

Raja Ka Bagh

An operating boutique hotel, restaurant & bar fronting the Pathankot–Mandi National Highway, Nurpur, Himachal Pradesh.

Contents

01	Executive Summary	03
02	The Opportunity	04
03	The Property	05
04	Rooms & Suites	07
05	Food & Beverage	08
06	Location & Connectivity	09
07	Commercial Terms	10
08	Process & Contact	11

Executive Summary

Raja Ka Bagh — A Boutique Hotel and its sister restaurant Firangi Dhaba occupy an eleven-kanal estate fronting NH154 (the Pathankot–Mandi National Highway) in Nurpur, Kangra district, Himachal Pradesh. The property is being offered for outright acquisition by a hospitality operator, F&B group, or high-net-worth investor.

Originally established as a pharmaceutical manufacturing unit — and held by the same family for ~40 years. Since **1994** the premises has hosted a dual-use facility: the boutique hotel and multi-cuisine restaurant on the front section, and the herbal tea and honey factory now trading as **Himalayan Amrit** on the rear. The brand can be retained by the owners under a small carve-out, transferred to the buyer, or vacated at handover. The asset is offered freehold with clear title.

11

KANALS

16

HOTEL KEYS

~378 ft

NH154 FRONTAGE

~11k

SQ FT PARKING

Asking price: on application (freehold, negotiable). Long-term lease structures and operator handovers can also be discussed.

The Opportunity

Why this asset

- **Day-one operational.** Hotel, restaurant, bar, bakery, kitchen, staff quarters, and back-of-house infrastructure are built, furnished, and trading. Live on every major OTA — MakeMyTrip, Booking.com, Agoda, Expedia, TripAdvisor, Goibibo, EaseMyTrip, Trip.com, Hotels.com.
- **National highway frontage with median exit.** Direct, signalised access from the newly four-laned NH154 — the Pathankot–Mandi corridor that connects to Leh and Ladakh. Median exits at this scale on national highways are unusual and add meaningful resale value.
- **Strategic catchment.** ~23 km from Pathankot railhead and town, ~65 km from Dharamshala, ~70 km from Dalhousie, ~30 km from Pong Dam & Wildlife Sanctuary. On the well-trafficked Kangra–Dharamshala–Dalhousie tourism circuit.
- **Diverse revenue mix.** Room nights · restaurant covers · bar · bakery · Himalayan Amrit retail counter · outdoor terrace and event potential. A buyer can layer wedding-and-event income on top of the existing model with minimal capex.
- **Cultural anchor.** An established landmark on the Himachal circuit with hundreds of OTA reviews and a recognised, well-loved brand.

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Hotel Raja Ka Bagh truly offers an experience that exceeds expectations. The rooms are absolutely beautiful, each with its unique theme... a must-visit for anyone looking to enjoy a relaxing stay with amazing food and service.

VERIFIED GUEST REVIEW

The Property



Façade from the road — signage visible to traffic in both directions on NH154.

Built form

ELEMENT	DETAIL
Land area	~11 kanals (~59,895 sq ft) — single contiguous parcel
Highway frontage	~378 ft on NH154 with median exit
Ground floor	Reception, 6 hotel rooms (101–106), restaurant, bar, bakery, kitchen (~760 sq ft), tea/honey factory wing, staff quarters
First floor	6 rooms (201–206) plus a first-floor suite, sitting hall (~890 sq ft), terraces, temple
Second floor	3 additional rooms, conference / multi-purpose hall (~1,400 sq ft), large terraces
Parking	~11,000 sq ft of palm-shaded in-premises parking + highway pull-in
Power	Grid + dedicated generator area on site
Title	Freehold, clear, single-family ownership for ~40 years

The Property — Continued

Parking & arrival



~11,000 sq ft of in-premises parking — palm-shaded, walled, generous turning circle. Capacity for 100+ vehicles without compromising the main entrance approach.

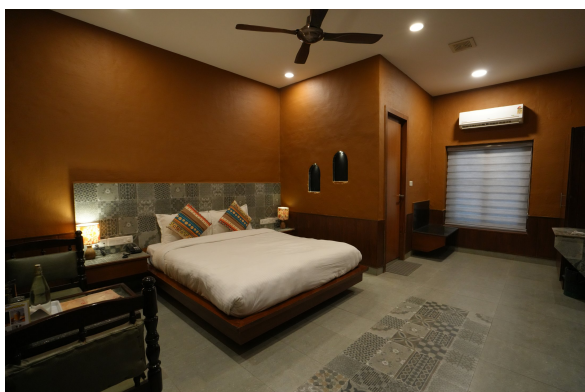
Conference & multi-purpose hall



Upper-floor hall — currently a flexible event / conference / group-dining space adjacent to the kitchen, opening up corporate offsites, small destination weddings, and milestone events as additional revenue lines.

