**DOCUMENTS CHECKLIST:**

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|  | Any Project Report/ DPR prepared if any. | As per Project Profile Attached |
|  | Financial Model of the Project in excel with proper assumptions & Projections. | Financial Model Attached |
|  | Write-up of the Business Plan/Brief Description about the project (Classification of the hotel, Number of rooms proposed, Proposed Amenities etc.). | As per Project Profile Attached |
|  | Information regarding the Current Physical Status of the project. | The land has been acquired, electrical connection obtained, land converted for tourism purpose, building plan approved , CTE obtained, CGWA NOC obtained, building contractor appointed, construction of the building under full swing, construction expected to be completed by Oct’2025. |
|  | Write-up of the details of the promoters (Name, Age, Qualification, Experience in the subject Industry) | 1. Promoter Name: Rajendra Singh   Age: 65 Years  Qualification:  Experience in the subject Industry: He is presently engaged in the businesses of marble, mining & hotel.   1. Promoter Name: Mahendra Singh   Age: 51 Years  Qualification:  Experience in the subject Industry: He has 10 years of experience in hotel industry. |
|  | Revenue breakup and ancillary services such as Bar, Restaurant, Banquet Hall etc. along with proposed capacities. | As per Financial Model attached |
|  | Details of proposed tie-up with any existing group/organisation, if any. | Management Contract tie-up with a reputed International/National Hotel Chain would be done nearer to the date of completion of the building. |
|  | Per room cost estimation along with factors & justifications. | Rs. 40 Lakhs per Room |
|  | Details of proposed Operating & Maintenance Arrangements. | Management Contract tie-up with a reputed International/National Hotel Chain would be done nearer to the date of completion of the building. |
|  | Utility details such as power, water supply, transport facilities etc. | Electricity connection already obtained and have own borewells, and is situated main Nathdwara-Kumbhalgarh Road and is well connected by Road and Rail.Udaipur is the nearest airport. |
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|  | Details of the proposed hotel facility/Infrastructures: |  |
|  | Land: |  |
|  | a) Total Area of the land used for the project. | |  |  |  | | --- | --- | --- | | Khasra No. | Area | Conversion Status | | 795/10 | 19,440 | Tourism – On this part the hotel is being constructed | | 799 / 10 | 1,998 | Commercial | | **Total** | **21,438/-** |  | |
|  | b) Layout Plan. | Site Plan approved by Gram Panchayat is Attached |
|  | c) Land is purchased or on lease. | Land has been purchased and converted. |
|  | d) Current status/utilization of the land. | Land has been converted for Tourism/Commercial purposes and presently Hotel building is being constructed on it. |
|  | e) Address of the Unit | Khasra No. 795/10, 799/10, Village: Sinya, Gram Panchyat: Kariya, Tehsil: Kumbhalgarh, Dist.: Rajsamand, Rajasthan |
|  | f) Google coordinates of the location. |  |
|  | g) Attach sale deed. | Purchase Deed of Khasra No. 795/10, 799/10, has been attached |
|  | Building: |  |
|  | a) Total Area proposed for the Building. | 21,438 Sq. Mts. |
|  | b) Layout/ Site plan. | Site Plan approved by Gram Panchayat is Attached |
|  | c) Site Map Approval/Sanctioned. | Site Plan approved by Gram Panchayat is Attached |
|  | d) Details of the contractor's engaged. |  |
|  | e) Attach agreement with contractor. |  |
|  | PROPOSED EQUIPMENT’S: |  |
|  | a. List of proposed equipment’s as per below heads: | Details as per Financial model attached |
|  | • Equipment name | AC, Lift, Geysers, STP, DG Set, Kitchen Equipment, Crockery and Cutlery Etc. |
|  | • Manufacturer name | A Class Brands |
|  | • Specification/capacity |  |
|  | • Expected Landed Price | As per Financial model attached |
|  | • Current status of the order | Order would be placed nearer to the date of completion |
|  | b. Kindly Attach Bills/ Invoices/ Purchase Order/ Any agreement with the suppliers/ Quotations. | Till date no equipment has been purchased and only civil construction is going on.  Bills would be obtained at the time of purchase |
|  | c. Is Project is implemented through any EPC consultant? If yes then Details of the same like Name of the consultant, its website. Attach EPC consultant contract. | M/S Ravi Gupta, Architect  Profile Attached |
|  | Total proposed project cost with break-up and Means of financing thereof. | As per Financial model attached |
|  | List of statutory approvals required to be obtained with its status (Kindly attach copy of approvals status). | Conversion of land for tourism purposes done, building plan approved, consent to establish obtained |
|  | Any market study performed at your end during planning of the proposed hotel facility. | No |
|  | Details of the room types with its specification. | Suite and Deluxe Rooms |
|  | Detailed List of workforce planned (skilled, semi-skilled, and Un-skilled). | As per financial model attached |
|  | Completion schedule of the Project (List down high level milestones and to be achieved date, COD). | |  |  |  | | --- | --- | --- | | S.No | Activity | Bench mark dates | | 1 | Financial Closure [ Loan sanction by Bank ] | Dec’23 | | 2 | First Disbursement | March’24 | | 3 | Date of Commencement of Commercial Operations | 1st Oct’25 | |
|  | Effluents/wastage produced by the project & treatment procedures adopted | Solid waste and waste water will be generated during the operation of the hotel.  Bio-degradable Solid waste would be used in compost pit and non-biodegradable would be given to the recyclers. Waste water would be treated through STP plant, treated water will be used for plantation nad horticulture and the solid waste would be used manure for plantation. |