# Section-A

**BorrowerUnit’s Profile**

|  |  |  |
| --- | --- | --- |
| **a. BorrowingUnit'sProfile** | | |
| Name of the Unit : SOMPTUEUX STAYS PRIVATE LIMITED |  | |
| Dateofincorporation:26-05-2023 | Date of commencement of operations : 01-04-2026 | |
| Segment:C&I | Constitution:PrivateLtdCo | |
| LEIValidityDate |  | |
| LEINumber: |
| Industry:HOTELS | Activity:HOTELS | |
| Group,ifany:SOMPTUEUX | | |
| Chairman / MD / Promoter / CEO/ CFO : HARSH AGRAWAL-Director/ Director, RAJKUMARAGARWAL-Director/Director/Director,  RAGINIAGRAWAL-Director/Directors | | |
| MainContactPerson:RajkuAgarwal | | ContactNumber: 9837077043 |
| NewUnit/ExistingUnit:NewUnit | | |
| Date of Last Renewal/ Review: | IfReviewedvalidupto:N.A. | |
| **ExistingBankingArrangement:** | | |
| WC: | | |
| TL: | | |
| WhetherProjectLoan: | | |
| **ProposedBankingArrangement:** | | |
| WC:NotApplicable | | |
| TL:SoleBanking | | |

|  |  |  |
| --- | --- | --- |
| WhetherProjectLoan:Yes | | DCCO01-04-2026 |
| WhetherDCCORevised:No | | |
| **b. Addresses &Location(s) of theCompany** | | |
| RegisteredOffice | C/o-RajKumarAgrawalOpp.KalyanKarotiJaisinghpura | |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | | | Bangar Mathura, City: Mathura, Dist: Mathura, State: Uttar Pradesh, India, Pin: 281001 | | | | | | |
| AdministrativeOffice | | | C/o- Raj Kumar Agrawal Opp. Kalyan Karoti Jainsinghpura Bangar Mathura, City: Mathura, Dist: Mathura, State: Uttar Pradesh, India, Pin: 281001 | | | | | | |
| Plant/Factory | | | Khasra No.3 Mauja Allehpur Chhatikara Mathura, City: Mathura, Dist: Mathura, State: Uttar Pradesh, India, Pin: 281001 | | | | | | |
| **c. Names & addresses of the Promoters / Directors [Identifiers based on KYC guidelines]** | | | | | | | | | |
| **Sr**  **.**  **No**  **.** | **Name** | **Designati on** | **Mobile No.** | **E-Mail IDand other Social Media IDs** | **DIN** | | | | **FullAddress** |
| **DIN** | **PAN** | **Passport** | **Others (Aadhar Card No.)** |
| 1 | RAJ KUMAR AGARWAL | Director/ Director | 9837077  043 | krishnap ackaging | 00462  522 | AAWP A0109 |  |  | 24 Jai Shri ColonyShah |
|  |  |  |  | 1510@g mail.com |  | L | Gunj  Darwaja Mathura |
|  |  |  |  |  |  |  | Mathura |
|  |  |  |  |  |  |  | Mathura |
|  |  |  |  |  |  |  | Uttar |
|  |  |  |  |  |  |  | Pradesh |
|  |  |  |  |  |  |  | India281001 |
| 2 | RAGINI AGRAWAL | Director/ Directors | 9837071  032 | ragini25 061979@ | 10178  217 | ADQPA 7844R |  |  | 24 Jai Shri ColonyShah |
|  |  |  |  | gmail.co |  |  | Gunj |
|  |  |  |  | m |  |  | Darwaja  Mathura |
|  |  |  |  |  |  |  | Mathura |
|  |  |  |  |  |  |  | Mathura |
|  |  |  |  |  |  |  | Uttar |
|  |  |  |  |  |  |  | Pradesh |
|  |  |  |  |  |  |  | India281003 |
| 3 | HARSH AGRAWAL | Director/ Director | 8630545  388 | harshag1 210@gm | 10178  212 | DHEP A1010 |  |  | 24 Jai Shri ColonyShah |
|  |  |  |  | ail.com |  | G | Gunj  Darwaja |
|  |  |  |  |  |  |  | Mathura |
|  |  |  |  |  |  |  | Mathura |
|  |  |  |  |  |  |  | Mathura |
|  |  |  |  |  |  |  | Uttar |
|  |  |  |  |  |  |  | Pradesh |
|  |  |  |  |  |  |  | India281001 |

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **d.PresentPositionofaccounts(withourBank)AddPresentPositionofAccount** | | | | | | | | |
| CIFNo.: | | | | | | | | |
| **FacilityID** | **Name** | **Currenc** | **Existin** | **DP** | **Outstan** | **Irregul** | **Irr.** | **A/c** |
| **&Name** |  | **y** | **glimits** |  | **dingas** | **arity,** | **Since(I** | **No.** |
|  |  |  |  |  | **on** | **ifany** | **f** |  |
|  |  |  |  |  |  |  | **Irregul** |  |
|  |  |  |  |  |  |  | **ar)** |  |
| None | | | | | | | | |
| **e.PresentPositionofaccounts(withotherBanks)** | | | | | | | | |
| Applicable:No | | | | | | | | |
| **f.TermLoanReview:** | | | | | | | | |
| Applicable:No | | | | | | | | |

**h. Brief Background of the Company/Group & Management Brief About M/s Somptueux Stays Pvt Ltd:**

M/s Somptueux Stays Private Limited (SSPL), was incorporated on 26 May 2023, objectofthecompanyasperMOAistocarrythebusinessofhotelsandmotels, inns, and resorts providing short-term lodging facilities includes accommodation in houseboats.

Now, M/s SSPL is planning to open a hotel in the Brand name of THE AIRAN PARADISE. The Company has obtained land on lease for next 30 years (From 01.06.2023to31.05.2053)onthemonthlyrentofRs.50,000.00.Ownersofthe Land are Mrs. Dayawati W/o Mr. Ramesh Chand Agarwal and Mrs.SangeetaAgarwalW/oMr.DineshChandAgarwal.Totalareaofthelandis2369.94Sq. Meter. The Owners of the property are family members of the promoters of the the Company. The Construction site is situated at the prime location between Mathura and Vrindavan on National Highway (NH-19).

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 along with:

1. OneBanquetHall
2. OneRestaurant
3. OneBar&Disco
4. ThreeMultiPurposeHall

All rooms would be air conditioned, shall have 24 hour running hot and cold water, connectedtoroundtheclockentertainmentandotherchannelsplushigh-speed Wi-Fi.

Around100staffmembersshallbelookingafterthefacilities.

The hotel is situated bang on the National Highway - 19 between Mathura and Vrindavan. Government of Uttar Pradesh and India are promoting our rich heritage and a large number of tourists visit Braj. Also the traffic density on the NH road is very high. People normally halt for rest, food, and to use the restrooms while travelling. At times, there is heavy rain or fog or heatwave due to which many travellers stop for giving gap in the journey for their safety.

**BriefaboutPromoters&Guarantor:**

TheDirectorsofthecompanyare:-

1. RajKumarAgarwal
2. RaginiAgrawal
3. HarshAgrawal

**RajKumarAgrawal**is awell-knownBusinessmaninMathura.He isdoing business since 1990s. He is a partner in R.C.M.C Packers a well-known Supari Manufacture firm which manufactures"Raju Supari". He was also a director in ahotel company named"Geet Sangeet Inn and Travels Pvt Ltd" and having work experience of 8 years in hotel industry. He was resigned from the company on 14.02.2009.

**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.

**HarshAgrawal**is aBusinessmanin MathuraCity. Hepassed outhis Bachelorsin

Hotel Management from Manipal University, Jaipur. Having a two year of experience throughinternshipattheLeelahotel,Goa,IndiaandatChateaudaladame blanche, France.

**i.Briefwriteupontheindustry/SectorandtheCompany’sStanding**

* FY23 was the best of the year in terms of recovery as all the key performance indicators such as RevPAR, ARR, and Occupancy ratio breached the pre-pandemic levelsduringtheyear.ThefullimpactofdemandrecoverywasvisibleinFY23, where the revenues increased further by 93% and EBITDA Margins improved significantlyfrom11.7%to31.5%inFY23.ICRhassignificantlyimprovedfrom

-0.92inFY21to5.87inFY22(2.7inFY20).

* The RevPAR of the Hotel Industry is estimated to have reached Rs.4,350 by FY23, which is 9% higher than FY20 levels.
* It is expected that Room Supply growth will be 5-6% for FY23-27e while Room demand growth will be 8-10% for FY23-27e. With demand outpacing supply, which the latter is unlikely to catch over the next 2-3 years, we expect both average room rates (ARRs) and occupancies to remain strong, leading to higher RevPAR for the industry. With international travel yet to pick up and corporate events gradually gaining pace, the growth in revenues for Hotel Industry is expected to continue in FY24 also.
* Going Forward, the revenues are expected to increase by 10-12% for the Hotel Industry led by continues rise in ARR, OR and higher F&B sales. EBITDA marginsare likely to stabilize around 31-34% during FY24-25. Any further improvement in margins will be driven by higher realizations from Food & Beverages sales. Since the demand is expected to remain higher than supply of rooms, ICR is expected to improvefurther.Basedontheabove,CRMCApprovedtomaintainthe same Outlook of Hotel Industry as Moderately Positive for all the Sub- segments.