Rooms & Suites

Sixteen keys across three floors, each themed individually — Himachali, Rajasthani, rustic, and contemporary. All rooms are air-conditioned with attached bathrooms, Smart TV, Wi-Fi, in-room dining, and 24/7 service.



A sample of the inventory — themed and individually styled. Published rates ₹1,400 (Standard) to ₹3,500 (Suite).

CATEGORY	KEYS	CURRENT ARR
Standard	3	₹1,400
Deluxe	8	₹2,500
Super Deluxe	3	₹3,000
Suite	2	₹3,500

Mix is illustrative based on current operations; buyer may reconfigure.

Food & Beverage

Firangi Dhaba is the in-house restaurant — a multi-cuisine kitchen (Himachali, Indian, Continental, Chinese, Tandoor) with a 652-sq-ft commercial kitchen, ~1,500 sq ft of indoor dining across multiple themed halls, a full liquor-licensed bar with hookah, and an in-house bakery counter.



Firangi Dhaba — Wedgwood-blue themed dining hall



Multiple themed dining rooms across the restaurant footprint

Revenue lines already in place

- Multi-cuisine restaurant covers (lunch + dinner, walk-ins + in-house)
- Bar & hookah lounge with full liquor licence
- Café and patisserie counter with daily-baked output
- In-room dining (24/7)
- Banquet / private-dining halls for small functions and events
- Wholesale and walk-in retail of Himalayan Amrit teas and honey

Location & Connectivity



Aerial view — property fronting NH154 (Pathankot–Mandi 4-lane). Median exit visible.

The property sits on the highway frontage at **Raja Ka Bagh village, NH-154, Nurpur 176201** — between Pathankot in the plains and the Dhauladhar range in the Kangra valley. The 219-km Pathankot–Mandi four-lane corridor is the principal road artery between Punjab and Himachal, and a strategic Defence supply route to Leh and Ladakh.

DESTINATION	DISTANCE
Pathankot junction railhead & town	~23 km
Nurpur town & Nurpur Fort	Same tehsil — local
Dharamshala / McLeodganj	~65 km
Dalhousie	~70 km (~43 mi)
Pong Dam & Wildlife Sanctuary	~30 km
Chamunda Devi / Jwala Ji temple circuit	~50–70 km
Amritsar Sri Guru Ram Dass Jee Intl. Airport	~120 km

Commercial Terms

Asking price

Price on application for the freehold asset — land, building, fittings, and ongoing F&B and hotel operations. Pricing reflects (a) the highway frontage premium with median access, (b) the built-up commercial structure already producing revenue across multiple lines, (c) the operating goodwill (brand, OTA listings, repeat clientele), and (d) the regional scarcity of comparably positioned, single-owner, full-stack hospitality assets.

What's included

- Land & building (freehold, clear title)
- Hotel furniture, fittings & equipment (FF&E)
- Full commercial kitchen and bar equipment
- Bakery infrastructure
- All current OTA listings and the Raja Ka Bagh / Firangi Dhaba brand identities
- Existing trained staff (transition support negotiable)
- Backup power infrastructure

What's separable / optional

- **Himalayan Amrit tea & honey manufacturing** currently occupies the rear factory wing. The brand and its operations can either (a) be retained by the existing owners under a rental arrangement on that wing, (b) be transferred to the buyer, or (c) be vacated at handover. This is a discussion point, not a deal-breaker.
- Specific named artefacts and personal artwork are negotiable.

Indicative buyer profile

We are inviting interest from regional and national hotel operators, F&B groups, wedding-and-events businesses, HNIs seeking a Himachal trophy asset, and family offices with hospitality interests. Operator-led deals (management contract, white-label takeover) and joint ventures are also welcome.

Process & Contact

How to engage

- **Expression of interest:** a short email or WhatsApp note from a principal or empanelled advisor.
- **NDA & data access:** on signature, we share trailing P&L, room-night and cover data, regulatory licences, and detailed land documents.
- **Site visit:** by appointment. Recommended duration: half a day, ideally including a meal at Firangi Dhaba.
- **Indicative offer:** non-binding LOI with broad commercial terms.
- **Due diligence & definitive agreement:** standard CP-and-CS process, target 60–90 days.

PROPERTY

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This memorandum is confidential and intended only for the recipient. Figures and projections are indicative; due-diligence material will be furnished upon execution of an NDA. The vendors reserve the right to withdraw the asset from sale at any time and to negotiate exclusively or non-exclusively with any party.