



## TOURIST CLUB

### Introduction

A **club** is an association of people united by a common interest or goal. A service club, for example, exists for voluntary or charitable activities. There are clubs devoted to hobbies and sports, social activities clubs, political and religious clubs, and so forth.

The club boasts of a **swimming pool** complex that consists of a 7000sq ft main pool and a 2000 sq ft children's pool. And if your ideas of relaxation lie in the spending of your mental and physical energies in games and sports, both indoors and outdoors, then too this is the place for you. Our sports facilities include those of **cards, chess, billiards, carrom, squash, tennis, bowling, foosball, arcade game, air hockey, horse riding, paint ball, golf and cycling**. There is also a **gymnasium** and separate **tranquil times** for ladies and gentlemen. Apart from these there is a **jogging trail** for you to start your day on a fitness note, and an exclusive **children's park** for those little sparks of energy to spend themselves in. Naturally, we don't like to leave anyone dissatisfied. For members of the corporate world, who just cannot leave their work behind, there are **business centre** facilities and **conference halls**. After all, decision are made better in such pristine surroundings. A good get-away cannot be good without food. So **food and beverages** is one of the most important areas in the total plan of the project. At present there are **three restaurants**, each a gourmet's delight. One serves multicuisine and is fully air-conditioned. The second serves vegetarian food. The third is situated to amidst the beauty of lake. After your day of work-outs, swims, fun and food you need to come back to soft bed. Fully furnished room accommodations with all modern facilities and room services await you here.

## Market Potential

Tourism is a complex system within a dynamic framework that is exposed to rapid and challenging developments. As such, tourism plays a major role in the global economy. For rapid growth, the sector is recognized as the economic phenomenon of the century. India is the most digitally advanced traveller nation in terms of digital tools being used for planning, booking, and experiencing a journey. India's rising middle class and increasing disposable income has supported the growth of domestic and outbound tourism.

During 2019, foreign tourist arrivals (FTAs) in India stood at 10.93 million, achieving a growth rate of 3.5% y-o-y. During 2019, FEEs from tourism increased 8.6% y-o-y to Rs. 2,11,661 crore (US\$ 30.06 billion). In 2019, arrivals through e-Tourist Visa increased by 23.6% y-o-y to 2.9 million.

By 2028, international tourist arrivals are expected to reach 30.5 billion and generate revenue over US\$ 59 billion.

As of March 2021, the e-Tourist Visa facility was extended to citizens of 171 countries. International hotel chains are increasing their presence in the country, and it will account for around 47% share in the tourism and hospitality sector of India by 2020 and 50% by 2022.

### Note:

- Membership is valid for life and is not transferable.
- Membership for spouse and 2 children till they are majors.
- Add-on membership for adult children and dependent parents on payment of requisite charges.
- Membership deposit is refundable.

## Cost of Project

Particulars	Amount (Rs.in Lakhs)
Own Land	-
Civil works and Buildings	269.00
Miscellaneous Fixed Assets	145.01
DG SET	4.40
Escalation & Contingencies	20.92
Preliminary & Preoperative Expenses	17.93
<b>Sub Total (A)</b>	<b>457.27</b>
Working Capital Margin	25.45
<b>Total Project Cost</b>	<b>482.72</b>
<b>Total Working Capital Requirement (B)</b>	<b>101.81</b>
<b>MEANS OF FINANCE</b>	
<b>Total Funds Required(A+B)</b>	<b>559.08</b>
<b>Loan Component</b>	
Term Loan	274.36
Working Capital Loan	76.36
<b>Total</b>	<b>350.72</b>
Equity	516.66
<b>Total</b>	<b>867.38</b>

## Detailed Cost Element

Civil works and Building		
Sl. No.	Particulars	Amount (Rs.in Lakhs)
1	Cottage	33.75
2	Swimming Pool	22.50
3	Fitness Room/Gym	5.00
4	Banquet Hall	10.00
5	Changing Rooms And Showers	2.50
6	Recreation Room With Indoor Gaming Facility	10.75
7	Recreation Room With Outdoor Gaming Facility	46.25
8	Theme Park	50.00
9	Medical Room	1.25
10	Reading Room	2.00
11	Bar	1.75
12	Restaurant	7.50