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**a1.CreditLimits(ExistingandProposed)**

**Table1A**

Amount INR in Crore

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | | **Existing** | | | **Proposed** | | | **Change** | |
|  | **Currency** | **OurBank(i)** | **%**  **(i / ii)\*100** | **TotalCons/ MBA/**  **Syndication(ii)** | **OurBank(iii)** | **%**  **(iii / iv)\*100** | **TotalCons/ MBA/**  **Syndication(iv)** | **OurBank (iii - i)** | **TotalCons/ MBA/**  **Syndication (iv - ii)** |
| TotalFB-WC(i) | INR | 0.00 |  | 0.00 | 0.00 |  | 0.00 | 0.00 | 0.00 |
| TotalFB-TL(ii) | INR | 0.00 |  | 0.00 | 9.90 | 100.00 | 9.90 | 9.90 | 9.90 |
| TotalFB(i)+(ii)= | INR | 0.00 |  | 0.00 | 9.90 | 100.00 | 9.90 | 9.90 | 9.90 |
| TotalNFB-WC | INR | 0.00 |  | 0.00 | 0.00 |  | 0.00 | 0.00 | 0.00 |
| TotalNFB-TL(iv) | INR | 0.00 |  | 0.00 | 0.00 |  | 0.00 | 0.00 | 0.00 |
| TotalDerivatives  (v) | INR | 0.00 |  | 0.00 | 0.00 |  | 0.00 | 0.00 | 0.00 |
| Total NFB(iii)+(iv)+(v)=(b) | INR | 0.00 |  | 0.00 | 0.00 |  | 0.00 | 0.00 | 0.00 |
| TotalIndebtedness(a) | INR | 0.00 |  | 0.00 | 9.90 | 100.00 | 9.90 | 9.90 | 9.90 |
| **Investments(d)** | | | | | | | | | |
|  | INR |  |  | 0.00 |  |  | 0.00 |  | 0.00 |
| **Leasing(e)** | | | | | | | | | |
|  | INR |  |  | 0.00 |  |  | 0.00 |  | 0.00 |
| Total Exposure(c)+(d)+(e)=(f) |  | 0.00 |  | 0.00 | 9.90 | 100.00 | 9.90 | 9.90 | 9.90 |

**1C.Termexposuresapplicable:Yes**

**TermExposures(OtherthanProjectLoans)(BalanceSheetfunding)**

**Table1C**

Amount INR in Crore

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **FacilityName** | **Currency** | **Existing** | **Proposed** | **Changein exposure** |
| **FBTermExposures** | | | | |
| F20856283001-TL  (TermLoan) | INR | 0.00 | 9.90 | 9.90 |
| **FundbasedSub-Total** | | 0.00 | 9.90 | 9.90 |
| **TermExposures** | | | | |
|  |  |  |  |  |
| **NonFundbasedSub-Total** | | 0.00 | 0.00 | 0.00 |
| **TotalTermExposures** | | 0.00 | 9.90 | 9.90 |
| **FacilityName** | **Currency** | **Existing** | **Proposed** | **Changein exposure** |
| **SubLimit** | | | | |
|  |  |  |  |  |

# SectionD

**a&b.PerformanceandFinancialIndicators**

NameoftheAuditor:

Amount INR in Crore

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **2026-27** | **2027-28** | **2028-29** | **2029-30** | **2030-31** | **2031-32** |
| **Particulars** | Projected 01-04- | Projected 01-04- | Projected 01-04- | Projected 01-04- | Projected 01-04- | Projected 01-04- |
|  | 2026/31-03- | 2027/31-03- | 2028/31-03- | 2029/31-03- | 2030/31-03- | 2031/31-03- |
|  | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
| GrossSales (Quantity) |  |  |  |  |  |  |
| CapacityUtilization |  |  |  |  |  |  |
| GrossSales(Value) | 8.17 | 8.82 | 9.53 | 10.29 | 11.12 | 12.00 |
| NetSales(Value) | 8.17 | 8.82 | 9.53 | 10.29 | 11.12 | 12.00 |
| SubsidyinSales |  |  |  |  |  |  |
| Exports(value) |  |  |  |  |  |  |
| Net Sales (Quantity) |  |  |  |  |  |  |
| Exports(Quantity) |  |  |  |  |  |  |
| RawMaterials | 1.64 | 1.77 | 1.91 | 2.07 | 2.23 | 2.41 |
| PowerandFuel | 0.82 | 0.89 | 0.96 | 1.03 | 1.12 | 1.20 |
| DirectLabour | 1.55 | 1.71 | 1.88 | 2.06 | 2.27 | 2.50 |
| SG&ACosts | 0.66 | 0.71 | 0.77 | 0.83 | 0.90 | 0.97 |
| Interest | 1.02 | 0.98 | 0.92 | 0.85 | 0.76 | 0.66 |
| Operating Profit(OP)After | 0.28 | 0.94 | 1.68 | 2.34 | 2.72 | 3.17 |
| OPM%(OP/ NS  %) | 3.43 | 10.66 | 17.63 | 22.74 | 24.46 | 26.42 |
| PBT | 0.28 | 0.94 | 1.68 | 2.34 | 2.72 | 3.17 |
| PBT/NetSales% | 3.43 | 10.66 | 17.63 | 22.74 | 24.46 | 26.42 |
| PAT | 0.20 | 0.66 | 1.18 | 1.57 | 1.90 | 2.22 |
| CashAccruals | **2.54** | **2.42** | **2.53** | **2.62** | **2.96** | **3.25** |

NameoftheAuditor:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | **2032-33** | **2033-34** | **2034-35** | **2035-36** | **2036-37** |
| **Particulars** | Projected 01-04- | Projected 01-04- | Projected 01-04- | Projected 01-04- | Projected 01-04- |
|  | 2032/31-03- | 2033/31-03- | 2034/31-03- | 2035/31-03- | 2036/31-03- |
|  | 2033 | 2034 | 2035 | 2036 | 2037 |
| GrossSales (Quantity) |  |  |  |  |  |
| CapacityUtilization |  |  |  |  |  |
| GrossSales(Value) | 12.96 | 14.00 | 15.12 | 16.33 | 17.64 |
| NetSales(Value) | 12.96 | 14.00 | 15.12 | 16.33 | 17.64 |
| SubsidyinSales |  |  |  |  |  |
| Exports(value) |  |  |  |  |  |
| Net Sales (Quantity) |  |  |  |  |  |
| Exports(Quantity) |  |  |  |  |  |
| RawMaterials | 2.60 | 2.81 | 3.04 | 3.28 | 3.54 |
| PowerandFuel | 1.30 | 1.41 | 1.52 | 1.64 | 1.77 |
| DirectLabour | 2.75 | 3.02 | 3.25 | 3.65 | 4.02 |
| SG&ACosts | 1.05 | 1.13 | 1.22 | 1.32 | 1.42 |
| Interest | 0.55 | 0.42 | 0.28 | 0.14 | 0.02 |
| Operating Profit(OP)After | 3.83 | 4.49 | 4.89 | 5.47 | 6.13 |
| OPM%(OP/ NS  %) | 29.55 | 32.07 | 32.34 | 33.50 | 34.75 |
| PBT | 3.83 | 4.49 | 4.89 | 5.47 | 6.13 |
| PBT/NetSales% | 29.55 | 32.07 | 32.34 | 33.50 | 34.75 |
| PAT | 2.68 | 3.14 | 3.42 | 3.83 | 4.29 |
| CashAccruals | **3.50** | **3.80** | **4.28** | **4.60** | **4.97** |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Particulars** | **2026-27** | **2027-28** | **2028-29** | **2029-30** | **2030-31** | **2031-32** |
| Projected | Projected | Projected | Projected | Projected | Projected |
| PBDIT | 3.64 | 3.68 | 3.95 | 4.24 | 4.54 | 4.86 |
| Interest Coverage Ratio\* | 3.57 | 3.76 | 4.29 | 4.99 | 5.97 | 7.36 |
| PUC | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| TNW | 1.20 | 1.86 | 3.04 | 4.61 | 6.51 | 8.73 |
| Adj.TNW | 1.20 | 1.86 | 3.04 | 4.61 | 6.51 | 8.73 |
| TOL/TNW | 11.52 | 7.15 | 4.16 | 2.58 | 1.69 | 1.14 |
| TOL/Adj.TNW | 11.52 | 7.15 | 4.16 | 2.58 | 1.69 | 1.14 |
| CurrentRatio | 3.91 | 5.79 | 7.11 | 8.05 | 8.07 | 9.03 |
| NWC | 1.69 | 3.45 | 5.19 | 6.91 | 7.85 | 9.96 |
| NWCtoGross | 0.21 | 0.39 | 0.54 | 0.67 | 0.71 | 0.83 |
| EBIDTA | 3.64 | 3.68 | 3.95 | 4.24 | 4.54 | 4.86 |
| EBIDTA Margin | **44.55** | **41.72** | **41.45** | **41.21** | **40.83** | **40.50** |
| DSCR | 2.78 | 2.25 | 2.18 | 2.13 | 2.24 | 2.33 |
| ROE% | 16.67 | 35.48 | 38.82 | 34.06 | 29.19 | 25.43 |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Particulars** | **2032-33** | **2033-34** | **2034-35** | **2035-36** | **2036-37** |
| Projected | Projected | Projected | Projected | Projected |
| PBDIT | 5.20 | 5.57 | 6.03 | 6.38 | 6.83 |
| Interest Coverage Ratio\* | 9.45 | 13.26 | 21.54 | 45.57 | 341.50 |
| PUC | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| TNW | 11.41 | 14.55 | 17.97 | 21.80 | 26.09 |
| Adj.TNW | 11.41 | 14.55 | 17.97 | 21.80 | 26.09 |
| TOL/TNW | 0.78 | 0.52 | 0.35 | 0.23 | 0.16 |
| TOL/Adj.TNW | 0.78 | 0.52 | 0.35 | 0.23 | 0.16 |
| CurrentRatio | 9.49 | 11.15 | 12.43 | 26.32 | 170.87 |
| NWC | 12.14 | 14.62 | 16.58 | 20.51 | 25.48 |
| NWCtoGross | 0.94 | 1.04 | 1.10 | 1.26 | 1.44 |
| EBIDTA | 5.20 | 5.57 | 6.03 | 6.38 | 6.83 |
| EBIDTA Margin | **40.12** | **39.79** | **39.88** | **39.07** | **38.72** |
| DSCR | 2.40 | 2.43 | 2.85 | 3.25 | 7.23 |
| ROE% | 23.49 | 21.58 | 19.03 | 17.57 | 16.44 |

**NetSales:-**

CompanyhasplannedtostartaHotelinMathuradistrictofUPequivalentto03 star category. Company has obtained a property situated at Khasra No.3, Mauja Alhaipur, District Mathura, UP and developing the hotel under the Brand name of "THEAIRANPARADISE"

Hotel will have 42 Rooms (2 standard rooms, 34 Delux rooms and 6 executive suites) along with a restaurant, 3 Multi purpose Hall and 1 indoor banquet areas. Allroomswouldbeairconditioned,shallhave24hourrunninghotandcoldwater, connected to round the clock entertainment and other channels plus high-speed Wi-Fi.

