

Excalibur Hotels and Banquets Pvt. Ltd.

Excalibur Hotels and Banquets Pvt. Ltd. is launching a prestigious project to develop a luxury five-star hotel in Bathinda. Strategically located on the Bathinda-Barnala Road, part of National Highway 7 (NH7), this prime spot offers seamless connectivity across major cities like Fazilka, Abohar, Malout, Giddarbaha, Sangrur, Patiala, Rajpura, Banur, and Zirakpur. NH7 runs from the India-Pakistan border to the Haryana border, making the location highly accessible. The hotel will feature ample parking, designed to accommodate large events, and aims to set a new standard in luxury hospitality in the region.

As one of Punjab's fastest-growing cities, Bathinda presents a booming market for premium hospitality. The land for the project is valued at Rs. 40-50 crores, and once construction is complete, the hotel's total value is projected at Rs. 80-100 crores. This development aspires to become a landmark for leisure and business travelers, merging modern luxury with the warmth of traditional Punjabi hospitality.

Accommodation:

- Deluxe Rooms: Designed to offer a luxurious experience at an affordable rate.
- Suites: Spacious and elegant, tailored for guests seeking a premium stay.
- Presidential Suites: The ultimate in luxury, offering personalized services and exclusive amenities.

Exclusive Amenities:

- Luxury Gym: A modern fitness center, free for hotel guests.
- Luxury Salon: A premium grooming service for a fee, with exclusive beauty services for brides booking wedding banquets.

Banquet and Event Spaces:

- Banquet Halls: Two grand halls for large-scale celebrations such as weddings and corporate events, with the potential to host over 100 functions annually.
- Kitty Party Halls: Three smaller halls for intimate gatherings, with the capacity to host up to 150 events each year.

Dining & Entertainment:

- Restaurant & Bar: Offering world-class dining with a variety of cuisines and a high-end bar featuring fine beverages.
- Rooftop Dining: A premium dining option with panoramic views of the city.

Revenue Generation Opportunities: To enhance revenue, the hotel will explore:

- **Destination Weddings:** Using luxury banquet halls and suites to host high-end destination weddings, attracting domestic and international clients.
- **Corporate Packages:** Tailored conference facilities, combined with accommodation, dining, and entertainment.
- **Spa and Wellness Retreats:** Adding a spa to cater to clients seeking relaxation and wellness experiences, increasing revenue through additional services.
- **Membership Plans:** Offering gym, salon, and dining memberships to locals and frequent guests for a steady income stream.
- **Event Catering Services:** Expanding into offsite catering, leveraging the hotel's kitchen and event management expertise.

Project Investment & Financials: The total investment for the project is estimated at Rs. 27-28 crores, including Rs. 5-6 crores in pre-operative expenses such as CLU fees, IDC, other govt. Fees etc. excluding land which is already owned by the promoters. The promoters are seeking a Term Loan of Rs. 20 crores, with the Mann family contributing the remaining funds, underscoring their commitment to the project's success.

Promoters' Background: The project is led by Sh. Amandeep Singh Mann, an advocate with strong legal and management expertise, and Sh. Arjun Singh Mann, a qualified architect specializing in design and planning. Their father, Sh. Gamdoor Singh Mann, brings extensive experience in managing a successful rice shelling business. Together, their expertise and business acumen form a solid foundation for the venture.

Wealth and Assets: The promoters are financially robust, owning valuable assets, including prime land worth crores. These assets ensure the sustainability of the project and provide room for future expansion.

Excalibur Hotels and Banquets Private Limited is set to redefine luxury hospitality in Bathinda. With its thoughtfully designed infrastructure, extensive amenities, and the strength of its promoters, the hotel is poised to become a landmark destination for both business and leisure travelers, offering a blend of modern luxury and traditional Punjabi hospitality.

DCCO :- The unit is expected to achieve its DCCO till 30 September 2026

Detailed Revenue and Expenses Sheet for the business is as follows

Revenue Sheet

Category	Capacity/Units	Occupancy Rate	Functions/ Days	Rate per Function/Room/Person	Total Revenue (Rs.)
Banquet Halls	2 Halls, 100 Capacity	80%	80 Functions	Rs. 7.50 Lakhs	Rs. 600 Lakhs
Kitty Halls	3 Halls, 150 Capacity	80%	120 Functions	Rs. 50,000	Rs. 60 Lakhs
Hotel Rooms	50 Rooms	50% Occupied	360 Days	Rs. 7,000 per Room	Rs. 630 Lakhs
Restaurant (Lunch)	80 People	50% Occupied	360 Days	Rs. 1,200 per Person	Rs. 172.80 Lakhs
Restaurant (Dinner)	80 People	50% Occupied	360 Days	Rs. 1,200 per Person	Rs. 172.80 Lakhs
Restaurant (Bar)	80 People	50% Occupied	360 Days	Rs. 1,500 per Person	Rs. 216 Lakhs
Rooftop Restaurant	100 People	50% Occupied	360 Days	Rs. 2,000 per Person	Rs. 360 Lakhs
Total Revenue	-	-	-	-	Rs. 2,211.60 Lakhs

Expense Sheet

Expense Category	Details/Explanation	Total Expense (Rs. Lakhs)
Banquet Function Costs	Catering, setup, etc. for 80 functions	120 Lakhs
Kitty Function Costs	Catering, setup, etc. for 120 functions	15 Lakhs
Room Expenses	Cleaning, amenities for 50% occupancy of 50 rooms	50 Lakhs
Restaurant (Lunch) Costs	Rs. 300 per person, 50% occupancy, 80 people for 360 days	43.20 Lakhs
Restaurant (Dinner) Costs	Rs. 300 per person, 50% occupancy, 80 people for 360 days	43.20 Lakhs
Bar Costs	Rs. 650 per person, 50% occupancy, 80 people for 360 days	93.60 Lakhs
Rooftop Restaurant Costs	Rs. 900 per person, 50% occupancy, 100 people for 360 days	162 Lakhs
Installment Payments	Loan or equipment installment payments	600 Lakhs
Depreciation	Asset depreciation on infrastructure	300 Lakhs
Electricity Costs	Utilities for the entire hotel operations	100 Lakhs
Salaries for Staff	Salaries for 100 staff members	200 Lakhs
Maintenance Costs	General maintenance for hotel facilities	100 Lakhs
Advertisement Costs	Marketing and advertising efforts	50 Lakhs
Laundry Costs	Laundry services for the hotel and guests	15 Lakhs
Total Expenses		Rs. 1,892 Lakhs

**Net Profit/Loss
Calculation**

Category	Amount (Rs. Lakhs)
Total Revenue	Rs. 2,211.60 Lakhs
Total Expenses	Rs. 1,892 Lakhs
Net Profit	Rs. 319.60 Lakhs