



TOURIST CLUB

Introduction

A club is an association of people united by a common interest or goal. A service club, for example, exists for voluntary or charitable activities. There are clubs devoted to hobbies and sports, social activities clubs, political and religious clubs, and so forth. The club boasts of a swimming pool complex that consists of a 7000sq ft main pool and a 2000 sq ft children's pool. And if your ideas of relaxation lie in the spending of your mental and physical energies in games and sports, both indoors and outdoors, then too this is the place for you. Our sports facilities include those of cards, chess, billiards, carrom, squash, tennis, bowling, foosball, arcade game, air hockey, horse riding, paint ball, golf and cycling. There is also a gymnasium and separate tranquil times for ladies and gentlemen. Apart from these there is a jogging trail for you to start your day on a fitness note, and an exclusive children's park for those little sparks of energy to spend themselves in. Naturally, we don't like to leave anyone dissatisfied. For members of the corporate world, who just cannot leave their work behind, there are business centre facilities and conference halls. After all, decision are made better in such pristine surroundings. A good get-away cannot be good without food. So food and beverages is one of the most important areas in the total plan of the project. At present there are three restaurants, each a gourmet's delight. One serves multicuisine and is fully air-conditioned. The second serves vegetarian food. The third is situated to amidst the beauty of lake. After your day of work-outs, swims, fun and food you need to come back to soft bed. Fully furnished room accommodations with all modern facilities and room services await you here.

Market Potential

Tourism is a complex system within a dynamic framework that is exposed to rapid and challenging developments. As such, tourism plays a major role in the global economy. For rapid growth, the sector is recognized as the economic phenomenon of the century. India is the most digitally advanced traveller nation in terms of digital tools being used for planning, booking, and experiencing a journey. India's rising middle class and increasing disposable income has supported the growth of domestic and outbound tourism.

During 2019, foreign tourist arrivals (FTAs) in India stood at 10.93 million, achieving a growth rate of 3.5% y-o-y. During 2019, FEEs from tourism increased 8.6% y-o-y to Rs. 2,11,661 crore (US\$ 30.06 billion). In 2019, arrivals through e-Tourist Visa increased by 23.6% y-o-y to 2.9 million.

By 2028, international tourist arrivals are expected to reach 30.5 billion and generate revenue over US\$ 59 billion.

As of March 2021, the e-Tourist Visa facility was extended to citizens of 171 countries.

International hotel chains are increasing their presence in the country, and it will account for around 47% share in the tourism and hospitality sector of India by 2020 and 50% by 2022.

Note:

- Membership is valid for life and is not transferable.
- Membership for spouse and 2 children till they are majors.
- Add-on membership for adult children and dependent parents on payment of requisite charges.
- Membership deposit is refundable.

Cost of Project

Particulars	Amount (in Rs. Lakhs)
Land (Own)	-
Land development cost	100.00
Civil works and Buildings (@1500/sqft)	579.00
Fixed Asset	81.00
Miscellaneous Fixed Assets	153.95
D G Set 50 KV	4.40
Escalation & Contingencies	45.92
Preliminary Expenses & Preoperative Expenses	57.96
Subtotal (A)	1,022.22
Working Capital Margin @40% of Total WC Requirement	81.38
Total Project Cost	1,103.60
Total Working Capital Required (25% of 1st Year Projected Turn Over) (B)	203.44
MEANS OF FINANCE	
Total funds required (A+B)	1,225.66
<u>Loan component-</u>	
Term loan (60% of A)	613.33
Working capital (60% of B)	122.06
TOTAL	735.40
Equity/Own Contribution	490.26
TOTAL	1,225.66

Detailed Cost Element

SI No.	Particulars	Amount (in Rs. Lakhs)
1	Furniture for restaurant, reception, recreation room, banquet	25.00
2	sofa set	1.00
3	Chairs and Tables	7.00
4	Beds	13.50
5	Cupboards	16.50
6	Air conditioners	27.60
7	Water Filters	1.20
8	Computers	1.05
9	CCTV	0.84
10	Television	7.50
11	Kitchen Equipment	5.00
12	Washroom Fittings	13.00
13	golf Car	4.00
14	Refrigerator	1.35
15	Mini Refrigerator	2.10
16	Geyser	2.80
17	Electrical Appliances (Fan, Tubelight , Steam iron,Electric	10.00
18	Treadmill	0.50
19	Gym Bike	0.56
20	Dumbbells Set, barbell stand and others	0.50
21	Rowing Machine	0.75
22	Training Bench	0.60
23	Lat Pulling Down	0.80
24	Paint ball equipments	0.50
25	Horse riding equipments	0.30
26	Health care Equipments for Treatment room	2.00
27	Games equipment	1.50
28	Theme park equipment	80.00
29	Miscellaneous	5.00
30	Shop material	2.50

Contingencies and Escalations

It has been assumed at approximately 5% of Sum of Total Civil Works and Misc. Fixed Assets.