Hotelwillearnrevenuefrom06waysandcompletedetailsofeachwayareas:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Revenue** |  | **ARR** | **Occupancy** | **Days/ Month** | **Total Revenue** |
| Rooms (Standard) | 2 | 3,000.00 | 50% | 360 | 10,80,000.00 |
| Rooms (Delux) | 34 | 3,500.00 | 50% | 360 | 2,14,20,000.0  0 |
| Rooms(Suit) | 6 | 5,000.00 | 50% | 360 | 54,00,000.00 |
| RoomsF&B | 42 | 1,000.00 | 50% | 360 | 75,60,000.00 |
| BanquetHall  -1 | 1 | 1,200.00 | 800 | 12 | 1,15,20,000.0  0 |
| Restaurant- 1 | Pax/day | 250.00 | 150 | 360 | 1,35,00,000.0  0 |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| MultiPurpose Hall - 3 | 3 | 500.00 | 1200 | 12 | 72,00,000.00 |
| Bar&Disco | 1 | 950.00 | 50 | 295 | 1,40,12,500.0  0 |
|  |  |  |  |  | **8,16,92,500.**  **00** |

* 1. **Room Booking**: Hotel will have 42 rooms and Company has taken rent of Rs. 3000/- to Rs.5000/- per room depending on room variant per day which is very genuine in comparison to other Hotel in the same area.

Somecomparisondetailsareas:

|  |  |  |
| --- | --- | --- |
| HotelName | StandardRoomRent | SuitRent |
| WingstonATreehouse | Rs.3777perday | Rs.5099perday |
| NidhivanSarovarPortico | Rs.4203perday | Rs.6000perday |
| HoelBrijwasiLandInn | Rs.3387perday | Rs.4800per day |
| Aryavilas | Rs.2861perday | Rs.6000perday |

Consideringthepeakandnon-peakseasonboth,Weconsideronly50%occupancy oftheroomsforcalculationofrevenueandasperthisannualrevenuewillremain at Rs. 2.79 Crs (42Rooms \* Rs. 3000 to Rs.5000 per day rent \* 360 Days \* 50% occupancy).

* 1. **Food and Beverages with Room Booking**: Company will charge for Foods& Beverages related to Lunch and Dinner. Company has taken average amount of Rs. 1000.00foreachroombooking.Therefore,CompanywillearnrevenueofRs.0.76Crs (42 Rooms \* Rs. 1000 per day rent \* 360 Days \* 50% occupancy) through thisactivity.
  2. **Banquet**: Hotel will have 1 indoor Banquet. Total capacity of the indoor Banquets will be about 300 peoples. Company has considered that Banquet remains occupied for average 04 days in a monthafter considering peak& non-peak season for entire year,with the average gathering of 200 peoples. Therefore, total gathering per month willbeabout800peoples.CompanyhastakenamountofperplateasRs.1200, which is very genuine.

Therefore,throughtheBanquetbooking,CompanyhasestimatedannualsaleofRs.

1.15Crs(Rs.1200.00perplate\*800personpermonth\*12month.

* 1. **Restaurant**: Hotel will also have a dedicated restaurant area with the capacity ofmorethan100sittingatatime.However,Companyhastakenonly150mealsperday(IncludingBreakfast,lunch&Dinner)andaveragecostofpermealisRs.250perperson.Therefore,CompanywillearnannualrevenueofRs.1.35Crs(150 Meals\*Rs.250.00permeal\*360Days).
  2. **Multi Purpose Hall**: There will be 3 multi purpose Halls in the Hotel with the average gathering capacity of 200 peoples. Company has considered only 12 parties every month averagely after considering peak & non-peak season for entire year i.e.04 parties per hall, which is also justifiable in view of Marriage season, Birthday Parties, Official Parties& Conclaves and other regular parties with the average gathering of 100 peoples per party.

CompanyhastakenamountofperplateasRs.500withtheaveragepartysizeof 100 persons for Hall, which is very genuine.

Therefore,itisestimatedthatthroughMultipurposeHallbooking,CompanywillearnannualsaleofRs.0.72Crsduringfirstfinancialyear.(Rs.500.00perplate\* 1200person\*12partiespermonth).

* 1. **Bar& Disco**: Company is also proposed Bar& Disco in the Hotel with the gathering capacity of around 100 peoples. Company has conservatively consider 50 person per days with the average earing of Rs. 900 per person. therefore, it is estimated that company will earn rs. 1.40 crs from Bar & Disco during FY'2026-27.

Therefore, Total revenue of the company has been estimated at Rs. 8.17 during FY' 2026-27 being start of operations from 1st April 2026. Company has estimated 8% growthinrevenue.Therefore,revenueofthecompanyhasbeenestimatedatRs.

8.82 Crs during FY'2027-28, Rs. 9.53 Crs during FY'2028-29, Rs. 10.29 Crs during FY'2029-30,Rs.11.12CrsduringFY'2030-31,Rs.12.00CrsduringFY'2031-32,

Rs. 12.96 Crs during FY'2032-33, Rs. 14.00 Crs during FY'2033-34, Rs. 15.12 Crs during FY'2034-35, Rs.16.33 Crs during FY'2035-36 and Rs.17.64 Crs duringFY2036-37.

1. **Profitability(PBT/NS):**

Major income of the comapny will remain as per above mentioned calculation and major expenses will be in the form of Cost of Food& Beverages, Electricity / Power Bill, Interest on term loan, Staff Cost and Selling and Marketing Cost.

ItisestimatedthatCompanywillspendabout20%oftherevenueonthecostof Food&Beverages,10%onPowerconsumption,19%onStaffexpenses,8%on Selling&Marketing.WhileinterestcostwillremainatRs.1.02Crs&Depreciation at Rs. 2.34 Crs during FY'2026-27.

Therefore,Itisprojectedthatprofitabilityratio(PBT/NetSales)willremainat3.43%

duringFY'2026-27,10.66%duringFY'2027-28,17.63%duringFY'2028-29,22.74%

duringFY'2029-30,24.46%duringFY'2030-31,26.42%duringFY'2031-32,29.55%

duringFY'2032-33,33.07%duringFY'2033-34,32.34%duringFY'2034-35,33.50%

duringFY'2035-36and34.75duringFY2036-37.

During initial years of operations, major focus of the management shall remains on positioning of Hotel, customer acquisition & penetration of market for which higher expensesonmarketing,brandingetcwouldbedone.However,withincreasein scale of operations, such expenses shall be rationalized.

Improvementisprofitabilityratioonyearonyearbasiswillbeonaccountof increase in Revenue and decrease in interest burden on term loan & Depreciation.

1. **TNW:**

Promoter is ready to infuse the funds of Rs. 5.11 Crs (equal to 31.66% of the total project cost) in the form of Capital of Rs.1.00 Crs and USL of Rs.4.11 Crs from promoters and family members. Promoter has confirmed that they have sufficient funds to infuse as a capital and USL.

Further,Itisestimatedthatentireprofitsurpluswillberetainedinthecompany andwiththisTNWoftheCompanywillremainatRs.1.20Crsason31.03.2027, Rs. 1.86 Crs as on 31.03.2028, Rs. 3.04 Crs as on 31.03.2029, Rs. 4.61 Crs as on 31.03.2030,Rs.6.51Crsason31.03.2031,Rs.8.73Crsason31.03.2032,Rs.

11.41Crsason31.03.2033,Rs.14.55Crsason31.03.2034,Rs.17.97Crsason

31.03.2035,Rs.21.80Crsason31.03.2036andRs.26.09Crsason31.03.2037.

1. **TOL/TNW:**

OutsideliabilityofthefirmwillremainmajorlyintheformofTermloan outstanding, Other dues and USLs infused by the promoters / group companies.

Therefore,leverageratioofthecompanyisestimatedtoremainat11.52ason 31.03.2027,7.15ason31.03.2028,4.16ason31.03.2029,2.58ason31.03.2030,

1.69ason31.03.2031,1.14ason31.03.2032,0.78ason31.03.2033,0.52ason

31.03.2034,0.35ason31.03.2035,0.23ason31.03.2036and0.16ason

31.03.2037withreductioninTermLoanoutstandingandimprovementinnetworth ofthefirmwithretentionoftheprofitinthefirm.

1. **TOL/Adj.TNW:**

It is estimated that Company will not invest any fund in their group companies. Therefore, adjusted leverage ratio will remain at same level as TOL/TNW.

1. **CurrentRatio&NWC:**

Asperestimates&projections,currentratiooftheCompanywillremainat3.91as on31.03.2027,5.79ason31.03.2028,7.11ason31.03.2029,8.05ason

31.03.2030,8.07ason31.03.2031,9.03ason31.03.2032,9.49ason31.03.2033,

11.15ason31.03.2034,12.43ason31.03.2035,26.32ason31.03.2036and

170.87ason31.03.2037.

Currentratioofthecompanywillbeimprovingyearonyearbasisonaccountof cashsurplusafterrepaymentoftermloan.Therefore,situationmaybeconsidered as acceptable.

NetWorking Capitalofthecompanyisestimatedtoremainat1.69ason 31.03.2027,3.45ason31.03.2028,5.19ason31.03.2029,6.91ason31.03.2030,

7.85ason31.03.2031,9.96ason31.03.2032,12.14ason31.03.2033,14.62as

on31.03.2034,16.58ason31.03.2035,20.51ason31.03.2036and25.48ason

31.03.2037.

1. **CommentsonLongTermLoans/EBIDTA:**

ItisprojectedthatLongtermLoans/EBIDTAmarginofthefirmwillremainat

3.64duringFY'2026-27,3.42duringFY'2027-28,2.99duringFY'2028-29,2.57

duringFY'2029-30,2.18duringFY'2030-31,1.80duringFY'2031-32,1.43during FY'2032-33,1.10duringFY'2033-34,0.79duringFY'2034-35,0.64duringFY'35-36

and0.60duringFY'2036-37.

LongtermLoans/EBIDTAofthefirmwillimproveeveryyearandisprojectedtobe

withinBanksacceptableratioof6.00duringFY'2026-27.HencepositionofLong term Loans / EBIDTA may be consider as acceptable.

