

# JINDAL HOTELS LIMITED



## Company Overview

Exact Location of the site along with the pin code	GRAND MERCURE Vadodara Hotel Surya Palace, ,Sayajigunj, Vadodara - 390020, Gujarat
Name of the owning / legal company for the hotel	<b>Jindal Hotels Limited</b> Jindal Hotels Limited is a Public limited Company, incorporated on 4th day of May, 1984 under the Companies Act, 1956. The Corporate Identification Number (CIN) of the Company is <b>L18119GJ1984PLC006922</b> as per the Ministry of Corporate Affairs (MCA). The <b>Equity shares</b> of the company are listed at the BSE limited (BSE), Mumbai ( <b>Scrip Code 507981 &amp; Scrip Symbol JINDHOT</b> ). The Capital structure of the company comprises of Authorised Capital of Rs 70,000,000/- respectively divided into 70,00,000 Equity Shares of Rs. 10/- (face value ) each. And Paid up capital of Rs 7,00,00,000/- respectively divided into 70,00,000 Equity Shares of Rs. 10/- (face value ) each [Paid up capital of the Company comprises of Equity shares only. It has been gradually increased through Public issue of shares made in the year 1986, Right Issue of Shares made in the year 1995 and Issue of shares on Preferential Basis in the year 2009, February 2021 & March 2022].
Primary Business of the Company	The Company is engaged in <b>business of Hotel</b> (namely GRAND MERCURE Vadodara Hotel Surya Palace) <b>and Restaurant</b> (namely Azure Restaurant). GRAND MERCURE Vadodara Hotel Surya Palace is the flagship property of the Jindal Group of Hotels. Located in the heart of Vadodara, it has been providing unmatched comfort and impeccable hospitality standards to its guests for more than three decades now. Today it is not only regarded as one of the premier business hotels of Vadodara, but is also a sought after venue for weddings and other celebrations. It endeavours to offer time-tested quality and excellence in service, while leveraging contemporary systems and technology. The facilities we provide always ensure a comfortable and gratifying experience, a fact acknowledged by our valued patrons all over the world and by prestigious award juries. In 2008, we received the CNBC TV18 Emerging India Award, followed by the NASSCOM - CNBC IT User Award for Best IT Adoption in the Tourism Sector. This award was preceded by our nomination twice as the “Business Hotel of the Year – Economy” at the H & FS Awards for Excellence. The Jindal Group has interests in the field of hospitality, education and ready-to-eat frozen foods. The Group, through Jindal Hotels Limited, regularly associates with numerous NGOs dedicated to social causes and community development. Among the noteworthy initiatives have been Project Holycare (Refurbishment of local civil

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	hospital), ABC of Baroda (Publication of Vadodara city map guide), and Annapoorneshwari Trust (providing nutritional food supplements to patients).
<b>Registered office address of the owning company along with the pin code</b>	<b>Jindal Hotels Limited</b> GRAND MERCURE Vadodara Surya Palace, Sayajigunj, Vadodara Gujarat-390020 INDIA.
<b>Website</b>	The corporate website <a href="http://www.suryapalace.com">www.suryapalace.com</a> reflecting the new architecture is far more experimental, with large images showcasing the property and its facilities, enhanced content , both in quantity and quality, with in depth information on experiences, services and facilities.
<b>Owners established date</b>	4th May, 1984 (please refer Memorandum of Association/Certificate of Incorporation )
<b>Name of the parent company (if any)</b>	N.A.
<b>Brand Development with ACCOR Group of Hotels w.e.f. 1<sup>st</sup> June 2017</b>	As an integral part of business strategy and brand development, the Company had entered into a management and marketing agreement with ACCOR group of Hotels, an international brand to increase business prospects and strengthen marketing network.
<b>Annual revenue of the the company</b>	Rs. 3039.24 lakhs for the financial year 2021-22 (For details please refer latest Audited Financial Statements of the Company)
<b>Name of the Chairman</b>	<b>Mr. Ambalal Patel (Chairman: Independent Director )</b>
<b>Name of the Managing Director of the company and his work profile &amp; achievements</b>	<b>Mr. Piyush Shah [Promoter Director]</b> , Managing Director of Jindal Hotels Ltd holds a Masters degree in Commerce and is a Law Graduate from The M. S. University of Baroda. He has attended national & international level short courses and seminars on the following: Management, Marketing, Finance and Team Building. Mr. Piyush Shah has vast and enriched experience of more than 40 years in Hotel Industry. He is one of the Promoters Director of Jindal Hotels Limited, in 1984. Since 4th May, 1984 he had occupied the position of joint Managing Director and thereafter from 1st August, 1990 he has been Managing Director of the Company. He looks after the overall operations of the Company. He is the 3 <sup>rd</sup> generation of a family of hoteliers. He is a philanthropist and is associated with NGOs health and education concerns at the state level. Due to his profound leadership skills, he has successfully leveraged a team of energetic and committed professionals in the Company. Mr. Piyush Shah has rich and varied experience in the Industry and is involved in the operations of the Company over a long period of time. He guided the Company through four decades of growth to emerge as a leader. Under his leadership, the Company has received various awards viz: The First Runner- Up

