



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, 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)
Own Land	-
Civil works and Buildings	2,283.75
Miscellaneous Fixed Assets	408.25
D G Set 50 KV	4.40
Escalation & Contingencies	22,919.41
Preliminary & Preoperative Expenses	632.92
Sub-total (A)	26,248.73
Working Capital Margin	762.94
Total Project Cost	27,011.67
Total Working Capital Requirement (B)	3,051.76
MEANS OF FINANCE	
Total Funds Required(A+B)	29,300.49
Loan Component	
Term loan	18,007.78
Working capital	2,288.82
Total	20,296.60
Equity	9,003.89
Total	29,300.49

Detailed Cost Element

Sl. no	Particulars	Qty.	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)	-	315.00
2	Water treatment plant	8	12.60
3	Pvr screen cost-3 screen	-	3.15
4	Pvr projector,step light,speaker	-	6.30
5	Box office furniture-chair tables	-	1.05
6	Rides - jumping mickey mouse 2	2	1.79
7	Hummer car racing game	2	7.34
8	Flower racing game machine	-	0.53
9	Bike racing game	1	1.52
10	Toycacher machine	1	0.89
11	Video car single arcade games	2	3.05
12	Outrun car video game	2	5.46
13	Rides - sea saw	2	0.63
14	CCTV	30	0.88
15	Computer/laptop	6	2.21
16	Kitchen equipment	-	5.25
17	Bowlings- euipments	-	10.50
18	Refrigerator	6	2.84
19	Mini refrigerator	4	0.29
20	Water falling	-	10.50
21	Ice cream machine	-	1.05
22	Beauty parlor equipment	-	3.15
23	Coffee machine	-	0.84
24	Candy machine	-	1.26
25	Soft drink machine	-	1.26
26	Nail extension kit	-	0.53
27	Children garments for shop	-	2.63
28	Ladies garments for shop	-	2.63
29	Tattoo gunner	-	3.15
	TOTAL		408.25

Contingencies and Escalations

It has been assumed at approximately 5% at cost.

Preliminary Expenses

Particulars	Amt. (Rs. In Lakhs)
Incorporation Expenses	0.60
Project Report Preparation and Consultation	0.70
Feasibility and Engineer's/Architect's Reports and Plans	57.09
Legal Charges - Drafting for agreements, contracts, stamp paper, notary and affidavit cost	0.50
Other recurring expenses of revenue nature upto start of commercial	3.78
Interest Cost for period before commercial operation	570.25
Total	632.92

Salary

Designation	Manpower	Amount per annum (Rs. In lakhs)
Head Chef	1	6.30
Chef	5	12.60
Cook	3	11.34
Cook Helper	2	3.78
Service Boy	5	12.60
Game trainer	4	10.08
General Manager	1	15.75
Manager	2	20.16
Box office boy	2	15.12
Electrical Technician	6	20.16
Security	8	15.12
Sweeping staff	10	11.34
Cleaning staff	6	15.12
Marketing manager	2	6.30

Profitability Statement

Amount (Rs. in Lakhs)					
Particulars	Year- 1	Year- 2	Year- 3	Year- 4	Year- 5
<u>A. INCOME</u>					
Estimated tenants in a year	18	18	18	18	18
Capacity utilisation	60%	65%	70%	75%	80%
Capacity utilised	10.8	11.7	12.6	13.5	14.4
Annual Sales	12,207.02	13,224.28	14,241.53	15,258.78	16,276.03
Total Income/ per annum	12,207.02	13,224.28	14,241.53	15,258.78	16,276.03
<u>B. OPERATING EXPENSES</u>					
Salary	175.77	184.56	193.79	203.48	213.65
Repair & Maintenance	53.93	56.62	59.46	62.43	65.55
Depreciation and amortization	249.97	249.97	249.97	249.20	249.20
Total Operating Expenses	479.67	491.15	503.21	515.10	528.40
Operating Profit (A-B)	11,727.35	12,733.12	13,738.31	14,743.68	15,747.63
<u>C.FINANCIAL EXPENSES</u>					
Interest on Loan	1,598.73	1,354.34	1,109.94	865.55	621.16
Interest on Working Capital	572.20	572.20	369.55	667.57	715.26
<u>D. Other Expenses</u>					
Administrative and General Expenses	244.14	264.49	284.83	305.18	325.52
Total Expenses	1,842.87	1,618.82	1,394.77	1,170.73	946.68
Profit Before Tax	9,884.49	11,114.30	12,343.54	13,572.95	14,800.95
Provision for Tax	2,471.12	2,778.58	3,085.88	3,393.24	3,700.24
Profit After Tax	7,413.37	8,335.73	9,257.65	10,179.71	11,100.71
Dividend	-	-	-	-	-
Retained Profit	7,413.37	8,335.73	9,257.65	10,179.71	11,100.71

Breakeven Point

Sl. No.	Particulars	Year-1	Year-2	Year-3	Year- 4	Year-5
A.	Net Sales	12,207.02	13,224.28	14,241.53	15,258.78	16,276.03
B.	Variable Cost					
	Administrative and General Expenses	244.14	264.49	284.83	305.18	325.52
	Total Variable Cost	244.14	264.49	284.83	305.18	325.52
C.	Contribution (A-B)	11,962.88	12,959.79	13,956.70	14,953.60	15,950.51
D.	Fixed Cost and Semi-fixed Cost					
	Salary	175.77	184.56	193.79	203.48	213.65
	Repair & Maintenance	53.93	56.62	59.46	62.43	65.55
	Interest on loan	1,598.73	1,354.34	1,109.94	865.55	621.16
	Interest on WC Loan	572.20	572.20	369.55	667.57	715.26
	Depreciation	249.97	249.97	249.97	249.20	249.20
	Total Fixed Cost	2,650.60	2,417.69	1,982.71	2,048.23	1,864.82
E.	Breakeven Point	22%	19%	14%	14%	12%
F.	Cash BEP	20%	17%	12%	12%	10%

