan of Rs.16.50 Crores

The company has envisaged total CAPEX of Rs.22.00 Crores i.e., CAPEX of Rs.15.00 Crores towards furnishing of 42 semi furnished rooms and Rs.7.00 Crores towards cost of obtaining OC's and other compliances for letting out of commercial spaces. The CAPEX towards unfurnished rooms is expected to be completed within a period of 9 months from 1st disbursement, considering disbursement in July, the CAPEX is envisaged to be completed by March-22.

However, due to second wave of Covid the timelines envisaged for completion of OC compliance seems to be deferred and is expected to be completed by March-22. This CAPEX will contribute towards yearly total revenue of Rs.17 Crores approx. in FY 22-23 which is expected to streamline post Covid and increase to Rs.40 Crs from FY 23-24 over and above the revenue from existing infrastructure. This will also improve upon the margins.

To part finance the above CAPEX of Rs.22.00 Crores the company has requested for a priority loan of Rs.16.50 Crores with terms as under:

- Moratorium period: 9 months from 1st disbursement
- Repayment: 60 monthly staggered installments
- ROI: 10% linked to MCLR

The captioned term loan will have a priority status over and above the all-debt obligations.



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A. KEY TERMS OF PROPOSED RESOLUTION PLAN:

I. Limit Pre & Post Restructuring

EXISTING- Pre-Restructuring		PROPOSED- Post Restructuring	
Bank Loans	Amount	Bank Loans	Amount
Term Loan	468.86	Term Loan	468.86
Cash Credit limit (sanctioned Rs.20 Crs)	19.06	WCTL I	7.00
Overdue Interest on TL	17.58	WCTL II	3.50
Overdue Interest on Credit card facility	0.99	FITL I (overdue Int)	18.57
		CRPS debt instrument	79.67
		Cash Credit limit	20.00
		Priority loan	16.50
Total FB Limits (A)	506.49	Total FB Limits (A)	614.10
NFB Limits	0	NFB Limits	0
Bank Guarantee Limit	11.05		
Credit card	7.00		
Total NFB Limits (B)	18.05	Total NFB Limits (B)	-
Total limits	524.54	Total- Fund Based Limits	614.10

Rs in Crores

II. Term Loans

The existing principal term loan of Rs.468.86 Crores is proposed to be repaid as under:

Proposed Terms			
Particulars			
Nature of facility	Term Loans		
Amount	Rs.468.86 Crores		
Rate of Interest	MCLR +0.50%		
Repayment Schedule	To be repaid in 112 monthly ballooning installments commencing from month ending October 2021 and ending on December 2030 in the following manner:		
	Rs in Crs		
Year	No of Installments	Amount of Installment	Total Repayment
FY2021-22	1*	20	26.73
	6	1.122	
FY2022-23	12	2.34	28.05
FY 2023-24	12	2.62	31.42
FY 2024-25	12	2.99	35.91
FY2025-26	12	3.37	40.40
FY 2026-27	12	4.67	56.11
FY 2027-28	12	5.23	62.84
FY 2028-29	12	5.42	65.08
FY 2029-30	12	5.42	65.08
FY 2030-31	9	6.36	57.23
Total	112		468.86

*Proposed to be adjusted from upfront payment at the time of implementation.



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III. FITL-I

The existing overdue interest amounting to Rs.18.57 Crores is proposed to be converted into FITL-1. The facility wise overdue interest outstanding on cutoff date is as under:

Sr No	INTEREST ON	Amount	Rs. Crores
1	Term Loan	17.58	
2	Credit card interest	0.99	
	Total	18.57	

Particulars	Proposed Terms																												
Nature of facility	FITL-I																												
Amount	Rs.18.57 Crores																												
Rate of Interest	MCLR +0.50%																												
Repayment Schedule	To repay in 48 monthly ballooning installments commencing from month October 21 to September 25 in the following manner:- Rs in Crs																												
	<table border="1"> <thead> <tr> <th>Year</th> <th>No of Installments</th> <th>Amount of Installment</th> <th>Total Repayment</th> </tr> </thead> <tbody> <tr> <td>FY2021-22</td> <td>6</td> <td>0.09</td> <td>0.56</td> </tr> <tr> <td>FY2022-23</td> <td>12</td> <td>0.12</td> <td>1.49</td> </tr> <tr> <td>FY 2023-24</td> <td>12</td> <td>0.32</td> <td>3.90</td> </tr> <tr> <td>FY 2024-25</td> <td>12</td> <td>0.53</td> <td>6.31</td> </tr> <tr> <td>FY 2025-26</td> <td>6</td> <td>1.05</td> <td>6.31</td> </tr> <tr> <td>Total</td> <td>48</td> <td></td> <td>18.57</td> </tr> </tbody> </table>	Year	No of Installments	Amount of Installment	Total Repayment	FY2021-22	6	0.09	0.56	FY2022-23	12	0.12	1.49	FY 2023-24	12	0.32	3.90	FY 2024-25	12	0.53	6.31	FY 2025-26	6	1.05	6.31	Total	48		18.57
Year	No of Installments	Amount of Installment	Total Repayment																										
FY2021-22	6	0.09	0.56																										
FY2022-23	12	0.12	1.49																										
FY 2023-24	12	0.32	3.90																										
FY 2024-25	12	0.53	6.31																										
FY 2025-26	6	1.05	6.31																										
Total	48		18.57																										

IV. WCTL I

The company has been sanctioned credit card facility of Rs.7 Crs by UBI. Presently, the outstanding credit card facility is overdue and irregular and the company now proposes to convert the captioned credit card facility into WCTL I. It is proposed to be repaid with rephrasing in repayment as under:

Particulars	Proposed Terms																												
Nature of facility	Working Capital Term Loan (WCTL I)																												
Amount	Rs.7 Crore																												
Rate of Interest	MCLR +0.50%																												
Repayment Schedule	It is proposed to be repaid in 48 monthly ballooning installments commencing from month ending October 2021 to September 2025 in the following manner:- Rs in Crs																												
	<table border="1"> <thead> <tr> <th>Year</th> <th>No of Installments</th> <th>Amount of Installment</th> <th>Total Repayment</th> </tr> </thead> <tbody> <tr> <td>FY2021-22</td> <td>6</td> <td>0.035</td> <td>0.21</td> </tr> <tr> <td>FY2022-23</td> <td>12</td> <td>0.047</td> <td>0.56</td> </tr> <tr> <td>FY 2023-24</td> <td>12</td> <td>0.123</td> <td>1.47</td> </tr> <tr> <td>FY 2024-25</td> <td>12</td> <td>0.198</td> <td>2.38</td> </tr> <tr> <td>FY2025-26</td> <td>6</td> <td>0.397</td> <td>2.38</td> </tr> <tr> <td>Total</td> <td>48</td> <td></td> <td>7.00</td> </tr> </tbody> </table>	Year	No of Installments	Amount of Installment	Total Repayment	FY2021-22	6	0.035	0.21	FY2022-23	12	0.047	0.56	FY 2023-24	12	0.123	1.47	FY 2024-25	12	0.198	2.38	FY2025-26	6	0.397	2.38	Total	48		7.00
Year	No of Installments	Amount of Installment	Total Repayment																										
FY2021-22	6	0.035	0.21																										
FY2022-23	12	0.047	0.56																										
FY 2023-24	12	0.123	1.47																										
FY 2024-25	12	0.198	2.38																										
FY2025-26	6	0.397	2.38																										
Total	48		7.00																										



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V. WCTL II

The company is availing non fund based WC limit in the form of Bank guarantee limits only. The bank guarantees were only furnished to AAI, Presently, the outstanding BG invoked position stands at Rs.3.50 Crs which is proposed to be converted into WCTL II as on cutoff date. It is proposed to be repaid with repraising in repayment as under:

Particulars	Proposed Terms
Nature of facility	Working Capital Term Loan (WCTL II)
Amount	Rs.3.50 Crore
Rate of Interest	MCLR +0.50%
Repayment Schedule	It is proposed to be repaid in 48 monthly ballooning installments commencing from month ending October 2021 to September 2025 in the following manner: -

Rs in Crs			
Year	No of Installments	Amount of Installment	Total Repayment
FY 2021-22	6	0.017	0.11
FY 2022-23	12	0.023	0.28
FY 2023-24	12	0.061	0.74
FY 2024-25	12	0.099	1.19
FY 2025-26	6	0.198	1.19
Total	48		3.50

Further no additional bank guarantee Limit is envisaged during the tenure of the loan.

VI. Issue of CRPS

The Interest obligation during the moratorium period of 24 months from 01.10.2019 to 30.09.2021 on outstanding term debt, FITL-1 and WCTL is proposed to be converted into Convertible Redeemable Preference Shares (CRPS) instrument bearing coupon rate of 0.10% p.a. The interest break up is as follows:

Sr No	INTEREST ON	Total
1.	Restructured Term Loans	75.02
2.	FITL-I	2.97
3.	WCTL I & II	1.68
	Total	79.67

Rs. Crores

The terms of issue of Convertible Redeemable Preference Shares are as under:

Particulars	Proposed Terms
Nature of facility	Convertible Redeemable Preference Shares
Amount	Rs.79.67 Crores
Coupon rate	0.10% p.a
Repayment Schedule	To repay in 111 monthly ballooning installments commencing from month October 21 to December 30 in the following manner:-

Rs in Crs			
Year	No of Installments	Amount of Installment	Total Repayment
FY 2021-22	6	0.066	0.40



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FY 2022-23	12	0.066	0.80
FY 2023-24	12	0.066	0.80
FY 2024-25	12	0.066	0.80
FY 2025-26	12	0.066	0.80
FY 2026-27	12	0.498	5.98
FY 2027-28	12	0.664	7.97
FY 2028-29	12	1.328	15.93
FY 2029-30	12	1.660	19.92
FY 2030-31	9	2.921	26.29
Total	111		79.67

VII. Working Capital Limit

Presently, the company has been sanctioned CC limit of Rs.20 Crs. However, due to liquidity mismatch, the CC limit is irregular. Going forward, with recommencement of scale of operations, the WC requirement is estimated to augment. Hence to regularize the CC limit, the promoters intend to infuse funds in the system to manage the WC requirement. To meet the WC gap, continuation of existing WC limit of Rs.20 Crs has been proposed.

The working capital requirement is mainly assessed based on following current assets investment as under:

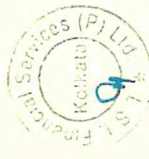
- **Inventory:** In luxury hotel projects, the size of inventory to be maintained is higher as company has to maintain buffer stocks. The varieties of stocks pertain to foods & beverages, stores and consumables and petrol products. The minimum level of F & B products ranges from 10-20 days for perishable goods and 30-60 days for liquor and beverages. In view of present scenario, the average F & B holding level is estimated at 40 days in CFY 21-22 and FY 22-23 which is expected to reduce to 30 days from FY 23-24.

The stock of stores & consumables constitutes crockery, utensils, linen, toiletries and other accessories. The average level of stores & consumables is estimated in the range of 150-250 days.

- **Debtors:** SHL has tie-up with corporate customers to whom the customers extend credit of 60-90 days. In view, the company has estimated the average level of debtors at 40 days for hotel operations in FY 21-22 which is expected to reduce in future years.
- **Creditors:** The creditors of the goods are mainly for beverages, stores, supplies and consumables. The level of creditors is estimated at 50 days.