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	<p>award in Travel &amp; Tourism Category at ICICI Bank and CNBC TV18's Emerging India Awards 2008 powered by CRISIL and NASSCOM- CNBC IT User Award, 2008 for the best IT Adoption in the Tourism Sector. The Company has been recognized and duly awarded Certificate of Excellence for the years 2013 to 2018 by its guests by TRIP.ADVISOR in world's most trusted travel advice portal.</p> <p>He oversees the operation of the Company wholly and renders uninterrupted outstanding services. The business strategies are based on his wide experience in all core areas of the Company's operation. i.e.</p> <ol style="list-style-type: none"> <li>i. Efforts taken to increase market share (room division) with the addition in rooms.</li> <li>ii. Main forte and focus is on popularity of food and beverages facilities.</li> <li>iii. A strong Guest Relations Management (GRM) initiative has been activated.</li> <li>iv. Efforts to launch some new services to add to the broad portfolio.</li> <li>v. The Company had launched the "Ball Room ": largest Banquet Hall in Vadodara and many other Banquets, Increase in no. of rooms, renovation of Hotel.</li> <li>vi. Brand Development with ACCOR Group of Hotels.</li> <li>vii. As an outcome of Patronage &amp; Loyalty Strategies, the Company has introduced VLU card for all those who have ever visited Surya Palace in the last 30 years. This card is absolutely free and comes with a host of benefits. A special banquet bonanza wherein VLU card holders can host a wedding and up to half of the guests could dine free subject to certain conditions and discounts at the restaurants, cake shop, takeaway and rooms.</li> </ol>
<p><b>Name of the Directors of the company and their work profile &amp; achievements</b></p>	<p>As on the even date Company's Board comprising of eight directors (Seven Non-Executive Directors) out of which Four directors are the Independent Directors. The Chairman is an Independent Non-Executive Director. All Independent Directors on the Board are highly experienced, competent and renowned persons from their respective field. They actively participate in the Board and Committee Meetings which is a great value addition in the decision making process. The Board of Directors of the Company is apprised of all the relevant and significant information and developments pertaining to the Company's business and this facilitates them to take timely corporate decisions. The Board also spends a great deal of time focusing on the macro perspective and ensuring that we are being as competitive as possible. All the Committees of the Board like Stakeholders Relationship Committee, Nomination and</p>

