SOMPTUEUX STAYS PRIVATE LIMITED



**PROJECT REPORT**

## 0, C/O RAJ KUMAR AGRAWAL,

## OPP.KALYAN KAROTI, JAISINGHPURA BANGAR-281001

## Dist. Mathura, Uttar Pradesh

### Year of Proposal: 2024

### Term Loan: Rs990.00Lacs

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# INTRODUCTION

The Indian tourism and hospitality industry has emerged as one of the key drivers of growth among the services sector in India. Tourism in India has significant potential considering the rich cultural and historical heritage, variety in ecology. Terrains and places of natural beauty spread across the country. Tourism is also a potentially large employment generator besides being a significant source of foreign exchange for the country. During 2022, FEEs from tourism increased by 106.77 percent Indian government has also taken several steps to make India a global tourism hub. The government has initiated 'Project Mausam' under which it has proposed to establish cross- cultural linkages and to revive historic maritime cultural and economic ties with 39 Indian Ocean countries. Further, since April 2017 The government has introduced e- Tourist Visa (e-TV) facility, Which is currently available to 166 countries (source: Ministry of Tourism).Fees from tourism during the month of December, 2022 were Rs.19,002crore as compared to Rs.8,452 crore in December,2021. Tourism has now become a significant industry in India. It is a sun rise industry, an employment generator, a significant source of foreign exchange for the country. Tourism in India is the third largest foreign exchange earner of the country. The booming tourism industry has had a cascading effect on the hospitality sector with an increase in the occupancy ratios and average room rates.

Somptueux Stays Private Ltd is planning to open a hotel in the name of ‘THE AIRAN PARADISE’. The Construction site is situated in the prime location between Mathura and vrindavan with access to National Highway(NH-19) and communication networks.

# GENERAL INFORMATION

1. **Name** : SOMPTUEUX STAYSPRIVATELIMITED
2. **Constitution** : PRIVATE LIMITED COMPANY
3. **Trade Name**  : THE AIRAN PARADISE

**4)CIN** : U55101UP2023PTC182818

**5) PAN** : ABKCS9094G

1. **Promoters Cum** : 1)Raj Kumar Agarwal

**Directors** 2) Ragini Agrawal

* 1. Harsh Agrawal

1. **Line of Activity** : Hospitality & Tourism
2. **Type of Industry** : Hotel& Tourism Industry
3. **Registered Office** : 0, C/O RAJ KUMAR AGRAWAL,

**Address** Opp. Kalyan Karoti, JaisinghpuraBangar–281001

Dist.: Mathura, Uttar Pradesh

1. **Proposed Project** : Khasra No-3,Mauja Allehpur

**Address** Mathura–281121

Dist.: Mathura, Uttar Pradesh

# DETAILS ABOUT PROMOTERS

##### Name of Promoter : Raj Kumar Agarwal

##### Date of Birth : 28/12/1975

**PAN :** AAWPA0109L

**DIN :** 00462522

**Educational Qualification : B.com**

Raj Kumar Agrawal is a well-known Businessman in Mathura. He is doing a business since 1990’s He is a partner in R.C.M.C Packers a well-known Supari Manufacture firm which manufactures ‘Raju Supari’.

##### Name of Promoter : Ragini Agrawal Date of Birth : 25/06/1978

**PAN :** ADQPA7844R

**DIN :** 10178217

**Educational Qualification :**

The increasing presence of women as entrepreneurs has led to significant business and economic growth in the country. Women-owned business enterprises are playing a prominent role in society by generating employment opportunities in the country, bringing in demographic shifts and inspiring the next generation of women founders.

Ragini Agrawal is belonging to well reputed business family ‘R.C.M.C. Packers’. She is a Shareholder, Promoter, and Director of company ‘Somptueux Stays Private Ltd’ with 51% Share holding.

##### Name of Promoter : Harsh Agrawal Date of Birth : 12/04/2001

**PAN :** DHEPA1010G

**DIN :** 10178212

**Educational Qualification : Bachelor’s in Hotel Management**

Harsh Agrawal is a Businessman in Mathura City. He passed out his Bachelor’s in Hotel Management from Manipal University, Jaipur. Having a two year of experience through internship at the leela hotel, Goa, India and at Chateau da la dame blanche, France.

# ABOUT PROPOSED PROJECT

The Proposed project is about the opening of a Multi Purpose Hotel at Mathura District. At present Mathura Vrindavan become a tourism hub, many tourist not only from India but also from global comes to Mathura vrindavan to experience its historical and spiritual significance due to the birth place of Lord Krishna.

It will provide best services to all tourist and local people with affordable and economical service related to hotel. The infrastructure will be developed according to Norms of NQA Criteria. The Hotel shall also follow all applicable Certification and Governments norms.

The Proposed Hotel will have construction area of 3624.10 Sq. Meter. Consisting six floors including basement and ground floor. It will have capacity of total 42 rooms with:

* 1. One Banquet Hall
  2. One Restaurant
  3. One Bar & Disco
  4. Three Multi Purpose Hall

.

### Land & Building

The total proposed construction of the Hotel is 3624.10 Sq. Meter. And remaining area is used for parking of vehicles and Garden. The Hotel will be constructing in the six floors including basement and ground floor (B+G+4). It has capacity of 42rooms including banquet and other multipurpose halls, bar and disco and restaurant.

