

# MODEL DETAILED PROJECT REPORT

## ESTABLISHMENT OF HOMESTAY

### UNDER UTTAR POORVA TRANSFORMATIVE INDUSTRIALIZATION SCHEME (UNNATI), 2024



उद्योग संवर्धन और आंतरिक व्यापार विभाग  
DEPARTMENT FOR  
PROMOTION OF INDUSTRY AND  
INTERNAL TRADE

DEPARTMENT FOR PROMOTION OF INDUSTRY AND INTERNAL TRADE  
MINISTRY OF COMMERCE & INDUSTRY  
GOVERNMENT OF INDIA



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**#GTBharat**  
SHAPING A VIBRANT INDIA



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## 1. Introduction

The Homestay business in \_ is poised for significant growth, driven by the state's rich natural beauty, cultural heritage, and biodiversity. \_ tourism industry is increasingly recognized for its potential to boost the local economy through job creation, infrastructure development, and the promotion of sustainable tourism practices. The state's unique attractions, such as its lush tea gardens, mountains, waterfalls, wildlife sanctuaries, and vibrant cultural festivals make it an appealing destination for both domestic and international tourists.

### a. About the project

This project envisions the development of a Homestays in the picturesque state of \_, designed to offer an unparalleled blend of comfort, nature, and cultural richness. The Homestay will feature state-of-the-art amenities, including premium accommodations, dining facilities, recreational areas, and wellness centers, all set against the backdrop of \_ stunning landscapes. By integrating sustainable practices and leveraging local resources, the project aims to create a unique destination that attracts both domestic and international tourists, thereby contributing to the region's economic growth and promoting its cultural heritage. The total project cost is meticulously planned to ensure the highest standards of quality and service, making this Homestay a landmark in \_ hospitality sector.

### b. Indian Scenario

The Homestay business in India is experiencing robust growth, driven by the country's diverse landscapes, rich cultural heritage, and increasing domestic and international tourism. The hospitality industry in India is projected to grow significantly, with the market size expected to reach USD 475.37 billion by 2029, growing at a CAGR of 13.96%. This growth is fueled by rising disposable incomes, a growing middle class, and a strong preference for leisure travel among Indians.

Homestays in India cater to a wide range of tourists, from luxury seekers to budget travelers. The sector benefits from India's varied attractions, including beaches, mountains, wildlife sanctuaries, and historical sites. Additionally, the government's efforts to boost tourism through initiatives like the development of cruise tourism hubs and the reduction of GST rates for hotels have further enhanced the appeal of the Homestay business.

However, the industry also faces challenges such as the need for improved infrastructure, effective marketing strategies, and the impact of seasonality on occupancy rates. Despite these challenges, the Homestay business in India holds immense potential, offering unique experiences that blend luxury with the country's natural and cultural richness.

### c. State Profile

The Homestay business in \_ is on an upward trajectory, driven by the state's natural beauty, cultural richness, and biodiversity. \_ 's tourism sector has seen significant growth, with a notable increase in both domestic and international tourists. The state's unique attractions, such as its lush tea gardens, mountains, waterfalls, wildlife sanctuaries, and vibrant cultural festivals, make it an appealing destination for travelers seeking both relaxation and adventure.

The \_ government has been proactive in promoting tourism through various initiatives, including the New Tourism Policy 2022, which aims to attract private investments and enhance



infrastructure. The policy has already led to the signing of major hospitality projects by renowned groups like Marriott, Leela group and SIBIN ventures. Additionally, granting industry status to the tourism sector is expected to further boost investments and development.

However, the Homestay business in \_ also faces challenges, such as the need for improved infrastructure, effective marketing strategies, and sustainable tourism practices. Addressing these issues will be crucial for the long-term success and sustainability of the Homestay industry in the region.

Overall, the future of the Homestay business in \_ looks promising, with ample opportunities for growth and development, provided that the challenges are effectively managed.

#### d. Sector Overview

The Homestay business in India is thriving, driven by the country's diverse landscapes, rich cultural heritage, and increasing tourism. Here are some key points about the sector:

##### Market Growth

Rapid Expansion: The hospitality industry in India is projected to grow significantly, with the market size expected to reach USD 475.37 billion by 2029, growing at a CAGR of 13.96%.

Domestic and International Tourism: Both domestic and international tourism are on the rise, contributing to the steady growth of the Homestay sector.

##### Key Drivers

Diverse Attractions: India offers a wide range of attractions, from beaches and mountains to wildlife sanctuaries and historical sites, catering to various types of tourists.