Debt-Service Coverage Ratio

SL	Particulars	Year-1	Year-2	Year-3	Year-4	Year-5
i	Profit	7,413.37	8,335.73	9,257.65	10,179.71	11,100.71
ii	Depreciation	249.97	249.97	249.97	249.20	249.20
iii	Interest	1,598.73	1,354.34	1,109.94	865.55	621.16
A	Total (i + ii + iii)	9,262.06	9,940.03	10,617.57	11,294.46	11,971.07
i	Interest	1,598.73	1,354.34	1,109.94	865.55	621.16
ii	Principal repayment	2,572.54	2,572.54	2,572.54	2,572.54	2,572.54
B	Total (i + ii)	4,171.27	3,926.87	3,682.48	3,438.09	3,193.70
	DSCR (A / B)	2.22	2.53	2.88	3.29	3.75

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% p.a. with the moratorium period of 6 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	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													
Principal													
Opening	18,007.78	17,793.40	17,579.02	17,364.64	17,150.27	16,935.89	16,721.51	16,507.13	16,292.75	16,078.37	15,864.00	15,649.62	
Repaid	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	2,572.54
Closing	17,793.40	17,579.02	17,364.64	17,150.27	16,935.89	16,721.51	16,507.13	16,292.75	16,078.37	15,864.00	15,649.62	15,435.24	
Interest	142.56	140.86	139.17	137.47	135.77	134.08	132.38	130.68	128.98	127.29	125.59	123.89	1,598.73
II													
Principal													
Opening	15,435.24	15,220.86	15,006.48	14,792.10	14,577.73	14,363.35	14,148.97	13,934.59	13,720.21	13,505.83	13,291.46	13,077.08	
Repaid	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	2,572.54
Closing	15,220.86	15,006.48	14,792.10	14,577.73	14,363.35	14,148.97	13,934.59	13,720.21	13,505.83	13,291.46	13,077.08	12,862.70	
Interest	122.20	120.50	118.80	117.10	115.41	113.71	112.01	110.32	108.62	106.92	105.22	103.53	1,354.34
III													
Principal													
Opening	12,862.70	12,648.32	12,433.94	12,219.56	12,005.19	11,790.81	11,576.43	11,362.05	11,147.67	10,933.29	10,718.92	10,504.54	
Repaid	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	2,572.54
Closing	12,648.32	12,433.94	12,219.56	12,005.19	11,790.81	11,576.43	11,362.05	11,147.67	10,933.29	10,718.92	10,504.54	10,290.16	
Interest	101.83	100.13	98.44	96.74	95.04	93.34	91.65	89.95	88.25	86.56	84.86	83.16	1,109.94
IV													
Principal													
Opening	10,290.16	10,075.78	9,861.40	9,647.02	9,432.65	9,218.27	9,003.89	8,789.51	8,575.13	8,360.75	8,146.38	7,932.00	
Repaid	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	2,572.54
Closing	10,075.78	9,861.40	9,647.02	9,432.65	9,218.27	9,003.89	8,789.51	8,575.13	8,360.75	8,146.38	7,932.00	7,717.62	
Interest	81.46	79.77	78.07	76.37	74.68	72.98	71.28	69.58	67.89	66.19	64.49	62.79	865.55
V													
Principal													
Opening	7,717.62	7,503.24	7,288.86	7,074.48	6,860.11	6,645.73	6,431.35	6,216.97	6,002.59	5,788.21	5,573.84	5,359.46	
Repaid	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	2,572.54
Closing	7,503.24	7,288.86	7,074.48	6,860.11	6,645.73	6,431.35	6,216.97	6,002.59	5,788.21	5,573.84	5,359.46	5,145.08	
Interest	61.10	59.40	57.70	56.01	54.31	52.61	50.91	49.22	47.52	45.82	44.13	42.43	621.16
VI													
Principal													
Opening	5,145.08	4,930.70	4,716.32	4,501.94	4,287.57	4,073.19	3,858.81	3,644.43	3,430.05	3,215.67	3,001.30	2,786.92	
Repaid	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	2,572.54
Closing	4,930.70	4,716.32	4,501.94	4,287.57	4,073.19	3,858.81	3,644.43	3,430.05	3,215.67	3,001.30	2,786.92	2,572.54	
Interest	40.73	39.03	37.34	35.64	33.94	32.25	30.55	28.85	27.15	25.46	23.76	22.06	376.77
VII													
Principal													
Opening	2,572.54	2,358.16	2,143.78	1,929.40	1,715.03	1,500.65	1,286.27	1,071.89	857.51	643.13	428.76	214.38	
Repaid	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	214.38	2,572.54
Closing	2,358.16	2,143.78	1,929.40	1,715.03	1,500.65	1,286.27	1,071.89	857.51	643.13	428.76	214.38	0.00	
Interest	20.37	18.67	16.97	15.27	13.58	11.88	10.18	8.49	6.79	5.09	3.39	1.70	132.38