1. **MovementofTNW**

Amount INR in Crore

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Projected** | **Projected** | **Projected** |
| **2026-27** | **2027-28** | **2028-29** |
| **01-04-2026** | **01-04-2027** | **01-04-2028** |
| **to** | **to** | **to** |
| **31-03-2027** | **31-03-2028** | **31-03-2029** |
| OpeningTNW(excludingSAM$) | 1.00 | 1.20 | 1.86 |
| ShareApplicationMoney($) |  |  |  |
| AddPAT | 0.20 | 0.66 | 1.18 |
| Add.(a)IncreaseinEquity |  |  |  |
| (b)IncreaseinSharePremium |  |  |  |
| Add. / Subtract Change in Intangible Assets |  |  |  |
| AdjustPriorYearExpenses |  |  |  |
| DeductDividendPayment |  |  |  |
| Add/Subtract:DTL/DTA |  |  |  |
| ClosingTNW | 1.20 | 1.86 | 3.04 |
| InvestmentinAssociates / Subsidiaries (A & S) |  |  |  |
| LongTermLoanstoA&S |  |  |  |
| AdjustedTNW | 1.20 | 1.86 | 3.04 |

$ShareApplicationMoney(SAM)beconvertedtoequitybynextBalanceSheet

1. **EfficiencyRatios**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Particulars** | **2026-27** | **2027-28** | **2028-29** | **2029-30** | **2030-31** |
| **Projected** | **Projected** | **Projected** | **Projected** | **Projected** |
| Net sales to Total Tangible Assets (times) | 0.54 | 0.58 | 0.61 | 0.62 | 0.64 |
| PBT to Total Tangible Assets (%) | 1.86 | 6.2 | 10.71 | 14.19 | 15.54 |
| OperatingcosttoSales (%) | 37.09 | 37.53 | 37.88 | 38.1 | 38.58 |
| Bank finance to CurrentAssets(%) | 0 | 0 | 0 | 0 | 0 |
| (Inventory/Net Sales)+(Receivables/Gr oss Sales)(Days) | 17 | 17 | 16 | 16 | 15 |
| Interest/Costofsales | 0.16 | 0.16 | 0.15 | 0.14 | 0.11 |
| BF/Grosssales | 0 | 0 | 0 | 0 | 0 |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Particulars** | **2031-32** | **2032-33** | **2033-34** | **2034-35** | **2035-36** |
| **Projected** | **Projected** | **Projected** | **Projected** | **Projected** |
| Net sales to Total Tangible Assets (times) | 0.64 | 0.64 | 0.63 | 0.62 | 0.61 |
| PBT to Total Tangible Assets (%) | 16.94 | 18.9 | 20.33 | 20.21 | 20.47 |
| OperatingcosttoSales (%) | 38.92 | 39.35 | 39.71 | 39.62 | 40.48 |
| Bank finance to CurrentAssets(%) | 0 | 0 | 0 | 0 | 0 |
| (Inventory/Net Sales)+(Receivables/Gr oss Sales)(Days) | 15 | 14 | 14 | 13 | 13 |
| Interest/Costofsales | 0.09 | 0.07 | 0.05 | 0.03 | 0.01 |
| BF/Grosssales | 0 | 0 | 0 | 0 | 0 |

|  |  |
| --- | --- |
| **Particulars** | **2036-37** |
| **Projected** |
| Net sales to Total Tangible Assets (times) | 0.58 |
| PBT to Total Tangible Assets (%) | 20.2 |
| OperatingcosttoSales (%) | 40.87 |
| Bank finance to CurrentAssets(%) | 0 |
| (Inventory/Net Sales)+(Receivables/Gr oss Sales)(Days) | 12 |
| Interest/Costofsales | 0 |
| BF/Grosssales | 0 |

1. **SynopsisofBalanceSheet**

Amount INR in Crore

|  |  |  |
| --- | --- | --- |
| **CurrentLiabilities** | **2026-27** | **2027-28** |
|  | **Projected** | **Projected** |
| **01-04-2026** | **01-04-2027** |
| **to** | **to** |
| **31-03-2027** | **31-03-2028** |
| ShorttermBankFinance(A) | 0.00 | 0.00 |
| Other Current Liabilities (B) (Total of i,ii,iii & iv) | 0.58 | 0.72 |
| i.SundryCreditors | 0.00 | 0.00 |
| ii.AdvancePaymentsreceived | 0.00 | 0.00 |
| iii.TLInst.Repayablein12months(incl FCCB) | 0.53 | 0.66 |
| iv.Provisions&OthersCL | 0.05 | 0.06 |
| v.Others: |  |  |
| **TotalCurrentLiabilities(C)=(A+B)** | 0.58 | 0.72 |

Amount INR in Crore

|  |  |  |
| --- | --- | --- |
| **TermLiabilities** | **2026-27** | **2027-28** |
|  | **Projected 01-04-2026**  **to**  **31-03-2027** | **Projected 01-04-2027**  **to**  **31-03-2028** |
| vi.TermLoans-SBI(>12months) | 9.13 | 8.47 |
| vii.TermLoans-Others(>12months) | 0.00 | 0.00 |
| viii.Debentures,RedeemablePref.shares (<12 years),FCCB etc. | 0.00 | 0.00 |
| ix.UnsecuredLoans | 4.11 | 4.11 |
| x.OtherTerm Liabilities | 0.00 | 0.00 |
| xi.DTL |  |  |
| **TotalTerm Liabilities(D)=Totalof(vi**  **toxi)** | 13.24 | 12.58 |
| **TotalOutsideLiabilities(E)=(C+D)** | 13.82 | 13.30 |
| xii.PUC(IncludingPremium) | 1.00 | 1.00 |
| xiii. Reserves & Surplus(Other than Revaluation Reserves) | 0.20 | 0.86 |
| xiv.ShareApplicationMoney | 0.00 | 0.00 |
| xv.Others | 0.00 | 0.00 |
| NetWorth(NW)(F)=Totalof(xiitoxv) | 1.20 | 1.86 |
| **TotalLiabilities(G)=(E+F)** | 15.02 | 15.16 |

Amount INR in Crore

|  |  |  |
| --- | --- | --- |
| **CurrentAssets** | **2026-27** | **2027-28** |
|  | **Projected 01-04-2026**  **to**  **31-03-2027** | **Projected 01-04-2027**  **to**  **31-03-2028** |
| a.Cash&BankBalances | 0.15 | 0.20 |
| b)LC/BGMargins,FixedDeposit&liquid investments | 0.00 | 0.00 |
| c.Receivables(<6months) | 0.18 | 0.20 |
| d.Investments(Otherthanlongterm) | 1.60 | 3.21 |
| e.TotalInventory | 0.20 | 0.20 |

**f.OtherCurrentAssets**

|  |  |  |
| --- | --- | --- |
| f.i.DuesfromAssociate/Subsidiaries | 0.00 | 0.00 |
| f.ii.Others: | 0.14 | 0.36 |
| **TotalCurrentAssets(A)** | 2.27 | 4.17 |

Amount INR in Crore

|  |  |  |
| --- | --- | --- |
| **FixedAssets** | **2026-27** | **2027-28** |
|  | **Projected 01-04-2026**  **to**  **31-03-2027** | **Projected 01-04-2027**  **to**  **31-03-2028** |
| GrossBlock | 15.09 | 15.09 |
| Less:CumulativeDepreciation | 2.34 | 4.10 |
| **NetBlock(excludingrevaluation reserves) + Capital Workin Progress (B)** | 12.75 | 10.99 |
| Investment in Associates, Subsidiaries, Sister Concerns etc. | 0.00 | 0.00 |
| OtherInvestments | 0.00 | 0.00 |
| Receivables>6months | 0.00 | 0.00 |
| Others | 0.00 | 0.00 |
| L.T Loans &Advances | 0.00 | 0.00 |
| **NonCurrent Assets (C)** | 0.00 | 0.00 |
| **TotalTangibleAssets(A+B+C=D)** | 15.02 | 15.16 |
| **IntangibleAssets,includingDTA(E)** | 0.00 | 0.00 |
| **TotalAssets(D+E+F)** | 15.02 | 15.16 |

1. **MovementofLongTermFunds(FundsFlow) Long Term Sources**

Amount INR in Crore

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Funds Flow** | **2026-27** | **2027-28** | **2028-29** | **2029-30** | **2030-31** | **2031-32** |
|  | Projected | Projected | Projected | Projected | Projected | Projected |
| 01-04-2026 | 01-04-2027 | 01-04-2028 | 01-04-2029 | 01-04-2030 | 01-04-2031 |
| to | to | to | to | to | to |
| 31-03-2027 | 31-03-2028 | 31-03-2029 | 31-03-2030 | 31-03-2031 | 31-03-2032 |
| a)CashAccruals | 2.54 | 2.42 | 2.53 | 2.62 | 2.96 | 3.25 |
| b)EquityFunds | 1.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| c) Loans | 13.24 | -0.66 | -0.78 | -0.90 | -1.02 | -1.14 |
| d)Others | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total** | 16.78 | 1.76 | 1.75 | 1.72 | 1.94 | 2.11 |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Funds Flow** | **2032-33** | **2033-34** | **2034-35** | **2035-36** | **2036-37** |
|  | Projected | Projected | Projected | Projected | Projected |
| 01-04-2032 | 01-04-2033 | 01-04-2034 | 01-04-2035 | 01-04-2036 |
| to | to | to | to | to |
| 31-03-2033 | 31-03-2034 | 31-03-2035 | 31-03-2036 | 31-03-2037 |
| a)CashAccruals | 3.50 | 3.80 | 4.28 | 4.60 | 4.97 |
| b)EquityFunds | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| c) Loans | -1.32 | -1.32 | -1.32 | -0.67 | 0.00 |
| d)Others | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total** | 2.18 | 2.48 | 2.96 | 3.93 | 4.97 |

**LongTermuses**

Amount INR in Crore

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Funds Flow** | **2026-27** | **2027-28** | **2028-29** | **2029-30** | **2030-31** | **2031-32** |
|  | Projected | Projected | Projected | Projected | Projected | Projected |
| 01-04-2026 | 01-04-2027 | 01-04-2028 | 01-04-2029 | 01-04-2030 | 01-04-2031 |
| to | to | to | to | to | to |
| 31-03-2027 | 31-03-2028 | 31-03-2029 | 31-03-2030 | 31-03-2031 | 31-03-2032 |
| a)CAPEX | 15.09 | 0.00 | 0.01 | 0.00 | 1.00 | 0.00 |
| b) Others | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total** | 15.09 | 0.00 | 0.01 | 0.00 | 1.00 | 0.00 |
| Long Term Surplus/Deficit | 1.69 | 1.76 | 1.74 | 1.72 | 0.94 | 2.11 |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Funds Flow** | **2032-33** | **2033-34** | **2034-35** | **2035-36** | **2036-37** |
|  | Projected | Projected | Projected | Projected | Projected |
| 01-04-2032 | 01-04-2033 | 01-04-2034 | 01-04-2035 | 01-04-2036 |
| to | to | to | to | to |
| 31-03-2033 | 31-03-2034 | 31-03-2035 | 31-03-2036 | 31-03-2037 |
| a)CAPEX | 0.00 | 0.00 | 1.00 | 0.00 | 0.00 |
| b) Others | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total** | 0.00 | 0.00 | 1.00 | 0.00 | 0.00 |
| Long Term Surplus/Deficit | 2.18 | 2.48 | 1.96 | 3.93 | 4.97 |

**AppraisalMemorandumforTermLoan/DPG**

|  |  |
| --- | --- |
| ProjectName:THEAIRANPARADISE | FacilityName:TL |
|  | Name:TermLoan |
| FacilityCurrency:INR |  |
| Branch:INDUSTRIALESTATEMATHURA | Company: SOMPTUEUX STAYS PRIVATE LIMITED |

**Proposal**

Sanction of Term Loan of Rs. 9.90 Crs with door to door tenor of 12 years including moratorium period of 24 months from the date of disbursement.