Considering the nature of industry and proposed scale of operations, the levels estimated are in line with the industry norms. The drawing power estimated at Rs. 20.25 Crores for FY 2021-22, renewal of WC limit has been proposed at Rs.20 Crs to meet the WC requirement. Considering the prevailing benchmark rates by RBI the rate of interest on WC is proposed at 8% linked to MCLR

Particulars	Rs. Crores	
	FY 2021-22	FY 22-23
Food & beverages	2.28	2.47
Stores & consumables	13.71	14.49
Petrol & allied products	0.63	0.47
Debtors	22.07	20.32
Total Stock & Book Debts	38.19	37.75



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Less Creditors (Raw Material)	11.20	9.64
Eligible DP	26.99	28.11
Margin (25%)	6.75	7.03
Working Capital Assessment	20.24	21.08

The proposed terms and conditions for the CC limit is as under:

Particulars	Proposed Terms
Nature of facility	CC limit
Amount	Rs.20 Crs
Rate of interest	8% linked to MCLR
Margin	25% on stock and book debts

Sharing Pattern of WC limits amongst Lenders:

WC limits are proposed to be shared in the existing sharing pattern by UBI, UCO and IDBI Bank. The sharing proposed will be as under:

Banks	Cutoff date		Post restructuring limits	Share in WC limits %
	Sanctioned	O/s		
UBI	8.00	7.71	8.00	40
UCO	6.67	6.32	6.00	30
IDBI	6.00	5.03	6.00	30
Total	20.67	19.06	20.00	

Rs in Crs

VIII. Sanction of Fresh Priority Loan of Rs.16.50 Crs. Details & its utilization would be as under:

a. Completion of unfurnished rooms

Presently the facilities and rooms constructed under Phase I and Phase II are fully operational. Also, the project under Phase III is almost on the verge of completion subject to additional CAPEX of Rs.15 Crs. The completion of Phase III project will augment additional 42 rooms & allied services to the hotel operations. The proposed CAPEX involves final stage of furnishing of the 42 rooms which is estimated to be completed by March-21.

b. Obtaining OC to facilitate leasing of the rental spaces

The company has to incur statutory OC compliance for the commercial vacant space of 200000 sq. ft to be made available for let out which is estimated at capital outlay of Rs.7 Crs. The cost envisaged towards OC compliances involves premium towards development FSI charges, environmental clearance, architect fees, other pre-requisite NOC's for obtaining OC. Due to the second wave of Covid the timelines are deferred with the authorities, accordingly the completion of OC compliance formalities is expected to be now completed in March-22.

The completion of unfurnished rooms and obtaining OC will result incremental surplus cash accruals of Rs.150 Crs approx. over the priority term loan period which will facilitate smooth servicing of restructured debt.



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To ramp up better utilization, streamline of operations and to let out commercial spaces, the company has requested for priority loan of Rs.16.50 Crs at terms and conditions as under:

Nature of facility	Priority loan		
Amount	Rs.16.50 Crs		
Rate of Interest	10% linked to MCLR		
Tenor of loan	5 years and 9 months		
Moratorium period	9 months from 1 st disbursement		
Repayment Schedule	To be repaid in 60 monthly ballooning installments from April 22 and ending March 27 with priority status as under:		
	Rs in Crs		
Year	No. of installment	Monthly Installment	Total Repayment
FY 2022-23	12	0.05	0.60
FY 2023-24	12	0.10	1.20
FY 2024-25	12	0.35	4.20
FY 2025-26	12	0.40	4.80
FY 2026-27	11	0.50	5.50
	Last installment	0.20	0.20
Total	60		16.50

Incremental Revenue post completion of proposed CAPEX:

	Rs in Crs				
Particulars	2022-23	2023-24	2024-25	2025-26	2026-27
Incremental Revenue	16.76	40.03	42.17	43.92	45.75
PBDIT	14.42	36.46	38.39	40.04	41.78
Less Interest	1.62	1.54	1.28	0.83	0.30
Profit after Interest	12.80	34.93	37.11	39.21	41.48

Standalone DSCR

	Rs in Crs					
Particulars	2022-23	2023-24	2024-25	2025-26	2026-27	Total
Cash Accruals	12.80	34.93	37.11	39.21	41.48	165.53
Add; Interest	1.62	1.54	1.28	0.83	0.30	5.56
Available cash surplus	14.42	36.46	38.39	40.04	41.78	171.09
Less; Interest cost	1.62	1.54	1.28	0.83	0.30	6.10
Principal repayment	0.60	1.20	4.20	4.80	5.70	16.50
Debt to be serviced	2.22	2.74	5.48	5.63	6.00	22.94
Average DSCR			7.46			

The additional surplus generated from above CAPEX will enable in consolidating the existing operations.



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B. ACCOUNT UPGRADATION

Account can be upgraded by March 23 upon payment of 10% of all outstanding restructured facilities (lender-wise & for the consortium) as per RBI's June 7, 2019 Circular on Prudential Framework for resolution of Stressed Assets. The details of facility wise repayment are as under:

Facility	Restructured Debt	Repayment in FY 21-22	Repayment in FY 22-23	Total repayment
Term Loans	468.86	26.73*	28.05	54.79
WCTL I	7.00	0.21	0.56	0.77
WCTL II	3.50	0.11	0.28	0.39
FITL-I	18.57	0.56	1.49	2.04
CRPS #	79.67	0.40	0.80	1.20
Total	577.60	28.01	31.18	59.18

* Includes upfront payment of Rs.40.00 Crs at the time of implementation of RP.

For upgradation of account the CRPS liability has been considered, as the same is Debt Instrument

As per the Resolution plan the account is proposed to upgrade by end of March-23 subject to adherence to Restructuring Terms as assumed by the Company.

C. POST RESTRUCTURING EXPOSURE

Nature of facility	Rs in Crs									
	UBI *	UCO	CBI	BOB	IDBI	Karnataka	Total			
Term Loan	252.06	75.71	47.22	41.90	33.50	18.47	468.86			
WCTL I	7.00	0	0	0	0	0	7.00			
WCTL II	3.50	0	0	0	0	0	3.50			
FITL-I	10.39	2.49	2.03	1.47	1.60	0.59	18.57			
CRPS	43.68	12.51	7.88	6.94	5.62	3.04	79.67			
Working Capital	8.00	6.00	0	0	6.00	0	20.00			
Priority Loan	16.50	-	-	-	-	-	16.50			
Total FB Limits	341.12	96.71	57.13	50.31	46.72	22.11	614.10			
NFB Limits	-	-	-	-	-	-	-			
Total	341.12	96.71	57.13	50.31	46.72	22.11	614.10			

* Exposure post-merger including Andhra & Corporation bank

D. KEY PARAMETERS OF RESOLUTION PLAN

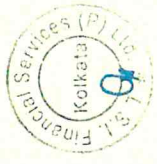
Ratios'	Benchmark		Applicable	Remarks
	5 Years	10 years		
Cash Flow (Adj) DSCR	1.25	1.33	1.30	Complied
Normal DSCR	1.33	1.69	1.35	Complied



