

Investor Teaser For SRS Real Infrastructure Ltd

September 2023

By Amarpal
Resolution Professional



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SRS real Infrastructure Limited (SRSRIL) represents investment opportunity to acquire a Real Estate developer in Haryana, India

Company Overview:

- The Corporate Debtor is company from SRS Group located in Faridabad, Haryana
- The Company has its project located in districts of Faridabad, Palwal, Rewari, Rohtak, Panchkula, in State of Haryana.
- It is engaged in development of the real estate project both residential including farm houses, IT parks and commercial.
- The Company is the holding company of other subsidiary who were also engaged real estate development.
- The Company's operations have been stalled from last 5 years. There is not employees in the company and directors are in the custody.
- The invitation for EoI has been issued with 2 options
 - For 1 or more projects of the CD
 - For CD as a whole

Investment highlights:

- 1. History of SRSRIL:** SRSRIL has engaged in real estate development with its subsidiaries since 1990 i.e. more than approx. 30 years.
- 2. Projects :** As per information till now, the company has more 9 projects with development rights which are either half constructed or fully construction but inventory is there. The brief details of the project is given in next slide.
- 3. Financial:** SRSRIL has brought forward business losses of approx~**Rs. 68 Crores** and Unabsorbed Depreciation ~**Rs. 18.44 Crores** as per latest available Income Tax filings.

Financial Overview (INR Crores)

Particulars	FY15-16	FY16-17	FY17-18	FY18-19	FY-19-20	FY20-21
Revenue	760	268	162	NA	NA	NA
EBITDA	(2)	24	(74)	NA	NA	NA
Fixed Assets**	76	177	174	174	174	174

No operation after FY 17-18. The latest financial statement belong to fy 2017-18

** Fixed Assets include Capital Work in Progress

Project Details – Part 1

Sl. no	Project Name	Location	Type	Area (Approx)	Nos. of Units
1.	SRS Royal Hills	Rewari, Haryana	Residential	6.643 Acres	354 Units
2.	SRS Pearl Floors	Palwal, Haryana	Residential	5.51 Acres	470 Units
3.	SRS City Centre, Emerald Court	Sec. 5, Faridabad	Commercial	3.15 Acres	118 Units
4.	SRS Tower	Sector 31, Faridabad	Commercial	1.625 Acres	300 Units
5.	SRS Retreat Farms	Manjhawali, Faridabad	Residential	107 Acres	119 Units
6.	SRS Residency	Panchkula, Haryana	Residential	35 Acres	573 Units
7.	SRS Signature Farms	Rohtak, Haryana	Residential Farms	16 Acres	NA
8.	SRS Nest (5 Star Hotel)	Prithila, Faridabad	Commercial	106 Kanal 10 Marla	NA