Government Initiatives: The Indian government has implemented several initiatives to boost tourism, such as developing cruise tourism hubs and reducing GST rates for hotels.

##### Challenges

Infrastructure Development: There is a need for improved infrastructure to support the growing number of tourists.

Seasonality: The Homestay business is affected by seasonality, which impacts occupancy rates and revenue.

##### Opportunities

Sustainable Tourism: There is a growing emphasis on sustainable tourism practices, which can attract environmentally conscious travelers.

Innovative Accommodations: The rise of innovative accommodation options like boutique Homestays and eco-friendly lodges is creating new opportunities in the market.

Overall, the Homestay business in India holds immense potential, offering unique experiences that blend luxury with the country's natural and cultural richness. Addressing the challenges and leveraging the opportunities can ensure sustained growth and success in this sector.



## 2. Investor's Background

Details of all Investors in below format

Name	To be filled by the applicant
DOB	To be filled by the applicant
PAN	To be filled by the applicant
Address	To be filled by the applicant
Academic Qualification	To be filled by the applicant
Experience in business	To be filled by the applicant
Functional Responsibility in Unit	To be filled by the applicant
Name of associate concern (if any)	To be filled by the applicant
Nature of association (if any)	To be filled by the applicant
Net Worth	To be filled by the applicant

## 3. Company Profile

Name of the Unit	To be filled by the applicant
Constitution	To be filled by the applicant
PAN	To be filled by the applicant
Registered Office address	To be filled by the applicant
Activity	To be filled by the applicant
Loan details	To be filled by the applicant
Director	To be filled by the applicant
Unit Registration	To be filled by the applicant
Unit Location	To be filled by the applicant
Category of Project (Manufacturing/Service)	To be filled by the applicant
Zone	To be filled by the applicant
District	To be filled by the applicant
State	To be filled by the applicant

## 4. Details of services and its marketing potential

Details of Services for ABC Homestay in \_



#### **Accommodation:**

- Gold Category Homestay: Rooms with premium amenities and scenic views.
- Silver Category Homestay: Spacious rooms with modern facilities.
- Eco-Friendly Homestay: Sustainable accommodations blending with nature.

#### **Dining:**

- Multi-Cuisine Restaurant: Offering local \_ delicacies and international cuisine.
- Tea Lounge: Featuring \_'s famous teas and light snacks.
- Barbecue Area: Outdoor dining with grilled specialties.

#### **Recreational Activities:**

- Nature Trails and Hiking: Guided tours through tea gardens and nearby forests.
- Wildlife Safaris: Excursions to nearby wildlife sanctuaries.
- Water Sports: Activities like kayaking and river rafting on the Brahmaputra River.

#### **Wellness and Spa:**

- Ayurvedic Spa: Traditional treatments and massages.
- Yoga and Meditation: Sessions for relaxation and wellness.
- Fitness Center: Equipped with modern exercise facilities.

#### **Cultural Experiences:**

- Local Craft Workshops: Hands-on sessions with local artisans.
- Cultural Performances: Traditional dance and music shows.
- Tea Tasting Tours: Visits to tea plantations with tasting sessions.

#### **Event Spaces:**

- Conference Halls: Facilities for business meetings and conferences.
- Banquet Halls: Venues for weddings and social events.
- Outdoor Event Spaces: Scenic locations for special occasions.

#### **Marketing Potential**

##### Target Audience:

- Domestic Tourists: Families, couples, and adventure seekers from across India.
- International Tourists: Travelers from Europe, North America, and Southeast Asia interested in cultural and eco-tourism.
- Corporate Clients: Companies looking for retreat and conference venues.



Marketing Strategies:

- Digital Marketing: Utilizing social media platforms, SEO, and online travel agencies to reach a wider audience.
- Collaborations: Partnering with travel agencies, airlines, and tourism boards.
- Promotional Packages: Offering special deals during festivals and off-peak seasons.
- Content Marketing: Creating engaging content like blogs, videos, and virtual tours showcasing the Homestay and its surroundings.

Unique Selling Points (USPs):

- Location: Proximity to natural attractions like tea gardens, wildlife sanctuaries, and the Brahmaputra River.
- Cultural Immersion: Authentic \_ese experiences through food, crafts, and performances.
- Sustainability: Eco-friendly practices and accommodations.

Customer Engagement:

- Loyalty Programs: Rewarding repeat guests with discounts and special offers.
- Feedback Systems: Encouraging guest reviews and using feedback for continuous improvement.
- Personalized Services: Tailoring experiences to meet individual guest preferences.