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	<p>Remuneration Committee &amp; Audit Committee that are constituted under the Code of Corporate Governance have been functioning effectively. A Certificate of Compliance with all the applicable laws to the Company is being placed before the Board at its every meeting.</p> <p><b>Mrs. Chanda P. Agrawal [Promoter Director]</b> is a Science Graduate and has more than 33 years experience as a Hotelier. She has been rendering her services as a Non-Executive Director of our Company since 23rd September, 1993. Her experience, guidance and advice benefits the Company, particularly in the areas of Housekeeping, Interior Design and Landscaping. The ambience of the hotel created by her is a combination of tranquillity and serenity along with grandeur and luxury.</p> <p><b>Mr. Satvik Agrawal [Promoter Director]</b> is chief executive of Global Gourmet Pvt. Ltd. GPL specializes in gourmet contract manufacturing for large international brands. He is an alumnus of the prestigious Les Roches, Switzerland and Le Cordon Bleu, London &amp; Paris. He has an experience of working with the best high end hotels like Grand HyattErawan, Bangkok and The Leela, Kempenski, Mumbai. His objective-A progressive Professional aiming to contribute towards growth &amp; profitability to earn career leverage through performance.</p> <p>He was appointed as Non-Executive Director of Company by the members at 31st AGM held on 20.09.2016.</p> <p><b>Ms. Shagun Mehra: [Promoter Director]</b> is the Non-Executive Director w.e.f 01.01.2019 [WTD upto 31.12.2018]. She is director of cuisine at Coco Shambala, Goa. She also a wine connoisseur &amp; food consultant. She regularly organizes gourmet cooking classes &amp; workshops. She has backed her love for cooking with professional food knowledge from Ecole Les Roches, Switzerland and then Le Cordon Bleu, Paris. The Food &amp; Beverages (F &amp; B) sales is on an upward trend. It is her theory that beautiful looking food is the first palate teaser. She is exuberant and has gift of the gab. Whatever she puts on becomes trend du jour. She is widely admired. The Food &amp; Beverages rated as best due to her innovative culinary skills .Has flair for beauty which is reflected in the interiors of Hotel. Tie up with ACCOR and upgradation of the entire property goes to her credit and hard work. Has flair for beauty which is reflected in the interiors of Hotel.</p> <p><b>Mr. Ambalal C. Patel,[Independent Director]</b> is a B Sc and B E (Metallurgy). He has gained more than 36 years of experience in project evaluation, project finance and technical appraisal of various undertakings, while working with Gujarat Industrial &amp; Investment Corporation Limited (GIC). He had retired as a Deputy</p>
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	<p>General Manager from GIIC in April 2004 and joined the Board of the Company in July 2004. His guidance and advice in the area of finance and company law matters is respected and appreciated. He is designated as Chairman of the Company.</p> <p><b>Mr. Mukund Bakshi, [Independent Director]</b> is a Fellow Member of the Institute of Chartered Accountants of India and a Practicing Chartered Accountant. He is a partner of M/s Mukund &amp; Rohit, Chartered Accountants, Baroda. Besides, he has wide experience in the area of accounting &amp; auditing, taxation and Legal Matters. His knowledge, experience, guidance and advice is beneficial to the company. He is responsible for strategic financial matters including corporate finance and strategy.</p> <p><b>Mr. Jatil Patel,[Independent Directors]</b> is M.Sc. from The M S University of Baroda. In March 2001, he retired as Deputy General Manager of Bank of Baroda. He had served Bank of Baroda for more than 30 years, including 8 years in branches at Abu Dhabi (UAE) and Fiji Islands. He has had an exemplary career with the bank and has received numerous awards for exceeding various targets. He possesses wide exposure in finance and banking, an expertise that is always available to the Company. He is on Board of our Company since 22.07.2003</p> <p><b>Ms. Palak Gandhi, [Independent Directors]</b> is a finance professional and a successful leader with 17 years of experience, having navigated vast variety of roles in various engagements spanning Brief Resume from fund raising with private equities, or through market, conducting due diligences of listed Companies, conducting internal financial controls, testing and creating standard operating procedures for Companies. Other key areas were to develop a system of product costing and profitability analysis.</p>
<b>Keys</b>	<p>Guestrooms</p> <p><b>146 of keys with the following breakup;</b></p> <ul style="list-style-type: none"><li>• Rooms 72 Delux Rooms with Double Bed</li><li>• Rooms 24 Delux Rooms with Single Bed</li><li>• Rooms 45 Executive Rooms with King Size Bed</li><li>• Rooms 4 Primary Suite Room</li><li>• Room 1 Presidential Suite Room</li></ul> <p>RECEPTION, HALLS &amp; BANQUETS, BALL ROOM, CONFERENCE ROOMS, FINE DINING RESTAURANT,SPA, HEALTH CLUB, LOUNGES, SWIMMING POOL.</p>