Preliminary Expenses

Particulars	Amount (Rs. In Lakhs)
Incorporation Expenses	0.15
Project Report Preparation and Consultation	0.35
Feasibility and Engineer's/Architect's Report and Plans	14.48
Legal Charges - Drafting for agreements, contracts, stamp paper, notary and affidavit cost	0.10
Other recurring expenses of revenue nature upto start of commercial production - Security Guard & Others salary	1.50
Interest Cost for period before commercial operations	41.38
Total	57.96

Salary

Designation	Manpower	Amount (Rs. In Lakhs)
Manager	2	14.40
Receptionist	1	3.60
Doctors	1	9.60
Gym trainer	2	7.20
Chef	8	38.40
Security Guard	8	14.40
Care Taker	8	14.40
Sweeper	15	21.60
Gardener	4	7.20
Others	4	7.20

Profitability Statement

Amount (Rs. in Lakhs)					
Particulars	Year- 1	Year- 2	Year- 3	Year- 4	Year- 5
<u>A. INCOME</u>					
Maximum Capacity - Rooms	30	30	30	30	30
Capacity utilization	40%	45%	50%	55%	60%
Capacity Utilised	12.00	13.50	15.00	16.50	18.00
Annual Turnover	812.25	877.50	943.96	1,011.69	1,080.75
Total Income/ annum	812.25	877.50	943.96	1,011.69	1,080.75
<u>B. OPERATING EXPENSES</u>					
Consumables	8.00	8.40	8.82	9.26	9.72
Salary	138.00	151.80	166.98	183.68	202.05
Expenses on Various Programmes	12.00	13.20	14.52	15.97	17.57
Repair & Maintenance	16.37	17.02	17.70	18.41	19.15
Power & utilities	40.89	42.93	45.08	47.33	49.70
Depreciation& Amortisation	127.36	127.36	127.14	126.92	126.92
Total Operating Expenses	342.61	360.71	380.23	401.57	425.10
Operating Profit (A-B)	469.64	516.79	563.72	610.12	655.65
<u>C.FINANCIAL EXPENSES</u>					
Interest on loan	67.38	61.09	50.09	39.09	27.17
<u>D. Other Expenses</u>					
Administrative and general Expenses	16.25	17.55	18.88	20.23	21.62
Total Expenses	194.74	188.45	177.23	166.01	154.09
Profit before Tax	274.90	328.34	386.49	444.11	501.56
Provision for Tax	68.72	82.08	96.62	111.03	125.39
Profit after Tax (PAT)	206.17	246.25	289.87	333.09	376.17
Dividend Declared	-	-	-	-	-
Retained Profit	206.17	246.25	289.87	333.09	376.17

Breakeven Point

Amount (Rs. in Lakhs)						
Sl No	Particulars	Year - 1	Year - 2	Year - 3	Year - 4	Year - 5
A.	Net Sales	812.25	877.50	943.96	1011.69	1080.75
B.	Variable Cost					
	Consumables	8.00	8.40	8.82	9.26	9.72
	Power and Utility	40.89	42.93	45.08	47.33	49.70
	Expenses on various programmes	12.00	13.20	14.52	15.97	17.57
	Administrative and general Expenses	16.25	17.55	18.88	20.23	21.62
	Total Variable Cost	77.13	82.08	87.30	92.79	98.61
C.	Contribution (A-B)	735.12	795.42	856.66	918.89	982.15
D.	Fixed and Semi-Fixed Cost					
	Salary	138.00	151.80	166.98	183.68	202.05
	Interest	67.38	61.09	50.09	39.09	27.17
	Repair &	16.37	17.02	17.70	18.41	19.15
	Depreciation & Amortisation	127.36	127.36	127.14	126.92	126.92
	Total Fixed Cost	349.11	357.27	361.91	368.10	375.29
E.	Breakeven Point	47%	45%	42%	40%	38%
F.	Cash BEP	30%	29%	27%	26%	25%

Debt-Service Coverage Ratio

Amount (Rs. in lakhs)						
SL	Particulars	Year - 1	Year - 2	Year - 3	Year - 4	Year - 5
i	Profit	206.17	246.25	289.87	333.09	376.17
ii	Depreciation	127.36	127.36	127.14	126.92	126.92
iii	Interest	67.38	61.09	50.09	39.09	27.17
A	Total (i + ii + iii)	400.91	434.71	467.10	499.09	530.26
i	Interest	67.38	61.09	50.09	39.09	27.17
ii	Principal repayment	64.72	129.43	129.43	129.43	129.43
B	Total (i + ii)	132.10	190.52	179.52	168.52	156.60
	DSCR (A /B)	3.03	2.28	2.60	2.96	3.39

Interest on Term Loan and Principal Repayment

Refer Annexure I for Loan Repayment Schedule.