By offering a diverse range of services and leveraging effective marketing strategies, ABC Homestay in \_ can attract a broad spectrum of tourists and establish itself as a premier destination in the region.

**5. Details of Required Consumables with quantity**

Supplier	Consumable	Quantity	Year	Cost
To be filled by the applicant	Furniture	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Restaurant/Bar Consumables	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Stationary items	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Internet facility (LAN/wifi)	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Lights & fans	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Plants & pots	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Fabric items (Bed sheets, towels,	To be filled by the	To be filled by the	To be filled by the





Supplier	Consumable	Quantity	Year	Cost
	Curtains, etc.)	applicant	applicant	applicant
	Wall decorations	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Any other	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant

## 6. Proposed location and Site Plan

Sl. No.	Particulars	Details
1	Land Area	To be filled by applicant
2	Status of Legal title & Possession	To be filled by applicant
3	if leased, Period of lease	To be filled by applicant
4	Coordinates of location	To be filled by applicant
5	Details of CLU	To be filled by applicant
6	Connectivity to roads	
	i) State Highway (in Km.)	To be filled by applicant
	ii) National Highway (in Km.)	To be filled by applicant
7	Availability of Water	To be filled by applicant
8	Availability of Power	To be filled by applicant

### a. Electrical Power

Electricity (30 KW power required for 300 Days with 2 Shift i.e. Effective Hr. 016 hr. Present rate- Rs. 7.00/Unit

#### i. Construction Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

#### ii. Steady Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant



iii. Peak Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

b. Water Requirement (Administrative + Rooms + Pool)

i. Construction Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

ii. Steady Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

iii. Peak Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

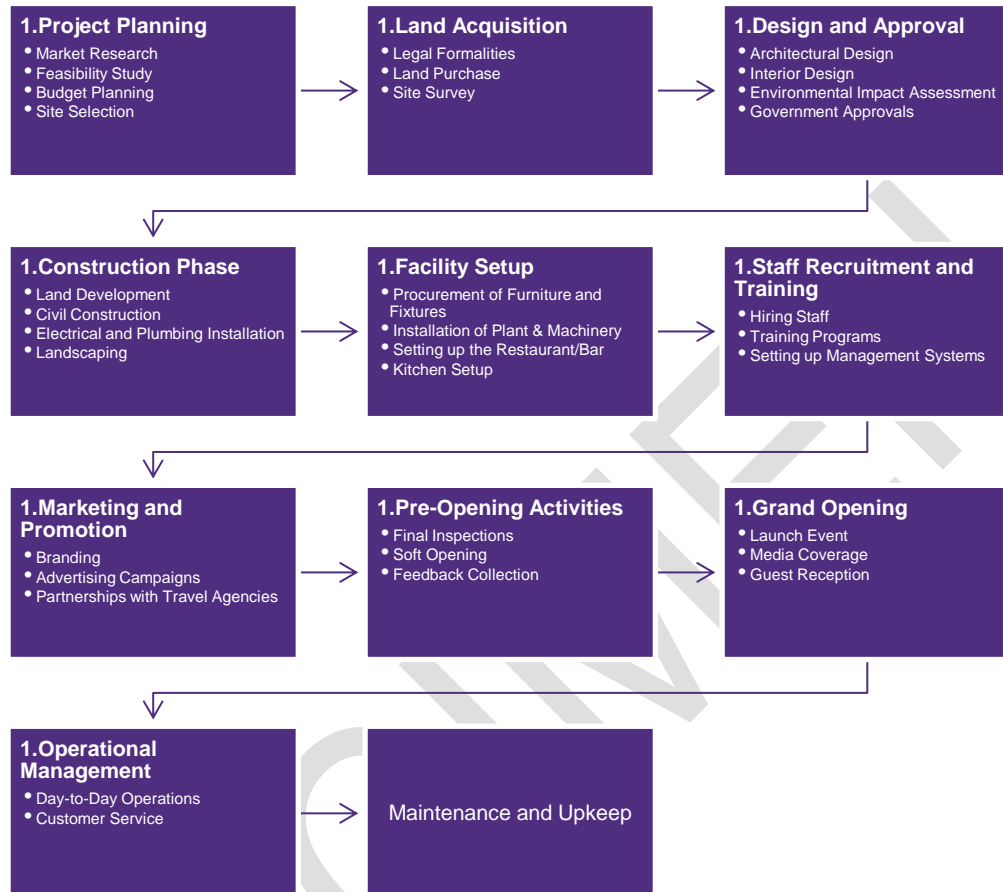
c. Transportation System

d. Local Infrastructure

e. Raw material procurement for daily services

7. Service Process Flow

Service development stages to be defined with details of input required at each stage of service setup and output generated after each stage.