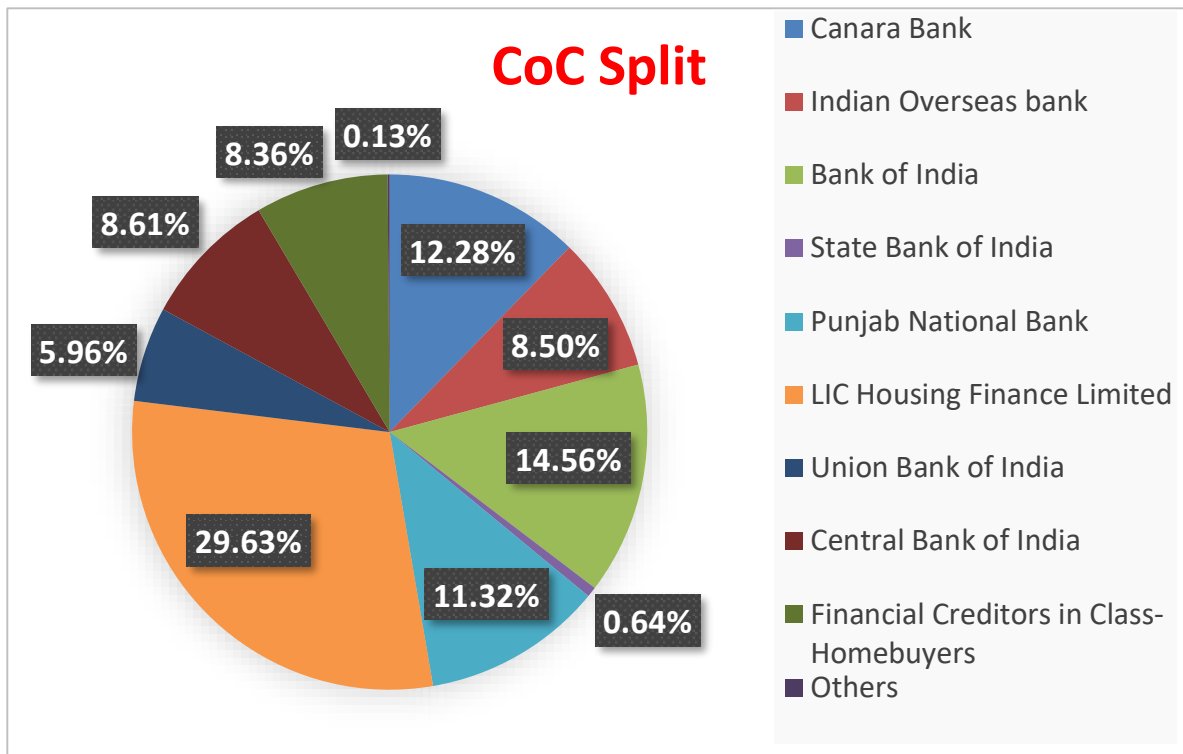
Project Details – Part 2

Sl. no	Project Name	Status as on date	USP
1.	SRS Royal Hills	Under-construction (currently Stalled)	On main road, just aside with a famous mall, Lot of Inventories, Opposite of Famous School, undisputed land
2.	SRS Pearl Floors	Constructed and possession given	Good Location and Good constructed quality
3.	SRS City Centre, Emerald Court	Small Work done	On Main NH-2 among industrial area, opposite to metro station, undisputed land
4.	SRS Tower	Constructed and given on lease	On main NH-2, Constructed & leased, just next to metro station
5.	SRS Retreat Farms	Constructed, however inventories are pending	Pre-build farmhouse of approx. 1 Acre each, very nice location, High class people, undisputed land
6.	SRS Residency	Only small work done	35 acres of undisputed land, away from city
7.	SRS Signature Farms	Land with farm house, not allotted	Own land, very nice location
8.	SRS Nest (5 Star Hotel)	Contracted, operated however, currently locked	On NH-2, nicely built very famous

Other Assets and Land of Corporate Debtor

Sl. no	Nature of Assets	Location	Details
1.	Plots	Lotus City, Sector-9, Kurkshetra	7 Plots of 230 sq yds each total admeasuring to 1610 sq. yds. at prime loation
2.	Land	Bijopur, Gonchi, Tehsil Ballabgarh, District Faridabad	Land measuring 3 Acres and 6 Marla
3.	Land	Chirsi, Tehsil Tigaon, Faridabad	Land measuring 10 Acres
4.	Funds Receivables		Approx INR 30 Crs. From Government Authorities and other Debtors

CIRP of SRS Real Infrastructure Ltd



Transaction Overview: The Company is currently under the Corporate Insolvency Resolution Process (CIRP) and the Resolution Professional has invited Expression of Interests (EoI) from potential investors. Interested parties can participate in the CIRP by submitting a non-binding EoI as per the given format along with the supporting annexures. For more info pls visit - <https://srsrealinfracirp.in/>

Admitted Claims Information (Provisionally) (as on 15.07.2023)

Class of creditors	Claim (INR Cr)
Financial Creditors in Class - Homebuyers	77.7
Financial Creditors other than Class	851.68
Operational Creditors	2,164
Total	3,093.38

*Financial = Secured + Unsecured creditors

** Apart from the above claims the RP has admitted 71 Claims for which possession has been handed over after all the payments has been made.

Timelines

Particulars	Date
CIRP Start Date	16 th August, 2022
Date of Invitation of EoI (Revised)	09 th September 2023
Last date for receipt of EoI (Revised)	24th September 2023

Transaction Opportunity

SRS Real Infrastructure Limited is currently undergoing Corporate Insolvency Resolution Process (CIRP)



Mr. Amarpal has been appointed the Resolution Professional (IRP/RP) and is currently inviting Expressions of Interest (EoI) from parties who are interested in CIRP as Resolution Applicants (RAs)



Interested parties can participate in the CIRP process by submitting the EoI as per the given format along with supporting documents outlined in the EoI process document.

Physical copies of the documents need to be submitted at the following address:

Mr. Amarpal

Resolution Professional

IBBI Registration no.

IBBI/IPA-001/IP-P01584/2018-2019/12411

Add – E-11, LGF, Jangpura Extension New Delhi – 110014, India.

Soft copies on appropriate stamp paper need to be sent to

Cirp.srsreal@gmail.com

and

amarpal@icai.org

with subject line “ **EoI-*Company Name*** ”

Thank you

Contact us

Ms. Shraddha Agrawal/ Mr. Hritik

Phone - 8448454059, 9717105008

Email - cirp.srsreal@gmail.com