**Project/ Purpose:**

Company has planned to start a premium hotel in Mathura district of UP. Company has purchased a commercial property bearing no. Khasra No.3, Vill- Alhaipur, Dist- Mathura.Totalareais3017.23Sq.mtrsituatedincommercialprojectknownas THE AIRAN PARADISE.

**b.CostofProject,MeansofFinance,KeyProjectParameters**

Amount INR in Crore

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Cost** | | | **Means ofFinance** | | | |
| **A.Equity** | **Promoter(a)** | **Others(b)** | **Total(c=a+b)** |
| Land | 0.19 | | i)EquityShares | 1.00 | 0.00 | 1.00 |
| Building | 8.00 | | ii)Pref. Shares |  |  |  |
| P&M |  | | iii)Internal Accurals |  |  |  |
| OtherAssets | 5.88 | | **Total Equity Contribution (i+ii+iii) (A)** | 5.11 | 0.00 | 5.11 |
| Prel.andPre- op. expenses |  | | B.Debt |  |  |  |
| IDC@ | 1.02 | | i)RTL |  |  | 9.90 |
| Contingencies |  | | ii)ECB |  |  |  |
| WCMargin |  | | iii)Debentures |  |  |  |
|  |  | | iv)Unsecured Loans |  |  |  |
|  |  | | v) Others, if any |  |  | 0.08 |
|  |  | | **TotalDebt (i+ii+iii+iv+v)**  **(B)** |  |  | 9.98 |
| **TotalCost** | 15.09 | |  |  | Total(A+B) | 15.09 |
| Debt/Equity (B / A) | 1.95 | |  |  |  |  |
| Promoter's Contribution (a  /A)% | 100.00 | |  |  |  |  |
| Note  @ IDC - interest during construction, as a component of preliminary & pre- operative expenses | | | | | | |
| **Debt:Equity:(B/A)** | | 1.95 | | | | |

**c)RemarksonCostofproject&Meansoffinance(inbrief)**

TotalProjectcostisRs.15.09Crstowardsconstructionofhotelbuildings/Other and means of finances are as, Promoters Contribution towards equity: Rs.1.00 Crs, BankFinance(TL):Rs.9.90CrsandUSLofRs.4.11CrsandothersofRs.0.08Crs.

**d)ProjectImplementation&DisbursementSchedule**

1. **Location**

MathuraVrindavan Expressway

1. **Land**

The Company has obtained land on lease for next 30 years (From 01.06.2023 to 31.05.2053) on the monthly rent of Rs. 50,000.00. Owners of the Land are Mrs. Dayawati W/o Mr. Ramesh Chand Agarwal and Mrs. Sangeeta Agarwal W/o Mr. Dinesh Chand Agarwal. Total area of the land is 2369.94 Sq. Meter. The Owners ofthepropertyarefamily membersof thepromotersof the theCompany.The Construction site is situated at the prime location between Mathura and Vrindavanon National Highway (NH-19).

1. **Productionfactors/TechnicalAspects**

NotApplicable

1. **Lender'sIndependentEngineer/InsuranceConsultant/LegalConsultant**

NotApplicable-NotApplicable-NotApplicable-NotApplicable-NotApplicable-

1. **Marketing&SellingArrangements**

Companyhasplannedtoset-upapremiumhotelunderthebrandnameofThe AiranParadise.

1. **AnyOtherFactors**

Nil

1. **Utilities**

Willbeinstalled.

1. **ApprovalsandClearances**

IndustrialLicense:Obtained

ApprovingAuthority:DepttofTourism,UP Date of Licence/Clearance: 10-07-2023

Obtained.

Technical Collaboration Agreement: Not Required Import License for P&M: Not Required

Approval from SEBI for Capital Issues: Not Required Clearances from PCB: Not Required

ClearancesfromMunicipalities:Obtained

ApprovingAuthority:MVDA

DateofLicence/Clearance:26-06-2024 Obtained.

ClearancesfromForestDepartment:NotRequired

ClearancesfromLocalBodies:Obtained Approving Authority: GST

DateofLicence/Clearance:09-07-2024 Obtained.

EnvironmentalClearance:NotRequired

1. **Implementation Schedule and Disbursement Schedule Implementation Schedule:**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Stage | Details | StartDate | End | Status | AsOn |
| Under | Constructionstarted | 01-07- | 31-03- | I | 25-07- |
| Constructi |  | 2024 | 2026 |  | 2024 |
| on |  |  |  |  |  |

**Disbursementschedule**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Stage | Details | Amount | StartDate | EndDate | Status | Disbursed |
| Under | Disbursementwillbedone | 9.90 | 01-08- | 31-03- | N |  |
| Sanctioned | asperconstructionafter |  | 2024 | 2026 |  |
|  | ensuringpromoter's |  |  |  |  |
|  | margin. |  |  |  |  |

1. **Commercialviability**

**CommercialViability(Companyasawhole/SPV)**

Amount INR in Crore

StartYear:2026-27 EndYear:2036-37

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **2026-27** | **2027-28** | **2028-29** | **2029-30** | **2030-31** | **2031-32** | **2032-33** |
| CapacityUtilization% |  |  |  |  |  |  |  |
| Sales | 8.17 | 8.82 | 9.53 | 10.29 | 11.12 | 12.00 | 12.96 |
| NetProfit | 0.20 | 0.66 | 1.18 | 1.57 | 1.90 | 2.22 | 2.68 |
| Cash Accruals(Excluding cash accruals utilized for the project) | 2.54 | 2.42 | 2.53 | 2.62 | 2.96 | 3.25 | 3.50 |
| Interest(b) | 1.02 | 0.98 | 0.92 | 0.85 | 0.76 | 0.66 | 0.55 |
| Total(a)+(b) | 3.56 | 3.40 | 3.45 | 3.47 | 3.72 | 3.91 | 4.05 |
| ExistingLoans(c) | -8.87 | -7.94 | -7.03 | -6.01 | -4.87 | -3.61 | -2.17 |
| ProposedLoans(d) | 9.13 | 8.47 | 7.69 | 6.79 | 5.77 | 4.63 | 3.31 |
| Interest(e) | 1.02 | 0.98 | 0.92 | 0.85 | 0.76 | 0.66 | 0.55 |
| Total(c)+(d)+(e) | 1.28 | 1.51 | 1.58 | 1.63 | 1.66 | 1.68 | 1.69 |
| GrossDSCR | 2.78 | 2.25 | 2.18 | 2.13 | 2.24 | 2.33 | 2.40 |
| AverageGrossDSCR | 2.67 |  | | | | | |
| NetDSCR | 9.77 | 4.57 | 3.83 | 3.36 | 3.29 | 3.19 | 3.07 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **2033-34** | **2034-35** | **2035-36** | **2036-37** |
| CapacityUtilization% |  |  |  |  |
| Sales | 14.00 | 15.12 | 16.33 | 17.64 |
| NetProfit | 3.14 | 3.42 | 3.83 | 4.29 |
| Cash Accruals(Excluding cash accruals utilized for the project) | 3.80 | 4.28 | 4.60 | 4.97 |
| Interest(b) | 0.42 | 0.28 | 0.14 | 0.02 |
| Total(a)+(b) | 4.22 | 4.56 | 4.74 | 4.99 |
| ExistingLoans(c) | -0.67 | 0.65 | 1.32 | 0.67 |
| ProposedLoans(d) | 1.99 | 0.67 | 0.00 | 0.00 |
| Interest(e) | 0.42 | 0.28 | 0.14 | 0.02 |
| Total(c)+(d)+(e) | 1.74 | 1.60 | 1.46 | 0.69 |
| GrossDSCR | 2.43 | 2.85 | 3.25 | 7.23 |
| AverageGrossDSCR |  | | | |
| NetDSCR | 2.88 | 3.24 | 3.48 | 7.42 |

1. **RepaymentSchedule**

TenorofLoan(inmonths)144

Amount INR in Crore

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| StartDate | EndDate | Repayment or Moratorium | Period | No. of Installments | Installment Amount | Total Repayment Amount |
| 01-09- | 31-08- | Moratorium | Monthly | 24 | 0.00 | 0.00 |
| 2024 | 2026 |
| 01-09- | 31-08- | Repayment | Monthly | 12 | 0.04 | 0.48 |
| 2026 | 2027 |
| 01-09- | 31-08- | Repayment | Monthly | 12 | 0.05 | 0.60 |
| 2027 | 2028 |
| 01-09- | 31-08- | Repayment | Monthly | 12 | 0.06 | 0.72 |
| 2028 | 2029 |
| 01-09- | 31-08- | Repayment | Monthly | 12 | 0.07 | 0.84 |
| 2029 | 2030 |
| 01-09- | 31-08- | Repayment | Monthly | 12 | 0.08 | 0.96 |
| 2030 | 2031 |
| 01-09- | 31-08- | Repayment | Monthly | 12 | 0.09 | 1.08 |
| 2031 | 2032 |
| 01-09- | 28-02- | Repayment | Monthly | 6 | 0.10 | 0.60 |
| 2032 | 2033 |
| 01-03- | 31-08- | Repayment | Monthly | 6 | 0.11 | 0.66 |
| 2033 | 2033 |
| 01-09- | 31-08- | Repayment | Monthly | 12 | 0.11 | 1.32 |
| 2033 | 2034 |
| 01-09- | 31-08- | Repayment | Monthly | 12 | 0.11 | 1.32 |
| 2034 | 2035 |
| 01-09- | 31-08- | Repayment | Monthly | 12 | 0.11 | 1.32 |
| 2035 | 2036 |
| TotalPeriodinMonths | | | 144 |  | | 9.90 |