## 8. Cost of the Project

Particulars	Amount (Rs. In Lacs)
Land and Site Development	10,00,000.00
Civil Construction	80,00,000.00
Durable Physical Assets	21,51,200.00
Electrical Installation	20,00,000.00
Preliminary and Preoperative Expenses	20,00,000.00
Miscellaneous Fixed Assets	5,00,000.00
Margin for Working Capital (@25%)	8,78,000.00



<b>Contingency Fund</b>	2,25,000.00
<b>Total Project Cost</b>	<b>1,67,54,200.00</b>

**a. Land details**

The assumed required area for setting up the Homestay is Unit is approx. 5555.5 Sq.Ft.  
The rate for Land is- Rs. 1,80/Sq.ft.

So, the Cost of Land- Rs.380 x 2631.5 = Rs. 10,00,000.00

**b. Building and civil works details**

Applicant to include Detailed BOQ for Civil constructions.

Civil works estimate- Rs.80,00,000.00

**c. Plant and machinery details**

Equipment	Quantity	Unit Price (₹)	Total Price (₹)	GST Rate (%)	Total Price with GST (₹)
Commercial Refrigerator	1	1,50,000	1,50,000	18%	1,77,000
Cooking Range (4 Burners)	1	80,000	80,000	18%	94,400
Convection Oven	1	1,20,000	1,20,000	18%	1,41,600
Exhaust Hood	1	50,000	50,000	18%	59,000
Deep Fryer	1	60,000	60,000	18%	70,800
Food Processor	1	40,000	40,000	18%	47,200
Commercial Blender	1	20,000	20,000	18%	23,600
Dishwashing Machine	1	1,00,000	1,00,000	18%	1,18,000
Stainless Steel Work Table	2	25,000	50,000	18%	59,000
Storage Racks	3	15,000	45,000	18%	53,100
Mixer Grinder	1	15,000	15,000	18%	17,700
Ice Maker	1	70,000	70,000	18%	82,600
Microwave	1	25,000	25,000	18%	29,500



Oven					
Water Purifier	1	20,000	20,000	18%	23,600

Equipment	Quantity	Unit Price (₹)	Total Price (₹)	GST Rate (%)	Total Price with GST (₹)
Bar Counter	1	1,00,000	1,00,000	18%	1,18,000
Cocktail Shaker Set	2	5,000	10,000	18%	11,800
Wine Cooler	1	50,000	50,000	18%	59,000
Glassware Set	1	30,000	30,000	18%	35,400
Bar Blender	1	15,000	15,000	18%	17,700
Beer Dispenser	1	60,000	60,000	18%	70,800
Bar Utensils	1	10,000	10,000	18%	11,800

Category	Total Price (₹)	Total Price with GST (₹)
Kitchen Equipment	8,45,000	9,96,100
Bar Equipment	3,25,000	3,83,700
HVAC system	4,23,728	5,00,000
DG set	2,30,000	2,71,400
<b>Grand Total</b>		<b>21,51,200.00</b>

d. Pre-operative expenses details

Approx- Rs. 20,00,000.00



e. Working Capital details

I) Utilities (Per Annum)

S. No.	Particulars	Rs. per Kw	Total KW	in lakh	"@70% CU	"@75% CU	"@80% CU	"@85% CU	"@90% CU
1	Fixed (per Kw)	300	30	1.08	1.08	1.08	1.08	1.08	1.08
2	Variable cost (unit)	7.00	14	3.76	1.32	1.41	1.51	1.60	1.69
4	DG Set (37.5 KVA)	20	30	5.76	2.02	2.30	2.30	2.45	2.59
	<i>Total variable cost</i>				<b>3.33</b>	3.57	3.81	3.81	4.05

ii) Salary & Wages (Per Annum)

Manpower for Admin and services					
Name of Position	No	Unit	Rate in INR	Salary per year	Salary per year
Homestay manager	1	Month	50,000.00	12	6,00,000.00
Accountant	1	Month	30,000.00	12	3,60,000.00
Data Operator	1	Month	20,000.00	12	2,40,000.00
Chef	2	Month	25,000.00	12	6,00,000.00



Security Guard	1	Month	10,000.00	12	1,20,000.00
Server	4	Day	15,000.00	12	7,20,000.00
Cleaner	2	Month	10,000.00	12	2,40,000.00
Total					2880000.00
In Lakh					<b>28.80</b>

**Note: Every year increment @ 5% has been considered towards financial calculation**

**iii) Raw materials for consumables:**

Raw materials required for consumable can be taken from Point No.5.

