

REAL ESTATE / OPPORTUNITY BRIEF

Park Plaza Ludhiana

HOSPITALITY / LUDHIANA / PUNJAB



The opportunity, in focus.

Available	Ludhiana, Punjab	City hotel
STATUS	LOCATION	ASSET CLASS
Corporate insolvency resolution	1.46 acres	114
TRANSACTION	AREA	HOTEL KEYS

A 114-key city hotel on approximately 1.46 acres in Ludhiana, held by Majestic Hotels Limited and also identified as Majestic Park Plaza. Explore the asset through the applicable resolution process; current operating status and transaction terms require confirmation.

Park Plaza Ludhiana, also identified as Majestic Park Plaza in the supplied investor presentation, is one hotel asset held by Majestic Hotels Limited. It is located at Bhai Bala Chowk on Ferozepur Road, Ludhiana, Punjab. The source material reports 114 rooms on approximately 1.46 acres, with the land measurement to be reconciled against title and sanctioned records.

The hotel and its operating footprint

The supplied material describes guest accommodation, food and beverage outlets, banquet halls and meeting facilities. These support a city-hotel proposition serving corporate travel, events and social functions. The documented built form includes two basement levels, a ground floor and ten upper floors.

Room inventory and information period

The source presentation reports 77 operational rooms and 37 rooms requiring further review for refurbishment or possession matters, within the total inventory of 114. These are source-reported figures, not a confirmation of the hotel's current operating inventory.

The historical operating information includes monthly trading figures through October 2024. Current room availability, occupancy, revenue, possession and capital expenditure requirements must be confirmed before investment decisions.



REAL ESTATE ADVISORY

Operator agreement

The supplied presentation reports a Sarovar Hotels management agreement through 31 December 2028. The executed agreement, continuing validity, transfer provisions and operating obligations require review. This is an operator agreement, not the tenure of the underlying property.

Transaction and next steps

The source material describes an investment through a resolution-plan process. The current process stage, eligibility, deadlines and approvals must be checked with the authorised parties. India Gully can coordinate the approved property information and the next disclosure step through the project data room.

The main diligence priorities are title and land measurement, possession and room recovery, current operational information, refurbishment requirements, and the applicable management and transaction documents.

Additional particulars

Reference · Majestic Hotels Limited · Park Plaza Ludhiana

Management agreement · Sarovar Hotels agreement reported through 31 December 2028; current validity and terms to be confirmed

Information period · Historical operating material includes trading figures through October 2024; current operations require confirmation

Facts reviewed · 2026-11-18



PARK PLAZA LUDHIANA

Let’s discuss *the opportunity.*

Request the property information, discuss your investment brief and take the next step with our real estate advisers.

Arun Manikonda

Managing Director

+91 98108 89134

akm@indiagully.com

Amit Jhingan

President - Real Estate

+91 98999 93543

amit.jhingan@indiagully.com

ARRANGE A PRIVATE DISCUSSION →

www.indiagully.com

SCAN TO ENQUIRE