MULTIPLEX CUM ENTERTAINMENT CENTER

Introduction

Multiplex in a **mall** is the mantra for managing convergence of retailing and entertainment in India the merger of these two is one of the most significant themes confronting retailers and malls today. Entertainment is being used by shopping malls and business districts to establish themselves

Multiplexes brought in a continuous stream of repeat customers to the mall, and they established a strong anchor that boosted patronage and attracted new restaurants. However, as the movie industry moves toward multiplexes to offset the expanding number of entertainment options at home, entertainment is also used in the restaurant industry, as casual dining businesses give a sit-down atmosphere, ta, table service, good prices and television.

Market Potential

Malls will drive the rise of multiplexes in the coming year, and in the years to come. In today's malls, multiplexes are a necessary component. During the economic downturn, the retail industry took a beating, and mall construction came to a halt. However, building has resumed, and many malls are expected to open soon. In nature, the relationship between multiplexes and malls is symbiotic

During the forecast period, the worldwide multiplex assays market is estimated to grow at a CAGR of over 7.8%. A multiplex assay is an assay that measures many analyzers at the same time in a single cycle. One of the main drivers of this market's expansion is technological advancement. The rapid advancement of nanotechnology has brought this to the next level of nanoarray, which reshapes the way we think about things.

Cost of Project

Particulars	Amt. (Rs. in lakhs)
Land Development cost	30.00
Miscellaneous Fixed Assets	389.16
Centralized Ac system	100.00
Civil Works And building	1,404.93
PVR Multiple cube and Digital Processing	52.50
PVR Online Deposit with Book My Show	15.00
PVR Deposit with cube	45.00
D G Set 50 KV	4.40
Solar panel system (0.50 me)	200.00
Escalation & Contingencies	112.05
Preliminary & Preoperative Expenses	169.99
Sub-total(A)	**2523.00**
Working Capital Margin @40% of Total WC Requirement	0.00
Total Project Cost	**2523.00**
Total Working Capital Requirement **(B)**	0.00
MEANS OF FINANCE	
Total Funds Required(A+B)	**2523.00**
Loan Component	**-**
Term loan (60% of A)	1513.00
Working capital (60% of B)	-
Total	**1513.00**
Equity	1009.00
Total	**2523.00**

Detailed Cost Element

Sl. no	Particulars	Qty.	Rate	Amount (Rs. In Lakhs)
1	Furnitur (All furnishing items of multiplex center-reception desk ,scarry house furniture ,floor furniture for mall, cinema hall, food court furniture ,special furniture for bowling alley)	-	-	300.00
2	Water treatment plant	8	150,000	12.00
3	Pvr screen cost -3 screen	-		3.00
4	Pvr projector, step light,speaker	-		6.00
5	Box office furniture-chair tables	-		1.00
6	Rides - jumping mickey mouse 2	2	85,000	1.70
7	Hummer car racing game	2	367,000	7.34
8	Flower racing game machine	-		0.50
9	bike racing game	1		1.45
10	TOY Cacher machine	1	85,000	0.85
11	Outrun car video game	2	260,000	5.20
12	Rides - sea saw	2	30,000	0.60
13	CCTV	30	2,800	0.84
14	Computer/laptop	6	35,000	2.10
15	Kitchen Equipment	-		5.00
16	Bowlings - Euipments	-		10.00
17	Refrigerator	-		2.70
18	WATER FALLING	-		10.00
19	Coffee machine	-		0.80
20	Candy machine	-		1.20
21	Soft drink machine	-		1.20
22	Nail extension kit	-		0.50
23	Children garments for shop	-		2.50
24	Ladies garments for shop	-		2.50
25	Tattoo Guner	-		3.00
26	Ice cream machine	-		1.00
27	Beauty Parlour	-		3.00
	TOTAL			**389.16**

Contingencies and Escalations

It has been assumed at approximately 5% at cost.