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Ratios'	Benchmark	Applicable	Remarks
Return on Capital Employed	5 Year Gsec Rate + 2% - currently G Sec is 4.94%	7.97%	Complied
Gap between Internal Rate of Return (IRR) and Cost of Capital	1% Gap	9.99%	Complied
	IRR	5.20%	
Loan Life Ratio	1.40	4.79%	Complied
FACR	> 1	1.48	Complied
Amount realized till March 23	With BV of FA	> 2	Complied
Debt Realization % of Fund based Limits		Rs.59.18 Crs	
		10.25%	



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10. FINANCIAL ASSUMPTIONS & ANALYSIS

I. : Operating Revenue Assumptions:

Operating Revenue has three parts:

- (i) Room Revenue
- (ii) Food & Beverage Revenue &
- (iii) Revenue from Lease Rentals

(i) Room Revenue

To arrive at meaningful conclusion, Room Revenue has been bifurcated into two parts as under:

- Peak Period Revenue (November to March i.e 5 months or 151 days)
- Non-Peak Period Revenue (April to October i.e 7 months or 214 days)

Particulars	Rs. Crores													
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31				
No. of Rooms	339	381	381	381	381	381	381	381	381	381				
New rooms (for 90 days)	42													
Peak Period (Nov to Mar)														
Occupancy	65.00%	70.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%				
ARR	6,000	7,000	8,600	8,815	9,035	9,261	9,493	9,730	9,973	10,223				
No. of days (existing)	151	151	151	151	151	151	151	151	151	151				
No. of days (New)	0													
Total Revenue for Peak Period	19.96	28.19	42.06	43.11	44.18	45.29	46.42	47.58	48.77	49.99				
Non Peak Period (Apr to Oct)														
Occupancy	45.00%	60.00%	75.00%	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%				
ARR	5,000	6,000	7,500	7,688	7,880	8,077	8,279	8,486	8,698	8,915				
No. of days	123	214	214	214	214	214	214	214	214	214				
Total Revenue for Non-Peak Period	9.38	29.35	45.86	50.14	51.40	52.68	54.00	55.35	56.73	58.15				
Room Revenue (A)	29.35	57.54	87.92	93.25	95.58	97.97	100.42	102.93	105.50	108.14				

Step up increase in ARR to pre covid level has been assumed till 2023-24 and thereafter annual increase of ARR @ 2.50% annually from FY 24-25 has been considered.

(iii) Food & Beverage (F&B) Revenue

F&B Revenue has two parts:

- a. Banquet Revenue &
- b. Restaurant Revenue



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Sahara Hospitality Ltd.

TEV Report on Restructuring of Debt

a. Banquet Revenue

Particulars	Rs. Crores										
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
Banquet - Jade Ballroom											
No. of Events	140	175	285	285	285	285	285	285	285	285	285
Capacity	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
Occupancy	50%	60%	70%	70%	70%	70%	70%	70%	70%	70%	70%
APC	1890	1985	2084	2188	2297	2412	2533	2659	2792	2932	
Annual Inflation	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Revenue From Banquet - Jade Ballroom	13.23	20.84	41.57	43.65	45.83	48.12	50.53	53.06	55.71	58.49	
Event Hall - Sapphire											
No. of Events	120	150	200	200	200	200	200	200	200	200	200
Capacity	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500
Occupancy	50%	50%	55%	55%	55%	55%	55%	55%	55%	55%	55%
APC	2572.5	2701	2836	2978	3127	3283	3447	3620	3801	3991	
Annual Inflation	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Revenue From Event Hall - Sapphire	38.59	50.65	77.99	81.89	85.99	90.29	94.80	99.54	104.52	109.75	
Banquet - Coral											
No. of Events	175	200	250	250	250	250	250	250	250	250	250
Capacity	60	60	60	60	60	60	60	60	60	60	60
Occupancy	50%	60%	75%	75%	75%	75%	75%	75%	75%	75%	75%
APC	2415	2536	2663	2796	2935	3082	3236	3398	3568	3746	
Annual Inflation	5%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Revenue From Event Hall - Coral	1.27	1.83	3.00	3.15	3.30	3.47	3.64	3.82	4.01	4.21	
Banquet - Oyster											
No. of Events	175	200	230	230	230	230	230	230	230	230	230
Capacity	70	70	70	70	70	70	70	70	70	70	70
Occupancy	50%	50%	60%	60%	60%	60%	60%	60%	60%	60%	60%
APC	2625	2756	2894	3039	3191	3350	3518	3694	3878	4072	
Annual Inflation	5%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Revenue From Event Hall - Oyster	1.61	1.93	2.80	2.94	3.08	3.24	3.40	3.57	3.75	3.93	
Banquet - Aces											
No. of Events	125	150	200	200	200	200	200	200	200	200	200
Capacity	77	77	77	77	77	77	77	77	77	77	77
Occupancy	35%	45%	55%	55%	55%	55%	55%	55%	55%	55%	55%
APC	1890	1985	2084	2188	2297	2412	2533	2659	2792	2932	
Annual Inflation	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Revenue From Event Hall - Oysters	0.64	1.03	1.76	1.85	1.95	2.04	2.15	2.25	2.37	2.48	
Total banquet revenue	55.33	76.27	127.12	133.48	140.15	147.16	154.52	162.24	170.35	178.87	