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Is the hotel a part of a mix-used facility or a standalone hotel?	Standalone
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## **AREA DETAILS AND DEMAND GENERATORS**

Major business districts/ areas in the 10 km radius of the proposed hotel?	Vadodara District,
Some of the major companies in the 10 km radius of the hotel	ABB Ltd , FAG Bearings, Alstom Power Project, Siemens , Ceat Ltd, Cosmo Films, Appolo Tyres, Novinno Batteries , Alembic Group, GSFC, IOC, Reliance (RIL), Schneider, GACL, Panasonic, L& T, ONGC, etc...
Major government offices in the 10 km radius of the hotel	District Collectrate , Vadodara Municipal Corporation, Central Excise & Costumes, Police Commissionrate, Gujarat Electricity Board,
Major Tourist attractions in the 10 km radius of the hotel	Laxmi Vilas Palace, Fatehsingh Museum , Sayajibagh, Planetarium, Ajwa Gardens.
Major education institutions in the 10 km radius of the hotel	M.S. University, SSG Medical College, Govt. Engineering College
Major hospitals in the 10 km radius of the hotel	SSG Hospital, Sterling Hospital, Bhailal Amin Hospital, Adarsh Hospital Narhari Charitable Hospital
Major government initiatives that have been under taken or are being undertaken for the city	<p>Developing Vadodara as a Smart city. Well connected through Express Highways .It has International Airport &amp; BUS terminal and <b>Statue Of Unity (SOU)</b> [is a Colossal Statue of India Independence activist Sardar Vallabhbhai Patel (1875 – 1950). The Statue is located on a Bank of Narmada River, Near Sardar Sarovar Dam, Kevadia Village, at distance of 92 km from our Hotel at Vadodara. It is world’s largest Statue with a height of 182 Meters, built at the cost of nearly Rs.3000 Crores. It is one of the dream project of our PM Mr. Narendrabhai Modi. The Statue is surrounded by beautiful Garden and Natural Sight – seeing. The Prime attraction of the SOU is a viewer’s Gallery inside the Statue at the height of 135 Meters, with a Capacity to accommodate 200 persons at a time.</p> <p>And also <b>Champaner-Pavagadh</b> Archaeological Park, a UNESCO World Heritage Site, is located in Panchmahal district in Gujarat, India. The driving distance between Champaner Rd and Vadodara is 52 km, while the aerial distance from Champaner Rd to Vadodara is 35 km and by Train it is 97 Km. It is located around the historical city of Champaner, a city which was built by Sultan</p>

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	<p>Mahmud Begada of Gujarat. The heritage site is studded with forts with bastions starting from the hills of Pavagadh, and extending into the city of Champaner. The park's landscape includes archaeological, historic and living cultural heritage monuments such as chalcolithic sites, a hill fortress of an early Hindu capital, and remains of the 16th-century capital of the state of Gujarat. There are palaces, entrance gates and arches, mosques, tombs and temples, residential complexes, agricultural structures and water installations such as stepwells and tanks, dating from the 8th to the 14th centuries. The Kalika Mata Temple, located on top of the 800 metres (2,600 ft) high Pavagadh Hill, is an important Hindu shrine in the region, attracting large numbers of pilgrims throughout the year.</p>
<b>Major hotels (existing and upcoming) in the 10 km radius of the site</b>	<p>ITC Welcome Group , Taj Gateway, Ginger, Express Towers, Express Residency, Nidra Hotel, Royal Central Orchid , Sayaji Hotels, Hilton, Fairfield by Marriott, Courtyard by Marriott, Hyatt place.</p>