Preliminary Expenses

Particulars	Amt. (Rs. In Lakhs)
Incorporation Expenses	0.06
Project Report Preparation and Consultation	0.07
Feasibility and Engineer's/Architect's Reports and Plans	35.12
Legal Charges - Drafting for agreements, contracts, stamp paper, notary and affidavit cost	0.50
Other recurring expenses of revenue nature upto start of commercial	49.20
Interest Cost for period before commercial operation	83.86
Total	**16.99**

Salary

Designation	Manpower	Amount per annum (Rs. In lakhs)
Head Chef	1	6.0
Chef	5	1.20
Cook	3	1.08
Cook Helper	2	3.06
Service Boy	5	1.20
Game trainer	4	9.60
General Manager	1	15.00
Manager	2	1.92
Box office boy	2	1.44
Electrical Technician	6	1.6
Security	8	1.44
Sweeping staff	10	1.44
Cleaning staff	6	1.08
Marketing manager	2	6.60

Profitability Statement

							Amount (Rs. in Lakhs)
Particulars	**Year- 1**	**Year- 2**	**Year- 3**	**Year- 4**	**Year- 5**	**Year- 6**	**Year 7**
A. INCOME							
Estimated tenants in a year	18	18	18	18	18	18	18
Total Income/ per annum	**1122.84**	**1178.98**	**1237.93**	**1299.83**	**1364.82**	**1433.06**	**1504.71**
B. OPERATING EXPENSES							
Salary	149.80	164.78	181.26	199.38	219.32	241.25	265.38
Repair & Maintenance	5.00	5.25	5.51	5.79	6.08	6.38	6.70
Depreciation and amortization	293.93	293.93	293.93	293.93	293.93	178.21	177.98
Total Operating Expenses	**448.73**	**463.96**	**480.70**	**499.10**	**519.33**	**425.85**	**450.06**
Operating Profit (A-B)	**674.11**	**715.12**	**757.33**	**800.72**	**845.49**	**1007.21**	**1054.65**
C.FINANCIAL EXPENSES							
Interest on loan	229.95	212.72	192.54	172.36	212.41	132.00	111.82
D. Other Expenses							
Administrative and General Expenses	5.00	5.10	5.20	5.31	5.41	5.52	5.63
Total Expenses	**234.95**	**217.82**	**197.74**	**177.66**	**217.82**	**137.52**	**117.45**
Profit Before Tax	439.60	497.20	559.49	623.06	627.67	869.69	937.20
Provision for Tax	109.90	124.30	139.87	155.76	156.92	217.42	232.20
Profit After Tax	**329.70**	**372.90**	**419.62**	**467.29**	**470.75**	**652.27**	**702.90**
Dividend	-	-	-	-	-	-	-
Retained Profit	**329.37**	**372.09**	**419.62**	**467.29**	**470.75**	**652.27**	**702.90**

Breakeven Point

Break Even Point (BEP)								Amount (Rs. in Lakhs)
SL	**Particulars**	**Year-1**	**Year-2**	**Year-3**	**Year- 4**	**Year-5**	**Year-6**	**Year-7**
A.	**Annual Turnover**	**1122.84**	**1178.98**	**1237.93**	**1299.83**	**1364.82**	**1433.06**	**1,504.71**
B.	**Variable Cost**							
	Administrative and General Expenses	5.00	5.10	5.20	5.31	5.41	5.52	5.63
	Total Variable Cost	**5.00**	**5.10**	**5.20**	**5.31**	**5.41**	**5.52**	**5.63**
C.	**Contribution (A-B)**	**1117.84**	**1173.68**	**1232.73**	**1294.52**	**1359.41**	**1427.54**	**1,499.08**
D.	**Fixed Cost**							
	Salary	149.80	164.78	181.26	199.38	219.32	241.25	265.38
	Repair & Maintenance	5.00	5.25	5.51	5.79	6.08	6.38	6.70
	Depreciation and Amortization	293.93	293.93	293.93	293.93	293.93	178.21	177.98
	Interest on loan	229.51	212.72	192.54	172.36	212.41	132.00	111.82
	Total Fixed Cost	**678.68**	**676.68**	**673.24**	**671.46**	**731.74**	**557.85**	**561.88**
E.	**Breakeven Point**	**61%**	**58%**	**55%**	**52%**	**54%**	**39%**	**37%**
F.	**Cash BEP**	**34%**	**33%**	**31%**	**29%**	**32%**	**27%**	**26%**

Debt-Service Coverage Ratio

								Amount (Rs. In Lakhs)
SL	**Particulars**	**Year-1**	**Year-2**	**Year-3**	**Year-4**	**Year-5**	**Year-6**	**Year-7**
i	Profit	329.37	372.90	419.62	467.29	470.25	652.27	702.90
ii	Depreciation	293.93	293.93	293.93	293.93	293.93	178.21	177.98
iii	Interest	229.95	212.72	192.54	172.36	212.41	132.00	111.82
A	**Total (i + ii + iii)**	**853.25**	**879.55**	**906.09**	**933.58**	**977.09**	**962.48**	**992.70**
i	Interest	229.95	212.72	192.54	172.36	212.41	132.00	111.82
ii	Principal repayment	106.20	212.42	212.42	212.42	212.42	212.42	212.42
B	**Total (i + ii)**	**336.15**	**425.12**	**404.94**	**384.76**	**424.81**	**344.41**	**324.23**
	DSCR (A / B)	**2.54**	**2.07**	**2.24**	**2.43**	**2.30**	**2.79**	**3.06**

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 12 years, Rate of interest being 8.5% p.a. with the moratorium period of 9 months.