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b. Restaurant Revenue

Name of restaurant/Particulars	Rs. Crores										
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
Earth plate											
Cover	155	155	175	175	175	175	175	175	175	175	
Cover IO times	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	
APC	1523	1599	1679	1762	1851	1943	2040	2142	2249	2362	
Increase in APC	5%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
No. of days	243	365	365	365	365	365	365	365	365	365	
Revenue	6.59	10.40	12.33	12.95	13.59	14.27	14.99	15.74	16.52	17.35	
Namak											
Cover	55	55	55	55	55	55	55	55	55	55	
Cover IO times	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	
APC	2415	2536	2663	2796	2935	3082	3236	3398	3568	3746	
Increase in APC	5%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
No. of days	243	365	365	365	365	365	365	365	365	365	
Revenue	2.58	4.07	4.28	4.49	4.71	4.95	5.20	5.46	5.73	6.02	
Leas											
Cover	55	55	55	55	55	55	55	55	55	55	
Cover IO times	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	
APC	2205	2315	2431	2553	2680	2814	2955	3103	3258	3421	
Increase in APC	5%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
No. of days	243	365	365	365	365	365	365	365	365	365	
Revenue	1.47	2.32	2.44	2.56	2.69	2.82	2.97	3.11	3.27	3.43	
Mabrak											
Cover	70	70	70	70	70	70	70	70	70	70	
Cover IO times	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	
APC	2100	2205	2315	2431	2553	2680	2814	2955	3103	3258	
Increase in APC	5%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
No. of days	243	365	365	365	365	365	365	365	365	365	
Revenue	1.61	2.54	2.66	2.80	2.93	3.08	3.24	3.40	3.57	3.75	
Manuhaar											
Cover	50	50	50	50	50	50	50	50	50	50	
Cover IO times	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	
APC	1260	1323	1389	1459	1532	1608	1689	1773	1862	1955	
Increase in APC	5%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
No. of days	243	365	365	365	365	365	365	365	365	365	
Revenue	0.77	1.21	1.27	1.33	1.40	1.47	1.54	1.62	1.70	1.78	
Room Service											
No. of Room Occupie	143	244	302	313	313	313	313	313	313	313	
Guest Count / Room	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	
No. of Pax per day	214	367	452	469	469	469	469	469	469	469	
Cover Turnover (no.	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	
APC	1236	1273	1311	1351	1391	1433	1476	1520	1566	1613	
Increase in APC	3%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	
No. of days	243	365	365	365	365	365	365	365	365	365	
Revenue	2.58	6.82	8.65	9.25	9.53	9.81	10.11	10.41	10.72	11.04	
Mini bar											
No. of Pax per day	400	400	400	400	400	400	400	400	400	400	
Cover Turnover (no.	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	
Charge per Room	285	365	365	365	365	365	365	365	365	365	
Annual increase	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
No. of days	243	365	365	365	365	365	365	365	365	365	
Total	0.22	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	
Lagoon Lounge											
Cover	35	35	35	35	35	35	35	35	35	35	
Cover IO times	1	1	1	1	1	1	1	1	1	1	
APC	578	606	637	669	702	737	774	813	853	896	
Increase in APC	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	
No. of days	243	365	365	365	365	365	365	365	365	365	
Revenue	0.49	0.77	0.81	0.85	0.90	0.94	0.99	1.04	1.09	1.14	
Total F&B	16.32	28.56	32.87	34.65	36.18	37.78	39.45	41.20	43.03	44.94	



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(iii) Revenue from Lease Rentals

Particulars	Area (sq Ft)	Rent per sq.ft.*
Commercial space on Ground, 1 st and 2 nd Floor	100000	100
Commercial space on 4 th & 5 th Floor	100000	100
Outlets	13000	150
Night Club	4922	265
F Lounge	12581	Fixed annual rent of Rs. 1 Cr

*Increase in rent per sq ft has been estimated with an increase of 5% y-o-y basis.

ii. Operating Expenditure Assumptions

The various expenditure parameters assumed are as follows:

- Material expenses have been assumed as approx. 21.50% of the overall F&B and Banquet Revenues.
- Stores and supplies expenses have been assumed as approx. 2.40% of the overall F&B and Banquet Revenues. The same has been assumed based on the historical trends
- Power & Fuel expenses have been assumed at the existing rates and utilization. The company has rationalized consumption of power on requirement basis. Presently, company has taken various measures to curb the power costs by way of maintaining air condition temperature at certain level only, switching off power in the areas which are presently not in use etc. Also, due to restrictions on account of second wave of COVID-19, the power consumption has been further reduced. The management will continue with its measures to curb the costs till the situation stabilises. Since, the situation of COVID is expected to gradually normalise during the FY 2021-22 and will stabilize till FY 2023-24, power & fuel expenses are estimated / projected on the basis of projected revenues and the measures taken by the management to curb power cost, thereafter with streamlining of operations, the increase is projected at 5% in FY 2024-25 and 3.50 % thereafter.
- With reduction in salaries across the board, removal of non performing employees and reduction in outsourced manpower services, salaries are rationalized by 10-12% from FY 20-21 itself. The salaries majorly include fixed portion which is proposed to continue at reduced level with no / nominal increments and curtail in salaries due to ongoing covid scenario till the stabilization of situation. The same salaries are estimated to continue at existing level in FY 2021-22 and FY 2022-23. Thereafter on streamlining of operations, an annual inflation of 5% has been assumed in FY 24-25 and 3.50% thereafter.
- Soft Furnishing & Laundry Charges have been assumed at 5.25% of the total room revenue for the year
- Repairs and Maintenance charges have been assumed at 7% of total revenues from hotel operations in FY 2021-22 and to increase y-o-y in line with the previous trends and with an annual inflation of 5% till FY 2030-31.
- Guest transportation & other operating charges are assumed at 5.50% of the total revenue from hotel operations which is based on the past trend.
- General and administrative expenses and selling expenses have been assumed at 11% based on total revenue from hotel operations which is based on the past trend.

III. Working Capital Levels:

Generally, in hospitality industry and in particular to luxury hotel projects, the size of inventory to be maintained is higher as company has to maintain buffer stocks, variety of stocks for each type of inventory maintained. The inventory comprises:



1. Raw Material

a. **Food & Beverages:** The company have to maintain large variety of products to enable us to service different type of cuisine as influx of foreign tourists will be higher and to cater food preferences of domestic tourist. The company has to maintain inventory of 10-12 days for perishable goods and nearly 30-60 days inventory for various brands of liquor to be served. In view, the level of F & B stock is estimated at 40 days for F & B segment in FY 21-22 and FY 22-23 and is expected to reduce in ensuing years.

b. Stores & consumables:

Linen and Other accessories, Uniform etc: The Company has to place orders for procuring customized linen and other accessories in which the name of the hotel is engraved. Further, as against requirement of one room nearly 3 sets of inventories need to be maintained considering lead time for dry cleaning of linen and other accessories.

