**Company/LLP Master Data**

**Project Profile – 23.10.23**

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Name of the applicant | | | | **Mahecha Boutique Hotels Pvt Ltd** | | | | | |
| CIN | | | | U55101RJ2018PTC062696 | | | | | |
| PAN No. | | | | AAMCM1621J | | | | | |
| Regd. Office | | | | Flat No. 102, Prestige Apartment, Plot No. P-11, Sahdev Marg, C-scheme, Jaipur, Rajasthan, 302001 | | | | | |
| **Contact Person / Numbers** | | | | **Rajendra Singh, Mob No.: 73740 00007, 99820 00900**  **92145-21371, Email : msrathore0280@gmail.com** | | | | | |
| Incorporated On | | | | 10.12.2018 | | | | | |
| Name of Directors | | | | Directors Name | | | | | Din No. |
|  | | | | Rajendra Singh | | | | | 09539785 |
|  | | | | Mahendra Singh Rathore | | | | | 09539626 |
| **Presently banking with** | | | | Current a/c no. 3953002100020649 with Punjab National Bank, Mansarovar, Jaipur | | | | | |
| Proposed Unit | | | | The project is a hotel which would have 100 rooms. The hotel would be constructed on 52,650 sq meters of land as per details given below.  The project is situated at a very ideal location near Kumbhalgarh Fort on the road connecting, Nathdwara, Haldighati, Kumbhalgarh to Charbhuja Garbhor. | | | | | |
| Address of the proposed unit | | | | Khasra No. 795/10 & others, Village: Sinya, Gram Panchyat: Kariya, Tehsil: Kumbhalgarh, Dist.: Rajsamand, Rajasthan as per details given below. | | | | | |
| **Land Details** | | | | **Conversion Status** | | | | | |
| **Khasrawise summary** | | | | Khasra No. | Area in sq mtrs | | Area in bigha / biswa | At present converted for | |
| Khasra No. | | Area in sq mtrs | Area in bigha / biswa | 795 / 10 | 19,440 | | 9 bighas | Tourism – On this part the hotel is being constructed | |
| 795 / 10 | | 21,600 | 10 bighas | 795 / 10 | 2,160 | | 1 bigha | Industrial | |
| 796 / 10 | | 10,800 | 5 bighas | 796 / 10 | 10,800 | | 5 bigha | Industrial | |
| 799 / 10 | | 10,800 | 5 bighas | 799 / 10 | 1,998 | | 18 biswa 10 biswansi | Commercial | |
| 803 / 10 | | 9,450 | 4 bigha 7 biswa 10 biswansi | 799 / 10 | 8,802 | | 4 bigha 1 biswa 10 biswansi | Industrial | |
| **Total** | | **52,650** | **24 bigha 7 biswa 10 biswansi** | 803 / 10 | 9,450 | | 4 bigha 7 biswa 10 biswansi | Industrial | |
|  | | | | **Total** | **52,650** | | **24 bigha 7 biswa 10 biswansi** | | |
|  | | | |  |  | |  |  | |
| Total Constructed Area (Approx.) | | | | 1,65,718 sq ft [ 15,396 sq meters ] | | | | | |
| Hotel Category | | | | 5 Star Hotel [ 100 Guest Rooms ] | | | | | |
| **Project Cost** | | | | **Rs 40 Crores** | | | | | |
| **Loan Amount [ Term Loan ]** | | | | **Rs 30 Crores** | | | | | |
| **Primary Security** | | | | 52,650 sq meters [ 24 bigha 7 biswa 10 biswansi ] land duly converted for tourism / commercial / industrial basis of Khasra no. 795/10, 796 / 10, 799 / 10 & 803 /10 of Village: Sinya, Gram Panchyat: Kariya, Tehsil: Kumbhalgarh **having a market value of Rs. 50 Crores in the name of the Company** | | | | | |
| **Collateral Security** | | | | 324 sq meters of land with ……… sq ft of construction there on presently being leased for hotel situated at Plot No. 3 / 2, SFS Agrawal Farm, Mansaowar, Jaipur owned by Smt. Chandra Kanwar w/o promoter director Shri Rajendra Singh **having a market value of Rs. 8 crores** | | | | | |
| Personal Guarantee of | | | | Only of Shri Rajendra Singh Sankhla [Director] as the other Director Shri Mahendra Singh Rathore is an employee of the Company | | | | | |
|  | | | |  | | | | | |
| **Statutory Compliances status as on 23.10.23** | | | | | | | | | |
| S. No. | Compliance | | | | | Present Status | | | |
| 1. | Conversion of land & Approval from Ministry of Tourism, Government of India | | | | | Already Done [ Refer column regarding land above ] | | | |
| 2. | Approval of Building Plan | | | | | Approved by Gram Panchayat, Kedia dated 06.06.22 | | | |
| 3. | Forest NOC | | | | | NOC obtained vide order No. F SURVEY/UVANS/2019-20-8019 dated 19.09.19 | | | |
| 4. | NOC from Gram Panchayat | | | | | NOC issued by Gram panchayat, Kedia, Tehsil: Kumbhalgarh, District: Rajsamand vide NOC No. 85 dated 14.09.19 | | | |
| 5. | Road Cut Permission | | | | | NOC issued by Karyalaya Sahayak Engineer Lok Nirman Vibhag, Kumbhalgarh, (Rajsamand) vide No. 432 dated 08.09.19 | | | |
| 6. | Udyam Reg. No. | | | | | UDYAM-RJ-17-0169079 | | | |
| 7. | GST No. | | | | | 08AAMCM1621J1ZE | | | |
| 8. | BRN | | | | | 8005220026002550 | | | |
| 9. | Pollution Control – Consent to Establish | | | | | Obtained vide order No. 2022-2023/HBC/2682 | | | |
| 10. | Environmental Clearance | | | | | Not applicable the constructed area being less than 2,00,000 sqft | | | |