Address of Vendors

Name of Vendor	Address and Contact Number
Gadgets N Computers	13,Chowringhee Ln, Fire Brigade Head Quarter, New Market Area, Dharam tala, Taltala Kolkata, West Bengal 700016 Ph- 098311 58941
Woodspeak Solution	104/N, Narayan Roy Road, ED 105, Rajdanga Main Road, Kasba Kolkata 700107, Kolkata - 700008, Dist. Kolkata, West Bengal Ph. 08048791227
Zebra Home Décor	1/1B Ripon Street, Ripon Street, Kolkata - 700016, Dist. Kolkata, West Bengal Ph. 08048371509

ANNEXURE- I

Year	April	May	June	July	August	September	October	November	December	January	February	March	Annually
O .1													
Principal													
Opening	768.70	774.78	780.92	787.10	793.33	799.61	805.94	812.32	818.75	825.23	831.77	838.35	
Repaid													
Closing	774.78	780.92	787.10	793.33	799.61	805.94	812.32	818.75	825.23	831.77	838.35	844.99	
Interest	6.09	6.13	6.18	6.23	6.28	6.33	6.38	6.43	6.48	6.53	6.58	6.64	**76.29**
O.2													
Principal													
Opening	844.99	851.68	858.42	865.22	872.07	878.97	885.93	892.94	900.01	907.14	914.32	921.56	
Repaid	-	-	-	-	-	-							-
Closing	851.68	858.42	865.22	872.07	878.97	885.93	892.94	900.01	907.14	914.32	921.56	928.85	
Interest	6.69	6.74	6.80	6.85	6.90	6.96	7.01	7.07	7.13	7.18	7.24	7.30	**83.86**
I													
Principal													
Opening	2,442.67	2,442.67	2,442.67	2,442.67	2,442.67	2,442.67	2,442.67	2,424.97	2,407.27	2,389.57	2,371.87	2,354.17	
Repaid	-	-	-	-	-	-	17.70	17.70	17.70	17.70	17.70	17.70	**106.20**
Closing	2,442.67	2,442.67	2,442.67	2,442.67	2,442.67	2,442.67	2,424.97	2,407.27	2,389.57	2,371.87	2,354.17	2,336.47	
Interest	19.34	19.34	19.34	19.34	19.34	19.34	19.34	19.20	19.06	18.92	18.78	18.64	**229.95**
II													
Principal													
Opening	2,336.47	2,318.77	2,301.07	2,283.36	2,265.66	2,247.96	2,230.26	2,212.56	2,194.86	2,177.16	2,159.46	2,141.76	
Repaid	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	**212.41**
Closing	2,318.77	2,301.07	2,283.36	2,265.66	2,247.96	2,230.26	2,212.56	2,194.86	2,177.16	2,159.46	2,141.76	2,124.06	
Interest	18.50	18.36	18.22	18.08	17.94	17.80	17.66	17.52	17.38	17.24	17.10	16.96	**212.72**
III													
Principal													
Opening	2,124.06	2,106.36	2,088.66	2,070.96	2,053.26	2,035.56	2,017.86	2,000.16	1,982.46	1,964.76	1,947.06	1,929.35	
Repaid	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	**212.41**
Closing	2,106.36	2,088.66	2,070.96	2,053.26	2,035.56	2,017.86	2,000.16	1,982.46	1,964.76	1,947.06	1,929.35	1,911.65	
Interest	16.82	16.68	16.54	16.40	16.25	16.11	15.97	15.83	15.69	15.55	15.41	15.27	**192.54**
IV													
Principal													
Opening	1,911.65	1,893.95	1,876.25	1,858.55	1,840.85	1,823.15	1,805.45	1,787.75	1,770.05	1,752.35	1,734.65	1,716.95	
Repaid	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	**212.41**
Closing	1,893.95	1,876.25	1,858.55	1,840.85	1,823.15	1,805.45	1,787.75	1,770.05	1,752.35	1,734.65	1,716.95	1,699.25	
Interest	15.13	14.99	14.85	14.71	14.57	14.43	14.29	14.15	14.01	13.87	13.73	13.59	**172.36**
V													
Principal													
Opening	1,699.25	1,681.55	1,663.85	1,646.15	1,628.45	1,610.75	1,593.05	1,575.34	1,557.64	1,539.94	1,522.24	1,504.54	