Crockery, Cutlery and utensils: The Company has to maintain sufficient level as well as variety of inventory to meet the requirement for catering to room service, restaurant services, banquet hall services and wedding ceremonies.

Toiletries & other accessories: The Company has to procure customized inventory for toiletries and other accessories. Generally, 90-120 days inventory is maintained for various items considering their shelf life.

Electrical fittings: The Company has to maintain sufficient spare inventory of electrical fittings for timely replacing the worn out/broken/defective electrical fittings.

In view of the above various stores and consumables, the average level of stores and consumables is estimated at 200 days in FY 21-22, from FY 22-23 it is estimated to reduce to 150 days for ensuing years.

Petrol & allied products: Apart from the Hotel business, the Company also operates a petrol pump in an adjacent premise which generates revenue from sale of petrol and allied products. To maintain uninterrupted supply, the level of petrol and allied stock is estimated at 2-4 days.

2. **Receivables:** The company is having tie ups of rooms with certain groups & corporate borrowers on yearly basis. The company extends credit period of 45-75 days to the corporate houses. In view, the company has estimated the average level of debtors at 40 days for hotel operations in FY 21-22 and 35 days in FY 22-23 which is expected to improve in ensuing years.

3. **Creditors:** The creditors of the goods are mainly for beverages, stores, supplies and consumables. The level of creditors is estimated at 50 days.



Particulars	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Room Revenue	61.07	79.01	76.01	9.28	29.35	57.54	87.92	93.25	95.58	97.97	100.42	102.93	105.50	108.14
Banquet & Food/Beverage Income	94.62	126.52	130.26	11.17	71.65	104.83	159.99	168.13	176.33	184.94	193.96	203.44	213.38	223.82
Other Services	1.84	7.58	5.73	3.03	3.15	3.31	3.47	3.65	3.83	4.02	4.22	4.43	4.65	4.86
Total Revenue from Hotel operations	157.53	213.11	212.00	21.01	104.00	165.52	251.22	264.85	275.56	288.73	298.40	310.59	323.32	336.61
Lease Rent	3.22	11.91	4.14	3.84	3.15	12.04	31.87	33.46	35.13	36.89	38.74	40.67	42.71	44.84
Total Revenue from operations	160.8	225.02	216.14	24.85	107.15	177.57	283.1	310.69	323.63	337.14	347.14	351.26	366.02	381.45
Fuel Sales	53.48	45.75	38.56	18.26	45.00	46.35	47.74	50.65	52.17	53.73	55.34	57.00	58.71	60.46
Less: Duty & Taxes														
Total Revenue	214.23	270.77	254.70	43.11	152.15	223.92	330.82	347.49	361.34	375.79	390.87	406.61	423.03	440.17
Expenses:														
Consumption of food & Beverages	21.56	27.86	30.07	2.55	15.40	22.54	34.40	36.15	37.91	39.76	41.70	43.74	45.88	48.12
Consumption of Stores & supplies	3.39	4.92	5.38	0.64	2.42	3.90	5.95	6.27	6.53	6.79	7.07	7.35	7.65	7.97
Consumption of Petrol & allied products	51.72	44.32	36.48	17.27	42.64	43.92	46.59	47.99	49.43	50.91	52.44	54.01	55.63	57.29
Subtotal Consumption	76.67	77.1	71.93	20.46	60.47	70.35	85.58	89.01	92.43	95.68	99.68	103.53	107.54	111.72
Salaries & Labour Cost	33.11	33.17	39.90	21.79	22.36	28.17	34.37	36.09	37.35	38.66	40.01	41.41	42.86	44.36
Room Upkeep cost (Furnishing & laundr	3.12	3.66	4.04	1.11	1.54	3.02	4.62	4.90	5.02	5.14	5.27	5.40	5.54	5.68
Power, Fuel & water charges	18.37	21.14	23.99	5.45	13.52	19.60	23.92	25.11	25.99	27.84	29.60	31.28	32.92	34.57
Repairs and Maintenance	10.48	10.61	16.46	2.25	7.50	9.75	10.73	11.26	11.82	12.42	13.04	13.69	14.37	15.09
Guest Transportation & other operating ex	13.13	13.34	12.27	0.29	5.72	9.10	13.82	14.57	15.16	15.77	16.41	17.08	17.78	18.51
Subtotal Operating Exp	45.10	48.75	56.76	9.10	28.28	41.48	53.07	55.84	57.99	60.23	62.66	64.99	67.52	70.15
SUB TOTAL	154.88	159.02	168.59	51.35	111.10	140.00	173.03	180.94	187.77	194.87	202.25	209.93	217.92	226.23
Administration & S & D exp	24.74	23.56	20.48	10.02	14.44	18.21	27.63	29.13	30.1	31.54	32.82	34.17	35.56	37.03
Total Expenses	179.62	182.58	189.07	61.37	122.54	158.21	200.66	210.07	218.08	226.41	235.08	244.10	253.48	263.26
PBDIT - Hotel	34.61	88.19	65.63	(18.26)	29.60	65.71	130.16	137.42	143.38	149.38	155.79	162.51	169.54	176.91
PBDIT - Hotel %	29.63	74.85	59.41	(23.09)	24.09	51.23	95.79	101.37	105.47	109.75	114.24	118.93	123.84	128.98
PBDIT %	16.16%	32.57%	25.77%	-42.36%	19.46%	29.34%	39.35%	39.55%	39.65%	39.75%	39.86%	39.97%	40.08%	40.19%
PBDIT - Hotel %	18.81%	35.12%	28.02%	-109.92%	23.16%	30.95%	38.13%	38.28%	38.27%	38.28%	38.29%	38.29%	38.30%	38.32%
Interest on borrowings	138.74	139.46	132.92	66.26	27.52	40.66	37.93	34.42	32.00	29.47	26.88	24.35	21.84	19.37
Operating profit before depre.	(104.13)	(51.27)	(84.31)	(84.52)	2.08	25.04	92.23	103.00	113.27	123.97	135.41	147.25	159.50	172.99
Depreciation & Amortization	58.92	59.21	61.99	64.37	64.58	64.71	64.64	64.53	64.66	64.75	64.85	64.95	65.05	65.15
Operating profit	(163.05)	(110.48)	(146.30)	(148.84)	(62.29)	(27.53)	38.35	64.74	83.31	94.66	122.09	134.35	147.23	160.84
OPM %	-76.11%	-40.80%	-58.62%	-345.27%	-40.94%	-17.65%	8.32%	17.92%	22.17%	24.22%	30.03%	31.76%	33.45%	35.14%
Other Income	2.29	2.64	3.13	1.45	1.75	1.84	1.93	2.03	2.13	2.23	2.35	2.46	2.59	2.71
Waiver of BMC statutory dues					0.00									
Bad debt W/off	1.59	11.93												
Other Interest (SII) extra ordinary tax	4.92	11.66	2.21	1.50										
Amortization W/off Lease		2.82	1.20	2.19										
Profit before tax	(161.38)	(114.45)	(145.21)	(60.74)	(35.50)	31.82	42.94	70.56	89.54	101.33	130.34	143.18	149.95	156.72
Tax	8.07	(17.80)	25.86											
Profit after tax	(169.45)	(96.65)	(119.44)	(60.74)	(35.50)	31.82	42.94	70.56	89.54	101.33	130.34	143.18	149.95	156.72
PAT%	-79.10%	-35.69%	-47.91%	-336.85%	-39.93%	-15.86%	9.62%	19.53%	22.36%	21.47%	26.55%	28.04%	28.22%	28.40%
Gross Cash Accruals	(110.53)	(37.44)	(133.63)	(79.69)	4.93	31.26	98.90	110.14	122.79	128.66	129.01	138.90	150.00	149.37