13	Cafeteria	2.50
14	Museum	2.50
15	Shop	2.50
16	Conference Hall	2.50
17	Tranquil Times	7.50
18	Kitchen	2.00
19	Admin Area	1.25
20	Karaoke Room	2.50
21	Common Bathroom Block	1.25
22	Security Room	1.25
23	Parking Area	50.00
	<b>Total</b>	<b>269.00</b>

## Contingencies and Escalations

It has been assumed at approximately 5% at cost of project.

## Preliminary Expenses

<b>Particulars</b>	<b>Amount (Rs.in Lakhs)</b>
Incorporation Expenses	0.15
Project Report Preparation and Consultation	0.35
Feasibility and Engineer's/Architect's Report and Plans	6.73
Legal Charges - Drafting for agreements, contracts, stamp paper, notary and affidavit cost	0.10
Other recurring expenses of revenue nature up to start of commercial operations -salary, etc.	1.92
Interest Cost for period before commercial production	8.69
<b>Total</b>	<b>17.93</b>

## Salary

Designation	Manpower	Amount (Rs.in Lakhs)
Manager	2	15.12
Receptionist	1	3.78
Doctors	1	10.08
Chef	8	40.32
Security Guard	8	15.12
Care Taker	8	15.12
Sweeper	15	22.68
Gardener	4	7.56

Note-

Wages/ Salaries are subject to change as per The Minimum Wages Act, 1948 and other statutes as may be applicable to the concerned place/state.

## Profitability Statement

Particulars	Amount (Rs. In Lakhs)				
	Year- 1	Year- 2	Year- 3	Year- 4	Year- 5
<b>A. INCOME</b>					
Maximum Capacity (Rooms)	30	30	30	30	30
Capacity utilisation	70%	75%	80%	85%	90%
Capacity Utilised	21.00	22.50	24.00	25.50	27.00
Annual Sales	407.25	436.05	464.88	493.75	522.66
<b>Total Income</b>	<b>407.25</b>	<b>436.05</b>	<b>464.88</b>	<b>493.75</b>	<b>522.66</b>
<b>B. OPERATING EXPENSE</b>					
Salary	129.8	136.3	143.1	150.2	157.7
Expenses on Various Programmes	18.00	18.90	19.85	20.84	21.88
Repair & Maintenance	8.37	8.54	8.71	8.88	9.06
Power & utilities	14.55	15.28	16.05	16.85	17.69
Depreciation and amortisation	37.00	37.00	37.00	36.61	36.61
<b>Total Operating Expenses</b>	<b>207.70</b>	<b>215.98</b>	<b>224.68</b>	<b>233.41</b>	<b>242.99</b>
<b>Operating Profit (A-B)</b>	<b>199.55</b>	<b>220.07</b>	<b>240.21</b>	<b>260.34</b>	<b>279.67</b>
<b>C. FINANCIAL EXPENSES</b>					
Interest on Term Loan	26.06	24.05	20.32	16.60	12.88
Interest On Working Capital Loan	8.02	8.58	5.48	9.72	10.29
<b>D. Other Expenses</b>					
Administrative and general Expenses	8.15	8.72	9.30	9.88	10.45
<b>Total Expenses</b>	<b>63.06</b>	<b>61.05</b>	<b>57.32</b>	<b>53.21</b>	<b>49.49</b>
<b>Profit Before Tax</b>	<b>136.49</b>	<b>159.02</b>	<b>182.88</b>	<b>207.13</b>	<b>230.18</b>
Provision for Income Tax	34.12	39.75	45.72	51.78	57.55
<b>Profit after Tax (PAT)</b>	<b>102.37</b>	<b>119.26</b>	<b>137.16</b>	<b>155.34</b>	<b>172.64</b>
Dividend Declared	-	-	-	-	-
<b>Retained Profit</b>	<b>102.37</b>	<b>119.26</b>	<b>137.16</b>	<b>155.34</b>	<b>172.64</b>