1. **SecurityMargin** Amount INR in Crore

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Particulars** | **2026-27** | **2027-28** | **2028-29** | **2029-30** | **2030-31** | **2031-32** | **2032-33** |
| WDVoffixed assets | 12.75 | 10.99 | 9.65 | 8.60 | 8.54 | 7.51 | 6.69 |
| Agg. TL / DPGoutstdg. | 9.66 | 9.13 | 8.47 | 7.69 | 6.79 | 5.77 | 4.63 |
| Security margin available | 3.09 | 1.86 | 1.18 | 0.91 | 1.75 | 1.74 | 2.06 |
| %ofmargin | 24.24 | 16.92 | 12.23 | 10.58 | 20.49 | 23.17 | 30.79 |
| FixedAssets Coverage Ratio | 1.32 | 1.20 | 1.14 | 1.12 | 1.26 | 1.30 | 1.44 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Particulars** | **2033-34** | **2034-35** | **2035-36** | **2036-37** |
| WDVoffixed assets | 6.03 | 6.17 | 5.40 | 4.72 |
| Agg. TL / DPGoutstdg. | 3.31 | 1.99 | 0.67 | 0.00 |
| Security margin available | 2.72 | 4.18 | 4.73 | 4.72 |
| %ofmargin | 45.11 | 67.75 | 87.59 | 100.00 |
| FixedAssets Coverage Ratio | 1.82 | 3.10 | 8.06 | 0.00 |

1. **Break-evenanalysisandwhetheracceptable**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Particulars** | **2026-27** | **2027-28** | **2028-29** | **2029-30** | **2030-31** | **2031-32** |
| Sales(S) | 8.17 | 8.82 | 9.53 | 10.29 | 11.12 | 12.00 |
| PBT | 0.28 | 0.94 | 1.68 | 2.34 | 2.72 | 3.17 |

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Variable Cost(VC) | 4.47 | | 5.08 | | 5.52 | | 5.99 | | 6.52 | | 7.08 |
| Fixed Cost (FC) | 3.42 | | 2.80 | | 2.33 | | 1.96 | | 1.88 | | 1.75 |
| Depreciation (D) | 2.34 | | 1.76 | | 1.35 | | 1.05 | | 1.06 | | 1.03 |
| Contribution (S-VC) | 3.70 | | 3.74 | | 4.01 | | 4.30 | | 4.60 | | 4.92 |
| Break Even Point((F\*S)  /Contributio  n) | 7.55 | | 6.60 | | 5.54 | | 4.69 | | 4.54 | | 4.27 |
| Break Even Sales (%) | 92.43 | | 74.87 | | 58.10 | | 45.58 | | 40.87 | | 35.57 |
| Cash Break Even Point (((F-D)\*S)  /Contributio  n) | 2.38 | | 2.45 | | 2.33 | | 2.18 | | 1.98 | | 1.76 |
| Cash Break Even Sales (%) | 29.19 | | 27.81 | | 24.44 | | 21.16 | | 17.83 | | 14.63 |
| **Particulars** | | **2032-33** | | **2033-34** | | **2034-35** | | **2035-36** | | **2036-37** | |
| Sales(S) | | 12.96 | | 14.00 | | 15.12 | | 16.33 | | 17.64 | |
| PBT | | 3.83 | | 4.49 | | 4.89 | | 5.47 | | 6.13 | |
| Variable Cost (VC) | | 7.70 | | 8.37 | | 9.03 | | 9.89 | | 10.75 | |
| Fixed Cost (FC) | | 1.43 | | 1.14 | | 1.20 | | 0.97 | | 0.76 | |
| Depreciation (D) | | 0.82 | | 0.66 | | 0.86 | | 0.77 | | 0.68 | |
| Contribution (S-VC) | | 5.26 | | 5.63 | | 6.09 | | 6.44 | | 6.89 | |
| Break Even Point((F\*S)  /Contribution  ) | | 3.52 | | 2.83 | | 2.98 | | 2.46 | | 1.95 | |
| Break Even Sales (%) | | 27.19 | | 20.25 | | 19.70 | | 0.15 | | 0.11 | |
| Cash Break Even Point (((F-D)\*S)  /Contribution  ) | | 1.50 | | 1.19 | | 0.84 | | 0.51 | | 0.20 | |
| Cash Break Even Sales (%) | | 11.60 | | 8.53 | | 5.58 | | 0.03 | | 0.01 | |

1. **Sensitivity Analysis and whether acceptable Sensitivity Analysis under Normal Condition:-**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Particul ars** | **2026-**  **27** | **2027-**  **28** | **2028-**  **29** | **2029-**  **30** | **2030-**  **31** | **2031-**  **32** | **2032-**  **33** | **2033-**  **34** | **2034-**  **35** |
| Net Profit | 0.20 | 0.66 | 1.18 | 1.57 | 1.90 | 2.22 | 2.68 | 3.14 | 3.42 |
| Depreci ation | 2.34 | 1.76 | 1.35 | 1.05 | 1.06 | 1.03 | 0.82 | 0.66 | 0.86 |
| Intt on Term Loan&CC | 1.02 | 0.98 | 0.92 | 0.85 | 0.76 | 0.66 | 0.55 | 0.42 | 0.28 |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 3.56 | 3.40 | 3.45 | 3.47 | 3.72 | 3.91 | 4.05 | 4.22 | 4.56 |
|  |  |  |  |  |  |  |  |  |  |
| Installm ent of T/L | 0.27 | 0.53 | 0.66 | 0.78 | 0.90 | 1.02 | 1.14 | 1.32 | 1.32 |
| Intt on Term Loan&CC | 1.02 | 0.98 | 0.92 | 0.85 | 0.76 | 0.66 | 0.55 | 0.42 | 0.28 |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 1.29 | 1.51 | 1.58 | 1.63 | 1.66 | 1.68 | 1.69 | 1.74 | 1.60 |
|  |  |  |  |  |  |  |  |  |  |
| **DSCR** | **2.76** | **2.25** | **2.18** | **2.13** | **2.24** | **2.33** | **2.40** | **2.43** | **2.85** |
| **Particul ars** | **2035-**  **36** | **2036-**  **37** |  |  |  |  |  |  |  |
| Net Profit | 3.83 | 4.29 |  |  |  |  |  |  |  |
| Depreci ation | 0.77 | 0.68 |  |  |  |  |  |  |  |
| Intt on Term Loan&CC | 0.14 | 0.02 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 4.74 | 4.99 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Installm ent of T/L | 1.32 | 0.67 |  |  |  |  |  |  |  |
| Intt on Term Loan&CC | 0.14 | 0.02 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 1.46 | 0.69 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| **DSCR** | **3.25** | **7.23** |  |  |  |  |  |  |  |
| **AVG DSCR** | **2.91** |  |  |  |  |  |  |  |  |

**SensitivityAnalysis,ifweConsider5%dropinnetsales:-**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Particul ars** | **2026-**  **27** | **2027-**  **28** | **2028-**  **29** | **2029-**  **30** | **2030-**  **31** | **2031-**  **32** | **2032-**  **33** | **2033-**  **34** | **2034-**  **35** |
| Net Profit | 0.07 | 0.53 | 1.04 | 1.49 | 1.74 | 2.05 | 2.50 | 2.95 | 3.21 |
| Depreci ation | 2.34 | 1.76 | 1.35 | 1.05 | 1.06 | 1.03 | 0.82 | 0.66 | 0.86 |
| Intt on Term Loan&CC | 1.02 | 0.98 | 0.92 | 0.85 | 0.76 | 0.66 | 0.55 | 0.42 | 0.28 |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 3.43 | 3.27 | 3.31 | 3.39 | 3.56 | 3.74 | 3.87 | 4.03 | 4.35 |
|  |  |  |  |  |  |  |  |  |  |
| Installm ent of T/L | 0.27 | 0.53 | 0.66 | 0.78 | 0.90 | 1.02 | 1.14 | 1.32 | 1.32 |
| Intt on Term Loan&CC | 1.02 | 0.98 | 0.92 | 0.85 | 0.76 | 0.66 | 0.55 | 0.42 | 0.28 |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 1.29 | 1.51 | 1.58 | 1.63 | 1.66 | 1.68 | 1.69 | 1.74 | 1.60 |
|  |  |  |  |  |  |  |  |  |  |
| **DSCR** | **2.66** | **2.16** | **2.09** | **2.08** | **2.15** | **2.22** | **2.29** | **2.31** | **2.72** |
| **Particul ars** | **2035-**  **36** | **2036-**  **37** |  |  |  |  |  |  |  |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Net Profit | 3.60 | 4.05 |  |  |  |  |  |  |  |
| Depreci ation | 0.77 | 0.68 |  |  |  |  |  |  |  |
| Intt on Term Loan&CC | 0.14 | 0.02 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 4.51 | 4.75 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| Installm ent of T/L | 1.32 | 0.67 |  |  |  |  |  |  |  |
| Intt on Term Loan&CC | 0.14 | 0.02 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 1.46 | 0.69 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| **DSCR** | **3.09** | **6.88** |  |  |  |  |  |  |  |
| **AVG DSCR** | **2.79** |  |  |  |  |  |  |  |  |

**SensitivityAnalysisIfweconsiderFCincreaseby5%:-**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Particul ars** | **2026-**  **27** | **2027-**  **28** | **2028-**  **29** | **2029-**  **30** | **2030-**  **31** | **2031-**  **32** | **2032-**  **33** | **2033-**  **34** | **2034-**  **35** |
| Net Profit | 0.08 | 0.56 | 1.09 | 1.57 | 1.84 | 2.16 | 2.63 | 3.10 | 3.38 |
| Depreci ation | 2.34 | 1.76 | 1.35 | 1.05 | 1.06 | 1.03 | 0.82 | 0.66 | 0.86 |
| Intt on Term Loan&CC | 1.02 | 0.98 | 0.92 | 0.85 | 0.76 | 0.66 | 0.55 | 0.42 | 0.28 |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 3.44 | 3.30 | 3.36 | 3.47 | 3.66 | 3.85 | 4.00 | 4.18 | 4.52 |
|  |  |  |  |  |  |  |  |  |  |
| Installm ent of T/L | 0.27 | 0.53 | 0.66 | 0.78 | 0.90 | 1.02 | 1.14 | 1.32 | 1.32 |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Intt on Term Loan&CC | 1.02 | 0.98 | 0.92 | 0.85 | 0.76 | 0.66 | 0.55 | 0.42 | 0.28 |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 1.29 | 1.51 | 1.58 | 1.63 | 1.66 | 1.68 | 1.69 | 1.74 | 1.60 |
|  |  |  |  |  |  |  |  |  |  |
| DSCR | 2.66 | 2.19 | 2.13 | 2.13 | 2.20 | 2.29 | 2.37 | 2.40 | 2.83 |
| **Particul ars** | **2035-**  **36** | **2036-**  **37** |  |  |  |  |  |  |  |
| Net Profit | 3.80 | 4.26 |  |  |  |  |  |  |  |
| Depreci ation | 0.77 | 0.68 |  |  |  |  |  |  |  |
| Intt on Term Loan&CC | 0.14 | 0.02 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 4.71 | 4.96 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| Installm ent of T/L | 1.32 | 0.67 |  |  |  |  |  |  |  |
| Intt on Term Loan&CC | 0.14 | 0.02 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 1.46 | 0.69 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| DSCR | 3.22 | 7.19 |  |  |  |  |  |  |  |
| **AVG DSCR** | **2.87** |  |  |  |  |  |  |  |  |

**SensitivityAnalysis,ifweConsider10%dropinnetsales:-**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Particul ars** | **2026-**  **27** | **2027-**  **28** | **2028-**  **29** | **2029-**  **30** | **2030-**  **31** | **2031-**  **32** | **2032-**  **33** | **2033-**  **34** | **2034-**  **35** |
| Net Profit | -0.09 | 0.40 | 0.90 | 1.34 | 1.58 | 1.87 | 2.31 | 2.75 | 3.00 |
| Depreci ation | 2.34 | 1.76 | 1.35 | 1.05 | 1.06 | 1.03 | 0.82 | 0.66 | 0.86 |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Intt on Term Loan&CC | 1.02 | 0.98 | 0.92 | 0.85 | 0.76 | 0.66 | 0.55 | 0.42 | 0.28 |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 3.27 | 3.14 | 3.17 | 3.24 | 3.40 | 3.56 | 3.68 | 3.83 | 4.14 |
|  |  |  |  |  |  |  |  |  |  |
| Installm ent of T/L | 0.27 | 0.53 | 0.66 | 0.78 | 0.90 | 1.02 | 1.14 | 1.32 | 1.32 |
| Intt on Term Loan&CC | 1.02 | 0.98 | 0.92 | 0.85 | 0.76 | 0.66 | 0.55 | 0.42 | 0.28 |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 1.29 | 1.51 | 1.58 | 1.63 | 1.66 | 1.68 | 1.69 | 1.74 | 1.60 |
|  |  |  |  |  |  |  |  |  |  |
| **DSCR** | **2.53** | **2.08** | **2.00** | **1.99** | **2.05** | **2.12** | **2.18** | **2.20** | **2.59** |
| **Particul ars** | **2035-**  **36** | **2036-**  **37** |  |  |  |  |  |  |  |
| Net Profit | 3.38 | 3.81 |  |  |  |  |  |  |  |
| Depreci ation | 0.77 | 0.68 |  |  |  |  |  |  |  |
| Intt on Term Loan&CC | 0.14 | 0.02 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 4.29 | 4.51 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| Installm ent of T/L | 1.32 | 0.67 |  |  |  |  |  |  |  |
| Intt on Term Loan&CC | 0.14 | 0.02 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 1.46 | 0.69 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DSCR** | **2.94** | **6.53** |  |  |  |  |  |  |  |
| **AVG DSCR** | **2.66** |  |  |  |  |  |  |  |  |

**SensitivityAnalysis,ifweconsiderFCincreaseby10%:-**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Particul ars** | **2026-**  **27** | **2027-**  **28** | **2028-**  **29** | **2029-**  **30** | **2030-**  **31** | **2031-**  **32** | **2032-**  **33** | **2033-**  **34** | **2034-**  **35** |
| Net Profit | -0.06 | 0.46 | 1.01 | 1.50 | 1.77 | 2.10 | 2.58 | 3.06 | 3.34 |
| Depreci ation | 2.34 | 1.76 | 1.35 | 1.05 | 1.06 | 1.03 | 0.82 | 0.66 | 0.86 |
| Intt on Term Loan&CC | 1.02 | 0.98 | 0.92 | 0.85 | 0.76 | 0.66 | 0.55 | 0.42 | 0.28 |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 3.30 | 3.20 | 3.28 | 3.40 | 3.59 | 3.79 | 3.95 | 4.14 | 4.48 |
|  |  |  |  |  |  |  |  |  |  |
| Installm ent of T/L | 0.27 | 0.53 | 0.66 | 0.78 | 0.90 | 1.02 | 1.14 | 1.32 | 1.32 |
| Intt on Term Loan&CC | 1.02 | 0.98 | 0.92 | 0.85 | 0.76 | 0.66 | 0.55 | 0.42 | 0.28 |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 1.29 | 1.51 | 1.58 | 1.63 | 1.66 | 1.68 | 1.69 | 1.74 | 1.60 |
|  |  |  |  |  |  |  |  |  |  |
| **DSCR** | **2.56** | **2.12** | **2.08** | **2.09** | **2.16** | **2.25** | **2.34** | **2.38** | **2.80** |
| **Particul ars** | **2035-**  **36** | **2036-**  **37** |  |  |  |  |  |  |  |
| Net Profit | 3.76 | 4.24 |  |  |  |  |  |  |  |
| Depreci ation | 0.77 | 0.68 |  |  |  |  |  |  |  |
| Intt on Term Loan&CC | 0.14 | 0.02 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 4.67 | 4.94 |  |  |  |  |  |  |  |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |  |  |  |  |
| Installm ent of T/L | 1.32 | 0.67 |  |  |  |  |  |  |  |
| Intt on Term Loan&CC | 0.14 | 0.02 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| Sub Total | 1.46 | 0.69 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| **DSCR** | **3.20** | **7.16** |  |  |  |  |  |  |  |
| **AVG DSCR** | **2.83** |  |  |  |  |  |  |  |  |

1. **PrimarySecurity Existing**

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Sr.**  **No.** | **SecurityID&Facilities** | **SARFAESI**  **Compliant(Y/N)** | **Type/Priority**  **/DateofROCCharge** | **Value\*\*** | | | **Date ofValuation** | **Basis ofValuation** | **ROC**  **ChargeStatus(Createdon)** | **SearchReportDate** | **CERSAI**  **Date** |
| **Apportionedto Facilitiesof SBI** | **TotalValueofSecurity** | **SBISharein TotalValue** |
| None | | | | | | | | | | | |
| **Total** | | | | 0.00 |  | | | | | | |

# Security Proposed

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  |  |  | | |  |  |  |  |  |
|  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
| 1 | **PropertySurveyNo&AddressDetails\*:**(1)CommercialPlot:KhasraNo.1026MaujaKota,Mathura,:2405.92SqrMtr, | | | | | | | | | | |
| **Documents and Ownership Details: \* :** (1) Belongs to : Sri Raj Kumar Agrawal and Smt Ragini, Who is : Director of the company, TitleDeed No : 1446, Registered On : 07-FEB-06, at : Mathura, UP, | | | | | | | | | | |
|  |  |  |  |  |  |  |  |  |  |  |  |
| 2 | **Property Survey No & Address Details \* :** (1) Commercial Building: Khasra No. 1024 & 1025 Mauja Kota, Mathura, Mathura, UttarPradesh, : 3420.00 Sqr mtr , | | | | | | | | | | |
| **Documents and Ownership Details: \* :** (1) Belongs to : Raj Kumar Agrawal and Ragini, Who is : Director, Title Deed No : 4269, RegisteredOn : 15-APR-06, at : Mathura, UP, | | | | | | | | | | |
| **Total** | | | | 14.57 |  | | | | | | |

1. **Personal&CorporateGuarantees ProposedPersonalGuarantees**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Sr.**  **No.** | **Security Id** | **Facilities** | **Name of Guarantor** | **NetMeans** | | **Ason** | **Compiled on** |
| **Excluding**  **Investment** | **Including**  **Investment** |
| None | | | | | | | |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Sr.**  **No.** | **Security Id** | **Facilities** | **Name of Guarantor** | **NetMeans** | | **Ason** | **Compiled on** |
| **Excluding**  **Investment** | **Including**  **Investment** |
| 1 | S20856283 0007P | TermLoan | HARSH AGRAWAL | 0.23 | 0.23 | 31-03-  2024 | 15-07-  2024 |
| 2 | S20856283 0009P | TermLoan | SANGEETA AGRAWAL | 3.20 | 3.20 | 31-03-  2024 | 15-07-  2024 |
| 3 | S20856283 0008P | TermLoan | DAYABATI | 2.11 | 2.11 | 31-03-  2024 | 15-07-  2024 |
| 4 | S20856283 0006P | TermLoan | RAGINIAGRAWAL | 1.99 | 2.04 | 31-03-  2024 | 15-07-  2024 |
| 5 | S20856283 0005P | TermLoan | RAJAGARWAL | 6.00 | 6.00 | 31-03-  2024 | 15-07-  2024 |

1. **SecurityCoverage**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Existing** | | **Proposed** | |
| **Security CoverageSBI:** | **Including Residual Value(%)** | **Excluding Residual Value(%)** | **Including Residual Value(%)** | **Excluding Residual Value(%)** |
| TermLoan(%) | 0 | 0 | 361.72 | 147.17 |
| Working Capital (%) | 0 | 0 | 0 | 0 |
| Comment on infirmities in security creation, if any |  | |  | |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Fixed Asset CoverageRatio |  |  |  |  |

1. Deviationfromexistingsecurity(ifany)tobementionedintheproposal,
   1. FactoryLandandBuildingpropertyatKhasraNo.1024&1025,Situatedat Mauja Kota, Mathura in the name of Mr. Raj Kumar Agrawal and Mrs. Ragini Agrawal. Total Area is 3420.00 Sq. mtr.

TIR:

* + 1. MohanKumar Mishra,Dated :08/07/2024
    2. 2ndTIRisunderprocess.

Valuation:

1. Er Shiv Kumar Mishra, Dated : 24/06/2024 (MV : Rs. 9.50 Crs and RV : Rs. 8.55Crs)
2. ErRakeshJain,Dated:10/07/2024(MV:Rs.9.64CrsandRV:Rs.8.68Crs)
   1. FactoryLandandBuildingpropertyatKhasraNo.1026,SituatedatMaujaKota, Mathura in the name of Mr. Raj Kumar Agrawal and Mrs. Ragini Agrawal. Total

Areais2405.92Sq.mtr.

TIR:

* + 1. MohanKumar Mishra,Dated :08/07/2024
    2. 2ndTIRisunderprocess.

Valuation:

1. ErShivKumarMishra,Dated:24/06/2024(MV:Rs.6.69CrsandRV:Rs.6.02 Crs)
2. ErRakeshJain,Dated:10/07/2024(MV:Rs.6.79CrsandRV:Rs.6.10Crs)
   1. Under Construction Hotel property at Khasra No.3, Situated at Mauja Alhaipur, MathurainthenameofSmtSangeetaAgrawalandSmtDayaBatiandleasedone inFavourofM/sSomptueuxStaysPvtLtd.TotalAreais3017.23Sq.mtr.

TIR:

* + 1. MohanKumar Mishra,Dated :08/07/2024
    2. 2ndTIRisunderprocess.

Valuation:

1. ErShivKumarMishra,Dated:24/06/2024(MV:Rs.6.84CrsandRV:Rs.6.15 Crs)
2. ErRakeshJain,Dated:10/07/2024(MV:Rs.7.07CrsandRV:Rs.6.37Crs)

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| **d.MovementofRAROC/ROCC** | | | | | | | | | | | | | | | | |
|  | | | **PreviousYear** | | | | | | | | | | | **ExistingYear** | | |
| **Estimates** | | | | | | **Actual** | | | | | **Estimates** | | |
| RAROC | | |  | | | | | | 0 | | | | | 26.8 | | |
| ROCC | | |  | | | | | | 0 | | | | | 33.94 | | |

1. **Margins:(ForEachFacilityasApplicable)**

|  |  |  |
| --- | --- | --- |
| **CashCredit** | **Existing** | **Proposed** |
| RM:Domestic | % | % |
| RM:Imported | % | % |
| SIP | % | % |
| FG | % | % |

|  |  |  |
| --- | --- | --- |
| LetterofCredit | % | % |
| BG | % | % |
| TL/DPG | % | 34.39% |
| ProjectLC | % | % |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **ProposedInsuranceSecurity Id** | **PolicyNo.** | **Latest Valuation** | **Insurance Waiver** | **Insurance Cover** | **Risks Covered** | **Risks Excluded** |
| None | | | | | | |

**Comments:**

InsuranceofPrimaryandcollateralsecurityshallbeobtainedasperBanks instructions.

1. **SWOTAnalysisoftheProposal Strength :**

BorrowingUnit:

TheCompanywillset-upapremiumhotelunderthebrandnameofTHEAIRAN PARADISE. This will help to the Company in run the business profitably.

Borrower(s)

Company has planned to set-up a premium hotel under the brand name of THE AIRAN PARADISE, Shri Raj Kumar Agrawal is having experience of more than 08 years in the proposed line of activity. He was a director in a company named Geet Sangeet Inn and Travels Pvt Ltd in 2001. But due to personal reason resigned from the company in the year 2009.Harsh Agrawal is passed out his Bachelors in Hotel Management from Manipal University, Jaipur. He has a two year of experience throughinternshipatTheLeelahotel,Goa,IndiaandatChateaudaladame blanche, France. This will surely provide strength to the company.

Promoter is already having business knowledge and actively engaged in his family business of "Raju Supari".

**Weakness:**

BorrowingUnit:

Notarecognizedbrand.

Borrower(s)

Newtothisindustryasapromoters.

**Opportunities:**

BorrowingUnit:

* Rising demand for tourism among the foreign/Local tourists as Mathura District isa Holy city.
* GovernmentinitiativeslikeCleanIndia,SmartCities,bettermanagementof Historical Monuments etc.
* National Tourism Policy by the Govt will significantly improve the fundamentals of Hotel Industry.
* Many States are coming with State specific Tourism Policy to boost the tourism intheir respective States.

Borrower(s)

Diversificationoffamilybusiness.

**Threat:**

BorrowingUnit:

* SecurityRiskinmanytouristplaceslikeKashmir&statesinNortheast.
* High risk fromextremeweather events, such as flooding,placingseasonal limitations on tourism.

\*Cheaper&morerobustHospitalityserviceslikeAirbnbisbigthreat.

Borrower(s)

**Justificationfortheproposal:(Onlybulletpoints)**

* Promotersareexperiencedbusinessmanandengagedinbusinesssince2007.
* Promoters are providing collateral security of Rs. 14.57 Crs (RV) in the form of Industrialpropertyandcollateralcoveragewillremainat147.17%whichwill improve with start of repayment in Term Loan.
* DomesticTourismIndustryisthe3rdlargestforeignexchangeearnerforthe

country.ThedirectcontributionofDomesticTourismIndustryisexpectedtogrow ataCAGRof7.1%overCY17-28Etoreachat$195bn.

* Mathura-Vridavan is a holy town in the Braj region of India that is considered a sacred place for Hinduism. The holy town attracts millions of tourists in its rich traditionseveryyear.TheexistinghotelsinMathura-Vridavanarealwaysfull during the weekends and festivals.
* Primary Security: In addition to the Collateral coverage of 147.17%, the companyhas given primary security in the form of hotel building of Rs.6.15 Crs and fixedassets of Rs.15.09 Crs.
* ThecompanywillalsoreceiveSubsidyof25%ofthetotalprojectcosti.e.uptoRs.

3.77CrundertheUPGovtTourismPolicy.

**Proposals : For, sanction / approval / confirmation Sanction for :**

(i) Term Loan of Rs. 9.90 Crore with a door to door tenor of 12 years including moratoriumperiodof24months(PrincipleandInterest)withaveragematurity period of 08 years & 03 months.

**Approval for :**

# Annexure-RAROC

* 1. **RAROCCalculation**

Ifcorporatefallsunderthefollowingcategory

1. All unrated claims on Corporate/AFC's and NBFC/IFC's having aggregate exposure from Banking System of more than INR 200 crore: No
2. Claims on Corporates, AFC's and NBFC-IFC's having aggregate exposure from Banking System of more than INR 100 crore which were rated earlier and subsequently have become unrated : No

(AbovetwooptionswillattractaRiskWeightof150%)

|  |  |  |  |
| --- | --- | --- | --- |
| **S.No** | **ItemDetails** | **ExistingLast Year** | **Current Proposed Year** |
| 1 | InterestonAdvances |  | 0.99 |
| 2 | Expenses |  | 0.76 |
| 3 | **NetInterest Income (item1 - item 2)** | 0.00 | 0.23 |
| 4 | Non-InterestIncome/OtherNotionalIncome/NotionalReturn on Capital | 0.00 | 0.21 |
| 4(a) | Non-InterestIncome | 0.00 | 0.14 |
| 4(b) | OtherNotionalIncome |  |  |
| 4(c) | NotionalReturnonCapital(item14x7.05%) | 0.00 | 0.07 |
| 5 | **TotalIncome(item3+item4)** | 0.00 | 0.44 |
| 6(a) | EAD(ExposureatDefault)GuaranteedbyCental/StateGovt. | 0.00 | 0.00 |
| 6(b) | EAD(ExposureatDefault)Un-Gauaranteed | 0.00 | 7.50 |
| 6 | **TotalEAD(6.a+6.b)** | 0.00 | 7.50 |

|  |  |  |  |
| --- | --- | --- | --- |
| 7 | PD%(ProbabilityofDefault)basedon:(a)/(b)/(c) | 1.22 | 2.37 |
| 7(a) | ECR(LongTermRating) |  |  |
| 7(b) | Scheme(ABL/ABL-CRE/E-DFS/LRD/WHR/RENT-PLUS) |  |  |
| 7(c) | CRARating |  | SB-7 |
| 7(d) | PD%(Guaranteedbycentral/stategovt.) | 0.08 | 0.08 |
| 8 | LGD(LossGivenDefault)% | 0.00 | 50.00 |
| 9(a) | ExpectedLossforGuaranteedExposure6(a)X7(d)X8 | 0.00 | 0.00 |
| 9(b) | ExpectedlossforUn-guaranteed6(b)X7(a/b/c)X8 | 0.00 | 0.09 |
| 9 | **Expectedloss9(a)+9(b)** | 0.00 | 0.09 |
| 10 | RWA (Risk WeightedAssets) | 0.00 | 7.50 |
| 11 | TierI+TierII+DSIB+CCBCapital% | 12.10 | 12.10 |
| 12 | CreditRiskCapital(Item10xItem11) | 0.00 | 0.91 |
| 13 | OperationalRiskCapital(item3+item4(a))x(15.00%) | 0.00 | 0.06 |
| 14(a) | RegulatoryCapital(item12+item13) | 0.00 | 0.97 |
| 14(b) | AdditionalcapitalduetoUHFCE |  |  |
| 14(c) | AdditionalcapitalduetoAdditionalRiskweight |  |  |
| 14 | **TOTALCAPITAL{14(a)+14(b)+14(c)}** | 0.00 | 0.97 |
| 15 | TaxRate | 25.17 | 25.17 |
| 16 | TaxAdjustedReturn(item5\*(100-item15)/100) | 0.00 | 0.33 |
| 17 | **ROCC{(item5/item14)x(1-item15)}** | 0.00 | 33.94 |
| 18 | RiskAdjusted Return(item 5- item9) x(1 -item 15) | 0.00 | 0.26 |
| 19 | **RAROC % (Risk Adjusted Return on Capital) (item 18/item 14)\*100** | 0.00 | 26.80 |

# Annexure-4

**Group/AssociateEntities/Companies**

**Group/AssociateEntities/CompaniesDetails**

1.NameoftheUnit:R.C.M.C.PACKERS

2NamesofPromoter/Directors:

|  |  |
| --- | --- |
| Name | Designation |
| None | |

1. Activity:MFG.OFOTHERFOODPRODUCTSN.E.C.
2. Analysisoffinancialsasonacommondate:31-03-2024 (AmountINRinCrore)

|  |  |  |
| --- | --- | --- |
|  | 2021-22 | 2022-23 |
|  |  |  |
| Netsales | 33.80 | 32.09 |
| PBT | 0.86 | 0.32 |
| CashAccruals | 0.90 | 0.37 |
| PUC | 2.89 | 1.40 |
| TOL/TNW | 2.53 | 4.81 |
| TOL/AdjTNW | 2.53 | 4.81 |

1. Bankingarrangements

|  |  |  |
| --- | --- | --- |
| FB | NFB | OurShare(%) |
| 0.00 | 0.00 | 0.00 |