Projected Balance Sheet

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Year ended March, 31	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Fixed assets	1657.21	1,658.99	1,692.50	1,692.51	1,714.51	1,716.01	1,717.51	1,719.01	1,720.51	1,722.01	1,723.51	1,725.01	1,726.51	1,728.01
Gross fixed assets	245.58	304.79	365.12	429.28	493.50	557.93	622.48	686.96	753.35	776.00	816.75	841.90	867.06	892.21
Less: Depreciation	1,411.63	1,354.20	1,327.38	1,263.23	1,221.01	1,158.08	1,095.03	1,032.05	985.16	946.01	906.76	883.11	859.45	835.80
Net fixed assets	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
Intangible assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital work in progress	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fixed Assets	1,411.63	1,354.20	1,328.30	1,263.99	1,221.62	1,158.54	1,095.33	1,032.19	985.16	946.01	906.76	883.10	859.45	835.79
Non Current Assets	2.00	3.20	2.45	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58
Capital advances	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45
Account holders receivables	37.41	55.22	29.36	29.36	29.36	29.36	29.36	29.36	29.36	29.36	29.36	29.36	29.36	29.36
Deferred tax assets	8.43	12.03	15.62	9.15	9.15	9.15	9.15	9.15	9.15	9.15	9.15	9.15	9.15	9.15
Advance tax & MAT Credit	1.23	3.90	9.70	8.46	8.46	8.46	8.46	8.46	8.46	8.46	8.46	8.46	8.46	8.46
Other Loans & Advances	0.13	0.12	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Fixed deposits maturity after 12 months	51.65	76.92	59.68	51.10	51.10	51.10	51.10	51.10	51.10	51.10	51.10	51.10	51.10	51.10
Total Non Current Assets	16.95	16.25	9.70	14.81	16.12	17.44	19.90	20.92	21.90	22.94	24.03	25.17	26.36	27.61
Inventories	1.23	1.12	1.24	5.02	2.28	2.47	2.83	2.97	3.12	3.27	3.43	3.60	3.77	3.96
Food & beverages	15.46	14.82	8.03	9.32	13.21	14.49	16.58	17.43	18.26	19.13	20.04	21.00	22.00	23.05
Stores & consumables	0.26	0.31	0.43	0.47	0.63	0.48	0.50	0.51	0.53	0.54	0.56	0.57	0.59	0.61
Petrol & allied products	20.21	25.43	17.98	14.30	22.07	20.32	20.48	21.51	17.87	18.57	19.30	20.05	20.84	21.66
Receivables - Domestic	0.99	2.10	0.65	-	-	-	-	-	-	-	-	-	-	-
Fixed deposit held as margin money	0.26	1.75	2.98	7.82	7.92	8.02	8.12	8.22	8.32	8.42	8.52	8.62	8.72	8.82
Security deposit	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Deposit with SEBI	1.63	1.66	1.66	1.46	1.51	1.63	1.75	1.87	1.99	2.11	2.23	2.35	2.47	2.59
Other Current assets:	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DSRA provision	0.87	0.60	0.85	0.89	37.37	57.15	87.42	123.60	171.26	210.10	251.97	289.29	327.82	410.48
Payment paid after cut off	41.90	48.78	34.81	73.62	93.73	115.23	151.16	190.88	237.79	278.84	323.31	362.74	406.27	472.16
Cash and bank balance	1,505.18	1,479.90	1,422.79	1,388.71	1,366.44	1,324.87	1,297.60	1,274.17	1,274.05	1,275.95	1,281.16	1,296.94	1,316.82	1,359.05
Total Assets	1,505.18	1,479.90	1,422.79	1,388.71	1,366.44	1,324.87	1,297.60	1,274.17	1,274.05	1,275.95	1,281.16	1,296.94	1,316.82	1,359.05