Repaid	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	**212.41**
Closing	1,681.55	1,663.85	1,646.15	1,628.45	1,610.75	1,593.05	1,575.34	1,557.64	1,539.94	1,522.24	1,504.54	1,486.84	
Interest	13.45	13.31	13.17	13.03	12.89	12.75	12.61	12.47	12.33	12.19	12.05	11.91	**152.18**
VI													
Principal													
Opening	1,486.84	1,469.14	1,451.44	1,433.74	1,416.04	1,398.34	1,380.64	1,362.94	1,345.24	1,327.54	1,309.84	1,292.14	
Repaid	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	**212.41**
Closing	1,469.14	1,451.44	1,433.74	1,416.04	1,398.34	1,380.64	1,362.94	1,345.24	1,327.54	1,309.84	1,292.14	1,274.44	
Interest	11.77	11.63	11.49	11.35	11.21	11.07	10.93	10.79	10.65	10.51	10.37	10.23	**132.00**
VII													
Principal			-	-	-	-	-	-	-	-	-	-	-
Opening	1,274.44	1,256.74	1,239.04	1,221.33	1,203.63	1,185.93	1,168.23	1,150.53	1,132.83	1,115.13	1,097.43	1,079.73	
Repaid	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	**212.41**
Closing	1,256.74	1,239.04	1,221.33	1,203.63	1,185.93	1,168.23	1,150.53	1,132.83	1,115.13	1,097.43	1,079.73	1,062.03	-
Interest	10.09	9.95	9.81	9.67	9.53	9.39	9.25	9.11	8.97	8.83	8.69	8.55	**111.82**
VIII													
Principal													
Opening	1,062.03	1,044.33	1,026.63	1,008.93	991.23	973.53	955.83	938.13	920.43	902.73	885.03	867.32	
Repaid	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	**212.41**
Closing	1,044.33	1,026.63	1,008.93	991.23	973.53	955.83	938.13	920.43	902.73	885.03	867.32	849.62	-
Interest	8.41	8.27	8.13	7.99	7.85	7.71	7.57	7.43	7.29	7.15	7.01	6.87	**91.64**
IX													
Principal													
Opening	849.62	831.92	814.22	796.52	778.82	761.12	743.42	725.72	708.02	690.32	672.62	654.92	
Repaid	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	**212.41**
Closing	831.92	814.22	796.52	778.82	761.12	743.42	725.72	708.02	690.32	672.62	654.92	637.22	-
Interest	6.73	6.59	6.45	6.31	6.17	6.03	5.89	5.75	5.61	5.47	5.32	5.18	**71.47**
X													
Principal													
Opening	637.22	619.52	601.82	584.12	566.42	548.72	531.02	513.31	495.61	477.91	460.21	442.51	
Repaid	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	**212.41**
Closing	619.52	601.82	584.12	566.42	548.72	531.02	513.31	495.61	477.91	460.21	442.51	424.81	-
Interest	5.04	4.90	4.76	4.62	4.48	4.34	4.20	4.06	3.92	3.78	3.64	3.50	**51.29**
XI													
Principal													
Opening	424.81	407.11	389.41	371.71	354.01	336.31	318.61	300.91	283.21	265.51	247.81	230.11	
Repaid	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	**212.41**
Closing	407.11	389.41	371.71	354.01	336.31	318.61	300.91	283.21	265.51	247.81	230.11	212.41	-
Interest	3.36	3.22	3.08	2.94	2.80	2.66	2.52	2.38	2.24	2.10	1.96	1.82	**31.11**
XII													
Principal													
Opening	212.41	194.71	177.01	159.30	141.60	123.90	106.20	88.50	70.80	53.10	35.40	17.70	
Repaid	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	17.70	**212.41**
Closing	194.71	177.01	159.30	141.60	123.90	106.20	88.50	70.80	53.10	35.40	17.70	-0.00	-
Interest	1.68	1.54	1.40	1.26	1.12	0.98	0.84	0.70	0.56	0.42	0.28	0.14	**10.93**