



Brief Information Memorandum																																																																							
1.	<p>Hotel on auction</p> <p>90-room 3-star category 'Aishwarya Regency' earlier 'Eastin' hotel Malwadi, Talegaon-Chakan Road, Talegaon, 6 km radius of developed Talegaon Industrial Estate and in immediate vicinity of developing phase-II of the estate. Midway between Pune (40 km away) and Lonavala (40 km), Maharashtra. Currently under the physical possession of TFCI since 7th November, 2023.</p>																																																																						
2.	<p>Date of start of Hotel Operations</p> <p>1st April 2019</p>																																																																						
3.	<p>Hotel Configuration</p> <p>The hotel is having 90 rooms, lobby/lounge, all-day dining restaurant (75-cover), highway/garden restaurant(60-pax), bar (50-cover), banquet hall (250-pax) & 2 meeting rooms, gym, swimming pool, and other need-based public/utility facilities.</p>																																																																						
4.	<p>Land & Building Details</p> <p>Freehold Plot Area: 6470 sq.mt. (1.65 acre) Hotel BUA: 62,810 sq.ft. Specifications: 90 rooms, swimming pool, Gym, Multi cuisine restaurant, banquets, 2 lawns, and car park (~40 cars).</p> <table border="1"> <thead> <tr> <th>Particular</th> <th>BUA (sq.ft.)</th> <th>Facilities</th> </tr> </thead> <tbody> <tr> <td>LGF</td> <td>7,156</td> <td>Restaurant, bar, lobby, panel room. The substation, boiler, treatment plant located in separate enclosure.</td> </tr> <tr> <td>GF</td> <td>7,947</td> <td>Reception, lounge, meeting rooms and service area.</td> </tr> <tr> <td>1st floor</td> <td>9,214</td> <td>6 rooms, banquet, housekeeping, staff locker etc</td> </tr> <tr> <td>2nd floor</td> <td>9,666</td> <td>22 rooms & service area</td> </tr> <tr> <td>3rd floor</td> <td>9,666</td> <td>22 rooms & service area</td> </tr> <tr> <td>4th floor</td> <td>9,666</td> <td>22 rooms & service area</td> </tr> <tr> <td>5th floor</td> <td>8,819</td> <td>18 rooms, gym, staff room, service area</td> </tr> <tr> <td>6th floor</td> <td>676</td> <td>Water tank, lift m/c room, chiller plant, terrace.</td> </tr> <tr> <td>Total</td> <td>62,810</td> <td></td> </tr> </tbody> </table>	Particular	BUA (sq.ft.)	Facilities	LGF	7,156	Restaurant, bar, lobby, panel room. The substation, boiler, treatment plant located in separate enclosure.	GF	7,947	Reception, lounge, meeting rooms and service area.	1 st floor	9,214	6 rooms, banquet, housekeeping, staff locker etc	2 nd floor	9,666	22 rooms & service area	3 rd floor	9,666	22 rooms & service area	4 th floor	9,666	22 rooms & service area	5 th floor	8,819	18 rooms, gym, staff room, service area	6 th floor	676	Water tank, lift m/c room, chiller plant, terrace.	Total	62,810																																									
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Hotel Photographs:



