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TECHNO-ECONOMIC VIABILITY STUDY REPORT OF 50 ROOMS HOTEL

(Z-4, BARNALA ROAD, HARPAL NAGAR, BATHINDA, PUNJAB-
151001)

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ASSOCIATES
VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD.

SETUP BY

**M/S EXCALIBUR HOTELS AND BANQUETS
PRIVATE LIMITED**

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEVI)
- Agency for Specialized Asset Monitoring (ASAM)
- Project Techno-Financial Advisors

REPORT PREPARED FOR

**Punjab National Bank, MCC Bathinda, SCO:29 to 31
Model Town Phase 1, Near TV Tower, Bathinda**

- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

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PART A

REPORT SUMMARY

S. No.	PARTICULAR	DESCRIPTION
1.	Name of the Company:	M/s Excalibur Hotels and Banquets Private Limited
2.	Registered Address:	Village Khaila Wala, Joganand Road, Bathinda, Bathinda, Punjab, India, 151001
3.	Project Name	M/s Excalibur Hotels and Banquets
4.	Project Location:	Z-4, Barnala Road, Harpal Nagar, Bathinda, Punjab-151001
5.	Project Type:	Hotel with room inventory of 50 Rooms, Banquets and Kitty Hall, Restaurants, Spa and Fitness center.
6.	Project Industry:	Hospitality Industry
7.	Product Type / Deliverables:	Hotel with room inventory of 50 Rooms, Banquets and Kitty Hall, Restaurants, Spa and Fitness center.
8.	Report Prepared for Organization:	Punjab National Bank, MCC Bathinda, SCO:29 to 31 Model Town Phase 1, Near TV Tower, Bathinda
9.	TEV Consultant Firm:	M/s. R.K Associates Valuers & Techno Engineering Consultants (P) Ltd.
10.	Report type:	Techno-Economic Viability Report
11.	Purpose of the Report:	To assess Project's Technical, Economical & Commercial Viability for the purpose of seeking external financial assistance to start a green field Project.
12.	Scope of the Report:	To assess, evaluate & comment on Technical, Economical & Commercial Viability of the Project as per data information provided by the client, independent Industry research and data/ information available on public domain.
13.	Date of Report:	18 December 2024
14.	Documents referred for the Project:	A. PROJECT INITIATION DOCUMENTS: <ol style="list-style-type: none"> Financial Projections of the Project Project proposed Schedule Statutory Approval Details Layout Plan

		<p>B. PROCUREMENT DOCUMENTS:</p> <ul style="list-style-type: none">a. List of Equipment along with estimated costs for the sameb. List of furniture & fixtures along with estimated costs for the samec. Approved map of the sited. Sale/Lease deeds of the Land <p>C. STATUTORY APPROVALS, LICENCES & NOCs</p> <ul style="list-style-type: none">a. Certificate of Incorporationb. GST Certificatec. Fire NOCd. NOC from NHAI												
15.	Means of Finance:	Equity & Debt												
16.	Key Financial Indicators:	<table><tr><th>Key Indicators</th><th>Value</th></tr><tr><td>Average DSCR</td><td>1.47</td></tr><tr><td>Average EBITDA Margin</td><td>23.13%</td></tr><tr><td>Avg. PAT Margin</td><td>12.08%</td></tr><tr><td>NPV</td><td>INR 1258.05 Lakhs</td></tr><tr><td>IRR</td><td>17.03%</td></tr></table>	Key Indicators	Value	Average DSCR	1.47	Average EBITDA Margin	23.13%	Avg. PAT Margin	12.08%	NPV	INR 1258.05 Lakhs	IRR	17.03%
Key Indicators	Value													
Average DSCR	1.47													
Average EBITDA Margin	23.13%													
Avg. PAT Margin	12.08%													
NPV	INR 1258.05 Lakhs													
IRR	17.03%													

Note: Above financial indicators are based on the financial projections provided by the firm and assessment and analysis of the same done by us.



PART B

INTRODUCTION

1. ABOUT THE REPORT:

Techno-Economic Viability Study Report of the proposed Hotel of 50 rooms at Z-4, Barnala Road, Harpal Nagar, Bathinda, Punjab-151001, India, setup by M/s Excalibur Hotels and Banquets Private Limited.

2. EXECUTIVE SUMMARY:

M/s Excalibur Hotels and Banquets Private Limited (EHBPL), established on 12th November 2022 under the Company's Act, 2013, for the purpose to enter into hospitality industry. As per Certificate of Registration (Identification Number: U55101PB2022PTC057232), having its Registered Office at Village Khaila Wala, Joganand Road, Bathinda, Bathinda, Punjab, India, 151001.

Company has two directors, Mr. Amandeep Singh Mann and Mrs. Arjun Singh Mann, came from a prominent business family, Sh. Amandeep Singh Mann, an accomplished advocate with expertise in legal and management domains. and Sh. Arjun Singh Mann is an architect with expertise in design and planning. He brings creativity and precision to architectural projects, ensuring innovative solutions.

The proposed green-field project entails the development of 50 Rooms Hotel with 2 Banquet Halls and 3 Kitty Halls situated at Z-4, Barnala Road, Harpal Nagar, Bathinda, Punjab-151001. For the purpose of the development of this project, M/s Excalibur Hotels and Banquets Private Limited has acquired 3,816 square yards (3,190.66 square meters) of land through a lease agreement dated August 9, 2024. The lease was executed between the lessors, i.e., Amandeep Singh Maan and Arjun Singh Maan (promoters of the company), who are the owners of the property and M/s EHBPL.

The land is identified as per revenue records, measuring 3,816 square yards, and is recorded under Khewat No. 4100, Khatoni No. 21158, and Khasra No. 2127/3/2 min (3-16 8/25) as per the jamabandi for the year 2017-18 (Mutation no. 105025). The property is situated in Harpal Nagar, Tehsil Bhatinda, District Bhatinda (Punjab). The lease is for a duration of 20 years with an annual lease rent of ₹6,00,000.

The proposed hotel will feature 50 elegantly designed rooms, fully equipped with top-tier modern amenities, including air conditioning, minibars, LCD TVs, safes, and 24/7 room

service, ensuring a luxurious and comfortable stay for guests. Additionally, the hotel will boast two spacious banquet halls with a combined capacity to accommodate up to 250 guests, making it an ideal venue for seasonal events, cultural festivals, weddings, and other grand celebrations.

Complementing these facilities are three versatile Kitty Halls with a total seating capacity of 150, tailored for hosting intimate gatherings, family functions, business meetings, and celebratory events. The hotel's commitment to delivering high-quality services, exceptional food, and impeccable hospitality will provide a significant competitive advantage over other establishments in the region. The Hotel will implement eco-friendly practices, including water harvesting, and will generate over 101 direct employment opportunities.

The proposed hotel at Barnala Bypass Road in Bathinda holds considerable promise, thanks to the city's emergence as a key industrial hub. Its strategic location near major industrial zones, such as refineries and thermal plants, makes it an attractive destination for business travelers. Barnala Bypass Road further enhances its appeal by offering excellent connectivity to other parts of Punjab and neighboring states, ensuring ease of access for visitors. Moreover, the area benefits from a vibrant calendar of seasonal events, cultural festivals, and weddings, providing ample opportunities to cater to a diverse range of guests.

The estimated project cost for the development of the hotel with 50 Rooms (Including Banquet and Kitty Hall) is INR 3179.79 Lakhs. The financing structure comprises:

- Term Loan of INR 2000.00 lakhs
- CC Limit of INR 90 lakhs
- Equity Capital and Unsecured Loan of INR 1089.79 lakhs

Cost Breakdown of Project Development:

Total Project Cost (TPC)	
Particulars	Cost (In INR Lakhs)
Building	2250
Plant & Machinery Equipment	350
Furniture & Fixtures	150
Interest Capitalisation	234.79
Preliminary & Preoperative expenses	75
Working Capital	120
Total Project Cost	3179.79

As per the approved master plan provided by client, Company has planned to utilize 3816 Sq. Yds. of land for the hotel purpose. As per the information shared with us, the Housing and Urban Development Department, through its notification dated 24.03.2023, has decided to merge the Change of Land Use (CLU) permission with Layout Plan approval, Building Plan approval, and License to Develop a Colony (LDC).

Further, as per the agreement shared by the client, company has given the building & civil works (Civil shell & core works) contract to Bathinda based M/s R S Contractor on 1st October 2024. As per the scope of work mention in the agreement, the contractor will carry out Civil & Structure work, Masonry, Plastering & water proofing work and other work as mentioned in the agreement.

As per data/information provided to us, the company has obtained some Statutory Approvals/NOC's such as Certificate of Incorporation, MOA & AOA, GST Number, Fire NOC, etc. from the respective authorities. (*Refer the section Statutory Approval in the later part of the report*).

The construction work at the project site is currently progressing with excavation and footing activities underway. These foundational tasks are being executed as per the approved master plan and construction schedule. The superstructure is scheduled to be completed by June, 2026 and the entire project is anticipated to be finished by the end of second quarter of FY 2027 i.e. expected C.O.D of the project is 30th September 2026 as informed by the promoters.

To support the project's financial requirements, M/s Excalibur Hotels and Banquet Private Limited has applied for a term loan of INR 2000 lakhs and INR 90 lakhs working capital limit from Punjab National Bank (PNB). PNB's Bathinda branch has engaged R.K. Associates to conduct a comprehensive Techno-Economic Viability (TEV) study for this hotel project, which will assess its feasibility and potential for long-term success. This project represents a significant opportunity within the premium hospitality sector in Bathinda (Panjab), local cultural integration to attract high-value tourism and contribute to regional economic development.

3. PURPOSE OF THE REPORT:

To assess the Technical, Economical and Financial Feasibility of the proposed green field hotel project for the purpose of financial assistance.

4. SCOPE OF THE REPORT:



To assess, evaluate & comment on the Technical, Economical & Financial Feasibility of the proposed hotel setup by M/s Excalibur Hotels and Banquets Private Limited, as per the data/information provided by the client/company/stakeholder and our independent research.

NOTES:

- *Scrutiny about the company, background check, and credibility, credit worthiness of the company or its promoters/partners is out-of-scope of this report.*
- *Any verification of the documents/ information from originals/ source is out-of-scope of this report.*
- *This report is only an opinion in respect to Technical and Financial Feasibility of the project as per the future Projections provided by the firm and independent analysis done by us and doesn't contain any recommendations including taking decision on the loan or any other financial exposure.*
- *This is not an audit activity of any kind. We have relied upon the data/ information shared by the company in good faith.*
- *Any review of the existing business of the promoters is out of scope of this report.*
- *Detailed cost estimation or detailed cost vetting is out of scope of the project.*
- *This is not a Detailed Project Report or a detailed design or architecture document. Land and property details mentioned in the report is only for illustration purpose as per the information provided to us by the client. The same doesn't tantamount for taking any responsibility regarding its legality, ownership and conforming to statutory norms.*
- *Project status is taken as per the Site inspection carried out by our survey team.*

5. METHODOLOGY/ MODEL ADOPTED:

- a. Data/ Information collection from client/bank/public domain/ suppliers/vendors etc.
- b. Review of Data/ Information collected related to TEV study.
- c. Independent review & assessment of technology used and financial projections provided by the company.
- d. Projections of Revenue, P&L, Balance Sheet, Working Capital Schedule, Depreciation Schedule, Loan Schedule as per the inputs given by the company and assessed by us.
- e. Calculation of key financial indicators and ratio analysis including DSCR.
- f. Report compilation and Final conclusion.

6. DATA/ INFORMATION RECEIVED FROM:

All the data/Information has been received from Mr. Amandeep Singh Mann (Director) and the required details about him shown in the below table:

Person from Whom Data Obtained	
Particulars	Details
Designation	Director
Company	M/s Excalibur Hotels and Banquets Private Limited
Email Address	iamanmann@yahoo.com
Contact No.	+91-7837300019

Apart from the above, we have referred the data/information available in public domain, information provided by various vendors/consultant and Industrial/sectoral benchmarks and organisational expertise during preparation of the TEV study.

7. DOCUMENTS / DATA REFERRED:

- Financial Projections for next 9 Years.
- Brief history and description of the company.
- Selling, Marketing & Distribution Plan of the Company.
- List of equipment, furniture & fixtures along with their estimated cost.
- Layout Plan.
- Certificates of Statutory approvals/NOCs.
- Survey Report conducted at the site.
- Data information in Public Domain.



PART C

COMPANY PROFILE

1. COMPANY OVERVIEW:

M/s Excalibur Hotels and Banquets Private Limited was incorporated on 12th November 2022 with Corporate Identification Number: U55101PB2022PTC057232. It is a Private Limited Company, having its Registered Office at Village Khaila Wala, Joganand Road, Bathinda, Bathinda, Punjab, India, 151001.

Company has planned to set up a luxury resort with 50 rooms equipped with modern amenities & facilities as its first Project/ establishment at Z-4, Barnala Road, Harpal Nagar, Bathinda, Punjab, India -151001.

As per data/information available on MCA website below table shows the incorporation details of the company:

Incorporation Details of the Company	
Particular	Description
Company Name	M/s Excalibur Hotels and Banquets Private Limited
Date of Incorporation	12 th November 2022
CIN No.	U55101PB2022PTC057232
PAN	AAHCE3181E
Company Category	Private Limited Company
ROC	Chandigarh
Status	Active
Registered Address	Village Khaila Wala, Joganand Road Bathinda, Bathinda, Punjab, India, 151001
Authorized Capital	INR 1.00 Lakhs
Paid-up Capital	INR 1.00 Lakhs
Company Status	Active
LEI No.	6488W LX699VA44HV2097
Date of Filling	Not Available

Source: Data/Information extracted from MCA website.



2. SHAREHOLDING DETAILS:

As per the data/ information on the MCA, Company is having authorized share capital of Rs. 1.00 lakh and the total subscribed and paid-up capital is Rs 1.00 lakhs. The shareholding pattern of the company is mentioned in the below table:

Particulars	No of Shares	INR Lakh
Authorised Share Capital		
Equity shares of Rs. 10/- each	10,000	1.00
Subscribed & fully paid up		
Equity Share of Re. 10/- each fully subscribed & paid up	10,000	1.00

Source: Data/Information provided by the Client.

Details of Shareholders

S. No.	Name of Shareholder	Number of shares as on 31.03.2024	% of Holding
1	Amandeep Singh Mann	5,000	50%
2	Arjun Singh Mann	5,000	50%

Source: Data/Information provided by the Client

3. KEY DIRECTOR/DESIGNATED PARTNER DETAILS:

Key Designated partner Profile			
DIN	Name	Appointment Date	Qualification
09788574	Mr. Amandeep Singh Mann (Designated Director)	12 th November, 2022	<ul style="list-style-type: none"> Mr. Amandeep Singh Mann is registered with the Ministry of Corporate Affairs as a Director in Excalibur Hotels and Banquets Private Limited. The project is led by Sh. Amandeep Singh Mann, an accomplished advocate with expertise in legal and management domains. He brings a strategic vision and a deep understanding of complex legal frameworks.

09788575	Mr. Arjun Singh Mann (Designated Director)	12 th November, 2022	<ul style="list-style-type: none"> • Mr. Arjun Singh Mann is registered with the Ministry of Corporate Affairs as a Director in Excalibur Hotels and Banquets Private Limited. • Sh. Arjun Singh Mann is an architect with expertise in design and planning. He brings creativity and precision to architectural projects, ensuring innovative solutions.
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Source: Data/ Information provided by the Company and extracted from MCA website.



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PART D

PROPOSED RESORT'S INFRASTRUCTURE DETAILS

1. PROPOSED LOCATION:

The proposed green field project is a 50-rooms Hotel, which will be set up by M/S Excalibur Hotels and Banquets Private Limited at Z-4, Barnala Road, Harpal Nagar, Bathinda, Punjab-151001, which is spread over an area of 3190 Square meter (3816 Sq. Yards) as per the lease deed provided to us by the company.

Site is a parcel of land, congenial for the development of a spacious hotel. The land parcel presents an almost flat terrain, with little or no plants or forestation, making it ready and easy for immediate development. To the east of the site, there is an existing property. Access to the site is limited to the main road corner plot (Barnal Highway Road), which faces north. Both staff and guest entrances will be designed on this side of the property. The west side of the site is bordered by a 40-foot-wide road, while the south side connects to a 30-foot-wide road.

The proposed hotel at Barnala Bypass Road in Bathinda reveals significant potential driven by the city's growing prominence as an industrial hub. Bathinda attracts business travellers due to its proximity to key industrial zones, including refineries and thermal plants. Barnala Bypass Road provides good connectivity to other parts of Punjab and neighbouring states, making it accessible for travellers. Additionally, seasonal events, festivals, and the rising trend of destination weddings in Punjab present opportunities to attract diverse clientele.

The proposed location offers convenient connectivity across various modes of transportation. It is situated just 3 Kms from the Bhatinda Junction, ensuring easy access by train. For air travel, the location is approximately 25 Kms from Bhatinda Civil Airport. Additionally, the Old Bus Stand, Hanuman Chowk is 2 Kms away, making it highly accessible. The site is also strategically located along the Barnala Highway (NH-7), providing excellent road connectivity. This well-connected location ensures seamless transportation options for both local and long-distance travellers. Details of adjoining properties and Connectivity, found during the site visit described in the below tables:

Location	Adjoining Property
East	Other Property
West	Road 40 ft wide
North	Barnala road (Entry)
South	Road 30 ft wide

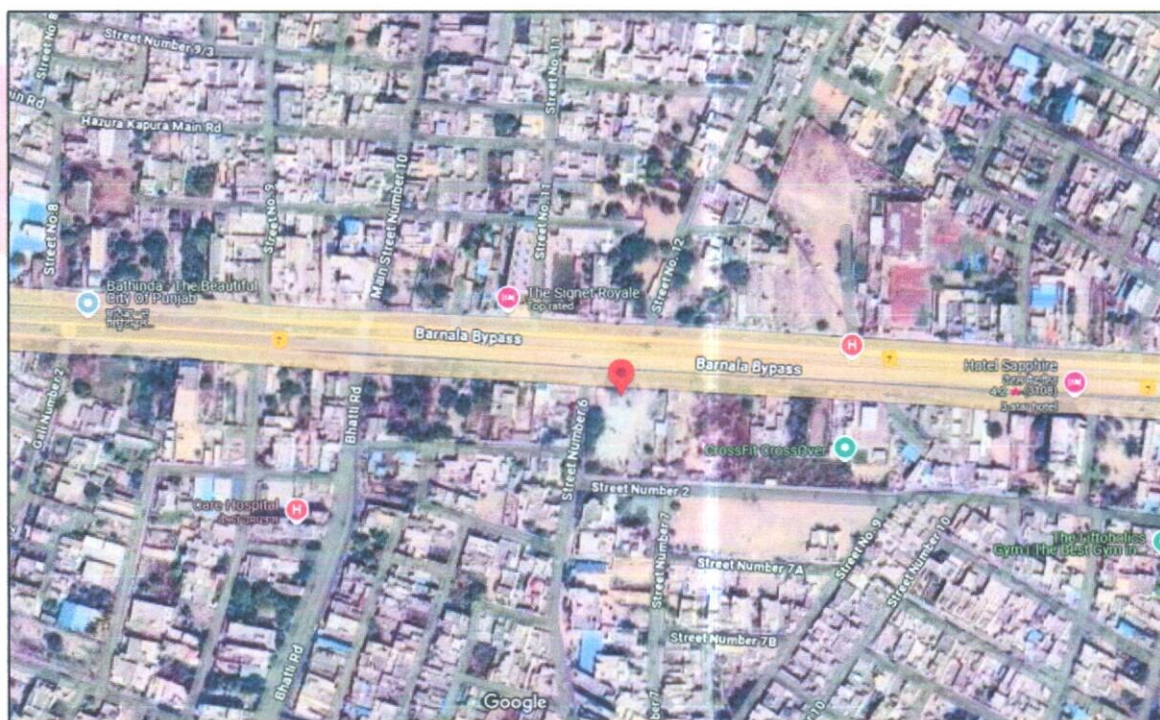


Connectivity Details of the Proposed Location	
Connectivity	Details
Rail	Bhatinda Junction– 3 km away
Airport	Bhatinda Civil Airport - ~25 km away
Bus Stop	Old Bus Stand, Hanuman Chowk – 2 Km away
Road	On Barnala Highway (NH-7)

2. LOCATION MAP:

a. GOOGLE MAP LOCATION:

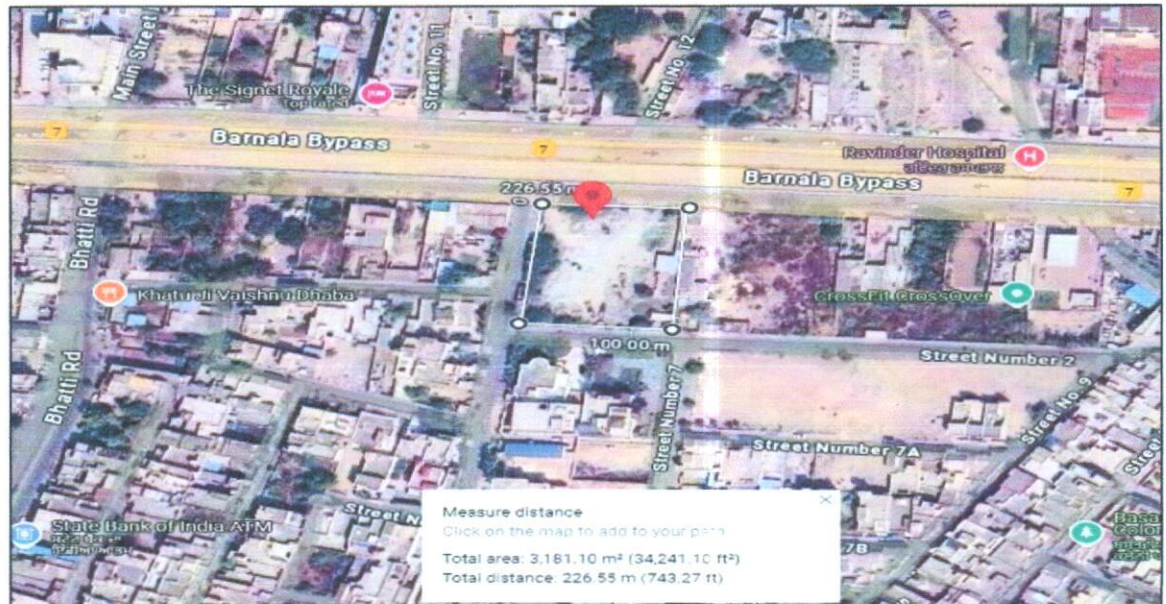
Project location is 30°13'33.6" North and 74°56'53.3" East at Z-4, Barnala Road, Harpal Nagar, Bathinda, Punjab-151001 the location as per the Google map has been attached below:



b. GOOGLE LAYOUT PLAN:

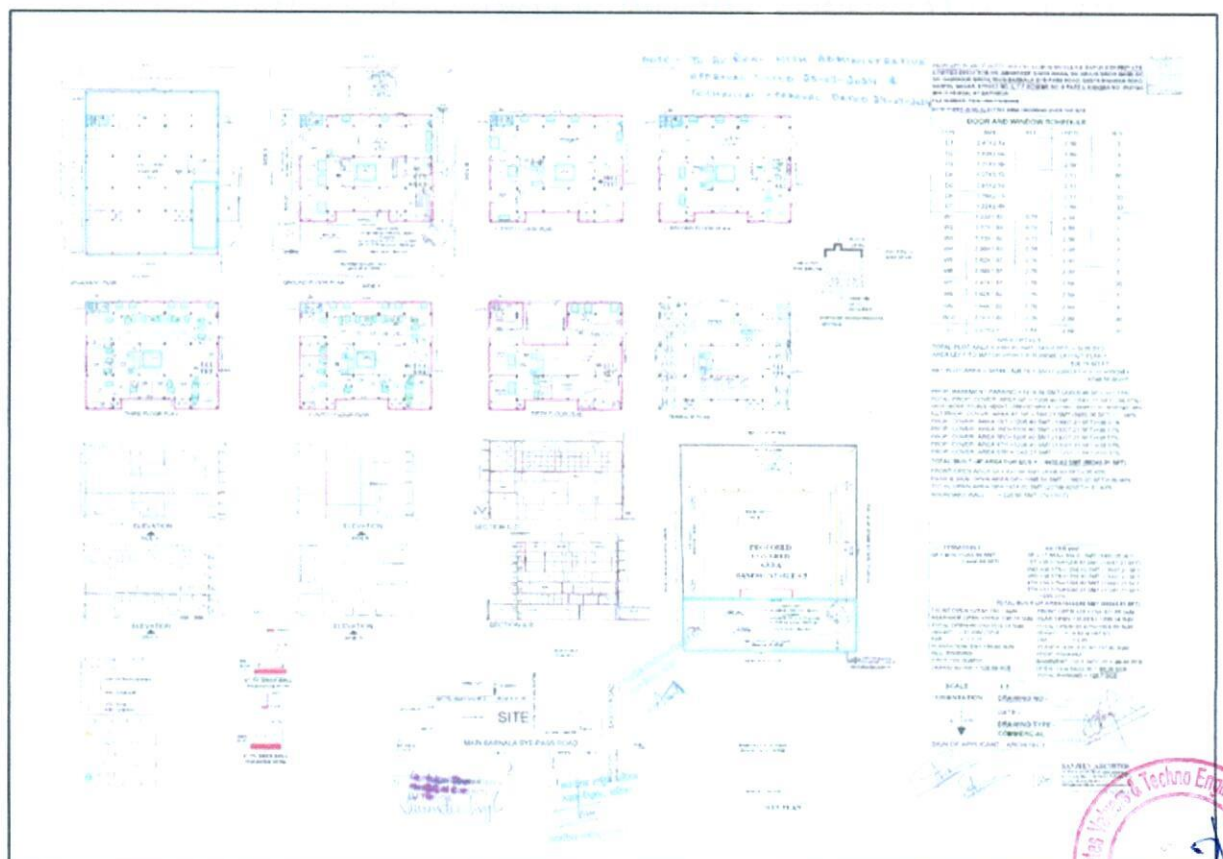
Demarcation of the land with measurement on the Google map is as shown in the below picture:





3. LAYOUT PLAN:

M/s Excalibur Hotels and Banquets Private Limited has secured the necessary approval for the site map plan for a 50-room project. The master plan layout was developed by government-approved architect Sanjeev Bansal of the firm *Sanjeev Architos*, based in Bhatinda. A copy of the approved site plan is attached below for reference.



4. LAND DETAILS:

M/s Excalibur Hotels and Banquets Private Limited has acquired 3,816 square yards (3,190.66 square meters) of land through a lease agreement dated August 9, 2024. The lease was executed between the lessors, Amandeep Singh Maan and Arjun Singh Maan (promoters of the company), who are the owners of the property and M/s EHBPL.

The land is identified as per revenue records, measuring 3,816 square yards, and is recorded under khewat no. 4100, khatoni no. 21158, and khasra no. 2127/3/2 min (3-16 8/25) as per the jamabandi for the year 2017-18 (Mutation no. 105025). The property is situated in Harpal Nagar, Tehsil Bhatinda, District Bhatinda (Punjab). The lease is for a duration of 20 years with an annual lease rent of ₹6,00,000.

On 27th July 2022, the ownership name of the said property was changed by the Gamdoor Singh (Father of promoters) s/o Harpal Singh, residence of house no. 1107, street no.2, Harpal Nagar, Bathinda to his two sons, Amandeep Singh Maan and Arjun Singh Maan for a consideration of INR 7,63,25,000.

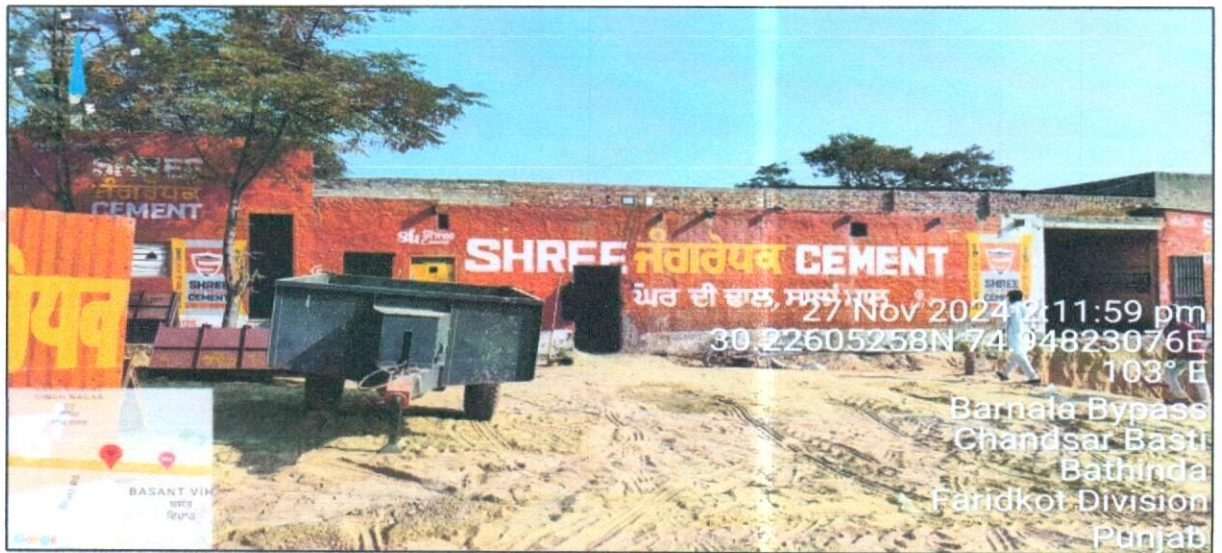
The proposed hotel at Barnala Bypass Road in Bathinda reveals significant potential driven by the city's growing prominence as an industrial hub. Bathinda attracts business travellers due to its proximity to key industrial zones, including refineries and thermal plants. Barnala Bypass Road provides good connectivity to other parts of Punjab and neighbouring states, making it accessible for travellers. Additionally, seasonal events, festivals, and the rising trend of destination weddings in Punjab present opportunities to attract diverse clientele.

As per the discussion with client the Housing and Urban Development Department, through its notification dated 24.03.2023, has decided to merge the Change of Land Use (CLU) permission with Layout Plan approval, Building Plan approval, and License to Develop a Colony (LDC).

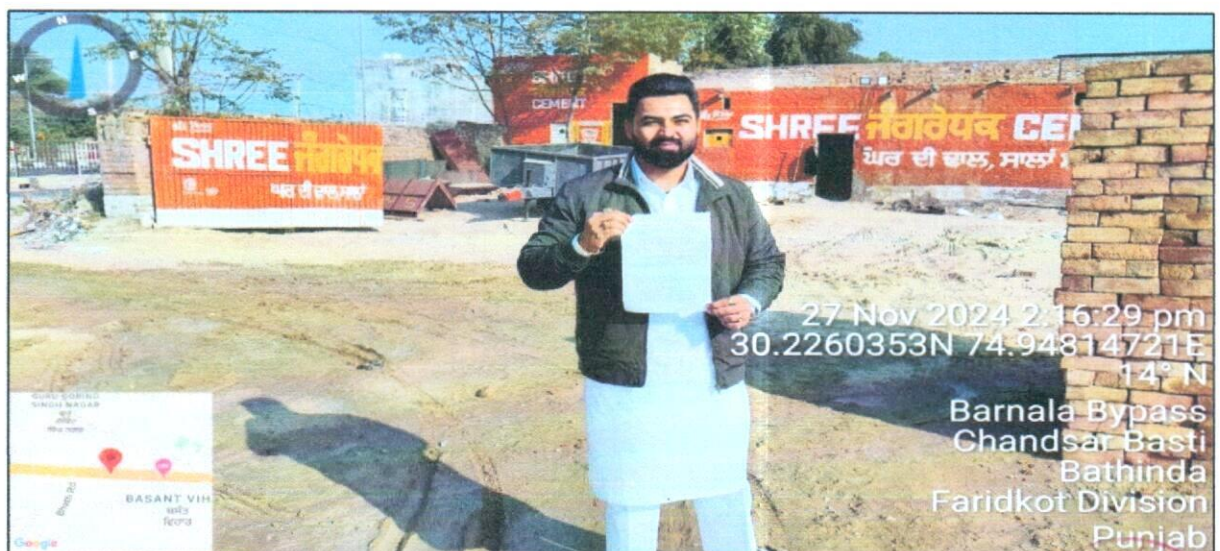
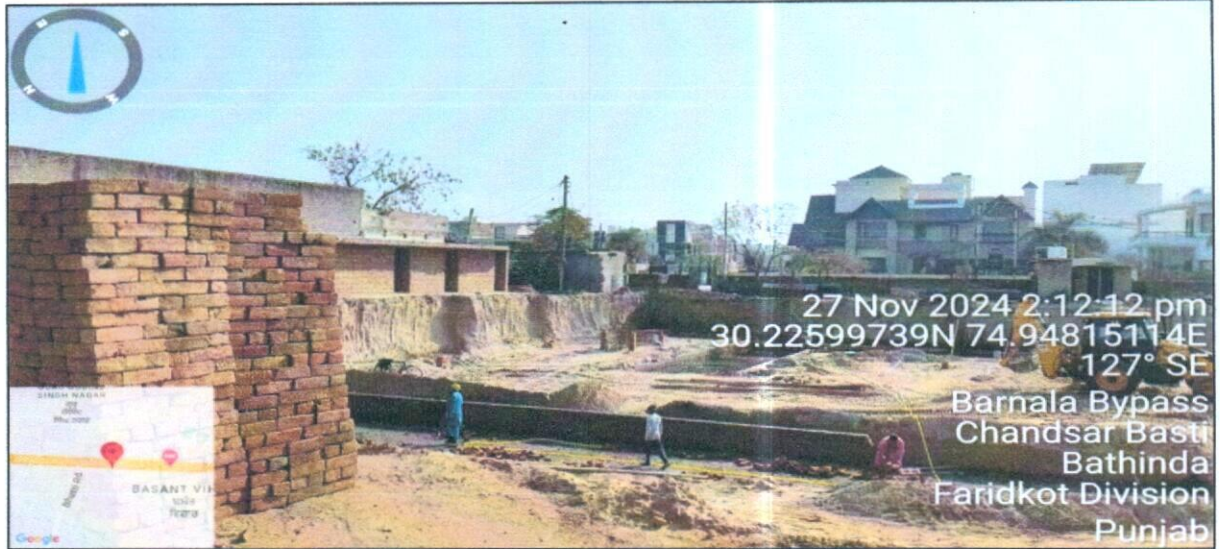


5. PHOTOGRAPHS OF THE PROJECT:

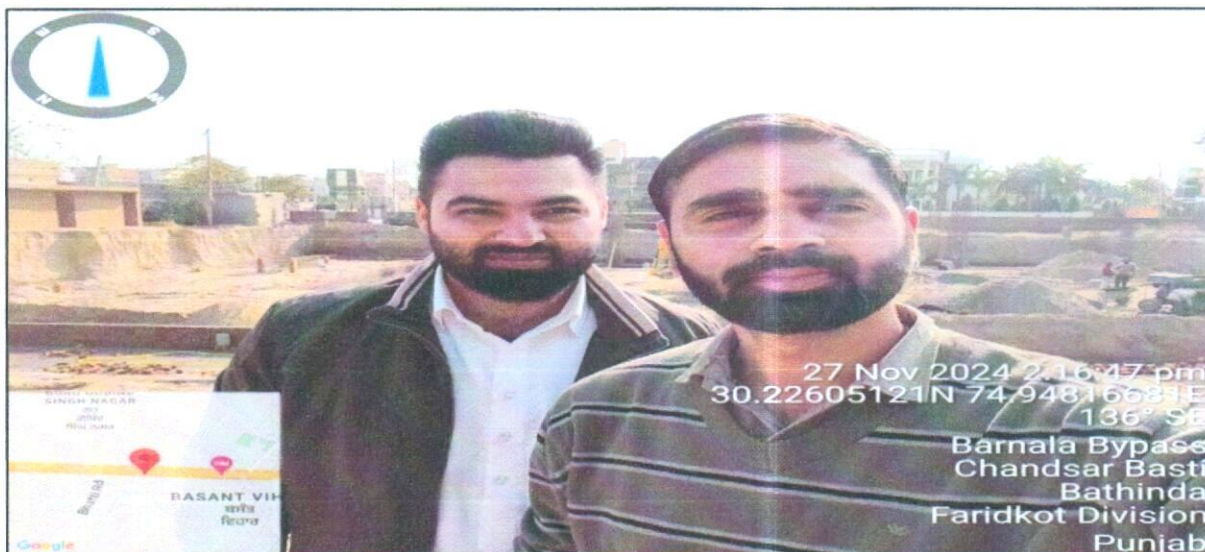




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6. BUILDING & CIVIL WORKS:

As per the approved masterplan of 50 Keys shared by M/s Excalibur Hotels Pvt Ltd approved, the total commercial area available at site is 3,191.82 Sq. Mt (34,344 Sq. Ft), out of which Build-up area of the proposed hotel with its civil structures admeasures 6,432.92 Sq. Mt. (69,234.91 Sq. Ft.)

As per the agreement dated 01st Oct 2024 shared by the client, Company had appointed M/s R S Contractor for main building civil shell and core works. As per scope of work, M/s R S Contractor will be engaged for civil and structure work, masonry, plastering, waterproof and other work for the proposed hotel. Below table shows the area statement mentioned in the approved master plan for the proposed project.

Area Statement As per Approved Masterplan		
S. No.	Description	Area (Sq. Mt.)
1.	Total Site Area (As per layout & Katha)	3191.82 Sq. Mt.
2.	Total Site Area (As available at Site)	3191.82 Sq. Mt.
3.	Commercial Area as available at site	3191.82 Sq. Mt.
A) Net Plot Area		
1.	Total Plot Area	3191.82 Sq. Mt.
2.	Area left to match with the TP scheme Layout Plan	59.22 Sq. Mt.
3.	Net Plot Area	3132.40 Sq. Mt.
B) Proposed Area Statement		
1.	Ground Floor Area	554.01 Sq. Mt.
2.	First Floor Area	1208.40 Sq. Mt.
3.	Second Floor Area	1208.40 Sq. Mt.
4.	Third Floor Area	1208.40 Sq. Mt.

5	Fourth Floor Area	1208.40 Sq. Mt.
6	Fifth Floor Area	1045.31 Sq. Mt.
	Total Build-up Area	6432.92 Sq. Mt.

*Apart from the above-mentioned areas, Proposed Basement Parking has area of 1914.39 Sq. Mt. (20606.49 sq. ft.) and Area under Double Height Lobby/Stairs at GF of 654.39 Sq. Mt. (7043.85 Sq. Ft.) are also to be constructed.

Area covered by various amenities		
Amenities	Area Sq. Ft.	Floor
Parking	20,638.79	Basement
4 Shops, Reception, Restaurant, Banquet and Kitchen	13,007.22	Ground
Kitty Hall, MD Office	13,007.22	First Floor
Kitty Hall, Banquet, 2 Rooms (Bride & Groom) and Kitchen	13,007.22	Second Floor
25 Residential Rooms	13,007.22	Third Floor
25 Residential Rooms	13,007.22	Fourth Floor
2 Kitty Hall, Bar & Restaurant, Gym, Reception, conference Room, Spa and Office Area	11,251.72	Fifth Floor
Rooftop restaurant	20,638.79	Terrace

The total estimated cost for the building and civil works, including land development, is approximately ₹2,250.00 Lakhs. This includes landscaping of gardens and horticulture, internal pathways, fencing and boundary walls, and water tanks. The cost estimate has been vetted and certified by Mr. Harwinder Singh, a PNB-panelled and government-registered valuer and architect, on 17th December 2024. Mr. Harwinder Singh has estimated the cost of building and civil works at approximately ₹2,000.00 Lakhs.

The construction cost for the project is calculated at ₹2,888.34 per sq. ft., which includes all development and infrastructure works. Based on our analysis and market research, the construction cost of hotels in the region typically ranges between ₹2,400 and ₹2,650 per sq. ft. for projects under current development. Given this context, the estimated construction cost appears reasonable and aligned with industry standards.

Additionally, the estimated cost for land development work is approximately ₹250 Lakhs. This estimate aligns with prevailing standard market rates in the nearby areas, as determined through tertiary research. It is noted that the cost may vary based on the specifications and brands of materials used.

The construction work at the project site is currently progressing with excavation and footing activities underway. These foundational tasks are being executed as per the approved master plan and construction schedule. M/s R S Contractor, who has been appointed for the civil shell

and core works, is actively managing this phase of the project. The ongoing work reflects adherence to planned timelines and ensures a strong structural foundation for the proposed hotel, setting the stage for subsequent construction activities.

7. EQUIPMENT AND PLANT & MACHINERY DETAILS:

As per the data/information provided by the client, the proposed hotel will use equipment, which are marketed for easy to control, operate, install and maintain. Detailed bifurcation of the proposed plant and machinery has been shown in the below table along with the estimated cost provided by client:

S. No	Particulars	Quantity	Estimated Cost (INR lakhs)
1	Air Conditioner	115	185.60
2	Electric fitting and others DG set requirement	-	23.38
3	125 KVA SP Kirloskar Green Generator Set	-	13.57
4	Kitchen Equipment's and Housekeeping Equipment	-	39.87
5	Elevators	4	68.00
6	Firefighting System	-	19.52
7	Miscellaneous	-	0.06
Total			350.00

Source: Data/information provided by the client.

However, quotations of major equipment's such as Air Conditioner, Firefighting system, CCTV and Camera and Electrical connection as are in process at present as informed by company/client and actual costs along with Performa invoices will be provided after finalisation of the suitable vendors. We suggest the bank need to obtain the same before disbursement.

Hence, we have considered these cost as tentative in nature since costs are seeming in the line with prevailing market rates. As per our cost estimation ~INR 350.00 lakhs seem to be reasonable and in line with the industry trends. However, it's important to note that the cost of proposed equipment may vary depending on the brand name and technical specifications of the equipment.

8. FURNITURE AND FIXTURES:

The list of furniture to be utilized at the proposed hotel includes items such as beds, chairs, tables, desks, wardrobes and sofas. The furniture chosen should be comfortable, functional and durable. It should also align with the hotel's design aesthetic and brand image. Fixtures refer to items that are attached to the walls or floors of the hotel, such as mirrors, towel racks,

lighting fixtures, etc. These items are crucial in creating a comfortable and functional space for guests. Accordingly, proposed hotel management shared the details of furniture and fixtures with quantity, rate and estimated cost:

S. No.	Description	QTY	Rate per Unit	Estimated Cost (In Lakhs)
Hotel Bedroom Furniture				
1	Double Bed + Side Table	1 pc	2,10,000	-
2	Ottoman	1 pc		
3	LCD cabinet	1 pc		
4	Bedroom chairs + table (pair)	2 pc		
8	Study table + chair	1 pc		
9	Refrigerator stand	1 pc		
10	Luggage Rack	1 pc		
11	Warehouse	1 pc		
12	Vanity	1 pc		
13	Curtains double	10 pc		
14	Rug (6' x 4')	1 pc		
15	Hanging Article	1 pc		
16	Lamps on Beside	2 pc		
	Per Room Cost	-	2,10,000	-
	52 Room Cost*	52	2,10,000	109.20
Banquet Halls Furniture				
1	Chairs	400 pc	2000	8.00
2	Two - Seater sofas	200 pc	13000	26.00
	SUB TOTAL			34.00
Kitty Halls Furniture				
1	Chairs	120 pc	4000	4.80
2	Tables	40 pc	6000	2.40
	SUB TOTAL			7.20
TOTAL				150.40

Source: Data/information provided by the client

Additional 2 rooms cost is estimated along with the 50 rooms, as these rooms will be available for the booking of banquet halls only as informed by the client. Hence, the revenue and expenses are calculated for 50 rooms only.

Thus, the estimated cost for the proposed furniture & fixtures will be INR 150.00 Lakhs as per the client. As TEV consultants, we have independently verified the cost of the proposed furniture & fixtures by consulting several vendors who specialize in similar market. We found that proposed furniture & fixtures costs to be reasonable and within permissible ranges.

It's important to note that the cost of proposed furniture & fixtures may vary depending on the brand name and quality of the furniture & fixtures. As per the data/information shared by the client, tenders are in progress till date and bank needs to obtain the final list of vendors/supplier along with actual scope of work & final cost before disbursement.

9. UTILITIES:

a. WATER:

During the construction of the proposed hotel, local water tankers are currently being utilized to meet water requirements for land development. As the construction progresses and the water demand increases, the company plans to apply for a borewell water connection to ensure a steady and reliable water supply for the subsequent phases of the project. This approach ensures that water availability aligns with the evolving needs of the hotel's construction activities.

b. ELECTRICITY:

As per the information shared by the client, sufficient electric supply is available in the area. Electrical connections are available on demand for hotel. For the green-field project, commercial electric connection from the Punjab State Power Corporation Ltd (PSPCL) has been taken and currently company have temporary connection load approval for construction work and the load would be extended 200 KW as per the requirement once the hotel becomes operational.

For backup support, initially a 125 kVA DG set would also be provided. A 50-room hotel, on an average, consumes between 4000 and 5000 units of electricity per day.

c. TRANSPORTATION:

The proposed location is strategically positioned on the Bathinda-Barnala Road, which is part of the National Highway 7 (NH7), offering excellent connectivity to major cities such as Fazilka, Abohar, Malout, Giddarbaha, Sangrur, Patiala, Rajpura, Banur, and Zirakpur. NH7 runs from the India-Pakistan border to the Haryana border, ensuring high accessibility and seamless transportation. The site is well-connected by various modes of transport. It is located just 3 Kms from the Bhatinda Junction, making train travel convenient for visitors. For air travel, the location is approximately 25 Kms from Bhatinda Civil Airport. Additionally, the Old Bus Stand, Hanuman Chowk is 2 Kms, offering convenient bus access. With direct access to Barnala Highway (NH-7), the site is well-connected by road, ensuring smooth travel for both local and long-distance travellers.

This strategic location ensures ease of access through all major transportation networks, enhancing convenience for visitors.

10. MANPOWER:

As per information shared by the client/company, an estimate of manpower requirement allowing for leave, absenteeism, sickness and holidays for smooth and for efficient operation of different sections of the proposed hotel including its administrative departments, has been prepared based on technical and management ground primarily to indicate the order of manpower requirement. In estimating the manpower requirement, a proper ratio between the administrative, managerial, supervisory and floor staff has been maintained with a view to affording proper industrial and professional management at various levels.

As per informed by client, firm have estimated around 101 workers will be required at the time of commencement of commercial operations which is in the line with the industry. The basic structure of the manpower required for the proposed project is as follows:

Department	Role	Number of Staff	Annual Salary (Rs. Lakhs)	Monthly Salary (Rs. Lakhs)
Management and Administrative	General Manager	1	9.6	0.80
	Assistant Managers (Operations, F&B, Sales)	4	19.20	1.60
	HR, Finance, and Accounts staff	3	12.6	1.05
	Event Planners and Coordinators	2	7.2	0.60
	Total	10	48.6	4.05
Front Office and Guest Relations	Front Desk Managers	2	7.2	0.60
	Receptionists	4	9.6	0.80
	Concierge	2	3.6	0.30
	Bellhops	4	7.2	0.60
	Valet parking attendants	3	5.40	0.45
	Total	15	33	2.75
Housekeeping and Maintenance	Housekeeping Manager	1	3.6	0.30
	Housekeeping staff (cleaners, room attendants)	12	25.92	2.16
	Laundry services	4	7.2	0.60
	Maintenance staff (electricians, plumbers, carpenters)	6	8.64	0.72
	Total	23	45.36	3.78
Food & Beverage (F&B) Department	Executive Chef	1	6	0.50
	Sous Chefs	2	8.4	0.70
	Kitchen staff	8	14.4	1.20
	Restaurant & Bar Managers	2	7.2	0.60
	Waiters (restaurants, rooftop dining, bar)	10	18	1.50

	Banquet service staff	10	12	1.00
	Bartenders	3	5.4	0.45
	Total	36	71.4	5.95
Recreation and Wellness	Gym Trainers and Assistants	2	7.2	0.60
	Salon Staff (hairdressers, beauticians)	3	6.48	0.54
	Spa Attendants (if added)	3	4.32	0.36
	Total	8	18	1.5
Security and Support	Security Manager	1	2.4	0.20
	Security personnel (guards)	5	7.2	0.60
	IT and Technical Support	3	5.4	0.45
	Total	9	15	1.25
	Grand Total	101	231.36	19.28

In general the state of Bhatinda has a lot of trained manpower which is required for the hotel industry, as the area has been catering to the tourism industry. Hence, the lower level staff would be hired locally. The senior and additional staff requirements would be met from the management client/company.

As per our independent tertiary research, and data/information available in the public domain. We have also inspected the cost range of the manpower, which seems to be reasonable.

References:

<https://www.payscale.com/research/IN/Industry=Hotel/Salary>
<https://www.ambitionbox.com/profile/hotel-staff-salary>
<https://in.jooble.org/salary/hospitality-industry#:~:text=How%20much%20does%20a%20Hospitality%20industry%20make%20in,month%2C%20%E2%82%B911%2C388%20per%20week%2C%20or%20%E2%82%B9275.3%20per%20hour.>

11. MARKETING STRATEGIES:

As per information provided by the client/company, marketing strategies for proposed hotel will be to attract and retain guests while maintaining their image. Here are the major marketing strategies used by client.

Targeted Advertising: Implementing targeted advertising campaigns to reach the desired audience is essential for a new hotel at one of the developing. This includes advertising in high-end lifestyle magazines, digital advertising on premium websites, and strategic partnerships with luxury travel agencies & tie-ups with big brands.

Content Marketing: This content may include blog posts, videos, and social media updates showcasing the resort's offerings and destinations.

Partnerships and Collaborations: Travel agencies, and other luxury brands to offer exclusive packages, promotions, and loyalty programs, expanding its reach and attracting new guests.

Online Presence: By maintaining strong online presence through its website and social media channels, where it showcases its properties, shares guest reviews and testimonials, and engages with followers to build brand loyalty.

Personalized Guest Experience: Positive guest experiences can lead to word-of-mouth recommendations and repeat business. To provide a personalized and tailored experience to guests will be the hallmark of the proposed hotel. This includes anticipating and meeting guest needs and preferences, offering custom amenities, and providing exceptional customer service throughout the stay.

Seasonal Promotions: Seasonal promotions, discounts, and packages to attract guests during off-peak periods and capitalize on peak travel seasons.

Musical Concerts and Events: As per the information received from the client, seasonal music events organized for the public are expected to promote the hotel, enhance its visibility among the public, and serve as an effective advertising initiative for the company

By implementing the above marketing strategies, M/s Excalibur Hotels and Banquets Private Limited aim to attract discerning travellers seeking best experiences while maintaining a competitive edge in the hospitality industry.



PART E

HOSPITALITY AND TOURISM INDUSTRY OVERVIEW

1. INTRODUCTION:

The hospitality market in India is experiencing an unprecedented boom, driven by a combination of economic growth, increasing disposable incomes, and a burgeoning middle class with a penchant for travel and leisure. As the world's seventh-largest country by land area and second-most populous nation, India's diverse landscape and rich cultural heritage offer immense potential for the hospitality sector.

In 2023, India continued its ascent on the global stage, building on its status as the world's fifth-largest economy achieved the previous year. The country seized the spotlight, surpassing China as the most populous country, hosting over 200 meetings during its G20 presidency, and achieving a historic milestone by successfully landing Chandrayaan-3 on the moon's unexplored South Pole, the first country to ever do so. Moreover, fuelled by favourable demographics, robust domestic demand, and increased investments, India's economic resilience persisted amidst global challenges. Fuelled by these positive sentiments, both leisure and business travel increased significantly in the country.



Sources: Airport Authority of India, Ministry of Tourism, India, HVS Research.

The hospitality industry in India experienced a remarkable revival in 2023, marked by escalating hotel prices, soaring airfares, and increased travel expenditures. This translated into a promising year for hospitality in India. As we delve into 2024, sustained growth is strongly indicated in domestic as well as international travel. Premium hotels nationwide reported impressive occupancy rates ranging from 70% to 72%. The Indian Luxury Hotel Market size is expanding at a CAGR of 8.1% from 2023 to 2032.

India has become one of the most sought-after travel destinations worldwide, resulting in the tourism and hospitality industry emerging as a major growth driver in the services sector. Similar to many other countries, tourism in India plays a pivotal role in generating foreign

exchange earnings. Foreign exchange earnings experienced a Compound Annual Growth Rate (CAGR) of 7%.

2. MARKET SIZE:

As per the Ministry of Tourism, Foreign Tourist Arrivals (FTAs) in March 2023 were 7,95,827 as compared to 3,42,308 in March 2022 with a positive growth rate of 132.5%. FTAs during the period January-March 2023 were 25,29,766 as compared to 7,84,750 in January-March, 2022 and 31,79,792 in January-March 2019 registering a growth of 222.4% and -20.4% with respect to 2023 and 2019 respectively.

In 2021, the travel and tourism industry's contribution to India's GDP was valued at US\$ 178 billion, and it is projected to reach US\$ 512 billion by 2028. The industry's direct contribution to India's GDP is expected to grow annually at a rate of 7-9% between 2019 and 2030. In 2020, the travel and tourism industry contributed US\$ 121.9 billion to India's GDP. By 2022, the contribution of the travel and tourism industry to India's economy reached US\$ 15.7 trillion.

The travel market in India is expected to reach US\$ 125 billion by FY27, an increase from an estimated US\$ 75 billion in FY20. The Indian airline travel market, valued at approximately US\$ 20 billion, is projected to double in size by FY27 due to improvements in airport infrastructure and increased passport accessibility.

The Indian hotel market, including domestic, inbound, and outbound segments, was estimated at around US\$ 32 billion in FY20 and is expected to reach approximately US\$ 52 billion by FY27. This growth will be driven by the rising demand from travellers and the ongoing efforts of travel agents to stimulate the market.

By 2028, international tourist arrivals are projected to reach 30.5 billion, generating revenue of over US\$ 59 billion. However, the growth in the tourism sector is expected to be primarily driven by domestic tourists in the post-pandemic period. International hotel chains are expanding their presence in India and it reached approximately 50% of the country's tourism and hospitality sector.

3. PERFORMANCE ANALYSIS OF INDIAN HOTEL SECTOR FY2023:

The Indian hotel sector closed the calendar year 2023 with a nationwide occupancy rate in the range of 63-65%, up 3-5 percentage points (pp) from the previous year and nearly reaching the pre-pandemic level of 65-67% in 2019. The average rate (ARR) for 2023 reached an impressive INR 7,400-7,600, which surpassed the figures from 2022 by 21-23%

and 2019 by 24-26%, highlighting the sector's ability to push rates driven by the buoyant demand.

The growth in average rates helped RevPAR to reach INR 4,662-4,940 in 2023, indicating a significant increase of 29-31% from 2022 and 19-21% in 2019. As per our tertiary research and data/information available in the public domain, KPIs of Indian hotel sector is shown in the below picture for FY 2023:

Occupancy		Average rate		RevPAR	
63-65%		₹7,400-7,600		₹4,662-4,940	
3-5 pp	-2-4 pp	21-23%	24-26%	29-31%	19-21%
Y-o-Y change	Change vs 2019	Y-o-Y change	Change vs 2019	Y-o-Y change	Change vs 2019
▲	▼	▲	▲	▲	▲

Sources: STR, HVS Research; all the data is for the calendar year and represents averages for the Indian hotel sector

The year got off to a good start with the nationwide occupancy rate breaching the 70% mark in February 2023, a first since the pandemic. The weddings segment, the upswing in business travel, and the Men's IPL helped boost demand for hotel accommodation. The occupancy rate of 65-67% in Q1 2023 was 15-17 pp higher than in Q1 2022, which was impacted by the Omicron wave and the reintroduction of travel restrictions in the country. ARR meanwhile, experienced a year-on-year increase of 49-51% in Q1 2023, helping RevPAR to nearly double during this period.

Due to the seasonal retreat of travel, the occupancy rate moderated to 62-65% in the second quarter and while the trend was similar to Q2 2019 levels, it was 1-3 pp lower than Q2 2022. Despite this, ARR continued its growth trajectory and was 16- 18% and 23-25% higher than Q2 2022 and Q2 2019, respectively, driven by strong demand in the leisure and social events segments.

The seasonal moderation in Q2 continued into Q3, with occupancy rate in the 60-62% range. International events such as the G20 Summit, along with sustained demand from corporate travel and the growing popularity of Leisure helped drive the average rates in several key corporate markets such as Delhi and Mumbai. During this quarter, average rates experienced a year-on-year growth of 15-17% to reach INR 6,700-6,900, and were 24-26% higher than the same period in 2019.

The final quarter saw occupancy in the range of 64-66%, with ARR reaching INR 8,200-8,400. This helped RevPAR to reach INR 5,250-5,545. The ICC Men's Cricket World Cup coupled with the wedding season and year-end holiday season, allowed the sector to end

the year on a high note. Goa and Bengaluru continued to garner the highest interest from hotel operators in 2023 as shown in the below table. Hotel brands also increased their presence in smaller cities.

Ranking 2023	By Keys		Ranking in 2022
S. No.	City	Number	
1	Goa	1350	2
2	Bengaluru	1093	1
3	Hyderabad	1062	52
4	Guwahati	1038	79
5	Amritsar	926	5
6	Jaipur	908	12
7	Indore	801	37
8	Lucknow	768	38
9	Ayodhya	699	119
10	Kasauli	624	42

BRAND OPENINGS DURING 2019 TO 2023

In 2023, the surge in travel demand facilitated the opening of 12,435 branded hotel rooms, marking a 13% increase from 2022, with hotel operators continuing the trend of partial opening of their properties. Notably, domestic brands led the expansion, accounting for 73% of the new openings by properties, thereby continuing their dominance over international hotel chains in the market.



Note: openings include full and partial openings; Data received from 21 hotel operators as of 31st March 2024

4. INVESTMENTS AND RECENT DEVELOPMENTS:

The Ministry of Tourism received an investment of Rs. 2,400 crore as the tourism sector presents significant opportunities for youth employment and entrepreneurship. To promote the establishment of new hotels, an investment-linked deduction is available under Section 35 AD of the Income Tax Act. This allows a 100% deduction for capital expenditures incurred in setting up hotels of 2-star category and above across India.

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In the Union Budget 2023-24, the Ministry of Tourism was allocated US\$ 290.64 million to leverage the sector's potential for job creation, youth entrepreneurship, and tourism promotion. The focus is on active state participation, government program convergence, and public-private partnerships.

Additionally, states will be encouraged to set up Unity Malls in their capital cities, serving as prominent tourism centers to promote local products, including One District One Product, Geographical Indication (GI) products, handicrafts, and products from other states. Below are some investments and developments:

- The Indian government has set a target to create 220 new airports by 2025, aiming to enhance connectivity and facilitate tourism growth.
- The Emergency Credit Line Guarantee Scheme (ECLGS) has been expanded to include tourism and hospitality stakeholders, providing financial support to micro, small, and medium enterprises (MSMEs). Exhibition-cum-convention centres have been granted infrastructure status.
- A separate liquidity window of INR 15,000 crore has been established for the tourism sector to address financial challenges.
- As of September 2022, a total of 48,775 accommodation units (classified and unclassified) have been registered on the National Integrated Database of Hospitality Industry (NIDHI) portal. Additionally, 11,220 units have self-certified for SAATHI standards, ensuring quality and safety.
- The Medical Tourism sector is projected to grow at a Compound Annual Growth Rate (CAGR) of 21.1% from 2020 to 2027.
- The Indian government estimates that India will have a market size of 1.2 million cruise visitors by 2030-31. Dream Hotel Group plans to invest approximately US\$ 300 million in the next 3-5 years to develop India's cruise sector.
- India is at the forefront of digital travel, with its population utilizing digital tools for travel planning, booking, and experiences. The growing middle class and increasing disposable income have contributed to the growth of domestic and outbound tourism.

5. GOVERNMENT INITIATIVES:



The Indian government has recognized the immense potential of the tourism industry and has implemented various measures to position India as a global tourism hub. In the Union Budget 2023-24, the Ministry of Tourism has been allocated a budget of US\$ 290.4 million. Within this budget, an allocation of US\$ 170.85 million has been made for the Swadesh Darshan Scheme.

This scheme aims to develop a comprehensive package of 50 tourist destinations, focusing on enhancing physical, digital, and virtual connectivity, as well as ensuring the availability of tourist guides and improving tourist security. Under the Budget 2023-24, an allocation of US\$ 30.25 million has been made for the development of tourist circuits under the PRASHAD scheme. Since its launch in January 2015, the Ministry has sanctioned 37 projects in 24 states, with an estimated expenditure of US\$ 146.4 million.

The Government of India, has collaborated with the Quality Council of India (QCI) for an initiative called SAATHI (System for Assessment, Awareness, and Training for the Hospitality Industry). This initiative aims to assist the hospitality industry in operating safely and mitigating risks arising from the COVID-19 pandemic. To support the tourism service sector affected by COVID-19, the government introduced the Loan Guarantee Scheme for Covid Affected Tourism Service Sector (LGSCATSS). This scheme provides loans of up to US\$ 12,110 to approved and recognized tour operators, travel agents, and tourist transport operators under the Ministry of Tourism.

Furthermore, guarantees for skill development loans, up to INR 1.5 lakh, are being extended by member banks of the Indian Banks' Association (IBA) to eligible borrowers without collateral or third-party guarantee. This initiative aims to promote skill development within the tourism sector.

6. FUTURE OUTLOOK:

The future outlook for the hotel industry is shaped by several factors, including shifting travel preferences, advancements in technology, and economic conditions. Key trends suggest steady growth, albeit with regional and operational differences:

1. **Growth in Leisure and Domestic Tourism:** While global tourism continues to recover post-pandemic, domestic tourism has remained strong and is expected to grow, especially in emerging economies. The trend towards local and experiential travel is particularly notable, with travelers increasingly seeking culturally immersive experiences in unique destinations. This has led hotels to emphasize location-specific services and sustainable practices

2. **Luxury and Boutique Segment Expansion:** There's rising demand for luxury and boutique hotels, with travellers seeking unique, upscale, and personalized experiences. Boutique hotels, in particular, are expanding to cater to millennials and Gen Z guests who prioritize aesthetics, individuality, and authenticity over standard luxury. The luxury market is also evolving to include eco-friendly practices and sustainable luxury as core components
3. **Technological Integration:** Automation and AI are transforming hotel operations and guest experiences. Hotels are increasingly using AI for guest interaction, reservation management, and personalized services. The use of digital check-ins, smart rooms, and in-app service requests is on the rise, enabling hotels to offer a more streamlined, personalized experience
4. **Emphasis on Sustainability:** Sustainability is a key trend as travellers become more environmentally conscious. Hotels are adopting green practices like energy-efficient lighting, waste reduction, and locally-sourced food to attract eco-conscious travellers. Certifications for sustainability, such as LEED or Green Key, are also becoming important indicators of a hotel's commitment to environmentally responsible practices.
5. **Expansion in Emerging Markets:** Regions such as Asia-Pacific, Latin America, and parts of Africa are experiencing a boom in hotel development. These markets present opportunities due to rising middle-class populations and increased disposable incomes. Countries like India and Indonesia are focusing heavily on tourism and infrastructure development, creating significant opportunities for hotel chains to expand in these areas
6. **Rising Costs and Economic Challenges:** Inflation and rising interest rates pose challenges, especially for capital-intensive projects in the hospitality industry. Additionally, labor shortages and wage increases are pushing hotels to rethink staffing models, often turning to automation and flexible hiring practices to manage costs and maintain service quality.

In summary, the hotel industry is expected to grow and adapt to new traveller expectations, technological advancements, and sustainability trends. While economic uncertainties and cost pressures exist, hotels that innovate and align with consumer trends are positioned to thrive in the evolving market.



PART F

SWOT ANALYSIS

SWOT ANALYSIS	
STRENGTHS	<ul style="list-style-type: none"> • Prime Location: The proposed hotel on Barnala Bypass Road, Bathinda, holds strong potential due to the city's growing industrial significance and its appeal to business travellers drawn by nearby industrial zones, refineries, and thermal plants. • Diverse Portfolio: The proposed hotel offers a diverse portfolio of services, including accommodation, dining, spa, and event facilities, catering to a wide range of guest needs. • High-Quality Service: Proposed hotel is planned to provide exceptional service, including personalized attention to guests and modern amenities. • Connectivity: Barnala Bypass Road provides good connectivity to other parts of Punjab and neighbouring states, making it accessible for travellers • Price Point: Competitive pricing paired with modern amenities, including a stylish banquet and kitty hall, positions the hotel as an attractive choice for customers, offering superior value compared to competitors.
WEAKNESSES	<ul style="list-style-type: none"> • Limited Tourist Appeal: A lack of famous tourist attractions in the area reduces the potential customer base, primarily relying on corporate travellers. • High Competition: The presence of numerous hotels and resorts in the area increases competition, making it challenging to attract and retain guests. • No Brand Affiliation: Lack of brand affiliation limits the hotel's ability to leverage established brand recognition and loyalty programs, potentially impacting its market appeal.
OPPORTUNITIES	<ul style="list-style-type: none"> • Expansion into New Markets: The proposed luxury resort is exploring opportunities to expand into new geographic location to reach a broader customer base. • Diversification of Offerings: Introducing new services or amenities by proposed resort, such as wellness programs, culinary experiences, or

	<p>eco-friendly initiatives, could attract new customers and enhance the overall guest experience.</p> <ul style="list-style-type: none"> • Partnerships and Collaborations: Forming strategic partnerships with airlines, travel agencies, or local businesses could help the hotel to reach new customers and drive bookings. • Digital Innovation: Leveraging technology to enhance the booking process, improve guest communication, and personalize the guest experience will provide a competitive edge. • Expected CAGR: The industry for hospitality in India is expected to increase at a compound annual growth rate (CAGR) of 5.41% between 2024 and 2030.
THREATS	<ul style="list-style-type: none"> • Market Saturation: An increasing number of hotels in the area could lead to market oversaturation, intensifying competition. • Economic Factors: Economic downturns or fluctuations in currency exchange rates can impact disposable income and travel spending, potentially affecting demand for luxury accommodations. • Regulatory Challenges: Changes in government policies or regulations related to tourism, taxation, or licensing can impact the operating environment for hotels in India. • Emergence of Branded Hotels: Entry of established hotel chains with strong brand loyalty could further challenge customer retention and market share.



PART G

PROJECT COST AND MEANS OF FINANCE

As per data/information shared by the client, below are the details of Total project Cost (TPC) and means of finance of the proposed hotel:

Total Project Cost	
Particulars	Total (INR Lakhs)
Building	2,250.00
Plant & Machinery Equipment	350.00
Furniture & Fixtures	150.00
Interest Capitalisation	234.79
Preliminary & Preoperative expenses	75.00
Working Capital	120.00
Total	3,179.79

Means Of Finance	
Particular	Total (INR Lakhs)
Term Loan	2,000.00
CC Limit	90
Equity (Share Capital + Securities Premium)	544.89
Unsecured Loan	544.89
Total	INR 3,179.79

Notes:

1. Total project cost estimation has been provided to us by the client, as a TEV consultant we have cross verified the cost of the components of TPC independently, for TEV purpose only as a general assessment.
2. As per lease deed shared by the client/company and verified during survey, company has leased a land spread over an area of 3,816 Sq. Yards (3191.82 Sq. Mt.), for the proposed hotel at Z-4, Barnala Road, Harpal Nagar, Bathinda, Punjab-151001.
3. As per data / information provided by company, Total estimated cost of the Building & Civil works is ~INR 2250 lakhs including Land Development, Landscaping of Gardens & Horticulture, internal paths, fencing and boundary wall.
4. The estimated cost for the proposed plant & machinery and equipment is INR 350.00 Lakhs according to the client's estimate. However, tenders of major equipment's such Air Conditioner,

Kitchen Equipment, Lifts and Electrical connection are in process at present as informed by client and actual costs along with Performa invoices will be provided after finalised the suitable vendors.

Hence, we have considered these cost as tentative in nature since costs are seeming in the line with prevailing market rates. As per our cost estimation ~INR 350 Lakhs is the standard cost for a segment hotel and it's important to note that the cost of proposed equipment may vary depending on the brand name and technical specifications of the equipment.

5. The estimated cost for furniture & fixtures will be INR 150 lakhs as per the client. As TEV consultants; we have independently verified the cost of the proposed furniture & fixtures by consulting several vendors who specialize in similar market. We found that proposed furniture & fixtures costs to be reasonable and within permissible ranges.

It's important to note that the cost of proposed furniture & fixtures may vary depending on the brand name and quality of the furniture & fixtures.

6. As per the loan schedule, Client will be paying an IDC (Interest during construction) of INR 234.79 Crore, while Pre-operative and preliminary expenses are ~75 Lakh as shown in the below table:

Interest Capitalisation & Other cost		
S. No.	Particulars	Amount
1	Interest during construction (22 Months)	234.79
2	Preopening Advertisement & Publicity Expenses	75.00
	Total	309.79 lakh.

7. The total estimated cost of the proposed hotel is INR 3,179.79.54 Lakhs, intended to be financed through a combination of debt and equity. Specifically, the project will be funded by a term loan of INR 2000.00 Lakhs, working capital limit of INR 120 Lakhs and a promoter contribution of INR 1089.79 Lakhs.



PART H

PROJECT SCHEDULE

Below is the tabulated presentation of the status of the project showing expected duration shared by the project manager of the company. The project is expected to be complete soon.

S. No.	Particulars	Activity	Start Date	Expected Completion Date	Status
1.	Acquisition of Land	Land Procurement	-	-	Lease rental
2.	Sanction of Rupee Term Loan	Sanction of Rupee Term Loan	-	Dec 2024	Scheduled
3.	Building & Civil Works	Building Plan Preparation	July 2024	July 2024	Completed
		Building Plan Sanction	July 2024	July 2024	Completed
		Appointment of Civil contractor/ developer	Sept 2024	Oct 2024	Completed
		Building & Civil Works	Oct 2024	June 2026	Scheduled
4.	Plant & Machinery	Orders to P&M suppliers	Sept 2025	March 2026	Scheduled
		Arrival of P&M	Jan 2026	June 2026	
		Installation of P&M	Jan 2026	Aug 2026	
5.	Furniture and Fixtures	Purchase of other Fixed Assets/ Furniture & Fixtures	Jan 2026	Sept 2026	Scheduled
6.	Statutory Approvals,	Most of the approvals are taken from the	-	-	Some of the approvals are taken from the respective authorities

	registrations & NOCs	respective authorities.			
7.	Commercial Operation Date	-	-	1 st Oct 2026	Scheduled

Notes:

1. Schedule has been made based on current status as per feasibility to achieve different milestones.
2. Achievement of Milestone will depend on sanction of term loan as per proposed timeline.
3. Thus, as per this timeline, expected COD will be 1st Oct 2026 and financial projection also has been made accordingly.
4. Please refer to Part-J of the report, for statutory approvals, licenses, and NOCs.



PART I

STATUTORY APPROVALS | LICENCES | NOC

Following major approvals are required. However, the list is not exhaustive and State / district Authorities may be approached for further clearances required (if any):

S. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Registration Certificate from GST REG-06, Government of India	03AAHCE3181E1Z1 29 th November 2022	Approved
2.	Certificate of Registration from Ministry of Corporate Affairs, Government of India	U55101PB2022PTC057232 12 th November 2022	Approved
4.	Land Conversion Certificate, Office of the Deputy Commissioner, Bhatinda District, Punjab, India	-	Approved*
5.	Site Map Plan Approval by Assistant Town Planner, Municipal Corporation, Bhatinda	-	Approved
7.	Pollution Certificate from State Pollution Control Board	-	Pending
8.	No Objection Certificate (NOC) For Ground Water Abstraction, Punjab water regulation and development authority	-	Pending
9.	Fire Safety Permit Punjab Fire Services Department	PB-FN-2023-09-08-059327 08 th Sept 2023	Approved
10.	NOC form NHAI, Approval for Passage on Barnal Road	NHAI/PIU/25053/NOC/Bat- Tapa/NH-07/Km.129.688 (RHS)/7403 15 th July 2023	Approved

11.	Trade License from Department of the Local Authority	-	Pending
12.	Bar License from Excise Department, State Government	-	Pending
13.	License under prevention of Food Adulteration Act (FASSAI License)	-	Pending

Observation Notes:

1. Above is the only illustration of the major approvals sought or to be sought by the company. It should not be construed as the exhaustive list and in case any approval is missed to be mentioned then it is the sole responsibility of the company to keep the unit compliant with the necessary statutory approvals/ NOCs.
2. Company has obtained preliminary statutory clearances and approvals except those which are mentioned as in Process or Pending above.
3. Some approvals are still pending and will be applied for in due course, following the provided schedule. Approvals required after the Date of Commencement of Commercial Operations (DCCO) will also be submitted in the coming days, as per the client's information.
4. *Change of land use (CLU) letter not provided by the company as per discussion with the client they informed that as per the Housing and Urban Development Department, through its notification dated 24.03.2023, has decided to merge the Change of Land Use (CLU) permission with Layout Plan approval, Building Plan approval, and License to Develop a Colony (LDC).



PART J

COMPANY'S FINANCIAL FEASIBILITY

1. PROJECTIONS OF THE FIRM:

The projections of the proposed manufacturing unit are done for next 9 years period from FY 2026-27 to 2034-35 based on the expected COD and loan tenor are elaborated below:

A. PROJECTED PROFIT & LOSS ACCOUNT:

(INR Lakhs)

Particulars	Mar-27	Mar-28	Mar-29	Mar-30	Mar-31	Mar-32	Mar-33	Mar-34	Mar-35
Room Sale	141.75	312.56	344.60	379.92	418.86	461.79	509.13	561.31	618.84
Food & Beverage	264.60	555.66	612.62	675.41	744.64	820.96	905.11	997.89	1100.17
Bar Income	90.00	189.00	198.45	208.37	218.79	229.73	241.22	253.28	265.94
Banquet Hall	405.00	850.50	893.03	937.68	984.56	1033.79	1085.48	1139.75	1196.74
Kitty Hall	81.00	170.10	178.61	187.54	196.91	206.76	217.10	227.95	239.35
Total Gross Revenue	982.35	2077.82	2227.29	2388.91	2563.76	2753.03	2958.03	3180.18	3421.04
Room Exp. (25% of Room Sale)	35.44	78.14	86.15	94.98	104.71	115.45	127.28	140.33	154.71
Food Expenses (Including in Room) (55% of Room revenue) (Breakfast-Dinner)	145.53	305.61	336.94	371.47	409.55	451.53	497.81	548.84	605.09
Bar Expenses (35% of Bar Income)	31.50	66.15	69.46	72.93	76.58	80.41	84.43	88.65	93.08
Banquet Hall Expenses (50% of Banquet Income)	202.50	425.25	446.51	468.84	492.28	516.89	542.74	569.88	598.37
Kitty Hall (50% of Kitty Hall Income)	40.50	85.05	89.30	93.77	98.46	103.38	108.55	113.98	119.67
Total Departmental Expenses	455.47	960.20	1028.36	1101.99	1181.58	1267.66	1360.81	1461.66	1570.93
Gross Departmental Income	526.88	1117.62	1198.93	1286.92	1382.18	1485.37	1597.22	1718.51	1850.12
Salary and Wages	115.68	242.93	255.07	267.83	281.22	295.28	310.04	325.55	341.82
Other Admin & General Expenses	73.68	155.84	167.05	179.17	192.28	206.48	221.85	238.51	256.58
Sales & Marketing	24.56	51.95	55.68	59.72	64.09	68.83	73.95	79.50	85.53
Property Operations & Maintenance	22.39	47.01	49.36	51.83	54.42	57.14	60.00	63.00	66.15
Utilities & Energy Costs	86.40	172.80	173.85	174.90	175.95	177.00	178.05	179.10	180.15
Operating Expenses	322.70	670.52	701.01	733.45	767.97	804.73	843.90	885.66	930.23
Gross Operating Profit	204.18	447.10	497.92	553.47	614.22	680.65	753.33	832.85	919.89
Lease rental	3.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Insurance	29.44	28.62	27.80	26.98	26.16	25.34	24.52	23.70	22.99
Fixed Expenses	32.44	34.62	33.80	32.98	32.16	31.34	30.52	29.70	28.99
EBITDA	171.74	412.48	464.12	520.49	582.06	649.31	722.81	803.15	890.90
Less Book Depreciation	40.99	81.97	81.97	81.97	81.97	81.97	81.97	81.97	70.71
Operating Income (EBIT)	130.76	330.50	382.15	438.52	500.08	567.34	640.83	721.18	820.19
Less Interest on Term Loan	100.00	198.75	187.88	170.75	151.21	119.10	83.10	44.35	6.43

TECHNO-ECONOMIC VIABILITY REPORT

M/S EXCALIBUR HOTELS AND BANQUETS PRIVATE LIMITED

Interest on Working Capital	4.50	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00
Interest Expenses	104.50	207.75	196.88	179.75	160.21	128.10	92.10	53.35	15.43
Preliminary/pre-operative Expenses Written off	15.00	15.00	15.00	15.00	15.00	0.00	0.00	0.00	0.00
Profit Before Tax	11.26	107.75	170.27	243.77	324.87	439.24	548.73	667.82	804.76
Current Tax	0.00	0.00	4.81	35.74	56.73	73.32	91.59	127.07	205.95
Profit After Tax	11.26	107.75	165.46	208.03	268.14	365.92	457.14	540.75	598.81
Cash Accruals	67.24	204.73	262.44	305.00	365.12	447.89	539.11	622.72	669.52

B. PROJECTED BALANCE SHEET:

(INR Lakhs)

Particulars	Mar-27	Mar-28	Mar-29	Mar-30	Mar-31	Mar-32	Mar-33	Mar-34	Mar-35
Equity & Liability									
Equity	544.9	544.9	544.9	544.9	544.9	544.9	544.9	544.9	544.9
Net Profit after tax	11.3	119.0	284.5	492.5	760.6	1126.6	1583.7	2124.4	2723.3
Total Equity	556.2	663.9	829.4	1037.4	1305.5	1671.5	2128.6	2669.4	3268.2
long Term Loan	1940.0	1790.0	1610.0	1356.0	996.0	636.0	216.0	0.0	0.0
Unsecured Loan	544.9	544.9	544.9	544.9	544.9	544.9	544.9	544.9	544.9
CC Loan	90.0	90.0	90.0	90.0	90.0	90.0	90.0	90.0	90.0
Short Term loan	60.0	150.0	180.0	254.0	360.0	360.0	420.0	216.0	0.0
Current Liabilities	31.2	64.1	67.8	71.9	76.2	80.9	86.0	91.4	97.3
Total Equity and Liabilities	3222.2	3302.9	3322.1	3354.2	3372.7	3383.3	3485.5	3611.7	4000.4
Assets									
Total Building Cost	2442.1	2442.1	2442.1	2442.1	2442.1	2442.1	2442.1	2442.1	2442.1
Furniture & Fixtures Interiors	162.8	162.8	162.8	162.8	162.8	162.8	162.8	162.8	162.8
Plants & Equipment	379.9	379.9	379.9	379.9	379.9	379.9	379.9	379.9	379.9
Total Gross Block	2984.8	2984.8	2984.8	2984.8	2984.8	2984.8	2984.8	2984.8	2984.8
Depreciation	41.0	123.0	204.9	286.9	368.9	450.9	532.8	614.8	685.5
Fixed assets Net Block	2943.8	2861.8	2779.9	2697.9	2615.9	2533.9	2452.0	2370.0	2299.3
MAT Credit	0.0	0.0	4.8	40.5	97.3	77.2	39.7	0.0	0.0
Pre- Operative Expenses Not Written Off	60.0	45.0	30.0	15.0	0.0	0.0	0.0	0.0	0.0
Sundry Debtors	56.7	119.9	128.5	137.8	147.9	158.8	170.7	183.5	197.4
Stock	35.0	73.9	79.1	84.8	90.9	97.5	104.7	112.4	120.8
Cash & Bank Balance	126.7	202.3	299.8	378.1	420.7	515.8	718.4	945.8	1382.9
Total Assets	3222.2	3302.9	3322.1	3354.2	3372.7	3383.3	3485.5	3611.7	4000.4

C. PROJECTED CASH FLOW STATEMENT:

(INR lakhs)

Particulars	Mar-27	Mar-28	Mar-29	Mar-30	Mar-31	Mar-32	Mar-33	Mar-34	Mar-35
Sources of Funds									
Share Capital a/c	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Profit before tax but after Interest & depreciation	11.26	107.75	170.27	243.77	324.87	439.24	548.73	667.82	804.76
Unsecured Loan	344.90								
Increase in Term Loan	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

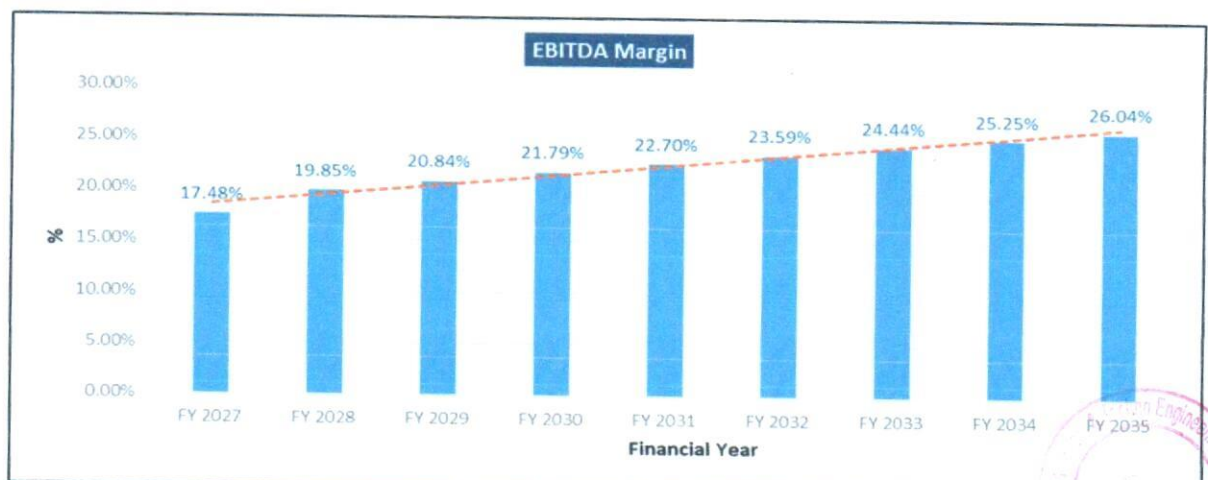
Increase in CC Limit	90.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation	40.99	81.97	81.97	81.97	81.97	81.97	81.97	81.97	70.71
Preliminary Expenses Written Off	15.00	15.00	15.00	15.00	15.00	0.00	0.00	0.00	0.00
Increase in Current Liabilities	31.18	32.87	3.76	4.05	4.36	4.69	5.06	5.45	5.89
Total	833.32	237.60	271.01	344.79	426.20	525.90	635.76	755.25	881.36
Application of Funds									
Capital Expenditure	614.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Increase in Current Assets	91.71	102.03	13.87	14.98	16.21	17.54	19.00	20.57	22.30
Change in MAT	0.00	0.00	4.81	35.74	56.73	-20.10	-37.44	-39.74	0.00
Repayment of Term Loan	0.00	60.00	150.00	180.00	253.98	360.00	360.00	420.00	216.02
Taxation	0.00	0.00	4.81	35.74	56.73	73.32	91.59	127.07	205.95
Total	706.60	162.03	173.49	266.47	383.66	430.76	433.15	527.90	444.28
Opening Balance	0.00	126.72	202.29	299.81	378.13	420.67	515.81	718.42	945.77
Surplus	126.72	75.57	97.52	78.32	42.54	95.14	202.61	227.35	437.08
Closing Balance	126.72	202.29	299.81	378.13	420.67	515.81	718.42	945.77	1382.85

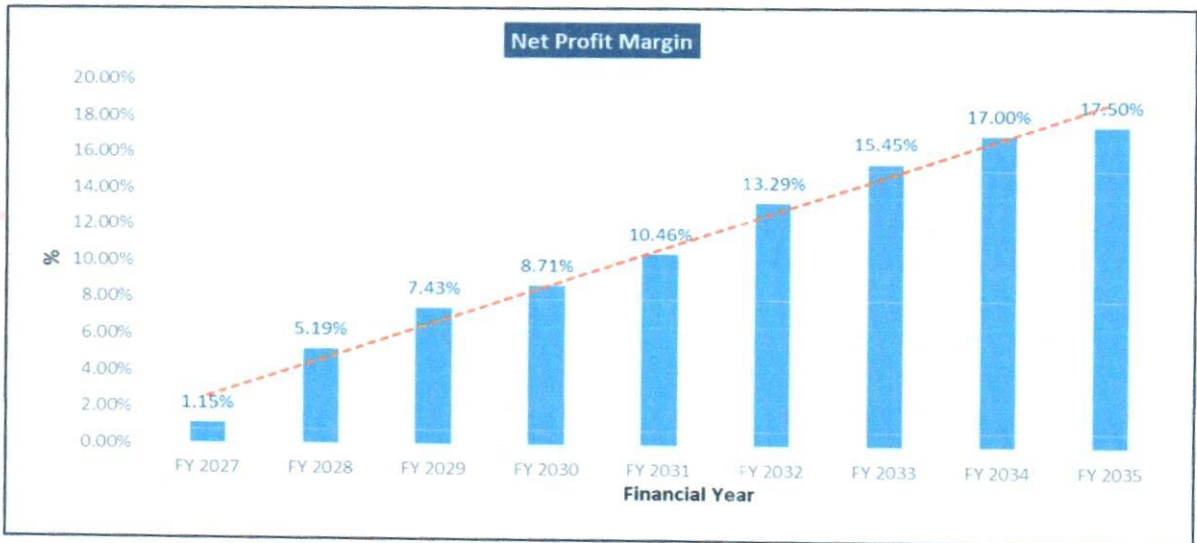
D. KEY FINANCIAL RATIO:

(INR lakhs)

Particulars	Mar-27	Mar-28	Mar-29	Mar-30	Mar-31	Mar-32	Mar-33	Mar-34	Mar-35
EBITDA Margin	17.48%	19.85%	20.84%	21.79%	22.70%	23.59%	24.44%	25.25%	26.04%
EBIT Margin	13.31%	15.91%	17.16%	18.36%	19.51%	20.61%	21.66%	22.68%	23.97%
Net Profit Margin	1.15%	5.19%	7.43%	8.71%	10.46%	13.29%	15.45%	17.00%	17.50%
Revenue Growth	-	111.52%	7.19%	7.26%	7.32%	7.38%	7.45%	7.51%	7.57%
Current Ratio	1.21	1.30	1.50	1.44	1.25	1.45	1.67	3.12	9.08
DER	1.90	1.68	1.37	1.07	0.78	0.49	0.27	0.10	0.02
TOL/ATNW	2.04	1.80	1.45	1.13	0.82	0.53	0.30	0.12	0.05
ROCE	4.30%	11.02%	12.81%	14.92%	17.57%	19.89%	22.18%	22.44%	21.51%
ROE	2.0%	16.2%	20.0%	20.1%	20.5%	21.9%	21.5%	20.3%	18.3%

E. GRAPHICAL REPRESENTATION OF KEY RATIOS:





F. REVENUE BUILD-UP:

(INR lakhs)									
Particulars	Mar-27	Mar-28	Mar-29	Mar-30	Mar-31	Mar-32	Mar-33	Mar-34	Mar-35
Room Inventory	50	50	50	50	50	50	50	50	50
Days Operational	180	360	360	360	360	360	360	360	360
Total Room Nights Available	9000	18000	18000	18000	18000	18000	18000	18000	18000
Forecast Occupancy	42%	44%	46%	49%	51%	54%	56%	59%	62%
Total Room Nights Occupied	3780	7938	8335	8752	9189	9649	10131	10638	11170
Average Daily Rooms Occupied	21	22	23	24	26	27	28	30	31
Forecast ARR (Rs)	3750	3938	4134	4341	4558	4786	5025	5277	5540
Revenues (INR Lakhs)									
Rooms	141.75	312.56	344.60	379.92	418.86	461.79	509.13	561.31	618.84
Food & Beverage	264.60	555.66	612.62	675.41	744.64	820.96	905.11	997.89	1100.17

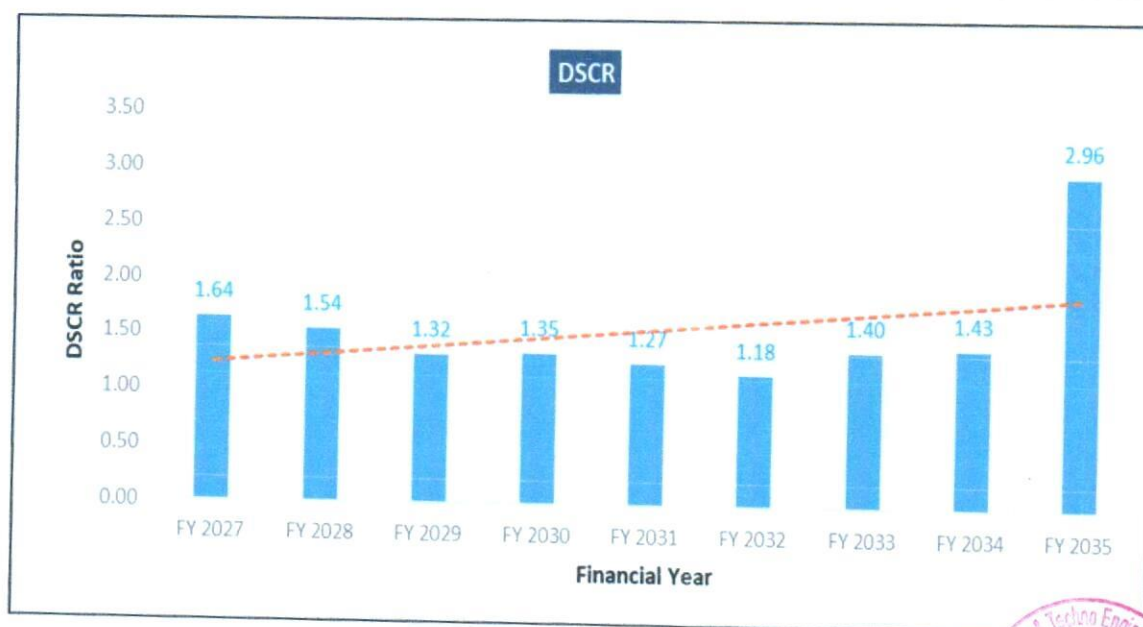
BAR Income	90.00	189.00	198.45	208.37	218.79	229.73	241.22	253.28	265.94
Banquet Hall	405.00	850.50	893.03	937.68	984.56	1033.79	1085.48	1139.75	1196.74
Kitty Hall	81.00	170.10	178.61	187.54	196.91	206.76	217.10	227.95	239.35
Total Gross Revenues	982.35	2077.82	2227.29	2388.91	2563.76	2753.03	2958.03	3180.18	3421.04

G. ESTIMATED KEY FINANCIAL METRICS:

DEBT SERVICE COVERAGE RATIO (DSCR)

(INR lakhs)

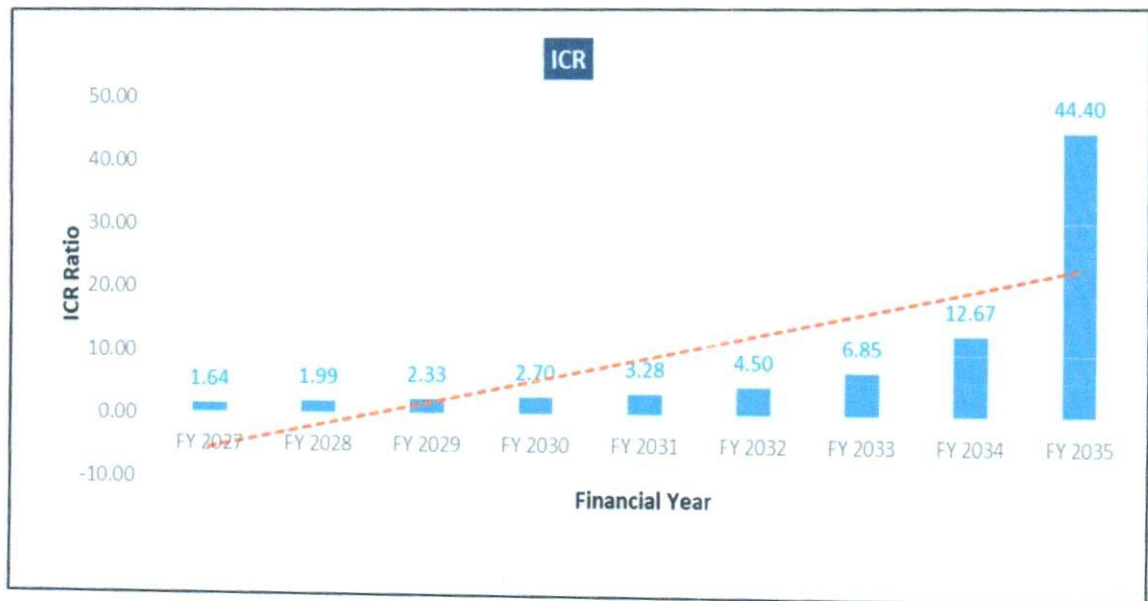
Particulars	Mar-27	Mar-28	Mar-29	Mar-30	Mar-31	Mar-32	Mar-33	Mar-34	Mar-35
Profit after tax	11.26	107.75	165.46	208.03	268.14	365.92	457.14	540.75	598.81
Add: Depreciation	40.99	81.97	81.97	81.97	81.97	81.97	81.97	81.97	70.71
Add: Pre-Operating Expenses Written Off	15.00	15.00	15.00	15.00	15.00	0.00	0.00	0.00	0.00
Add: Interest on Term Loan	104.50	207.75	196.88	179.75	160.21	128.10	92.10	53.35	15.43
TOTAL (A)	171.74	412.48	459.31	484.75	525.32	575.99	631.21	676.08	684.94
Repayment of Term Loan	0.00	60.00	150.00	180.00	253.98	360.00	360.00	420.00	216.02
Interest on Term Loan	104.50	207.75	196.88	179.75	160.21	128.10	92.10	53.35	15.43
TOTAL (B)	104.50	267.75	346.88	359.75	414.19	488.10	452.10	473.35	231.45
D.S.C.R. (A/B)	1.64	1.54	1.32	1.35	1.27	1.18	1.40	1.43	2.96
Average DSCR	1.47								



INTEREST COVERAGE RATIO (ICR)

(INR lakhs)

Particulars	Mar-27	Mar-28	Mar-29	Mar-30	Mar-31	Mar-32	Mar-33	Mar-34	Mar-35
Profit after tax	11.26	107.75	165.46	208.03	268.14	365.92	457.14	540.75	598.81
Add: Depreciation	40.99	81.97	81.97	81.97	81.97	81.97	81.97	81.97	70.71
Add: Pre-Operating Expenses Written Off	15.00	15.00	15.00	15.00	15.00	0.00	0.00	0.00	0.00
Add: Interest on Term Loan	104.50	207.75	196.88	179.75	160.21	128.10	92.10	53.35	15.43
TOTAL (A)	171.74	412.48	459.31	484.75	525.32	575.99	631.21	676.08	684.94
Repayment of Term Loan	0.00	60.00	150.00	180.00	253.98	360.00	360.00	420.00	216.02
Interest on Term Loan	104.50	207.75	196.88	179.75	160.21	128.10	92.10	53.35	15.43
TOTAL (B)	104.50	267.75	346.88	359.75	414.19	488.10	452.10	473.35	231.45
I.C.R (A/B)	1.64	1.99	2.33	2.70	3.28	4.50	6.85	12.67	44.40



ASSETS COVERAGE RATIO

(INR lakhs)

Particulars	Mar-27	Mar-28	Mar-29	Mar-30	Mar-31	Mar-32	Mar-33	Mar-34	Mar-35
Tangible Assets (A)	3162.23	3257.85	3292.08	3339.15	3372.66	3383.27	3485.46	3611.67	4000.35
Current liabilities (B)	181.18	304.05	337.81	415.84	526.22	530.91	595.97	397.44	187.31
Short Term Borrowing (C)	150.00	240.00	270.00	343.98	450.00	450.00	510.00	306.02	90.00
TOTAL (A -(B-C))	3131.05	3193.80	3224.27	3267.29	3296.44	3302.36	3399.49	3520.24	3903.03
Term Loan	2000.00	1940.00	1790.00	1610.00	1356.02	996.02	636.02	216.02	0.00
CC Limit	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00
TOTAL DEBT	2090.00	2030.00	1880.00	1700.00	1446.02	1086.02	726.02	306.02	90.00
ASSET COVERAGE RATIO	1.50	1.57	1.72	1.92	2.28	3.04	4.68	11.50	43.37

H. SENSITIVITY ANALYSIS OF DSCR:

DSCR IF THERE IS A DECREASE IN OCCUPANCY RATE BY 5%

(INR lakhs)

Particulars	Mar-27	Mar-28	Mar-29	Mar-30	Mar-31	Mar-32	Mar-33	Mar-34	Mar-35
Profit after tax	0.29	83.57	143.60	198.76	241.14	336.15	424.32	487.41	564.25
Add: Depreciation	40.99	81.97	81.97	81.97	81.97	81.97	81.97	81.97	70.71
Add: Pre-Operating Expenses Written Off	15.00	15.00	15.00	15.00	15.00	0.00	0.00	0.00	0.00
Add: Interest on Term Loan	104.50	207.75	196.88	179.75	160.21	128.10	92.10	53.35	15.43
TOTAL (A)	160.77	388.29	437.45	475.49	498.32	546.22	598.39	622.74	650.38
Repayment of Term Loan	0.00	60.00	150.00	180.00	253.98	360.00	360.00	420.00	216.02
Interest on Term Loan	104.50	207.75	196.88	179.75	160.21	128.10	92.10	53.35	15.43
TOTAL (B)	104.50	267.75	346.88	359.75	414.19	488.10	452.10	473.35	231.45
D.S.C.R. (A/B)	1.54	1.45	1.26	1.32	1.20	1.12	1.32	1.32	2.81
Average DSCR	1.40								

DSCR IF THERE IS DECREASE IN ROOM RENT BY 5%

(INR lakhs)

Particulars	Mar-27	Mar-28	Mar-29	Mar-30	Mar-31	Mar-32	Mar-33	Mar-34	Mar-35
Profit after tax	6.65	97.60	159.07	204.14	256.80	353.41	443.35	515.56	584.29
Add: Depreciation	40.99	81.97	81.97	81.97	81.97	81.97	81.97	81.97	70.71
Add: Pre-Operating Expenses Written Off	15.00	15.00	15.00	15.00	15.00	0.00	0.00	0.00	0.00
Add: Interest on Term Loan	104.50	207.75	196.88	179.75	160.21	128.10	92.10	53.35	15.43
TOTAL (A)	167.14	402.32	452.92	480.86	513.98	563.49	617.43	650.89	670.43
Repayment of Term Loan	0.00	60.00	150.00	180.00	253.98	360.00	360.00	420.00	216.02
Interest on Term Loan	104.50	207.75	196.88	179.75	160.21	128.10	92.10	53.35	15.43
TOTAL (B)	104.50	267.75	346.88	359.75	414.19	488.10	452.10	473.35	231.45
D.S.C.R. (A/B)	1.60	1.50	1.31	1.34	1.24	1.15	1.37	1.38	2.90
Average DSCR	1.44								

DSCR IF THERE IS INCREASE IN INTEREST RATE BY 1.00%

(INR lakhs)

Particulars	Mar-27	Mar-28	Mar-29	Mar-30	Mar-31	Mar-32	Mar-33	Mar-34	Mar-35
Profit after tax	0.53	86.64	150.23	205.31	254.48	354.92	449.12	516.53	597.58
Add: Depreciation	41.31	82.62	82.62	82.62	82.62	82.62	82.62	82.62	71.26

Add: Pre-Operating Expenses Written Off	15.00	15.00	15.00	15.00	15.00	0.00	0.00	0.00	0.00
Add: Interest on Term Loan	114.50	227.63	215.66	196.83	175.33	140.01	100.41	57.79	16.07
TOTAL (A)	171.34	411.88	463.51	499.75	527.43	577.55	632.15	656.93	684.91
Repayment of Term Loan	0.00	60.00	150.00	180.00	253.98	360.00	360.00	420.00	216.02
Interest on Term Loan	114.50	227.63	215.66	196.83	175.33	140.01	100.41	57.79	16.07
TOTAL (B)	114.50	287.63	365.66	376.83	429.31	500.01	460.41	477.79	232.09
D.S.C.R. (A/B)	1.50	1.43	1.27	1.33	1.23	1.16	1.37	1.37	2.95
Average DSCR	1.43								

I. BREAK-EVEN (SALES) ANALYSIS:

(INR lakhs)

Particulars	Mar-27	Mar-28	Mar-29	Mar-30	Mar-31	Mar-32	Mar-33	Mar-34	Mar-35
Sales (A)	982.35	2077.82	2227.29	2388.91	2563.76	2753.03	2958.03	3180.18	3421.04
Occupancy	0.42	0.44	0.46	0.49	0.51	0.54	0.56	0.59	0.62
Fixed Costs									
Insurance	29.44	28.62	27.80	26.98	26.16	25.34	24.52	23.70	22.99
Lease rental	3.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Utilities & Energy Costs	86.40	51.95	55.68	59.72	64.09	68.83	73.95	79.50	85.53
Salary and Wages	115.68	47.01	49.36	51.83	54.42	57.14	60.00	63.00	66.15
Interest to CC	4.50	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00
Interest on Term Loan	100.00	198.75	187.88	170.75	151.21	119.10	83.10	44.35	6.43
Depreciation	40.99	81.97	81.97	81.97	81.97	81.97	81.97	81.97	70.71
Total Fixed Costs (B)	380.00	423.30	417.69	406.25	392.86	367.38	338.54	307.53	266.80
Variable Costs									
Rooms Expenses	35.44	78.14	86.15	94.98	104.71	115.45	127.28	140.33	154.71
Food & Beverage	145.53	305.61	336.94	371.47	409.55	451.53	497.81	548.84	605.09
Bar Expenses	31.50	66.15	69.46	72.93	76.58	80.41	84.43	88.65	93.08
Banquet Hall Expenses	202.50	425.25	446.51	468.84	492.28	516.89	542.74	569.88	598.37
Kitty Hall	40.50	85.05	89.30	93.77	98.46	103.38	108.55	113.98	119.67
Other Admin & General Expenses	73.68	66.15	69.46	72.93	76.58	80.41	84.43	88.65	93.08
Sales & Marketing	24.56	85.05	89.30	93.77	98.46	103.38	108.55	113.98	119.67
Property Operations & Maintenance	22.39	155.84	167.05	179.17	192.28	206.48	221.85	238.51	256.58
Taxes	0.00	0.00	4.81	35.74	56.73	73.32	91.59	127.07	205.95
Total Variable Costs (C)	576.09	1267.24	1358.97	1483.60	1605.62	1731.24	1867.23	2029.87	2246.21

Contribution (A-C)	406.26	810.58	868.32	905.31	958.13	1021.80	1090.80	1150.30	1174.83
PV Ratio	41.36%	39.01%	38.99%	37.90%	37.37%	37.12%	36.88%	36.17%	34.34%
Break Even Point Sales	918.86	1085.07	1071.40	1072.01	1051.20	989.84	918.06	850.20	776.91
Break-even Point % of Sales	94%	52%	48%	45%	41%	36%	31%	27%	23%

J. TERM LOAN INPUTS:

Term Loan Repayment Inputs	
Amount of Term Loan (INR lakhs)	2000.00
Rate of Interest	10%
SCOD (Scheduled Commercial Operation Date)	Sept-26
Disbursal Start Date	Dec-24
Repayment Start Date	Oct-27
Repayment Period (Years)	7 years
Total Monthly Instalments	84 Months
Moratorium from first drawl (Months)	34 Months
Door to Door Tenure in Months (including Principal Moratorium period)	118 Months

Year	Mar-25	Mar-26	Mar-27	Mar-28	Mar-29	Mar-30	Mar-31	Mar-32	Mar-33	Mar-34	Mar-35
Disbursement	700.00	1,000.00	300.00	-	-	-	-	-	-	-	-
Instalment	17.08	120.21	197.50	258.75	337.88	350.75	405.19	479.10	443.10	464.35	222.45
Principal Repayment	-	-	-	60.00	150.00	180.00	253.98	360.00	360.00	420.00	216.02
Interest	17.08	120.21	197.50	198.75	187.88	170.75	151.21	119.10	83.10	44.35	6.43
Closing Balance	700.00	1,700.00	2,000.00	1,940.00	1,790.00	1,610.00	1,356.02	996.02	636.02	216.02	(0.00)
Current Maturity	-	-	60.00	150.00	180.00	253.98	360.00	360.00	420.00	216.02	-
Long Term Maturity	700.00	1,700.00	1,940.00	1,790.00	1,610.00	1,356.02	996.02	636.02	216.02	-	-

K. NPV, IRR AND PAYBACK PERIOD OF THE PROJECT:

(INR lakhs)

Financial Year	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
EBIT			130.76	330.50	382.15	438.52	500.08	567.34	640.83	721.18	820.19
Adjusted Tax			36.38	91.95	106.31	122.00	139.12	157.83	178.28	200.63	228.18
NOPAT			94.38	238.56	275.83	316.52	360.96	409.50	462.55	520.55	592.01
Depreciation			40.99	81.97	81.97	81.97	81.97	81.97	81.97	81.97	70.71
Change in NOWC			60.53	69.15	10.11	10.94	11.86	12.85	13.94	15.11	16.42

CAPEX	-950.00	-1494.90	-614.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Free Cash Flow to Firm	-950.00	- 1494.90	-540.06	251.38	347.70	387.56	431.08	478.63	530.59	587.40	646.30

Key Input for NPV		
S. No.	Key Input	Description
1.	Weighted Average Cost of Capital	9.31%
2.	Company Risk Premium	2.00%
3.	Discount Rate	11.31%
NPV		INR 1258.05 Lakhs
IRR		17.03%

Thus, NPV and IRR of the project as on COD will **INR 1258.05 Lakhs and 17.03% respectively**, which indicates worthiness of the project.

2. KEY ASSUMPTIONS & BASIS:

S. No.	Item	Assumptions and Basis
1.	General	<ul style="list-style-type: none"> The projections of the firm are done for the period from FY 2027 (9 Months) to FY 2035, 9 years, to cover the term loan period as per the industry best practice. It is assumed that the plant will be achieving COD on 30st September 2026. We have considered both Revenue & cost-based model (top to bottom approach) while making the future financial projections. Revenue and expense modelling has been done based on the data /information provided by company, during the forecasted years.
2.	Occupancy Rate	<ul style="list-style-type: none"> We have assumed an occupancy rate of 42% for the first projected year. Over the subsequent eight years, we have projected an annual increase of 5%, resulting in an occupancy rate of approximately 62%. This projection is based on an analysis of average occupancy rates of nearby hotels and research on the proposed location.

Particulars	Occupancy Rate
Mar-27	42.00%
Mar-28	44.10%

		<table><tr><td>Mar-29</td><td>46.31%</td></tr><tr><td>Mar-30</td><td>48.62%</td></tr><tr><td>Mar-31</td><td>51.05%</td></tr><tr><td>Mar-32</td><td>53.60%</td></tr><tr><td>Mar-33</td><td>56.28%</td></tr><tr><td>Mar-34</td><td>59.10%</td></tr><tr><td>Mar-35</td><td>62.05%</td></tr></table> <ul style="list-style-type: none">During the site visit on 27th November 2024, we have checked the occupancy rates of the nearby hotels at the proposed location, which we found as per the trends considered above.	Mar-29	46.31%	Mar-30	48.62%	Mar-31	51.05%	Mar-32	53.60%	Mar-33	56.28%	Mar-34	59.10%	Mar-35	62.05%
Mar-29	46.31%															
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Mar-33	56.28%															
Mar-34	59.10%															
Mar-35	62.05%															
3.	Room Revenue	<ul style="list-style-type: none">Based on our tertiary research, we have assumed an average room rate (ARR) of INR 3,750 per night, with a projected annual increase of 5%. By FY 2027 to 2035, the ARR is estimated to reach approximately INR 5,540, accounting for growing demand, inflationary trends and relevant micro- and macro-economic factors influencing the hospitality industry.At the time of survey, we have checked per room rent from the nearby hotels like Stella Hotel, Sapphire, Comfort Inn and Signet Royal which is having an ARR of INR 3600-4000 per night per key.References: https://www.google.com/travel/search?q=stella%20hotel%20bathinda&q2lb=4893075%2C4965990%2C4969803%2C72277293%2C7230247%2C72317059%2C72406588%2C72414906%2C72421566%2C72471280%2C72472051%2C72481459%2C72485658%2C72499705%2C72614662%2C72616120%2C72619927%2C72647020%2C72648289%2C72658035%2C72686036%2C72760082%2C72808078%2C72825295%2C72836240&hl=en-IN&gl=in&ssta=1&ts=CAEqBwoFOqNJTI&qs=CAAgASgAMidDaGtJX3ZycjQ5T1VqdVRJQVJvTUwyY3ZNVEoyZEhGak5lazFFQUU&ap=MAC6AQZwcmliZXM&ictx=1&ved=0CAAQ5JsGahcKEwjluO7z85KKAxUAAAAAHQAAAAAQcw <div><div>Stella Hotel</div><div><div>Overview</div><div>Prices</div><div>Reviews</div><div>Photos</div><div>About</div></div><div><div>Check-in</div><div>Wed 18 Dec</div><div>Check-out</div><div>Thu 19 Dec</div></div><div><div>Nightly total</div><div>₹23,906</div><div>Free cancellation only</div></div><div><div>Sponsored - Featured options</div><div><div>Goibibo.com</div><div>₹23,906</div><div>Visit site</div></div><div><div>MakeMyTrip.com</div><div>₹24,130</div><div>Visit site</div></div><div><div>Agoda</div><div>₹23,647</div><div>Visit site</div></div><div><div>Hotels.com</div><div>₹24,234</div><div>Visit site</div></div></div><div><div>All options</div><div><div>Stella Hotel</div><div>₹25,600</div><div>Visit site</div></div><div><div>Agoda</div><div>₹23,647</div><div>Visit site</div></div></div></div>														

<https://www.google.com/travel/search?q=comfort%20inn%20bahatinda&g2lb=4893075%2C4965990%2C4969803%2C72277293%2C72302247%2C72317059%2C72406588%2C72414906%2C72421566%2C72471280%2C72472051%2C72481459%2C72485658%2C72499705%2C72614662%2C72616120%2C72619927%2C72647020%2C72648289%2C72658035%2C72686036%2C72760082%2C72808078%2C72825295%2C72836240&hl=en-IN&gl=in&ssta=1&ts=CAEaRwopEicyJTB4MzkxNzJkNWYyY2VjMWNkZDoweDNjZmEyNjIwYmEyMzViNmMSGhIUCgcI6A8QDBgHEgcI6A8QDBgIGAEyAggC&q=CAEyE0Nnb0k3TGFOMFI2RWlmMDhFQUU4AkIJCWxbI7ogJvo8QgkJbFsjuiAm-jw&ap=ugEGcHJpY2Vz&ictx=1&ved=0CAAQ5JsGahcKEwjluO7z85KKAxUAAAAAHQAAAAAQEA>

Comfort Inn Tulip Heights

- Overview
- Prices**
- Reviews
- Photos
- About

Check-in: Wed 18 Dec < > Check-out: Thu 19 Dec < > 2 -

Nightly total + Free cancellation only

Sponsored · Featured options			
	Goibibo.com Free cancellation until 17 Dec <small>(Default User Experience) Sign-up for more discount!</small>	₹3,657	Visit site
	MakeMyTrip.com Free cancellation until 17 Dec	₹4,327	Visit site
	Booking.com Free cancellation until 16 Dec	₹5,831	Visit site
	Skyscanner Free cancellation	₹5,736	Visit site

All options

	Comfort Inn Tulip Heights	₹5,376	Visit site
	Goibibo.com Free cancellation until 17 Dec	₹3,657	Visit site

<https://signetroyale.bookingjini.com/property>



EXECUTIVE CATEGORY

Bed type: Queen
Max Room capacity: 2  

Air conditioning • Housekeeping • daily
Hair dryer • Iron • Ironing board • Heated Rooms
Internet browser • On TV • Room Heater • Hangers
Iron • Dryer • Hot water [View all](#)

₹ 4,199
Per Room / Night







Room Only	Room Guests: 1  	₹ 4,199	ADD ROOM
Room with Breakfast	Room Guests: 1   	₹ 4,599	ADD ROOM

- Thus, based on our tertiary research, client's information and data/information available in public domain we have formulated

		revenue forecasts for the proposed 50-room Hotel, which is reasonable & acceptable, considering the facts mentioned above.																																							
4.	Food & Beverage Revenue	<ul style="list-style-type: none"> Our forecast for Food & Beverage (F&B) revenue in FY 2027 accounts for six months of operations in the first year. This projection has been developed with consideration of the competitive landscape in the area, including factors such as customer preferences, spending trends, and the market positioning of similar establishments in the region. <table border="1"> <thead> <tr> <th>Particulars</th><th>All Day Dining</th><th>Rooftop Restaurant</th></tr> </thead> <tbody> <tr> <td>Capacity</td><td>80</td><td>100</td></tr> <tr> <td>Days</td><td>180</td><td>180</td></tr> <tr> <td colspan="3">Forecast Occupancy %</td></tr> <tr> <td>Lunch</td><td>40%</td><td>0%</td></tr> <tr> <td>Dinner</td><td>60%</td><td>50%</td></tr> <tr> <td colspan="3">Annual Covers</td></tr> <tr> <td>Lunch</td><td>5760</td><td>-</td></tr> <tr> <td>Dinner</td><td>8640</td><td>9000</td></tr> <tr> <td colspan="3">Estimated APC (Rs.)</td></tr> <tr> <td>Lunch</td><td>750</td><td>0</td></tr> <tr> <td>Dinner</td><td>1000</td><td>1500</td></tr> <tr> <td>Rev. (In lakhs)</td><td>129.6</td><td>135</td></tr> </tbody> </table> <ul style="list-style-type: none"> The average daily Food & Beverage (F&B) sales per person in a hotel vary widely based on factors like location, hotel reputation, dining choices, and guest preferences. These factors contribute to significant variations in F&B sales among hotels and regions. Hence, the revenue of INR 264.60 lakhs during the first forecasted year (six months of operation) from F&B seems to be reasonable considering the facts above. For the rest of the projected financial years, we have considered an annual escalation rate of 5%. 	Particulars	All Day Dining	Rooftop Restaurant	Capacity	80	100	Days	180	180	Forecast Occupancy %			Lunch	40%	0%	Dinner	60%	50%	Annual Covers			Lunch	5760	-	Dinner	8640	9000	Estimated APC (Rs.)			Lunch	750	0	Dinner	1000	1500	Rev. (In lakhs)	129.6	135
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5.	Bar Income	<ul style="list-style-type: none"> Our forecast for Bar revenue in FY 2027 accounts for six months of operations in the first year. This projection has been developed with consideration of the competitive landscape in the area, including 																																							

		<p>factors such as customer preferences, spending trends, and the market positioning of similar establishments in the region</p> <ul style="list-style-type: none"> The Bar, with a capacity of 80 seats operating over 180 days (First year), forecasts 50% occupancy, producing 7,200 annual covers. With an APC of Rs. 1,250, the Bar achieves a revenue of Rs. 90 lakhs. For the rest of the projected financial years, we have considered an annual escalation rate of 5%.
6.	Banquet Hall	<ul style="list-style-type: none"> Bathinda's vibrant cultural scene, seasonal events, weddings and festivals provide significant opportunities to attract a diverse range of guests. The two Banquet Halls together offer a total seating capacity of 250 seats and are projected to operate for 180 days in the first year. These halls are designed to cater to large-scale events such as weddings, corporate gatherings, conferences, exhibitions, and social functions. With a forecasted 35% occupancy rate, the halls are expected to achieve 15,750 annual covers, reflecting steady demand for spacious and well-equipped venues. The Average Per Cover (APC) is estimated at Rs. 2,250, which includes both rent and food services. This pricing highlights the comprehensive offerings provided by the Banquet Halls, such as premium catering with carefully curated menus, event support services, and modern infrastructure to ensure a seamless experience for event organizers and attendees alike Based on these assumptions, the Banquet Halls are projected to generate a total revenue of Rs. 315 lakhs in the first year. For the rest of the projected financial years, we have considered an annual escalation rate of 5%.
7.	Kitty Hall	<ul style="list-style-type: none"> The three Kitty Halls together offer a total seating capacity of 150 seats. In the first year of operations, they are expected to operate for

		<p>180 days, catering primarily to events such as small gatherings, family functions, meetings, and celebrations. With a forecasted 25% occupancy rate, the halls are estimated to achieve a total of 6,750 annual covers.</p> <ul style="list-style-type: none">• The Average Per Cover (APC) is set at Rs. 1,000, which includes high-quality food and beverage services, ensuring a premium experience for the guests. This pricing reflects the value offered through well-curated menus, modern event facilities, and attentive service, making the Kitty Halls an attractive option for hosting events.• Based on these assumptions, the three Kitty Halls are projected to generate a total revenue of Rs. 67.5 lakhs in the first year.• For the rest of the projected financial years, we have considered an annual escalation rate of 5%.												
8.	Departmental Expenses	<ul style="list-style-type: none">• Departmental expenses cover Room, Food & Beverages, Bar, Banquet Hall and Kitty Hall. These expenses are forecasted as a percentage of revenue generated by each respective department.• Below table shows the assumptions for departmental expenses for the forecasting years:<table><tr><th>Particulars</th><th>Assumptions</th></tr><tr><td>Rooms Expenses</td><td>25% of Room Revenue</td></tr><tr><td>Food & Beverage</td><td>55% of F&B Revenue</td></tr><tr><td>Bar Expenses</td><td>35% of Bar Revenue</td></tr><tr><td>Banquet Hall Expenses</td><td>50% of Banquet Hall Revenue</td></tr><tr><td>Kitty Halls Expenses</td><td>50% of Kitty Hall Revenue</td></tr></table>• The above assumption takes into account the growing trend of tourism in India and the potential increase in demand for such services, considering these facts departmental expenses seems to be reasonable and in line with individual expense head.	Particulars	Assumptions	Rooms Expenses	25% of Room Revenue	Food & Beverage	55% of F&B Revenue	Bar Expenses	35% of Bar Revenue	Banquet Hall Expenses	50% of Banquet Hall Revenue	Kitty Halls Expenses	50% of Kitty Hall Revenue
Particulars	Assumptions													
Rooms Expenses	25% of Room Revenue													
Food & Beverage	55% of F&B Revenue													
Bar Expenses	35% of Bar Revenue													
Banquet Hall Expenses	50% of Banquet Hall Revenue													
Kitty Halls Expenses	50% of Kitty Hall Revenue													
9.	Other Expenses	<ul style="list-style-type: none">• Below table shows the assumptions for other operating expenses for the forecasting years:												

		Particulars	Assumptions	Amount (In lakhs)
		Other Admin & General Expenses	7.50% of Total Gross Revenue	73.68
		Sales & Marketing Expenses	2.50% of Total Gross Revenue	24.56
		Insurance	1% of Net Block of Assets	29.44
		Lease Rental of Land	6 lakhs/per annum as per the lease deed provide the client	3 Lakhs for the First year
10.	Utilities and Energy Cost	<ul style="list-style-type: none"> Property Operations & Maintenance has calculated as 1.5% of Gross Block of Assets for 6 months of operations during the first projected year and thereafter an annual escalation of 5% is applied during the forecasted years. The above assumption takes into account the industry trend of these expenses in India and the potential increase in demand for such services. After considering the nature of these head, assumptions taken for other expenses are seeming reasonable. 		
		<ul style="list-style-type: none"> The Utilities and Energy Cost for the proposed hotel is calculated based on the total KW power load requirement provided by the client. The hotel's total power load is estimated at 200 KW, operating for 180 days in the first year, with a continuous 24-hour power consumption each day. The total energy consumption is determined as follows: Total Units Consumed: 17.28 lakhs units (Calculated using the formula: 200 KW × 24 hours × 180 days = 8,64,000 KW hours or 17.28 lakh units). Rate per Unit: INR 10 This results in a total Utilities and Energy Cost of INR 86.40 lakhs for the first year. 		

		<ul style="list-style-type: none">The cost covers the continuous power requirements of the hotel, which include lighting, air conditioning, heating, kitchen equipment, elevators, and other essential electrical systems required to maintain hotel operations at optimal levels. Managing energy efficiency and exploring sustainable energy alternatives could further help reduce these costs in subsequent years.For the rest of the projected financial years, we have considered an annual escalation rate of 5%.																																																																																					
11.	Salary and Wages	<p>Below are the assumptions considered while estimating the manpower requirements and salaries for the proposed 50-room hotel.</p> <table><tr><th>Department</th><th>Role</th><th>Number of Staff</th><th>Annual Salary (Rs. Lakhs)</th><th>Monthly Salary (Rs. Lakhs)</th></tr><tr><td rowspan="5">Management and Administrative</td><td>General Manager</td><td>1</td><td>9.6</td><td>0.80</td></tr><tr><td>Assistant Managers (Operations, F&B, Sales)</td><td>4</td><td>19.20</td><td>1.60</td></tr><tr><td>HR, Finance, and Accounts staff</td><td>3</td><td>12.6</td><td>1.05</td></tr><tr><td>Event Planners and Coordinators</td><td>2</td><td>7.2</td><td>0.60</td></tr><tr><td>Total</td><td>10</td><td>48.6</td><td>4.05</td></tr><tr><td rowspan="6">Front Office and Guest Relations</td><td>Front Desk Managers</td><td>2</td><td>7.2</td><td>0.60</td></tr><tr><td>Receptionists</td><td>4</td><td>9.6</td><td>0.80</td></tr><tr><td>Concierge</td><td>2</td><td>3.6</td><td>0.30</td></tr><tr><td>Bellhops</td><td>4</td><td>7.2</td><td>0.60</td></tr><tr><td>Valet parking attendants</td><td>3</td><td>5.40</td><td>0.45</td></tr><tr><td>Total</td><td>15</td><td>33</td><td>2.75</td></tr><tr><td rowspan="5">Housekeeping and Maintenance</td><td>Housekeeping Manager</td><td>1</td><td>3.6</td><td>0.30</td></tr><tr><td>Housekeeping staff (cleaners, room attendants)</td><td>12</td><td>25.92</td><td>2.16</td></tr><tr><td>Laundry services</td><td>4</td><td>7.2</td><td>0.60</td></tr><tr><td>Maintenance staff (electricians, plumbers, carpenters)</td><td>6</td><td>8.64</td><td>0.72</td></tr><tr><td>Total</td><td>23</td><td>45.36</td><td>3.78</td></tr><tr><td rowspan="3">Food & Beverage (F&B) Department</td><td>Executive Chef</td><td>1</td><td>6</td><td>0.50</td></tr><tr><td>Sous Chefs</td><td>2</td><td>8.4</td><td>0.70</td></tr><tr><td>Kitchen staff</td><td>8</td><td>14.4</td><td>1.20</td></tr></table>	Department	Role	Number of Staff	Annual Salary (Rs. Lakhs)	Monthly Salary (Rs. Lakhs)	Management and Administrative	General Manager	1	9.6	0.80	Assistant Managers (Operations, F&B, Sales)	4	19.20	1.60	HR, Finance, and Accounts staff	3	12.6	1.05	Event Planners and Coordinators	2	7.2	0.60	Total	10	48.6	4.05	Front Office and Guest Relations	Front Desk Managers	2	7.2	0.60	Receptionists	4	9.6	0.80	Concierge	2	3.6	0.30	Bellhops	4	7.2	0.60	Valet parking attendants	3	5.40	0.45	Total	15	33	2.75	Housekeeping and Maintenance	Housekeeping Manager	1	3.6	0.30	Housekeeping staff (cleaners, room attendants)	12	25.92	2.16	Laundry services	4	7.2	0.60	Maintenance staff (electricians, plumbers, carpenters)	6	8.64	0.72	Total	23	45.36	3.78	Food & Beverage (F&B) Department	Executive Chef	1	6	0.50	Sous Chefs	2	8.4	0.70	Kitchen staff	8	14.4	1.20
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			Restaurant & Bar Managers	2	7.2	0.60
			Waiters (restaurants, rooftop dining, bar)	10	18	1.50
			Banquet service staff	10	12	1.00
			Bartenders	3	5.4	0.45
			Total	36	71.4	5.95
		Recreation and Wellness	Gym Trainers and Assistants	2	7.2	0.60
			Salon Staff (hairdressers, beauticians)	3	6.48	0.54
			Spa Attendants (if added)	3	4.32	0.36
			Total	8	18	1.5
		Security and Support	Security Manager	1	2.4	0.20
			Security personnel (guards)	5	7.2	0.60
			IT and Technical Support	3	5.4	0.45
			Total	9	15	1.25
		Grand Total		101	231.36	19.28
		<ul style="list-style-type: none"> The proposed hotel will have an efficient workforce that meets operational demands while providing exceptional guest service, ultimately contributing to the hotel's success and reputation. Our forecast for Salary and Wages expenses in FY 2027 considers the hotel's first year of operations, which includes only six months of active operations. Based on industry standards and manpower requirements for a 50-room hotel, the total salary and wages expense for this six-month period is estimated at Rs. 115.68 lakhs. For the rest of the projected financial years, we have considered an annual escalation rate of 5%. 				
12.	Term Loan	<ul style="list-style-type: none"> As per discussion with the client, company will apply for a term loan of INR 2000.00 Lakhs from the total project cost of INR 3179.79 Lakhs for the proposed Hotel. 				

		<p>expensed immediately. This approach is often used to recognize the financing costs of constructing assets.</p> <ul style="list-style-type: none"> Other soft cost of INR 75 lacs has been written off during the first five years of operations, through profit and loss account.
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Key Findings:

1. DSCR, EBITDA, EBIT and Net Profit margin are showing a positive trend in all the projected years. The company has achieved DSCR of more than 1.10 during the loan repayment period.
2. Throughout the estimated period, the Average DSCR is 1.47, with Average EBITDA margin, EBIT margin, and Net Profit margin registering at 23.13%, 20.09%, and 12.08% respectively.
3. The DSCR is responsive to variations in customer footfall at the resort and fluctuations in operating costs. A decrease of 5% in the occupancy rate would lower the Average DSCR to 1.40. Similarly, a 5% reduction in ARR would decrease the Average DSCR to 1.44. In the forecasted period, a 1% increase in the interest rate will result in the Average DSCR reaching 1.43.
4. This sensitivity analysis highlights the higher responsiveness of the DSCR to 5% decrease in the occupancy rate in comparison to 5% decrease in ARR and 1% increase in the interest rate.
5. Based on the above key financial ratios of the proposed Project during the forecasted period shows that the project appears financially viable if the Project Company & promoters are able to maintain assumed occupancy rate, revenue and can contain cost as assumed above in the calculation. However, the above-mentioned projections are calculated on the basis of the plan shared by the client/company. If the company differs from the approved plan during the implementation, the projections may differ resulting to altered concluded viability.



PART K

CONCLUSION

Based on the technological, economic and market analysis done above and various assumptions of sectoral trends taken, product pricing assumed by the company, the Project appears to be Techno-commercially viable subject to the risks, threats, weaknesses, limitations of the product as detailed previously.

As per financial projections for the estimated period, **average DSCR, EBITDA Margin and EBIT Margin** of the project is estimated as **1.47, 23.13%, and 20.09%** respectively, where more than 1.10 DSCR is the indicator of the project capability to pay out its outstanding debt and EBITDA margin shows the capability of the project to generate the operating profits over the forecasted period. The proposed hotel is having a positive **NPV and IRR** as **INR 1258.05 Lakhs** and **17.03%**. The Indian Hotel Market size is expanding at a CAGR of 7.90% 2024 to 2029.

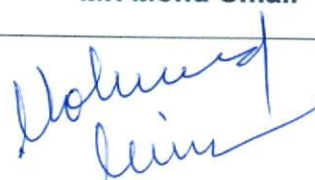
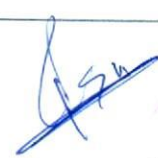
It would be depending on the management's capability in future that how efficiently firm adopts marketing and advertisement strategy, hotel's unique features and offerings specialized spa and wellness facilities, Restaurants, Banquet Halls to achieve higher profitability. Emphasizing these unique selling points helps differentiate the hotel from competitors and attracts discerning travellers seeking exceptional experiences.

After considering the high demand of hotels and financial analysis of the project based on the assumptions taken over the projected period, it appears reasonable to comment that the proposed project appears to be **"Technically, Economically and Commercially"** viable subject to current assumptions considered and occurring the same in the upcoming years same during the forecasted period which is dependent on the sincerity and efforts of the management and various micro and macroeconomic & industry situation.

We have tried our level best to analyse the Project techno-economic feasibility of the Project based on the industry research, Project information and various futuristic assumption taken within the limitations and challenges came in front of us. However, achieving the financial milestones depends on the ability, sincerity and efforts of the company, promoters and its key management to maintain the projected revenue level Y-o-Y basis.



Declaration	<p>i. The undersigned does not have any direct/indirect interest in the above property/project/Company.</p> <p>ii. The information furnished herein is true and correct to the best of our knowledge, logical and scientific assumptions.</p> <p>iii. This TEV Report is carried out by our Financial Analyst team on the request from Punjab National Bank, MCC Bathinda, SCO:29 to 31 Model Town Phase 1, Near TV Tower, Bathinda.</p> <p>iv. Meeting of Financial projections will be subject to the market & economy stability factors, judicious business operations and proper & timely implementation of the project and putting proper plan for achieving high productivity, efficiency and achieving cost saving benefits to increase profitability.</p> <p>v. We have submitted TEV report to the Punjab National Bank, MCC Bathinda.</p> <p>vi. Undertaking: The bank reserve the right to take appropriate legal action including dis-empanelment and filing/lodging/ reporting complaint to IBA/ any professional body in case our services are found to be negligent, or where any willful negligence/malpractice on our part is found to be a causative factor for fraud.</p> <p>vii. In reference to above, TEV report in itself doesn't tantamount to success of the project. It depends on the project proposal and the company that how efficiently it implements and operates the project in cost efficient manner. Success depends on disciplined execution, efficient resource management, and adaptability to changing conditions to achieve project viability.</p>
Number of Pages in the Repost	78
Enclosed Documents	Disclaimer & Remarks 65-68
Place	Noida
Date	18 th Dec 2024

FOR ON BEHALF OF M/S. R.K. ASSOCIATES VALUER & TECHNO ENGINEERING CONSULTANTS PVT. LTD.		
SURVEYED BY	PREPARED BY	REVIEWED BY
Mr. Nischay Gautam	Mr. Mohd Umair	Mr. Rachit Gupta
		

PART L

DISCLAIMER | REMARKS

1. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
2. This report is prepared based on the copies of the documents/ information which the Bank/ Company has provided to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. The client/owner and its management/representatives warranted to us that the information they supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct in all respect. I/We shall not be liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or wilful default on part of the owner, company, its directors, employee, representative or agents. Verification or cross checking of the documents provided to us from the originals or from any Govt. departments/ Record of Registrar has not been done at our end since this is beyond the scope of our work. If at any time in future, it is found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report shall automatically become null & void.
3. Legal aspects for e.g. investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents, etc. have not been done at our end and same has to be taken care by legal expert/ Advocate. It is assumed that the concerned Lender/ Financial Institution has satisfied them with the authenticity of the documents, information given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for this report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4. This report is a general analysis of the project based on the scope mentioned in the report. This is not an Audit report, Design document, DPR or Techno feasibility study. All the information gathered is based on the facts seen on the site during survey, verbal discussion & documentary evidence provided by the client and is believed that information given by the company is true best of their knowledge.
5. This Techno Economic-Viability study is prepared based on certain futuristic assumption which are intra dependent on economic, market and sectorial growth condition in future and socio-economic, socio-political condition at macro and micro level.
6. Meeting of assumption and financial ratio will entirely depend on the sincerity and efforts of the company, promoters and its key managerial performance.

7. All observations mentioned in the report is only based on the visual observation and the documents/ data/ information provided by the client. No mechanical/ technical tests, measurements or any design review have been performed or carried out from our side during Project assessment.
8. This report has been diligently prepared by our techno-financial team to the best of their ability. However, it is important to note that the recommendations provided in this Techno Economic Viability (TEV) assessment do not imply an endorsement, validation, or certification of the accuracy or completeness of the disclosed information by the involved stakeholders. Furthermore, we do not claim or endorse that the opinions presented herein are the sole best course of action for decision-makers to follow. There may exist additional approaches and inputs that have not been covered within this report or fall outside the scope of this report.
9. Bank/FII should **ONLY** take this report as an Advisory document from the Financial/ Chartered Engineering firm and its specifically advised to the creditor to cross verifies the original documents for the facts mentioned in the report which can be availed from the borrowing company directly.
10. In case of any default in loans or the credit facility extended to the borrowing company, R.K Associates shall not be held responsible for whatsoever reason may be and any request for seeking any explanation from the employee/s of R.K Associates will not be entertained at any instance or situation.
11. The documents, information, data provided to us during the course of this assessment by the client are reviewed only up to the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work.
12. This report only contains general assessment & opinion as per the scope of work evaluated as per the information given in the copy of documents, information, data provided to us and/ and confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
13. We have relied on data from third party, external sources & information available on public domain also to conclude this report. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data has been

correctly extracted from those sources and /or reproduced in its proper form and context, however still we can't vouch its authenticity, correctness or accuracy.

14. This Report is prepared by our competent technical team which includes Engineers and financial experts & analysts.
15. This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Financial Institution which is using this report for taking financial decision on the project that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
16. All Pages of the report including annexure are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
17. Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within **15 (Fifteen) days** in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client up to their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
18. Defect Liability Period is **15 DAYS**. We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes, incorrect data/ figures/ statement will be entertained within the defect liability period. Any new changes for any additional information in already approved report will be regarded as additional work for which additional fees may be charged. No request for any illegitimate change in regard to any facts & figures will be entertained.
19. R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at advisory@rkassociates.org in writing within **15 days** of report delivery. After this period no concern/ complaint/ proceedings in connection with the Techno-Economic Viability Study Services will be entertained due to possible change in situation and condition of the subject Project.

20. Our Data retention policy is of **ONE YEAR**. After this period, we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
21. This Techno Economic Viability Study report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) Information/ Data/ Inputs given to us by the client and (3) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or at least within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
22. R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become **null & void**.
23. If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs. 15,000/.



EXTRACTS OF IMPORTANT STATUTORY APPROVALS PROVIDED BY THE CLIENT

OFFICE OF THE JOINT SUB-REGISTRAR, BATHINDA

LEASE DEED	Average Annual Rent	Stamp Duty	Pages
For 20 Years	Rs. 6,00,000/-	Rs. 36,000/-	6+1

E- Stamp Sr. No. INPA4435454621987 Dated 08. Aug 2024 From, SUWIDHAKA DRA
e-Registration Fee Rs. 13524 /-, Receipt No. PB1236762222 Dated 07-08-2024 (ST)

THIS LEASE DEED IS MADE ON 09-08-2024 AND EXECUTED AT BATHINDA

BETWEEN

Amandeep Singh Mann son of S. Gamdoor Singh and Arjun Singh Mann son of S. Gamdoor Singh residents of #110/7, Harpal Nagar, Bathinda
(Hereinafter called the Owner/Lessor hereinafter referred to as the "Lessor", which expression shall unless excluded by or repugnant to the context, include the said persons, their heirs, legal representative, successors and assigns) of the one part:

And

M/s Excalibur Hotels and Banquets Pvt. Ltd., Bathinda
(Hereinafter called the Lessee which expression shall unless excluded by or repugnant to the context include its successors, legal representative, and assigns of the other part of this deed.

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that EXCALIBUR HOTELS & BANQUETS PRIVATE LIMITED is incorporated on this Twelfth day of November Two thousand twenty-two under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U55101PB2022PTC057232.

The Permanent Account Number (PAN) of the company is AAHCE3181E.

The Tax Deduction and Collection Account Number (TAN) of the company is AMRE11293C.

Given under my hand at Manesar this Twelfth day of November Two thousand twenty-two.

Digital Signature Certificate
Mr. N. VAIRAMUTHU

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

EXCALIBUR HOTELS & BANQUETS PRIVATE LIMITED
VILLAGE KHAILA WALA, JOGANAND ROAD, BATHINDA, Bathinda,
Punjab, India, 151001

TECHNO-ECONOMIC VIABILITY REPORT



M/S EXCALIBUR HOTELS AND BANQUETS PRIVATE LIMITED

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 03AAHCE3181E1Z1

1.	Legal Name	EXCALIBUR HOTELS & BANQUETS PRIVATE LIMITED			
2.	Trade Name, if any	EXCALIBUR HOTELS & BANQUETS PRIVATE LIMITED			
3.	Additional trade names, if any				
4.	Constitution of Business	Private Limited Company			
5.	Address of Principal Place of Business	Building No./Flat No.: Z-4 Road/Street: Barnala Road Locality/Sub Locality: Harpal Nagar City/Town/Village: Bathinda District: Bathinda State: Punjab PIN Code: 151001			
6.	Date of Liability				
7.	Date of Validity	From	29/11/2022	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving	Punjab Goods and Services Tax Act, 2017			
Signature <div style="text-align: center;">  Validity unknown Digitally signed by RAKESH KUMAR GARG AND SERVICES TAX NETWORK Date: 2024.11.11 12:46:20 IST </div>					
Name		Rakesh Kumar Garg			
Designation		Excise And Taxation Officer-cum- State Tax Officer			
Jurisdictional Office		Bhatinda - Ward No.9			
Date of issue of Certificate		11/11/2024			
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					



Punjab Fire Services (BATHINDA MUNICIPAL CORPORATION) FIRE SAFETY CERTIFICATE ਫਾਇਰ ਸੇਫਟੀ ਪਰਮਿਟ ਪੱਤਰ



NOC No: PB-FN-2023-09-08-059327

NOC Type: PROVISIONAL

Dated: 8/9/2023

Certified that the EXCALIBUR HOTELS AND BANQUETS PRIVATE LIMITED at MAIN BARNALA BYEPASS ROAD, HARPAL NAGAR - BW19 - A1, Bathinda, Bathinda, 151001, has been inspected by the fire officer. This site is vacant/under-construction and is accessible to fire brigade. As per proposed drawing, building is to be constructed with 1 basements and 7 (Upper floor). Fire department has examined the fire safety layout plan/drawing and found it fit for occupancy of Zone 2 subdivision (3) (as per NBC).

Issued on 8/9/2023 at BATHINDA MUNICIPAL CORPORATION

ਤਸਦੀਕ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ EXCALIBUR HOTELS AND BANQUETS PRIVATE LIMITED, MAIN BARNALA BYEPASS ROAD, HARPAL NAGAR - BW19 - A1, Bathinda, Bathinda, 151001, ਦੀ ਫਾਇਰ ਅਫਸਰ ਵਲੋਂ ਪੜਤਾਲ ਕੀਤੀ ਗਈ। ਇਸ ਸਮੇਂ ਇਹ ਜਗਾ ਖਾਲੀ/ਉਸਾਰੀ ਅਧੀਨ ਹੈ ਅਤੇ ਫਾਇਰ ਬ੍ਰਿਗੇਡ ਦੀ ਪਹੁੰਚ ਦੇ ਅੰਦਰ ਹੈ। ਲੇਆਊਟ ਪਲਾਨ/ਡਰਾਈਂਗ ਮੁਤਾਬਕ 1 ਬੇਸਮੈਂਟ ਅਤੇ 7 ਮੰਜ਼ਿਲ ਹਨ। ਫਾਇਰ ਵਿਭਾਗ ਵਲੋਂ ਜਮਾ ਕਰਵਾਏ ਗਏ ਫਾਇਰ ਸੇਫਟੀ ਲੇਆਊਟ ਪਲਾਨ/ਡਰਾਈਂਗ ਨੂੰ ਘੋਖਿਆ ਗਿਆ ਅਤੇ ਬਿਲਡਿੰਗ ਕੋਡ ਅਨੁਸਾਰ ਇਮਾਰਤ / ਬਿਲਡਿੰਗ ਨੂੰ Zone 2 subdivision (3) (ਐਨ. ਬੀ. ਸੀ. ਦੇ ਅਨੁਸਾਰ) ਦੀ ਆਬਾਦੀ ਲਈ ਯੋਗ ਪਾਇਆ ਗਿਆ।

BATHINDA MUNICIPAL CORPORATION ਇਸੇ ਜਾਰੀ ਕਰਨ ਦੀ ਮਿਤੀ 8/9/2023

Provisional NOC is issued subject to following conditions:

ਪ੍ਰੋਵੀਜ਼ਨਲ ਐਨ.ਓ.ਸੀ. ਹੈਨ ਲਿਖਿਆ ਸਰਤਾਂ ਦੇ ਆਧਾਰ ਤੇ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

- Occupant/Owner must install/provide fire safety arrangements as per submitted fire layout plan/drawing during construction. ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਜਮਾ ਕਰਵਾਏ ਗਏ ਲੇਆਊਟ ਪਲਾਨ/ਡਰਾਈਂਗ ਅਨੁਸਾਰ ਫਾਇਰ ਸੇਫਟੀ ਦੇ ਪਬੰਧ ਕਰਨੇ ਲਾਜ਼ਮੀ ਹੋਣਗੇ।
- Occupant/Owner must obtain the final NOC from fire department on completion of building construction before occupancy. ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਇਸ ਪ੍ਰੋਵੀਜ਼ਨਲ ਨੋਸ਼ਨ ਦੀ ਉਸਾਰੀ ਉਪਰੰਤ ਫਾਇਰ ਸੇਫਟੀ ਸਬੰਧੀ ਫਾਇਰ ਐਨ ਓ ਸੀ ਲੈਣਾ ਹੋਵੇਗਾ।
- Fire department may ask for additional arrangements (if necessary) after the completion of construction of building. ਫਾਇਰ ਵਿਭਾਗ ਵਲੋਂ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਦਾ ਕੰਮ ਮੁਕੰਮਲ ਹੋਣ ਤੇ ਫਾਇਰ ਸੇਫਟੀ ਦਾ ਵਾਧੂ ਪ੍ਰਬੰਧ (ਜੇਕਰ ਲੋੜ ਹੋਵੇ) ਕਰਨ ਲਈ ਕਿਹਾ ਜਾ ਸਕਦਾ ਹੈ।
- During construction, fire safety arrangements should be provided as per requirements of NBC. ਐਨ.ਬੀ.ਸੀ. ਅਨੁਸਾਰ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਸਮੇਂ ਫਾਇਰ ਸੇਫਟੀ ਦੇ ਲੋੜੀਂਦੇ ਪ੍ਰਬੰਧ ਕਰਨੇ ਜ਼ਰੂਰੀ ਹੋਣਗੇ।
- In case of any change/alteration in the building plan, owner/occupant must re-apply for the provisional certificate. ਜੇਕਰ ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਕੋਈ ਵੀ ਤਬਦੀਲੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਦੁਬਾਰਾ ਤੇ ਪ੍ਰੋਵੀਜ਼ਨਲ ਐਨ.ਓ.ਸੀ. ਲਈ ਅਪਲਾਈ ਕਰਨਾ ਪਵੇਗਾ।
- Fire department reserves the right to withdraw this issued certificate, if any change in fire/building layout plan is made without notice to fire department. ਜੇਕਰ ਕਾਬਜਕਾਰ/ਮਾਲਕ ਵਲੋਂ ਫਾਇਰ ਵਿਭਾਗ ਦੀ ਮੌਨੀਟਰਿੰਗ ਤੇ ਲੇਆਊਟ ਪਲਾਨ ਵਿੱਚ ਕੋਈ ਤਬਦੀਲੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸਰਟੀਫਿਕੇਟ ਵਾਪਸ ਲੈਣ ਦਾ ਹੱਕ ਰਾਖਵਾਂ ਹੋਵੇਗਾ।

* Above Details cannot be used as ownership proof.

ਉਪਰੋਕਤ ਦਰਸਾਈ ਗਈ ਜਾਣਕਾਰੀ ਨੂੰ ਮਾਲਕਾਨਾ ਦੇ ਸਬੂਤ ਵਜੋਂ ਨਹੀਂ ਵਰਤਿਆ ਜਾਵੇਗਾ।

This is digitally created certificate, no signature are needed





भारतीय राष्ट्रीय राजमार्ग प्राधिकरण
(सड़क परिवहन और राजमार्ग मंत्रालय, भारत सरकार)
National Highways Authority Of India
(Ministry of Road Transport and Highways, Govt. of India)
परियोजना कार्यान्वयन इकाई / Project Implementation Unit



Camp Office:- Toll Plaza Premises, on Bathinda-Malout Highway (NH-07),
Village Balluana, Tehsil & District Bathinda, Punjab-151001
Email: nhibathinda@nhai.org, nhibathinda@gmail.com, Ph. No. 0164-2270030

NHAI/PIU/BTI/25053/NOC/Bat-Tapa/NH-07/Km. 129.688 (RHS)/ 1403

15.06.2023

To

Authorized Signatory,
M/s Excalibur Hotels &
Banquets Private Limited,
Bathinda-151001.

Sub: Issue of NOC for approval of passage on Malout-Barnala road NH-07 for the proposed access to Proposed Commercial Hotel Building of M/s Excalibur Hotels & Banquets Private Limited at Village Patti Mehna, Tehsil & District Bathinda (PB) at Km. 129.688 (RHS).

Ref: RO Chandigarh letter no. NHAI/RO/CHD/11011/PD-BTD/BTI-Tapa Road/NH-07/Ch. 129.688 (RHS)/NOC/02-1370 dated 13.06.2023.

Sir,

Please refer to the subject NOC proposal.

2. In this regard, it is informed that Competent Authority has asked to deposit requisite processing fees of Rs. 20,000/- and license fees of Rs. 2,89,410/- through online portal NTRP i.e. www.bharatkosh.gov.in pledges in favour of RPAO (NH), Chandigarh [DDO 234864 - Supdt. Engineer] M/o Road Transport and Highway and Bank Guarantee of Rs. 2,89,410/- in the name of Project Director, NHAI PIU Bathinda valid for the period of 3 years as per MoRT&H guideline dated 26.06.2020. You are also requested to apply for the proposal online on "Right to access" portal.

3. This is for your kind information and necessary compliance please.

Yours Sincerely,

Vipul Gupta
(Vipul Gupta)
Project Director
NHAI, PIU Bathinda

http://g8.mcbathinda.com/BuildingBranchReceiptPrint

This is not a proof of ownership.

नगर निगम बठिंडा

Near Railway Station, Bathinda
Email Id: cmcbathinda@gmail.com
www.mcbathinda.com
Toll Free No.: 1800-180-2626
Building Branch Receipt (Year: 2024 - 2025)

Receipt No.: 1170
UID No.: 24-000-000
Name: AMANDEEP SINGH MANN & ARJUN SINGH MANN
Address: MAIN BARNALA BYEE PASS ROAD, GEETA BHAWAN ROAD, ST NO 2, HARPAL NAGAR, BTI
Paymode: Cheque/DD/RTGS/NEFT, No: PSIBR22024090300109968, Date: 03-Sep-2024

Date: 05-Sep-2024
File No.: 202009

#	Particular	Charges (INR)
1	CLU -	
2	MISC. FEE - MINING BASEMENT	20837375 /-
3	BUILDING FEE	9280 /-
4	MALBA FEE -	4406 /-
5	DEVELOPMENT CHARGES -	440 /-
6	WATER CHARGES -	4848 /-
7	LABOUR CESS -	5819 /-
		21580 /-

Amount in Words: TWO HUNDRED AND TEN LAKES SEVENTY EIGHT THOUSAND AND FIFTY FIVE Only.
Amount: 21078055/-

Print Date and Time: 05-Sep-2024 01:22:PM, Building User (buser1)
रसीद जारी करने वाले अधिकारी के हस्ताक्षर

असौ सर्टिफिकेट, बठिंडा सर्टिफिकेट (सर्टिफिकेट सत्र 2023)
आपको मोबाइल ऐप Swachhata-MOUD Mobile App Download करें और आपका संपर्क सफाई विभाग के लिए संपर्क करें।

Scan QR for Swachh Survekshan 2023 Citizen Feedback

firefox http://g8.mcbathinda.com/BuildingBranchReceiptPrint.aspx

This is not a proof of ownership.

ਨਗਰ ਨਿਗਮ ਬਠਿੰਡਾ

Near Railway Station, Bathinda
Email Id: cmcbathinda@gmail.com
www.mcbathinda.com
Toll Free No.: 1800-180-2626
Building Branch Receipt (Year: 2023 - 2024)

Receipt No.: 2322
UID No.: 25-000-000
Name: AMANDEEP SINGH MANN, ARJUN SINGH MANN
Address: MAIN BARNALA BYE PASS ROAD (BT)
Paymode: Cheque/DD/RTGS/NEFT, No: 000008, Date: 22-Jan-2024

Date: 23-Jan-2024
File No.: PB/BI/BATH/202999

#	Particular	Charges (INR)
1	COW CESS (GAUSHALA) -	50 /-
2	DAC -	2000 /-
3	LABOUR CESS -	849950 /-

Amount in Words: EIGHT LAKES FIFTY TWO THOUSAND Only. Amount: 852000/-

ਉਪਰੋਕਤ ਰਕਮ ਰੋਸ / ਚੈਕ / ਡੀ.ਡੀ. ਨਾਲ ਨਗਰ ਨਿਗਮ, ਬਠਿੰਡਾ ਨੂੰ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਵੇਗੀ। ਇਹ ਰਕਮ ਰੋਸ / ਚੈਕ / ਡੀ.ਡੀ. ਪਾਸ ਹੋਣ ਉਪਰੰਤ ਰਸੀਦ ਦੀ ਵਜ੍ਹਾ ਨਾਲੀ ਜਾਵੇਗੀ।
Print Date and Time: 23-Jan-2024 01:26:PM, Building User (buser1)
ਰਸੀਦ ਜਾਰੀ ਕਰਨ ਵਾਲੇ ਅਫਸਰ ਦੇ ਹਸਤਾਖਰ

ਅਸੀਂ ਸਵੱਛ, ਬਠਿੰਡਾ ਸਵੱਛ (ਸਵੱਛ ਸਰਵੇਖਣ 2023)
ਆਪਣੇ ਮੋਬਾਈਲ ਤੇ Swachhata-MOUD Mobile App Download ਕਰੋ ਅਤੇ ਆਪਣਾ ਸੁਧਾਰ ਸਭ ਰੱਖਣ ਵਿਚ ਸਹਿਯੋਗ ਦਿਓ।

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This is not a proof of ownership.

ਨਗਰ ਨਿਗਮ ਬਠਿੰਡਾ

Near Railway Station, Bathinda
Email Id: cmcbathinda@gmail.com
www.mcbathinda.com
Toll Free No.: 1800-180-2626
Building Branch Receipt (Year: 2023 - 2024)

Receipt No.: 1470
UID No.: 24-000-000
Name: M/S EXCALIBUR HOTELS & BANQUETS PRIVATE LIMITED DIRECTOR
Address: MAIN BARNALA BYE-PASS ROAD, GEETA BHAWAN ROAD, HARPAL NAGAR, ST NO 2, BTI
Paymode: Cheque/DD/RTGS/NEFT, No: 000005, Date: 14-Sep-2023

Date: 14-Sep-2023
File No.: PB/BI/BATH/187752

#	Particular	Charges (INR)
1	COW CESS (GAUSHALA) -	50 /-
2	DAC -	2000 /-
3	LABOUR CESS -	1072973 /-

Amount in Words: TEN LAKES SEVENTY FIVE THOUSAND AND TWENTY THREE Only. Amount: 1075023/-

ਉਪਰੋਕਤ ਰਕਮ ਰੋਸ / ਚੈਕ / ਡੀ.ਡੀ. ਨਾਲ ਨਗਰ ਨਿਗਮ, ਬਠਿੰਡਾ ਨੂੰ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਵੇਗੀ। ਇਹ ਰਕਮ ਰੋਸ / ਚੈਕ / ਡੀ.ਡੀ. ਪਾਸ ਹੋਣ ਉਪਰੰਤ ਰਸੀਦ ਦੀ ਵਜ੍ਹਾ ਨਾਲੀ ਜਾਵੇਗੀ।
Print Date and Time: 14-Sep-2023 02:14:PM, Building User (buser1)
ਰਸੀਦ ਜਾਰੀ ਕਰਨ ਵਾਲੇ ਅਫਸਰ ਦੇ ਹਸਤਾਖਰ

ਅਸੀਂ ਸਵੱਛ, ਬਠਿੰਡਾ ਸਵੱਛ (ਸਵੱਛ ਸਰਵੇਖਣ 2023)
ਆਪਣੇ ਮੋਬਾਈਲ ਤੇ Swachhata-MOUD Mobile App Download ਕਰੋ ਅਤੇ ਆਪਣਾ ਸੁਧਾਰ ਸਭ ਰੱਖਣ ਵਿਚ ਸਹਿਯੋਗ ਦਿਓ।

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PUNJAB STATE POWER CORPORATION LIMITED
BILL RECEIPT

SUB-DIV. NAME :
BILL CYC./GRP :
ACCOUNT NO. : 3008924758
NAME OF CONSUMER : M/S EXCALIBUR HOTELS & BANQUETS PVT LTD
AMT. IN WORDS : Nineteen Thousand Eight Hundred forty only
*** SAVE ENERGY HELP NATION**
ENERGY BILLS IN TIME TO AVOID DISCONNECTION

CC RECEIPT NO 217200458828
DATE/TIME : 20/11/24
CHQ./DE.BC NO 370472 (DD)
AMOUNT RECD 19850/-
CASHIER'S NAME Vinod Kumar
20/11/24



EXCALIBUR HOTELS & BANQUETS PRIVATE LIMITED

LEI: 6488WLV699VA44HV 2097

LEI registration status: ISSUED

Next Renewal Date: 2025-12-04

7-4, Karpal Nagar, Barnala Road, 151005, Bathinda | India

How to renew an LEI number?

1. Go to <https://www.legalentityidentifiers.in> or scan the QR code.
2. The application form will be automatically filled with data from the GLEIF database.
3. Check if the legal entity data is up to date and make any changes if needed.
4. Choose the renewal period and submit your application and payment.
5. We will take care of the LEI renewal. In 90% of the cases the LEI will be renewed within 24 hours.



An LEI code needs to be renewed annually. You can apply for the LEI renewal from 2025-10-05 until 2025-12-04 to keep the LEI active. A lapsed LEI might impact your financial transactions according to RBI guidelines. For help with renewing the LEI code call our toll free number 1800-120-3505.