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**Address: Khasra No. 795/10,, Village Sinya, Gram Panchayat Kariya, Kumbhalgarh,**

**Rajsamand, Rajasthan - 313325**

Bench Mark dates

|  |  |  |
| --- | --- | --- |
| S.No | Activity | Bench mark dates |
| 1 | Financial Closure [ Loan sanction by Bank ] | Oct’23 |
| 2 | First Disbursement | March’24 |
| 3 | Date of Commencement of Commercial Operations | 1st Oct’25 |
| 4 | Moratorium | One year |
| 5 | Repayment of loan to start in | Oct’26 |
| 6 | Last instalment to be paid in | Oct’33 |

**Status of investment made till 30.09.23 Amount in Lakh Rs.**

|  |  |  |  |
| --- | --- | --- | --- |
| **S.No** | **Application of Funds** | **Total Project Cost** | **Investment as on 31.7.23** |
| **1** | Land | 44.63 | 44.63 |
| **2** | Building | 3070.37 | 485.14 |
| **3** | Equipment / Machinery | 420.00 | 14.15 |
| **4** | Furniture & Fixtures | 350.00 | 4.23 |
|  | Tie Up / Franchise Fees to Management Company | 115.00 | 0.00 |
|  | Cash / Bank /Advances |  | 36.58 |
|  | **Total** | **4000.00** | **584.73** |
|  |  |  |  |
|  | **Sources of Funds** |  |  |
|  | Term Loan | 3000.00 | 0.00 |
| **1** | Share Capital | 500.00 | 487.20 |
| **2** | Unsecured Loans from Directors / Relatives | 500.00 | 91.00 |
| **3** | Creditors | 0.00 | 6.53 |
|  | **Total** | **4000.00** | **584.73** |

**Brief history of the applicant, area and the project:**

The applicant is Shri Rajendra Singh having PAN: ACAPS 7526 D, who is a resident of A-46, Sunder Nagar, Patel Marg, New Sanganer Road, Mansarovar, Jaipur-302020, and is setting up a hotel on company’s land which has been converted for tourism purposes. He is presently engaged in the businesses marble, mining & hotel. He has good and long business experience and has very good connections with people in the tourism trade. He is also financially very sound thus providing financial stability to the project.

**Cost of Project**: The cost of project, sources of funds, projected profitability and cash flows are enclosed herewith. The total cost of the project is Rs 40 crores of which a term loan of Rs 30 crore is sought and the balance would be contributed by the promoter and through unsecured loan.

**Details of the Project**: The proposed tourism Unit is a hotel situated at Khasra No. 795/10 & others, Village: Sinya, Gram Panchyat: Kariya, Tehsil: Kumbhalgarh, Dist.: Rajsamand, Rajasthan.

For the project, land admeasuring 52,650 Sq. Mtr situated at Khasra No. 795/10, 796 / 10, 799 / 10 & 803 / 10, Village: Sinya, Gram Panchyat: Kariya, Tehsil: Kumbhalgarh, Dist.: Rajsamand, Rajasthan has been proposed.

