



**“Asia’s Pioneering Hospitality Chain of  
Environmentally Sensitive 5 Star Hotels & Resorts”**

23<sup>rd</sup> May 2024

To,  
Listing Department  
Bombay Stock Exchange Limited  
PhirozeJeejeebhoy Towers,  
Dalal Street,  
Mumbai - 400 001.

To,  
Listing Department  
National Stock Exchange of India Limited  
Exchange Plaza, C-1, Block G,  
Bandra –KurlaComplex,  
Bandra (E), Mumbai – 400 051

**Code: 526668**  
**ISIN: INE967C01018**

**Symbol: KAMATHOTEL**  
**Debt Symbol: KHIL27**  
**Debt ISIN: INE967C07015**

**Sub: Disclosure under Regulation 30 of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015**

**Ref: Kamat Hotels (India) Limited Scheme of Arrangement involving absorption of two Transferor entities with the Company**

Dear Sir / Madam,

We are pleased to inform that Kamat Hotels (India) Limited has approved the Scheme of Arrangement (Merger by absorption) between Savarwadi Rubber Agro Private Limited (‘SRAPL’ or ‘First Transferor Company’) and Treeo Resort Private Limited (‘TRPL’ or ‘Second Transferor Company’) and their respective shareholders with Kamat Hotels (India) Limited (‘the Transferee Company’) in their Board meeting held today i.e. 23<sup>rd</sup> May, 2024.

**Please find below the details regarding the same.**

Kindly take the same on your record.

Thanking you,

Yours faithfully,

**For Kamat Hotels (India) Limited**

**Nikhil Singh**  
**Company Secretary & Compliance Officer**

Encl a/a.

REGD OFF: 70-C, Nehru Road, Vile Parle (East), Mumbai - 400 099, India. Tel.:022 2616 4000, Fax :022 2616 4203  
Email-Id : cs@khil.com | Website: www.khil.com | CIN: L55101MH1986PLC039307



# *Merger updates*

Kamat Hotels (India)  
Limited (KHIL)

23<sup>rd</sup> May 2024



# Merger by Absorption Of Entities into KHIL



## Highlights of the Merger by Absorption - Savarwadi Rubber Agro Private Limited (SRAPL)

### ❑ Location & Asset

Savarwadi Rubber Agro Private Limited (SRAPL) holds a freehold N.A. land in Vile Parle East, Mumbai and houses Sewage Treatment Plant Unit (STP) Unit.

### ❑ Utilization of Asset

This is essential for KHIL's Hotel business in Vile Parle, particularly The Orchid Hotel, Mumbai, which will be seamlessly integrated into a single organization. This integration guarantees the ongoing efficiency of waste management operations for one of India's top 5-star Ecotel hotel i.e. The ORCHID Mumbai. Further, it was one of the requirements of lenders of the Company to integrate the STP unit as the asset of KHIL.

## Highlights of the Merger by Absorption - Treeo Resort Private Limited (TRPL)- Manor, Palghar

### □ Location & Asset

Total 16 acres N.A. land is located beautifully on the banks of Vaitarna river creek which is on the back side of the property and the Mumbai-Ahmedabad Highway NH-8 is on the front side of the property which is well connected by roads with big cities in Gujarat and Maharashtra State such as Mumbai, Vapi, Baroda & Nashik.

### □ Utilization of Asset

This land parcel offers the opportunity to develop a luxury hotel or resort with 100-120 rooms on approximately 5 acres, featuring exquisite restaurants, banquet halls, meditation centers, wedding venues, and facilities for social and corporate events. The remaining 11 acres are ideal for luxurious villas and residential projects in partnership with appropriate developers or through joint development agreements.

## Share Swap Ratio for SRAPL and TRPL

Pre and Post Shareholding of KHIL					
Particulars	Pre		Post		Change in percentage
	No. of Equity Shares	Shareholding as % of voting rights	No. of Equity Shares	Shareholding as % of voting	
Promoters	1,70,33,528	64.20	2,14,78,000	69.34	5.14
Public	94,98,537	35.80	94,98,537	30.66	-5.14
<b>Total</b>	<b>2,65,32,065</b>	<b>100.00</b>	<b>3,09,76,537</b>	<b>100.00</b>	

Valuation as per Market Approach (VWAP Method)	As per Audited Financials of 31-03-2024
Total Turnover in 90 trading sessions (A)	3,17,87,84,478
Total No of shares traded in 90 trading sessions (B)	1,04,75,071
Volume Weighted Average Price (A)/ (B)	303.46
Total Turnover in 10 trading sessions (A)	15,47,86,655
Total No of shares traded in 10 trading sessions (B)	6,02,800
Volume Weighted Average Price (A)/ (B)	256.78
<b>Higher of above</b>	<b>303.46</b>

The shares shall be allotted by KHIL to SRAPL & TRPL on the basis of valuation derived as per Volume Weighted Average Price i.e. 303.46 per share

The post-merger shareholding of the promoter(s) and promoter group of KHIL will increase by approximately 5.14% on pre-diluted basis i.e. excluding the potential exercise of option of conversion of outstanding warrants by non-promoter shareholders and in the event of exercise of option of conversion of outstanding warrants by non-promoter shareholders the shareholding of the promoter(s) and promoter group will decrease by -0.89%. Consequently, the promoter and promoter group shareholding in KHIL will change in accordance with the changes in the non-promoter / public shareholding.



## Attractive Features about the Manor, Palghar

- **Places of tourist attractions nearby to Manor, palghar –**
  - ✓ **District of Lakes:** Number of artificial lakes have been constructed mainly to supply drinking water to Mumbai.
  - ✓ **Natural Hot Springs:** Several hot springs are located in the Vasai taluka in the bed of Tansa River. They are located near Akloli, Ganeshpuri and Vajreshvari villages.
  - ✓ **Vikramgad Village:** This is a small village that's located on the Manor, palghar - Jawhar road, at about 21 km from Manor , and has various tourist's attractions
- **Industrial area:** Thane district is a major industrial hub in Maharashtra, ranking third in the state. It boasts a diverse range of industries, from large-scale chemical plants to traditional fisheries. The Thane-Belapur-Kalyan belt is particularly concentrated with modern industries.
- **Increase in Demand for Corporate & Business Travellers :** Thane's industrial growth has led to more business travelers visiting the region.
- **Demand for Quality Hotels:** The presence of established companies creates a demand for good quality hotels to accommodate these business travelers.
- **Focus on Service over Price:** Business travelers are less concerned about price compared to tourists and prioritize high-quality service during their stay.

# Overall Demand Forecast & Growth Opportunities

---

- ❑ Addition of hotels will lead to an increase in the number of rooms in hotel/resort of the Company leading to widening its hotel portfolio and geographical footprint
- ❑ Merger Boosts Revenue & Shareholder Value, through increased revenue and profitability
- ❑ Improved Accessibility from Gujarat and Maharashtra will make the reach of the Hotel/Resort easier
- ❑ Prime Location on Highway leads to future expansion for growing demand
- ❑ Expansion creates space for destination weddings & corporate & social events





# Thank You



Ernst & Young LLP

Kunal Bhoite

[kunal.bhoite@in.ey.com](mailto:kunal.bhoite@in.ey.com)

M: 9833217607

Mahalakshmi Venkatachalam

[Mahalakshmi.Venkatachalam@in.ey.com](mailto:Mahalakshmi.Venkatachalam@in.ey.com)

M: 8655697598