## Breakeven Point

Break Even Point (BEP)		Amount (Rs. In Lakhs)				
Sl. No.	Particulars	Year - 1	Year - 2	Year - 3	Year - 4	Year – 5
A.	Net Income	407.25	436.05	464.88	493.75	522.66
B.	Variable Cost					
	Power and Utility	14.55	15.28	16.05	16.85	17.69
	Expenses on various programmes	18.00	18.90	19.85	20.84	21.88
	Administrative and General Expenses	8.15	8.72	9.30	9.88	10.45
	<b>Total Variable Cost</b>	<b>40.70</b>	<b>42.90</b>	<b>45.19</b>	<b>47.56</b>	<b>50.02</b>
C.	<b>Contribution (A-B)</b>	<b>366.55</b>	<b>393.15</b>	<b>419.70</b>	<b>446.19</b>	<b>472.64</b>
D.	Fixed and Semi-Fixed Cost					
	Salary	129.78	136.27	143.08	150.24	157.75
	Repair & Maintenance	8.37	8.54	8.71	8.88	9.06
	Depreciation and Amortisation	37.00	37.00	37.00	36.61	36.61
	Interest on loan	26.06	24.05	20.32	16.60	12.88
	Interest on WC Loan	8.02	8.58	5.48	9.72	10.29
	<b>Total Fixed Cost</b>	<b>209.23</b>	<b>214.44</b>	<b>214.59</b>	<b>222.05</b>	<b>226.59</b>
E.	<b>Breakeven Point</b>	<b>57%</b>	<b>55%</b>	<b>51%</b>	<b>50%</b>	<b>48%</b>
F.	<b>Cash BEP</b>	<b>55%</b>	<b>52%</b>	<b>50%</b>	<b>48%</b>	<b>46%</b>

## Debt-Service Coverage Ratio

		Amount (Rs. In Lakhs)				
Sl. No.	Particulars	Year - 1	Year - 2	Year - 3	Year - 4	Year - 5
i	Profit	102.37	119.26	137.16	155.34	172.64
ii	Depreciation	37.00	37.00	37.00	36.61	36.61
iii	Interest	26.06	24.05	20.32	16.60	12.88
A	<b>Total ( i + ii + iii )</b>	<b>165.43</b>	<b>180.31</b>	<b>194.49</b>	<b>208.56</b>	<b>222.13</b>
i	Interest	26.06	24.05	20.32	16.60	12.88
ii	Principal repayment	39.19	39.19	39.19	39.19	39.19
B	<b>Total ( i + ii )</b>	<b>65.26</b>	<b>63.24</b>	<b>59.52</b>	<b>55.79</b>	<b>52.07</b>
	<b>DSCR ( A / B )</b>	<b>2.53</b>	<b>2.85</b>	<b>3.27</b>	<b>3.74</b>	<b>4.27</b>

## Interest on Term Loan and Principal Repayment

Refer Annexure I for Loan Repayment Schedule.

We have assumed the repayment tenure of term loan for a period of 7 years, rate of interest being @9.5% with the moratorium period being 6 months.

## Address of Vendors

Name of the vendor	Address and Contact Number
<b>HILITE GREENS</b>	<b>Address:</b> Maharishi Path, Behind Raddison Blu Hotel, Near Akansha Hospital, near Maharishi Vidya Mandir School, Guwahati, Assam 781033 <b>Phone:</b> 069012 99902
<b>INFINITY INFOTECH PARKS LIMITED</b>	<b>Address</b> Infinity, Tower II Plot A3, Block GP, Sector V Salt Lake Electronics Complex Kolkata – 700091, West Bengal, India. <b>Phone:</b> +91 76040 92334
<b>GAJPATI HOMES</b>	<b>Address:</b> Sheehan's Enclave , 5th Floor, GMCH Road, Near IGNOU, Guwahati 781005 <b>Phone:</b> 09875633759



