**Soham Leisure Ventures Private Limited**

**Hotel Project in Goa**

## Brief Background

Incorporated in August, 2011, Soham Leisure Ventures Private Limited (SLVPL) is promoted by Mr. Suraj Morajkar and Mrs. Sanjana Morajkar. The hotel, Hilton Resort Goa designed by BLINK Architect from Singapore. This is the second foray into hospitality which Mr. Morajkar has undertaken. The resort is located minutes away from North Goa’s most popular beaches of Candolim and Calangute.

## Promoter Background

**Suraj Morajkar:**

He represented Goa Cricket Under 16 against South Zone team. After graduating from Dempo College of Commerce Althino, Panaji-Goa, he set up Prime Communication, a communication center in the heart of Panaji city. He also introduced conferencing system in Panaji, which made Prime Communication the most sought after center for communication. By the age of 24, Suraj had metamorphosed from a small time entrepreneur to a reputed high end properties developer under company Sun Estate Developers. He was awarded **Entrepreneurship Excellence Award** by Rotary club of Panaji Riviera in 2008, and was also awarded **Entrepreneur of the year** 2008, by Junior Chambers of Calangute. His company, Sun Estates Developers was also awarded the ‘**Real Estate Brand of the year 2015**’ by one of Goa’s leading publication Business Goa.

**Ms. Sanjana Morajkar**:

She is a director of Sun Leisure (India) Pvt. Ltd. (SLIPL) a sister concern company of Sun Estates Developers. SLIPL owns and operates ‘Sol de Goa’ formerly known as ‘The Sol’, a high end hotel at Candolim, Goa. She has been instrumental in shaping up the property and its marketing. A Bachelor in Arts (English Hons.) from Mumbai University, she also holds a degree in Hotel Management. Over the years Sanjana has worked with various NGO’s a couple of them notably being Womens Welfare and empowerment of women rural areas of Goa, a project that was a brainchild of Ms. Mangala Wagle where they worked to educate women about their rights and also towards empowerment of women in these areas.

## Project details

The project is located on a terraced hillside located amidst a tropical evergreen forest. With an emphatic view of serpentine Nerul River and Salt Pans in North Goa. The location is famous for riverside panoramic views of North Goa’s coastal plains.

**Project Snapshot**

The resort has 104 guest rooms planned for in its initial phases including 4 corner suites with private pools and 7 villas in orchard. The rooms and villas are exquisitely designed and feature contemporary décor enhanced by local accents, up-to-date technology and private decks or balconies with sit-outs that overlook stunning vistas of the coastal landscape or tropical greenery.

**Project Configuration**

The exclusive two bedroom suites offer breath-taking views of the surrounding coastal landscape. Each includes a separate living and dining, kitchenette and powder room in addition to a private plunge pool and a deck. Ensconced in a dense orchard, the villas offer a sanctuary of tranquillity. Each feature a spacious bedroom, five fixture bathrooms with a freestanding tub, a private plunge pool and an alfresco deck ideal for sunbathing through the day and dining under the stars. The meetings and events venues are spread over 15,000 sq. ft. of stunning indoor and outdoor space that offer a mesmerizing backdrop for inspired business events, grand weddings and exclusive social gatherings. The Grand Ballroom is spread over 4,000 sq. ft and is pillarless. On the outdoors the lush green lawn extends over 6,200 sq. ft. and the 2,500 sq. ft. alfresco deck offer spectacular setting. The business facilities have three meeting rooms ranging in size from 400 sq. ft. to 1,600 sq. ft. and will be fully equipped. The resort will also house a full service spa, three sparkling outdoor pools and a whirlpool, a separate kids’ pool, a kids’ club and a 24-hour fitness centre.

**Site Location**

The resort is located a few minutes away from North Goa’s most popular beaches of Candolim and Calangute.



The location is so strategically placed that it’s hardly away from the hustle and bustle of city life yet so near to Goa’s most sort after nightlife with the best nightclubs and restaurants in the vicinity.

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| **LOCATION** | **DISTANCE (KM)** | **DRIVING TIME** |
| Domestic & International Airport | 36 | 1 hour |
| Candolim Beach | 4 | 9 minutes |
| Calangute Beach | 5.8 | 13 minutes |
| Baga Beach | 8.4 | 20 minutes |
| Fort Aguada | 7.8 | 15 minutes |
| Panaji | 12.5 | 1. minutes |

The Hotel has reopened its doors on 16th October 2020 as per the Govt. guidelines.

**Security Value:**

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| **Sr. No.** | **Property** | **Survey No.** | **Location** |
| 1 | Hilton Resort | Survey no. 93/15 - H | Marra, Taluka and Sub-District of Bardez, North Goa |
| 2 | Survey no. 93/16 | Marra, Taluka and Sub-District of Bardez, North Goa |
| 3 | Survey no. 93/15 – I | Marra, Taluka and Sub-District of Bardez, North Goa |
| 4 | Survey no. 93/16 - B | Marra, Taluka and Sub-District of Bardez, North Goa |
| 5 | Survey no. 93/16 - C | Marra, Taluka and Sub-District of Bardez, North Goa |
| 6 | Survey no. 93/18 - A | Marra, Taluka and Sub-District of Bardez, North Goa |
| 7 | Lotus Villa | Survey no. 53/1-A-4 | Calangute, Goa |
| 8 | Soham Villa | Survey no. 78-9 | Marra, Taluka and Sub-District of Bardez, North Goa |
| 9 | Survey no. 78-9-A | Marra, Taluka and Sub-District of Bardez, North Goa |
| 10 | Survey no. 78-13 | Marra, Taluka and Sub-District of Bardez, North Goa |
| 11 | Bento Minguel | Chalta No.131 of P. T. Sheet No.34 and | Situated at Joao Crasto Road, Taluka Tiswadi, District of Ilhas, North Goa |
| 12 | Miramar Office | chalta No. 9 of P.T. Sheet 148 of City Survey Panaji | Panaji, North Goa |
| 13 | Sol Banyan Villas | Survey No. 231/11 of Village Candolim | Sequeira Wado, limit of Candolim Taluka and Sub- District of Bardez, North Goa |

## Project Attractiveness

1. **Location and Brand**

Goa is the tourist hub of India. The location lies within the nightlife center in Goa and is in close proximity to Goa’s hustle bustle regular life. The site is on a key artery and is adjacent to Calangute Beach.

The proposed hotel will use the brand name “**Hilton**”, one of the most prestigious brands belonging to the Hilton Worldwide.

1. **Operational property**

The borrower is the absolute and exclusive owner of the project Land with its peaceful possession and has a clear and marketable title to the land. The company has obtained all the key approvals required & the commencement of operations for the hotel was in Feb 2020.

1. **Long Term Management Contract**

The borrower has entered into a Hotel management arrangement, with one of the world’s leading hotel chain, “Hilton”. As per agreements entered with Hilton Worldwide, the operation and management (O&M) of the hotel will be undertaken by Hilton.