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Year ending March, 31	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Current liabilities:														
Sundry creditors for goods	41.64	45.07	17.00	13.55	11.20	9.61	11.72	12.19	12.66	13.15	13.65	14.18	14.73	15.30
Creditors for expenses	-	-	3.41	28.45	10.17	22.73	24.07	23.65	24.87	24.10	25.01	24.11	25.03	25.99
Other advances taken	1.93	1.47	-	-	-	-	-	-	4.13	4.34	4.56	4.79	5.03	5.28
Statutory dues	32.80	26.55	30.79	35.43	36.93	34.25	37.25	39.94	41.17	42.42	43.67	44.92	46.17	47.42
Other payables	-	-	14.35	124.73	15.92	12.42	32.41	32.66	32.91	33.16	33.41	33.66	33.91	34.16
Other Current Liabilities	9.90	29.88	31.41	31.66	31.91	32.16	32.41	32.66	32.91	33.16	33.41	33.66	33.91	34.16
Current maturities of TL Inst	31.90	30.14	35.16	35.16	35.16	35.16	35.16	35.16	35.16	35.16	35.16	35.16	35.16	35.16
WCTL II BG	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WCTL I-Credit Card	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FITL I Current maturities of TL Inst	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TL Inst Priority Loan	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Instalment towards CRPS/delt like instrment	26.01	25.84	27.32	30.82	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00
Bank Borrowings	144.18	160.77	200.86	281.27	160.21	150.85	154.91	159.48	172.78	175.47	187.08	190.66	190.64	108.65
Long term liabilities:														
WCTL II BG	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WCTL I-Credit Card	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Term loan from bank	480.8	488.63	435.47	435.47	414.07	382.65	346.74	306.35	250.24	187.40	122.31	57.22	-	-
FITL I	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Proposed CRPS@ 0.10%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Priority Loan	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Secured Loans	480.80	488.63	435.47	435.47	534.32	494.80	444.01	388.13	320.35	249.54	168.52	83.52	(0.00)	(0.00)
Other LT Liabilities	39.73	30.12	27.56	26.56	28.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56
Security & other deposits	10.00	10.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00
Creditors for expenses	73.94	64.83	47.93	47.93	49.93	38.93	31.43	23.93	18.93	13.93	8.93	-	-	-
Payable to contractor	15.18	15.17	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18	15.18
Retention money	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53
Other LT Liabilities	1.66	1.17	-	-	-	-	-	-	-	-	-	-	-	-
Lease liability	33.68	32.47	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73	29.73
Unsecured loan from others	0	1.96	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15
Unsecured loan from Holding co	2.4	4.21	12.56	12.56	12.56	12.56	12.56	12.56	12.56	12.56	12.56	12.56	12.56	12.56
Interest payable on pref shares	292.68	361.81	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85	442.85
Total Long Term Liabilities	906.45	950.90	1,033.56	1,064.28	1,223.82	1,227.11	1,163.95	1,093.01	1,009.03	924.22	833.89	738.11	639.41	639.41
Network represented by:														
Equity Capital	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11
Preference capital	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50	586.50
Securities Premium	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72	300.72
Capital Reserve	0	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59
Reserves and surplus	(489.78)	(586.16)	(784.55)	(929.76)	(990.51)	(1,026.01)	(994.19)	(951.25)	(880.68)	(796.66)	(712.73)	(604.76)	(486.15)	(361.93)
Less: M sc. Exps not w/o	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tangible Net worth	454.55	368.23	188.37	43.16	(17.59)	(53.09)	(21.27)	21.67	92.24	176.26	260.19	368.16	486.77	610.99
Total Liabilities	1,505.18	1,479.90	1,422.79	1,388.71	1,366.44	1,324.87	1,297.60	1,274.17	1,274.05	1,275.95	1,281.16	1,296.94	1,316.82	1,359.05



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	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
SOURCES											
Net Profit after tax	(145.21)	(60.24)	(35.50)	31.82	42.94	70.56	84.02	83.94	107.97	118.61	124.22
Add: Depreciation	64.32	64.37	64.58	64.71	64.64	48.53	40.65	40.75	25.15	25.15	25.15
Add: MAT credit											
Add: Misc Exp. w/off											
Cash from Operations	(80.89)	3.63	29.07	96.53	107.58	119.09	124.67	124.69	133.12	143.76	149.37
Issue of CRPS-debt like instrument		79.67									
Disbursement of FITL		18.57									
Disbursement of WCTL		10.50									
Disbursement of priority loan		16.50									
Difference on account of restructuring	0	(1.72)									
Increase in Other loans		27.58									
Increase in unsecured loans		60.00	45.00								
Increase in Current Liab.		76.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Decrease in Non current assets		8.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Decrease in Current Assets		4.35	2.00								
Increase in LT liab		3.50									
Increase in Bank Borrowings		40.03	205.47	74.07	99.83	107.58	121.23	124.67	126.08	133.12	145.22
USES											
Redemption of CRPS	0.40	0.80	0.80	0.80	0.80	0.80	0.80	5.98	7.97	15.93	19.92
Redemption of pref shares	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Repayment of Term Loans	0.00	26.73	28.05	31.42	35.91	40.40	56.11	62.84	65.08	65.08	57.23
Repayment of WCTL	0.00	0.32	0.84	2.21	3.57	3.57	0.00	0.00	0.00	0.00	0.00
Repayment of WCTL	0.00	0.56	1.49	3.90	6.31	6.31	0.00	0.00	0.00	0.00	0.00
Repayment of FITL	0.00	0.00	0.00	1.20	4.20	4.80	5.70	0.00	0.00	0.00	0.00
Repayment of priority loan	0.00	8.50	12.68	10.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Payment of statutory dues	0.00	0.00	8.50	12.68	10.50	0.00	0.00	0.00	0.00	0.00	0.00
Purchase of Fixed Assets	0.01	22.00	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
Increase in Current Assets	38.77	98.36	4.43	0.52	3.54	3.54	2.21	2.59	2.12	5.01	
Decrease in Current Liab.				10.00	12.50	12.50	10.00	5.00	5.00	8.93	
Decrease in LT liab				2.19	2.37	2.56	3.70	4.00	4.81	5.78	6.25
Decrease in lease liability	1.21	1.31	2.19	2.37	2.56	3.70	4.00	4.81	5.78	6.25	
Decrease in Bank Borrowings		10.82									
TOTAL	39.99	168.99	54.29	69.56	71.40	73.58	85.83	84.21	95.81	106.69	85.02
Surplus/(Deficit) for the year	0.04	36.48	19.78	30.27	36.18	47.65	38.84	41.87	37.31	38.53	82.66
Opening Balance	0.85	0.89	37.37	57.15	87.42	123.60	171.26	210.10	251.97	289.29	327.82
Closing Balance	0.89	37.37	57.15	87.42	123.60	171.26	210.10	251.97	289.29	327.82	410.48



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