### Power

The proposed project will require connection of ….. KVA sanction load. This will be available from “………………..” (…….). As of now, company has…..KVA sanction load from……….

### Water Availability

The proposed project will require water facility for cleaning of Hotel Rooms, Canteen, Drinking water, etc. which is easily available. The proposed project will have enough storage capacity of fresh water. The company has already installed boring facility at the site. The company will also apply for water supply from Nagar Nigam.

### Transportation & Connectivity

The project is located at the National Highway -19 between Mathura and vrindavan road, Mathura. So, it is well connected by local transportation services.

### Licensing

As of now there is no need of any specific license. However the applicable license will be taken as soon as the Hotel building gets ready. All required license and certifications are easily available.

### Man Power:

The proposed project will require approximately 50-60 employees which include Chefs, Inventory Manager, HR and Finance Staff, Admin Staff and General Helpers and Cleaning staff. The said Man power is easily available from the local and nearby areas.

# LIST OF ESTIMATED CAPEX

##### (Amount Rupees in Lacs)

|  |  |  |
| --- | --- | --- |
| **List of Estimated CAPEX** | | |
| **Sr. No.** | **Particulars** | **Amount** |
| **1** | Land &Land Development (Lease land) | 19.02 |
| **2** | Construction of Building(Civil Works) | 800.00 |
| **3** | Electrical Works | 200.00 |
| **4** | Furniture & Interior Work | 350.00 |
| **5** | Fire Fighting Works | 25.00 |
| **6** | Air conditioner | 100.00 |
| **7** | Kitchen Equipment and utensil | 14.00 |
| **8** | Computer | 1.00 |
| **9** | Capitalized Interest | 0.00 |
|  | **Total Estimated CAPEX** | **1509.02** |

# COST OF PROJECT & MEANS OF FINANCE

### Cost of Project:

##### (Amount Rupees in Lacs)

|  |  |  |
| --- | --- | --- |
| **Sr. No.** | **Cost Component** | **Amount** |
| **1.** | Land and Land Development Expenses (Leased Land) | 19.02 |
| **2.** | Construction of Building, Guard room, Sanitary Works | 800.00 |
| **3.** | Electrical Installations  (Including AC Ducting HT–LT Panel Works, UPS Connection, etc.) | 300.00 |
| **4.** | Kitchen Equipment & Utensils | 14.00 |
| **5.** | Cost of Furniture, Other Interior Work, Lift Elevators | 340.00 |
| **6.** | Other Costs such as Infrastructure, MGPS System, Fire Fighting Works, contingency, GST etc. | 25.00 |
| **7.** | Computer | 1.00 |
| **8.** | Capitalized Interest  (Interest during the construction of proposed hotel) | 112.02 |
| **9.** | Pre-Operative Expenses | 2.50 |
| **Total Cost of Project** | | **1613.54** |

### Means of Finance:

##### (Amount Rupees in Lacs)

|  |  |  |
| --- | --- | --- |
| **Sr. No.** | **Nature of Source** | **Amount** |
| Promoters Contribution | |  |
| **1.** | Share Capital & Reserves | 100.00 |
| **2.** | Quasi Share Capital (Unsecured Loan from Directors or Share Holder) | 411.52 |
| Total(A) | | **511.52** |
| Outside Liabilities | |  |
| **3.** | Secured Term Loans From Bank/FI (For Project Cost) | 990.00 |
| **4.** Moratorium Period Interest | | 112.02 |
| Total(B) | | **1102.02** |
| **Total Cost Of Project(Total(A)+Total(B))** | | **1613.54** |

# IMPLEMENTATION SCHEDULE VIS A VIS FUND REQUIREMENT

It is worked out that the Proposed Hotel Building will be ready by 31.03.2026 and the commercial operation of the Proposed Project will start from 01.04.2026.

Proposed Project’s complete schedule of Fund Requirement Is as under;

##### (Amount Rupees in Lacs)

##### 

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# FINANCE PROPOSAL

### Term Loan

Proposed Project will be financed by way of term loan from Banks / Financial Institutions on below mentioned terms.

|  |  |
| --- | --- |
| Term Loan Required | Rs.990.00Lacs |
| Margin | 100% in Land, Kitchen equipment and computer, 90% in fire-fighting equipments, 30% in Buildings and in All Electrical work, 35% in Furniture, Other Interior & Exterior Amenities, etc. |
| Moratorium Period | 12 Months |
| Repayment Period | 120 Months(Excluding Moratorium Period) |
| Rate of Interest | As Per Bank’s Terms and Conditions & our  negotiation |

### Securities Offered

The Project funding shall be backed by primary security for availing finance from Bank or Financial Institution and personal Guarantee by all the directors and Mrs. Daya Bati.

|  |  |
| --- | --- |
| Primary Security | Hypothecation of Land, Constructed Building, and Furniture, All other Interior Work and Debtors, total value of all  Together Rs.…….Lacs |

# STATUTORY DECLARATION

The Directors cum Promoters hereby declares as under:

1. That no default has been committed in repayment of any loans taken from financial institutions/banks at any time by the Private Limited Company.
2. That the any of company’s director is not related to any Director or Officer of the Bank.
3. There is no any criminal case initiated against the any of the Director.
4. There is no any kind of disputed demand on account any taxes from any of the Director.