The proposed hotel would have in total 108 rooms with all modern facilities such as attached bathrooms having running hot & cold water, shower cubicles, air- conditioners, minibars, LCD TVs, room safes, DVDs, weighing machines, tea & coffee makers, hair dryers, etc Other facilities such as multi cuisine restaurant, bar, banquet area, activity area, swimming pool, spa, etc would also be there.

Village walks, trekking in the nearby reserve forest and visits to the mountains for sunrise and sunset view would be other activities of interest.

The unit would have full power backup. Eco friendly practices such as recycling of the water, water harvesting, energy conservation, use of solar heater, etc would be implemented.

The project would generate direct employment for more than 80 persons apart from generating indirect employment for at least 100 more persons. The commencement of the hotel would provide exposure to the local art, craft, business, etc. This would also add to the revenue of the local, state and the central Government.

**Availability of**

**Power**: Sufficient electric supply is available in the area. Electrical connections are available on demand for hotels. For the project commercial electric connection from the Ajmer Vidhyut Vitran Nigam Limited has been taken and also the load would then be extended once the hotel becomes operational. For backup support, DG would also be provided. Solar Power plant and Bio Gas plants would also be installed to use the renewable sources of energy.

**Water**: As regards the supply of water is concerned, there is sufficient ground water available for which a bore well is already there, however for filtration and chlorination an RO plant would be installed. After the treatment, there would be sufficient supply of water for bathrooms, cleaning and cooking. For drinking purposes by the guests, bottled water would also be used. It is also proposed that water would be recycled and the wastewater of the bathrooms would be used for the toilets and the watering of lawns and plants. Rainwater harvesting would also be done.

**Manpower**: Rajasthan in general has a lot of trained manpower required for the hotel industry since the area has been catering to the tourism industry and has a lot of trained manpower available locally; hence the lower level staff would be hired locally. Senior and additional staff requirements would be met from the management company with whom marketing tie up/agreement will be entered by the company.

**Transport:** The whole of Kumbhalgarh is very well connected to all other parts of the country may it be Jaipur, Delhi, Bombay, Chennai, Bangalore or Calcutta. Easy accessibility also ensures more business.

**By Air: The Domestic Airport** in Udaipur is the nearest international airport which is approximately 98 km away. Even the Sardar Vallabhbhai Patel International Airport at Ahmedabad is just 299.5 Km away.

**By Rail: Udaipur, Falna and** a number of other railway stations are there to reach Kumbhalgarh. From these railway stations, travellers can take taxi or cab to reach Kumbhalgarh.

**By Road:** **Udaipur is just 105 kms from Kumbhalgarh –** 2 lanes National Highway which connects Nathdwara, Haldighati, Kumbhalgarh to Charbhuja Garbhor provides very good connectivity.It is also close to the Udaipur road, thus would be easy for the guests coming from Udaipur side. In short it is easily approachable from all sides.

**Market Potential of Kumbhalgarh as a tourist destination and places to see around Kumbhalgarh:-**

Tourism today is the world’s largest industry and the world tourism arrivals have increased more than five folds in the last 20 years. The Government has identified tourism as a major engine of economic growth. Even with comparative low levels of international tourist traffic when compared with the other countries of the world, tourism has already emerged as an important segment of the Indian economy and an instrument for generating employment opportunities. Apart from the direct contribution to the economy, tourism has significant linkages with several other sectors of trade & business.

Incredible architectural marvels, rich culture and heritage, vibrant & colorful living traditions, wildlife sanctuaries and national parks, safaris and sand dunes are just a few reasons that attract tourists to this beautiful land, Rajasthan. The state has lot more to offer for tourism in this country. Approximately 5.46 million foreign tourists visit India of which 1.7 million visit Rajasthan. Around 2.3 crore domestic tourists visit the state and the growth rate of tourism in Rajasthan is 14% offering a promising future in tourism.

Kumbhalgarh is the one of the most important destinations for the foreign tourists as well as domestic tourists.  It is known and popular as a World Heritage Site included in Hill Forts of Rajasthan.

Kumbhalgarh is famous for one of the largest forts in the country – the glorious and majestic Kumbhalgarh Qila! This awesome and inspiring fort also houses the world's second largest wall after the Wall of China. As one walks around, one finds Heritage Hotels, wildlife sanctuary, old temples and latticed havelis. Traditional art & craft shops compete with cyber cafes, with some of the world’s best known off-the-shelf brands available for asking. A unique fusion of traditional and modern.

For the religious minded travelers, the famous temple are Rankpur Jain temples, Mammadev Temple, Neelkanth Mahadeo Temple, Vedi Temple,· Parshuram Temple, Muchhal Mahavir Temple etc would be great interest.

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