# ANNEXURE- I

Year	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Annually
I													
<b>Principal</b>													
Opening	274.36	274.36	274.36	274.36	274.36	274.36	274.36	274.36	274.36	274.36	274.36	274.36	
Repaid	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	39.19
Closing	271.09	271.09	271.09	271.09	271.09	271.09	271.09	271.09	271.09	271.09	271.09	271.09	
<b>Interest</b>	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	26.06
II													
<b>Principal</b>													
Opening	271.09	267.83	264.56	261.30	258.03	254.76	251.50	248.23	244.96	241.70	238.43	235.17	
Repaid	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	39.19
Closing	267.83	264.56	261.30	258.03	254.76	251.50	248.23	244.96	241.70	238.43	235.17	231.90	
<b>Interest</b>	2.15	2.12	2.09	2.07	2.04	2.02	1.99	1.97	1.94	1.91	1.89	1.86	24.05
III													
<b>Principal</b>													
Opening	231.90	228.63	225.37	222.10	218.84	215.57	212.30	209.04	205.77	202.50	199.24	195.97	
Repaid	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	39.19
Closing	228.63	225.37	222.10	218.84	215.57	212.30	209.04	205.77	202.50	199.24	195.97	192.71	
<b>Interest</b>	1.84	1.81	1.78	1.76	1.73	1.71	1.68	1.65	1.63	1.60	1.58	1.55	20.32
IV													
<b>Principal</b>													
Opening	192.71	189.44	186.17	182.91	179.64	176.37	173.11	169.84	166.58	163.31	160.04	156.78	
Repaid	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	39.19
Closing	189.44	186.17	182.91	179.64	176.37	173.11	169.84	166.58	163.31	160.04	156.78	153.51	
<b>Interest</b>	1.53	1.50	1.47	1.45	1.42	1.40	1.37	1.34	1.32	1.29	1.27	1.24	16.60
V													
<b>Principal</b>													
Opening	153.51	150.24	146.98	143.71	140.45	137.18	133.91	130.65	127.38	124.12	120.85	117.58	
Repaid	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	39.19
Closing	150.24	146.98	143.71	140.45	137.18	133.91	130.65	127.38	124.12	120.85	117.58	114.32	
<b>Interest</b>	1.22	1.19	1.16	1.14	1.11	1.09	1.06	1.03	1.01	0.98	0.96	0.93	12.88
V													
<b>Principal</b>													
Opening	114.32	111.05	109.14	107.22	105.31	103.40	101.48	99.57	97.66	95.74	93.83	91.92	
Repaid	3.27	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	24.31
Closing	111.05	109.14	107.22	105.31	103.40	101.48	99.57	97.66	95.74	93.83	91.92	90.00	
<b>Interest</b>	0.91	0.77	0.76	0.75	0.73	0.72	0.71	0.69	0.68	0.66	0.65	0.64	8.66
VI													
<b>Principal</b>													
Opening	90.00	86.74	84.82	82.91	81.00	79.08	77.17	75.26	73.34	71.43	69.52	67.60	
Repaid	3.27	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	24.31
Closing	86.74	84.82	82.91	81.00	79.08	77.17	75.26	73.34	71.43	69.52	67.60	65.69	
<b>Interest</b>	0.71	0.61	0.60	0.59	0.57	0.56	0.55	0.53	0.52	0.51	0.49	0.48	6.73
VII													
<b>Principal</b>													
Opening	65.69	62.42	60.51	58.60	56.68	54.77	52.86	50.94	49.03	47.11	45.20	-	
Repaid	3.27	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	45.20	-	
Closing	62.42	60.51	58.60	56.68	54.77	52.86	50.94	49.03	47.11	45.20	-	-	
<b>Interest</b>	0.52	0.44	0.43	0.42	0.40	0.39	0.37	0.36	0.35	0.33	0.32	-	4.33