R S CONTRACTOR
Mini Secretariat Road, Bathinda (Pb.)
Rajwinder Singh Rana
M. 94178-08831

Ref. No. _____ Dated 01/10/2024

L- Stamp No : 10-1361027591144075W

ਐਗਰੀਮੈਂਟ
ਸਰਦਾਰ ਜੀ.ਐਸ ਮਾਨ
ਹਰਪਾਲ ਨਗਰ, ਬਠਿੰਡਾ

1. BASEMENT - ਜਿਸ ਵਿੱਚ ਆਰ.ਸੀ.ਸੀ ਵਾਲ, ਕਾਲਮ, ਹੇਮਪ, ਲਿਫਟ, ਚਨਾਈ, ਪਲੱਸਤਰ, ਹਾਰਵੈਸਟਿੰਗ ਦੀ ਹੋਈ, ਅੱਗ ਬੁਝਾਊਣ ਵਾਲੀ ਪਾਣੀ ਦੀ ਟੈਂਕੀ, ਪੇੜੀ ਦਾ ਰੋਟ:-	300/-Sq.Ft
2. GROUND FLOOR - ਜਿਸ ਵਿੱਚ ਕਾਲਮ, ਲਿਫਟ, ਚਨਾਈ, ਪਲੱਸਤਰ, ਪੇੜੀਆਂ ਦਾ ਰੋਟ :-	200/-Sq.Ft
3. FIRST FLOOR - ਜਿਸ ਵਿੱਚ ਕਾਲਮ, ਲਿਫਟ, ਚਨਾਈ, ਪਲੱਸਤਰ, ਪੇੜੀਆਂ ਦਾ ਰੋਟ :-	200/-Sq.Ft
4. SECOND FLOOR - ਜਿਸ ਵਿੱਚ ਕਾਲਮ, ਲਿਫਟ, ਚਨਾਈ, ਪਲੱਸਤਰ, ਪੇੜੀਆਂ ਦਾ ਰੋਟ :-	200/-Sq.Ft
5. THIRD FLOOR - ਜਿਸ ਵਿੱਚ ਕਾਲਮ, ਲਿਫਟ, ਚਨਾਈ, ਪਲੱਸਤਰ, ਪੇੜੀਆਂ ਦਾ ਰੋਟ :-	200/-Sq.Ft
6. FOURTH FLOOR - ਜਿਸ ਵਿੱਚ ਕਾਲਮ, ਲਿਫਟ, ਚਨਾਈ, ਪਲੱਸਤਰ, ਪੇੜੀਆਂ ਦਾ ਰੋਟ :-	250/-Sq.Ft
7. FIFTH FLOOR- ਜਿਸ ਕਾਲਮ, ਲਿਫਟ, ਚਨਾਈ, ਪਲੱਸਤਰ, ਟੈਪ ਤੇ 4 ਫੁੱਟ ਪਰਦੀ, ਮਿੱਟੀ ਪਾ ਕ ਟਾਈਲ ਫਰਸ਼ ਪਲੱਸ ਘੋਲੂਆ, ਪੇੜੀਆਂ ਦਾ ਰੋਟ :-	250/-Sq.Ft
8. SIXTH FLOOR - ਜਿਸ ਵਿੱਚ ਮੋਮਟੀ, ਲਿਫਟ ਜਾ ਕੋਈ ਵੀ ਕਵਰਡ ਏਰੀਆ :-	250/-Sq.Ft
9. ਵਾਟਰ ਟੈਂਕ ਦੀਆਂ 2 ਸਲੇਬਾਂ ਦੀ ਮਿਣਤੀ ਦਾ ਰੋਟ :-	250/-Sq.Ft
10. ਕਵਰਡ ਏਰੀਆ ਤੋਂ ਬਾਹਰ ਜੋ ਵੀ ਕੰਮ ਹੋਵੇਗਾ ਉਸ ਦਾ ਰੋਟ ਅਲੱਗ ਤੋਂ ਤੈਅ ਕਿੱਤਾ ਜਾਵੇਗਾ	
ਐਕਸਟਰਾ ਕੰਮ :-	
• ਬਾਅਦ ਵਿੱਚ ਚੋਗਾਨ ਦਾ ਰੋਟ ਪ੍ਰਤੀ ਨੰਗ	1000/-
• ਫਰੰਟ ਏਲੀਵੇਸ਼ਨ	110/-Sq.Ft
• ਬੈਰੀਅਡ ਹਾਲ ਫੁਪਲੈਕਸ ਦੀ ਅੱਧੀ ਮਿਣਤੀ ਲਈ ਜਾਵੇਗੀ	
• ਫੁਮ ਤੋਂ ਇਲਾਵਾ ਬਾਕੀ ਸਾਰੇ ਏਰੀਆ ਦੀ ਮਿਣਤੀ ਕਿੱਤੀ ਜਾਵੇਗੀ	

M : rajwinder0313@gmail.co

R S CONTRACTOR
Mini Secretariat Road, Bathinda (Pb.)
Rajwinder Singh Rana
M. 94178-08831

Ref. No. _____ Dated 01/10/2024

<ul style="list-style-type: none"> • ਬਾਹਰ ਵਾਲੀ ਟੀਪ ਤੇ ਪਲੱਸਤਰ ਠੇਕੇਦਾਰ ਵੱਲੋਂ ਹੋਵੇਗਾ • ਬੇਊਡਰੀ ਵਾਲ ਸਾਦੀ • ਡਿਜ਼ਾਇਨ ਵਾਲੀ ਬੇਊਡਰੀ ਵਾਲ ਦਾ ਰੋਟ ਮੌਕੇ ਤੇ ਤੈਅ ਹੋਵੇਗਾ • ਬਿੱਜਲੀ ਦਾ ਪ੍ਰਬੰਧ ਅਤੇ ਬਿੱਜਲੀ ਬਿੱਲ ਮਾਲਕ ਦੀ ਤਰਫ਼ੋਂ ਹੋਵੇਗਾ • ਜੇਕਰ ਬਿੱਜਲੀ ਨਹੀਂ ਆਉਂਦੀ ਹੈ ਤਾਂ ਉਸ ਲਈ ਜਨਰੇਟਰ ਦਾ ਪ੍ਰਬੰਧ ਮਾਲਕ ਵੱਲੋਂ ਕਿੱਤਾ ਜਾਵੇਗਾ • ਬੋਸਮੈਂਟ ਦੀ ਪਟਾਈ ਅਤੇ ਭਰਾਈ ਮਾਲਕ ਦੀ ਹੋਵੇਗੀ • ਲੇਬਰ ਕੁਆਟਰ ਅਤੇ ਸੀਮੈਂਟ ਸਟੋਰ ਲਈ ਮੈਟੀਰੀਅਲ ਮਾਲਕ ਦਾ ਹੋਵੇਗਾ • 2 ਮੱਛੀ ਮੋਟਰਾਂ ਦੇਨੇ ਖੁੱਜਿਆਂ ਤੇ ਡਰਾਇੰਗ ਮੋਤਾਬਿਕ ਅਤੇ ਪਾਈਪ ਮਾਲਕ ਦੀ ਹੋਵੇਗਾ • ਜੇਕਰ ਡਰਾਇੰਗ ਤੋਂ ਇਲਾਵਾ ਕੋਈ ਕੰਮ ਮੌਕੇ ਤੇ ਤੈਅ ਹੁੰਦਾ ਹੈ ਤਾਂ ਉਸ ਦਾ ਰੋਟ ਮੌਕੇ ਤੇ ਤੈਅ ਹੋਵੇਗਾ • ਤੋੜ ਭੰਨ, ਪਲਾਟ ਦੀ ਸਫਾਈ ਮਾਲਕ ਦੀ ਹੋਵੇਗੀ <p>ਹੇਠਾਂ ਦਿੱਤੇ ਏਰੀਆ ਜਿਹੜੇ ਮੌਕੇ ਨਾਲ ਹੋਣੀ ਚਾਹੀਦੀ ਹਨ ਉਹਨਾਂ ਤੋਂ ਵੀ ਉਹਨਾਂ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਠੇਕੇਦਾਰ ਹੀ ਤੋਹੇਗੀ ਇਹ ਤੋਂ ਇਲਾਵਾ ਹੋ ਕੇਗਾ ਜੋ ਕਿ ਉਹਨਾਂ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਠੇਕੇਦਾਰ ਹੀ ਤੋਹੇਗੀ </p>	50/-Sq.Ft
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M : rajwinder0313@gmail.co

GSTIN: 03ABOPG7270R3Z0

**FURNITURE
ASPIRE**

Ref No. Date ..05/12/2024....

Quotation
Excalibur Hotels and Banquets Pvt. Ltd. (Bathinda)

Category	Qty	Unit Cost	Amount
① Hotel Bedroom Furniture			
1. Double Bed + Side Table	1pc		
2. Mattress	1pc		
3. LCD Cabinet	1pc		
4. Bedroom chairs + table (pair)	2pc		
5. Study table + chair	1pc		
6. Refrigerator Stand	1pc		
7. Luggage Rack	1pc		
8. Wardrobe	1pc		
9. Vanity	1pc		
10. Curtains double	10pc		
11. Rug (6'x4')	1pc		
12. Hanging Swivel	1pc		
13. Lamps on Bedside	2pc		
Total Bedrooms	52 Rooms X	2,10,000/-	1,09,20,000/-
② Banquet Halls Furniture			
1. chairs	400 pc	2000 each	8,00,000/-
2. Two-Seater Sofa	200 pc	13000 each	26,00,000/-
Total			34,00,000/-

78376 00336
99888 89695
furnitureaspire@gmail.com
NH7, NEAR ADESH HOSPITAL, BATHINDA

GSTIN: 03ABOPG7270R3Z0

**FURNITURE
ASPIRE**

Ref No. Date ..05/12/2024....

Items	Qty	Unit Cost	Amount
③ Killy Halls Furniture (2 set)			
1) chairs	120 chairs	4000 each	4,80,000/-
2) Tables	40 pc	6000 each	2,40,000/-
			7,20,000/-
Grand Total (Including 18% GST) For 1+2+3			
			1,50,40,000/-

BEETAW ARCHITECTS

VALUERS, DESIGNER, ESTIMATORS
Bus Stand Road, Rampura Poth (B.H.)

REGN. NO.

INSTITUTION OF VALUERS 19570

COUNCIL OF ARCHITECTURE 155005018

THE INDIAN INSTITUTE OF ARCHITECTS 17800A

PANEL VALUER: PNB, PSB, UNION BANK OF INDIA, INDIAN BANK, IDBI, IFC, INCOME TAX

GOVT. APPROVED ARCHITECT & VALUER

Ar. Harwinder Singh

B. ARCHITECTURE, I.I.T.

94161 2000151

To Punjab National Bank
Bathinda

The estimated cost of const. of Proposed Excalibur
Hotels & Banquets Pvt. Ltd., Harpal Nagar, Barnala
Bye pass, Bathinda shall be **Rs.20,00,00,000/- only**
(Rs. Twenty Crore only)

The detail of quantities has been worked out on
the basis of P.W.D. - C.S.R. & Market rates with
up to date amendments and premium

Plot Area : 33344.0 Sqft
= 3816.0 Sqyd
Total Prop. Cov area: 96926.6 Sqft





Ref. no. 24-25/72
Date: 15/11/2024

☎ Sunil Kumar +9199102-88351
Anil Kumar +9175036-07174

To,

**EXCALIBUR HOTELS & BANQUETS PVT LTD,
BATHINDA 151001.**

**SUB: AGREEMENT FOR FOUR 10 PASSENGERS MRL AUTOMATIC SS
304 GLASS DOOR LIFT.**

Dear Sir / Madam,

This has reference to our Meeting; we are pleased to submit the Agreement
for Supply, Installation, Testing and Commissioning of **FOUR 10**
PASSENGERS at your site.

We hope you will consider our offer and favor us with your order.

Thanking you and assuring you of our best services at all the times.

Yours truly,

For


AUTHORISED SIGNATORY



GST:03FMBPS9698N1ZX
Ref.no.BT.2024.5001

Mob no-9966265716
9966290540

CHOHAN ELECTRICALS

VILL GURUSAR SAINI WALA DABWALI ROAD BATHINDA-151001

PARTY NAME
EXCALIBUR HOTELS & BANQUETS PVT LTD,BATHINDA

date ,21/11/2024

QUOTATIONS				
Sl.no	DESCRIPTION	Qty.	Make	Price
1	MAIN PANEL 1000KVA T/F 1			
2	ACB 1600 AMP 4 POL 50KA EDO	1 NOS	L&T	159650
3	O/L S/C U/V ST AND E/F RELEASES	3 NOS	L&T	7606
4	ON/OFF/TRIP/ LED INDICATOR	3 NOS	L&T	300
5	LED INDICATOR R Y B	3 NOS	L&T	300
6	VAF METER 3PH	1 NOS	L&T	1550
7	CT COILL 500/SAP	3 NOS	L&T	1950
8	6A 6KA MCB SP	3 NOS	L&T	450
9	DG SET 500KVA 1			
10	ACB 500 AMP 4 POL 50KA EDO	1 NOS	L&T	153450
11	O/L S/C U/V ST AND E/F RELEASES	3 NOS	L&T	7606
12	ON/OFF/TRIP/ LED INDICATOR	3 NOS	L&T	300
13	LED INDICATOR R Y B	3 NOS	L&T	300
14	VAF METER 3PH	1 NOS	L&T	1550
15	CT COILL 500/SAP	3 NOS	L&T	1950
16	6A 6KA MCB SP	3 NOS	L&T	450
17	DG SET 500KVA 2			
18	ACB 500 AMP 4 POL 50KA EDO	1 NOS	L&T	153450
19	O/L S/C U/V ST AND E/F RELEASES	3 NOS	L&T	7606
20	ON/OFF/TRIP/ LED INDICATOR	3 NOS	L&T	300
21	LED INDICATOR R Y B	3 NOS	L&T	300
22	VAF METER 3PH	1 NOS	L&T	1550
23	CT COILL 500/SAP	3 NOS	L&T	1950
24	6A 6KA MCB SP	3 NOS	L&T	450
25	OUTGOING			
26	ACB 500 AMP 4 POL 50KA EDO	3 NOS	L&T	460350
27	O/L S/C U/V ST AND E/F RELEASES	1 NOS	L&T	22824
28	ON/OFF/TRIP/ LED INDICATOR	9 NOS	L&T	2700
29	LED INDICATOR R Y B	9 NOS	L&T	2700
30	6A 6KA MCB SP	9 NOS	L&T	1170
31	400 AMP 4POL MCCB 25KA	5 NOS	L&T	125000
32	SPRIDER LINK 200 AMP	8 SET	L&T	15000
33	EXTENDERS ROTARY HANDLE	5 NOS	L&T	13200
34	ENCLOSURE			
35	MS CABINET WITH BASE FRAME 16 SWG MM	1 NOS	REP	500000
36	INDOOR TYPE MOUNTING PLATES LIFTING HOOK			
37	S GLAND PLATE UNDRILLED TRANSPARENT POLY			
38	CARBONATED SHEET / MS SHEET COVERING			
39	WIRS & ACCESSORIES			
40	PVC WIRE FERRULES KEI THIMBLE S.OTHER			
41	ACCESSORIES PVC CHANNELS, TERMINAL STRIPS			
42	ENDPLATE, DRESSING MATERIALS FOR WIRING			
43	BUTTONES, TIE, STICKER			
44	LABOUR			
TOTAL AMOUNT				1982058
18% GST				356770
TOTAL AMOUNT				2338828

SODHI ENTERPRISES

A Commercial Refrigeration & Food Services Equipment Company

Registered Office : St no.14 opp.Goldstar hotel, Bibi Wala Road, Bathinda -151001.
Email: enterprises.sodhi@gmail.com, Mobile: +91-98153-74997
Corporate Office: F-127 Industrial Area 3 Growth Center, Mansa Road, Bathinda - 151001.
Email: enterprises.sodhi@gmail.com, Mobile: +91-98153-74997
Email: sodhienterprises.sodhi@gmail.com, Mobile: +91-98153-74997, Phone: 98762-26269
GST : 03BAAPS1274D126

QUOTATION

To,
Excalibur Hotel & Banquets Pvt Ltd, Bathinda
Punjab

Subject: Quotation for the S.S. Kitchen Equipment's


Dear Sir,

Please find the our best quote for upcoming project at HERITAGE GRAND

S.NO	PRODUCT DESCRIPTION	CAP/SIZE (IN INCH)	QTY	RATE	AMOUNT
DISH WASH SECTION					
1	DISHLANDING TABLE WITH 01 OHS (6" LEG INSIDE FROM FRONT SIDE)	60" x 30" x 34"+18"	1	15,900	15900
2	GARBAGE BIN	MARKET ITEMS			
3	WORK TABLE WITH 02 US	32" x 20" x 34"+6"	1	8,500	8500
4	WALL MOUNTED SHELF	60" x 12" x 8"	1	3,000	3000
5	TWO SINK UNIT (SINK 18" x 18" x 12") WITH 01 NOS BOTTOM PIPE SHELF	54" x 24" x 34"+6"	1	18,000	18000
6	THREE SINK UNIT	84"X30"X34"+6	1	35000	35000
7	SS RACK FIVE SHELF	36"X18"X72"	2	15500	31000
8	WORK TABLE WITH 02 NOS BOTTOM PIPE SHELF	42" x 24" x 34"+6"	1	16600	16000
9	CLEAN DISH RACK -05 TIER	45" x 18" x 72"	1	11800	11800
10	CLEAN DISH RACK -05 TIER	36" x 18" x 72"	2	9,750	19500
11	HAND WASH SINK	14" x 14" x 8"	4	6,500	26000
12	POT RACK -04 TIER	56" x 28" x 66"	1	22000	22000
RECEIVING & PREPARATION SECTION					
13	WEIGHING SCALE -200 KG	20KG	1	15000	15000
13A	SS FIVE RACK SELF	36"X18"X72"	2	15500	31000
14	TWO SINK UNIT (SINK 18"x18"X12") WITH STRAINER WITH 01 NOS BOTTOM PIPE SHELF	45" x 24" x 34"+6"	1	13400	13400

TECHNO-ECONOMIC VIABILITY REPORT

M/S EXCALIBUR HOTELS AND BANQUETS PRIVATE LIMITED

<div>  </div>						
Supply of VRV X airconditioning system (equipments)				Project: - EXCALIBUR HOTELS & BANQUETS PVT. LTD.		
S.No.	Item	Qty.	Model	Unit	Rate (Rs.)	Amount (Rs.)
A	Outdoor Units-Heat Pump (R410A)- VRV-X					
	Daikin make VRV-X Variable Refrigerant Volume modular type Air-conditioning system suitable for Heat Pump by Inverter driven capacity control compressor with innovative VRT - Variable Refrigerant Temperature equipped with free phase technology, Gas cooled PCB, G-shaped condensor coil complete with indoor and Outdoor units with individual controllers and with fittings etc. as per quantity given below					
	20 HP	10	RXYQ20ARY6	Nos	350518	3505180
	Outdoor Joint Kit	2	BHFP22A1006	Nos	7991	15982
	Outdoor Joint Kit	2	BHFP22A1516	Nos	14335	28670
B	Indoor Units					
	Indoor units equipped with pre-filter, fan section with low noise fan, multispeed motor, coil section with DX coil, outer cabinet, drain pan, insulation, pipe connection and valves etc. of various capacities					
	Ceiling Suspended Cassette Unit (4.65Tr) + Refnet + Corded Remote	2	FXFSQ140	Nos	51545	103090
	Ceiling Suspended Cassette Unit (4.10Tr) + Refnet + Corded Remote	11	FXFSQ125	Nos	49268	542168
	Ceiling Suspended Cassette Unit (3.35Tr) + Refnet + Corded Remote	3	FXFSQ100	Nos	48312	144936
	Ceiling Suspended One Way Cassette Unit (2.10Tr) + Refnet + Corded Remote	1	FXKQ63	Nos	54351	54351
	Ceiling Suspended Ductable Unit (4.65Tr) + Refnet + Corded Remote	2	FXMQ140	Nos	60451	120902
	Ceiling Suspended Ductable Unit (3.35Tr) + Refnet + Corded Remote	6	FXMQ100	Nos	50386	302316
	Ceiling Suspended Ductable Unit (2.65Tr) + Refnet + Corded Remote	12	FXMQ80	Nos	50386	604632
	Ceiling Suspended Ductable Unit (2.10Tr) + Refnet + Corded Remote	26	FXMQ63	Nos	42212	1118196
	Ceiling Suspended Ductable Unit (1.65Tr) + Refnet + Corded Remote	6	FXMQ50	Nos	40321	241926
	Non VRV Ductable Unit (17 Tr)	10	FDR200	Nos	275437	2754370
	Non VRV Ductable Unit (11 Tr)	3	FDR130	Nos	183687	551061
	Non VRV Ductable Unit (8.5 Tr)	1	FDR100	Nos	142850	142850
A	Machine Value After Discount (Basic)					10594370
C	Machine Value After Tax					13,560,794
Installation Cost						5000000
G Total						18,560,794

PAWAN FIRE SAFETY

DATE: 13/12/2024

M/S HOTEL & BANQUETS PRIVATE LIMITED, BTI.

SUBJECT: QUATATIONS FOR FIRE FIGHTING WORK

Dear Sir,

We thank you very much for your inquiry for firefighting work at your premises. As desired by you we are giving below our specifications, terms & conditions & prices for the same.

SR NO	FIRE HYDRANT SYSTEMS	UNIT	QTY	RATE	PRICE
1	HYDRANT/ LANDING VALVE: Supplying, installation testing & commissioning of single headed ISI Marked SS 304 body Oblique Type hydrantvalves with flange inlet of 63mm, stop valve, spindle and cast iron hand wheel female instantaneous outlet of SS304 complete with Blank Cap and G.I chain twist release tpye plug and all accessories	NOS	12	4500	54000
2	BRANCH PIPE: Providing of SS nozzle having 63 mm dia ISI Marked. Instantaneous type male inletand on the other side a hexagonal nozzle of 20mm dia bore which gives a jet of water	NOS	14	1610	22540
3	HOSE PIPE: Providing 63mm dia 15mtr long Hose Pipe confirming to ISI Marked: 636-1962 with SS Male & Female Coupling as per IS: 903 wound with GI wire complete as required.	NOS	28	3850	107800
4	HOSE CABINET: Providing and fixing double door MS Sheet Hose Box front glass and lockable facility to accommodate hose pipe and branch pipe	NOS	14	3600	50400