

Investor Teaser For SRS Real Infrastructure Ltd

February 2026

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 one 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. 35 years.
- 2. Projects :** As per information till now, the company has more than 8 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	382 Units
2.	SRS Pearl Floors	Palwal, Haryana	Residential	5.51 Acres	470 Units
3.	SRS City Centre, Emerald Court <i>(Refer Note 1 below)</i>	Sec. 5, Faridabad	Commercial	3.15 Acres	398 Units
4.	SRS Tower	Sector 31, Faridabad	Commercial	1.625 Acres	350 Units
5.	SRS Retreat Farms	Manjhawali, Faridabad	Residential	107 Acres	117 Units
6.	SRS Residency	Panchkula, Haryana	Residential	35 Acres	573 Units
7.	SRS Signature Farms	Rohtak, Haryana	Residential Farms	16 Acres	45 Units
8.	SRS Nest (5 Star Hotel) <i>(Refer Note 2 below)</i>	Prithla, Faridabad	Commercial	13.40 Acres	NA

**The details of projects including the construction, Sold/Unsold units, development right etc. shall be given in the updated version of Information memorandum (IM).*

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 one 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

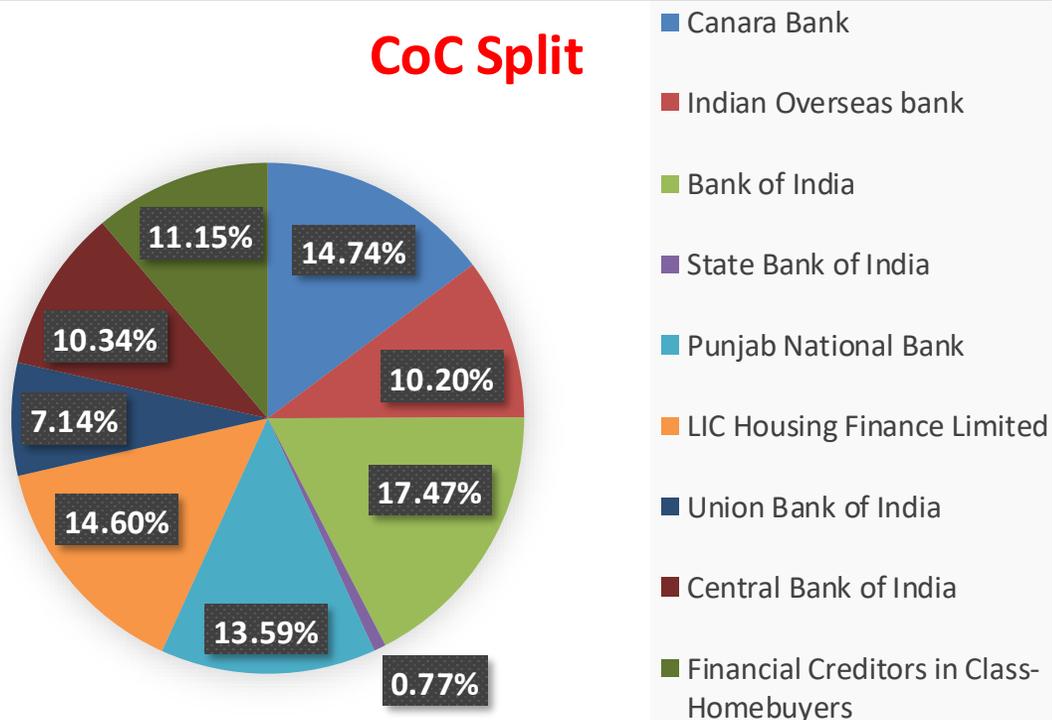
Sl. no	Nature of Assets	Location	Details
9.	Plots	Lotus City, Sector-9, Kurkshetra	7 Plots of 230 sq. yds. each total admeasuring to 1610 sq. yds. at prime location
10.	Land	Bijopur, Gonchi, Tehsil Ballabgarh, District Faridabad	Land measuring 3 Acres and 6 Marla
11.	Land	Chirsi, Tehsil Tigaon, Faridabad	Land measuring 5.85 Acres
12.	Funds Receivables (Refer Note 2 below)		Approx INR 70 Crs. From Government Authorities and other Debtors

Note 1 - The land of this project is owned by a wholly owned subsidiary M/s SRS Retreat Services Ltd. The Joint Development Agreement (JDA) is not available in the books of accounts. Mortgagee Bank stated that the Joint development agreement (JDA) was signed with CD without any approval and disclosure from the mortgagee bank, hence this asset is not the assets of the CD. The mortgagee bank is in process of sharing some more documents which may change the status of this asset. Accordingly, the relevant treatment shall be disclosed in information memorandum (IM).

Note – 2 - The land of this project is owned by a wholly owned subsidiary M/s SRS Retreat Services Ltd. The said land has been mortgaged to lender for another group company. Mortgagee Bank stated that the Joint Development Agreement (JDA) was signed with CD without any approval and disclosure from the Mortgagee Bank. Mortgagee bank submitted that the amount spent on the construction by CD on this land, is just fraudulent transactions and this asset is not the assets of the CD. The mortgagee bank is in process of sharing some more documents which may change the status of this asset. Accordingly, the relevant treatment shall be disclosed in information memorandum (IM).

CIRP of SRS Real Infrastructure Ltd

CoC Split



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 please visit - <https://srsrealinfracirp.in/>

Admitted Claims Information (Provisionally) (as on 20.11.2024)

Class of creditors	Claim (INR Cr)
Financial Creditors in Class - Homebuyers	86.34
Financial Creditors other than Class	688.17
Operational Creditors	2,164.4
Total	2938.91

*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 (Fourth)	16 th February, 2026
Last date for receipt of EoI (Fourth)	03rd March 2026

TIMELINES FOR SUBMISSION OF RESOLUTION PLAN(S)

Sl. no	Event Description	Event Date
1.	Release of Advertisement as per IBC Laws	16.02.2026
2.	Last date to submit the Expression of Interest	03.03.2026
3.	Date of issue of Provisional list of prospective Resolution Applicants	13.03.2026
4.	Date of filing of objections to the non-inclusion in the Provisional List of Prospective Resolution Applicants	18.03.2026
5.	Date of issue of final list of prospective Resolution Applicants	28.03.2026
6.	Issue of IM, RFRP and Evaluation Matrix to PRAs.	02.04.2026
7.	Resolution Plan Submission Date along with the submission of EMD amount.	02.05.2026 till 06:00 PM.

The detailed Invitation for Expression of Interest and Eligibility Criteria can be downloaded from: <https://srsrealinfracip.in/>

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. The detailed Invitation for EOI can be downloaded from: <https://srsrealinfracirp.in/>

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

Address – Plot No. 19, LGF, Hemkunt Colony, Greater Kailash-1, New Delhi – 110048, 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. Deepa (Team of RP)

Phone - 8448454059, 9717105008

Email - cirp.srsreal@gmail.com