We have assumed the repayment tenure of term loan for a period of 7 years, rate of interest being @9.5% with the moratorium period being 15 months.

Address of Vendors

Name of the Vendor	Address of the Vendor
HILITE GREENS	Address: Maharishi Path, Behind Raddison Blu Hotel, Near Akansha Hospital, near Maharishi Vidya Mandir School, Guwahati, Assam 781033 Phone: 069012 99902
INFINITY INFOTECH PARKS LIMITED	Address Infinity, Tower II, Plot A3, Block GP, Sector V Salt Lake Electronics Complex Kolkata – 700091, West Bengal, India. Phone: +91 76040 92334
GAJPATI HOMES	Address: Sheehan's Enclave , 5th Floor, GMCH Road, Near IGNOU, Guwahati 781005 Phone: 09875633759

ANNEXURE- I

Year	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Annually
O													
Principal													
Opening	613.33	617.68	622.05	626.46	630.90	635.37	639.87	644.40	648.96				
Repaid													-
Closing	617.68	622.05	626.46	630.90	635.37	639.87	644.40	648.96	653.56				
Interest	4.34	4.38	4.41	4.44	4.47	4.50	4.53	4.56	4.60				40.23
I													
Principal													
Opening	775.40	780.89	786.42	791.99	797.60	803.25	808.94	803.88	798.79	793.67	788.50	783.30	
Repaid	-	-	-	-	-	-	10.79	10.79	10.79	10.79	10.79	10.79	64.72
Closing	780.89	786.42	791.99	797.60	803.25	808.94	803.88	798.79	793.67	788.50	783.30	778.06	
Interest	5.49	5.53	5.57	5.61	5.65	5.69	5.73	5.69	5.66	5.62	5.59	5.55	67.38
II													
Principal													
Opening	778.06	767.28	756.49	745.71	734.92	724.13	713.35	702.56	691.78	680.99	670.20	659.42	
Repaid	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	129.43
Closing	767.28	756.49	745.71	734.92	724.13	713.35	702.56	691.78	680.99	670.20	659.42	648.63	
Interest	5.51	5.43	5.36	5.28	5.21	5.13	5.05	4.98	4.90	4.82	4.75	4.67	61.09
III													
Principal													
Opening	648.63	637.85	627.06	616.28	605.49	594.70	583.92	573.13	562.35	551.56	540.77	529.99	
Repaid	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	129.43
Closing	637.85	627.06	616.28	605.49	594.70	583.92	573.13	562.35	551.56	540.77	529.99	519.20	
Interest	4.59	4.52	4.44	4.37	4.29	4.21	4.14	4.06	3.98	3.91	3.83	3.75	50.09
IV													
Principal													
Opening	519.20	508.42	497.63	486.84	476.06	465.27	454.49	443.70	432.92	422.13	411.34	400.56	
Repaid	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	129.43
Closing	508.42	497.63	486.84	476.06	465.27	454.49	443.70	432.92	422.13	411.34	400.56	389.77	
Interest	3.68	3.60	3.52	3.45	3.37	3.30	3.22	3.14	3.07	2.99	2.91	2.84	39.09
V													
Principal													
Opening	389.77	378.99	368.20	357.41	346.63	335.84	325.06	314.27	303.48	292.70	281.91	271.13	
Repaid	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	129.43
Closing	378.99	368.20	357.41	346.63	335.84	325.06	314.27	303.48	292.70	281.91	271.13	260.34	
Interest	2.68	2.61	2.53	2.46	2.38	2.30	2.23	2.15	2.07	2.00	1.92	1.84	27.17
VI													
Principal													
Opening	260.34	249.56	238.77	227.98	217.20	206.41	195.63	184.84	174.05	163.27	152.48	141.70	
Repaid	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	129.43
Closing	249.56	238.77	227.98	217.20	206.41	195.63	184.84	174.05	163.27	152.48	141.70	130.91	
Interest	1.84	1.77	1.69	1.61	1.54	1.46	1.39	1.31	1.23	1.16	1.08	1.00	17.09
VII													
Principal													
Opening	130.91	120.12	109.34	98.55	87.77	76.98	66.20	55.41	44.62	33.84	23.05	-	
Repaid	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	10.79	23.05	-	
Closing	120.12	109.34	98.55	87.77	76.98	66.20	55.41	44.62	33.84	23.05	-	-	
Interest	0.93	0.85	0.77	0.70	0.62	0.55	0.47	0.39	0.32	0.24	0.16	-	6.00