Assuming Rs. 3,00,000.00 per annum.

**iv) Selling & General Administration (Annum)**

Sl. No.	Designation	No.	/Month (Rs.)	Total/Annum (Rs.)
1	Digital Media Handler	1	10,000	1,20,000
1	Salesperson	2	20,000	4,80,000
<b>GRAND TOTAL</b>				<b>6,00,000/-</b>

**v) Advertisement & General Stores**

Sl.	Items	Cost (Rs.)
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No.		
1	Advertisement per Annum	1,00,000/-
2	General Stores & Inventory	1,85,500/-
<b>Total</b>		<b>2,85,500/-</b>

WORKING CAPITAL= I+II+III= 3,33,000 +28,80,00 + 3,00,000/-= Rs. 35,13,000.00/-

#### 9. Proposed Means of Finance

Particulars	Amount (Rs. In La)
Promoter's Capital	67.542
Unsecured Loans	-
Term Loan form Bank/ Financial Institution	100.00
<b>Total</b>	<b>167.542</b>





#### 10. Implementation Schedule with time chart

Activities	Starting Month	Ending Month
Arrangement of land	To be filled by applicant	To be filled by applicant
Single window clearance	To be filled by applicant	To be filled by applicant
Land development	To be filled by applicant	To be filled by applicant
Building and Civil Works	To be filled by applicant	To be filled by applicant
Order and delivery of P&M	To be filled by applicant	To be filled by applicant
Power arrangement	To be filled by applicant	To be filled by applicant
Manpower arrangement	To be filled by applicant	To be filled by applicant
Procurement of raw materials	To be filled by applicant	To be filled by applicant
Trial Operation	To be filled by applicant	To be filled by applicant
Commercial Operation	To be filled by applicant	To be filled by applicant



### 11. Projected Financial Analysis

a. Installed Service capacity	Per day
Homestay rooms	32000
Other amenities like Restaurant/Bar/Pool/etc.	35000
Per Annum	<b>2,01,00,000</b>

b. SCHEDULE OF PRODUCTION AND SALES						
RAW MATERIAL MIX AND CONSUMABLES REQUIRED						
Item	Quantity	Unit	Rate	Amount		
Consumables				15,00,000.00		
<b>c. Cost of Raw Material Consumed/Annum</b>				<b>₹ 15,00,000.00</b>		
Parameters	1 <sup>st</sup> Year	2 <sup>nd</sup> Year	3 <sup>rd</sup> Year	4 <sup>th</sup> Year	5 <sup>th</sup> Year	
Capacity Utilization	70%	75%	80%	85%	90%	
Total production capacity per annum (in MT)	2,01,00,000	2,01,00,000	2,01,00,000	2,01,00,000	2,01,00,000	
Revenue as per Capacity Utilized	<b>14070000</b>	<b>15075000</b>	<b>16080000</b>	<b>17085000</b>	<b>18090000</b>	
d. BREAK UP PRODUCTION AS PER UTILIZED CAPACITY						
ITEMS	1 <sup>st</sup> Year	2 <sup>nd</sup> Year	3 <sup>rd</sup> Year	4 <sup>th</sup> Year	5 <sup>th</sup> Year	
Capacity Utilization	70%	75%	80%	85%	90%	
Service	14070000	15075000	16080000	17085000	18090000	
<b>TOTAL PRODUCTION</b>	<b>14070000</b>	<b>15075000</b>	<b>16080000</b>	<b>17085000</b>	<b>18090000</b>	



<b>Sales Details</b>					
Items	1 <sup>st</sup> Year	2 <sup>nd</sup> Year	3 <sup>rd</sup> Year	4 <sup>th</sup> Year	5 <sup>th</sup> Year
Service	1,40,70,000	1,50,75,000	1,60,80,000	1,70,85,000	1,80,90,000
Considering GST RATE@18%	2532600	2713500	2894400	3075300	3256200
<b>GROSS Sales Price</b>	<b>16602600</b>	<b>17788500</b>	<b>18974400</b>	<b>20160300</b>	<b>21346200</b>
<b>e. COST OF PRODUCTION</b>					
Items	1 <sup>st</sup> Year	2 <sup>nd</sup> year	3 <sup>rd</sup> Year	4 <sup>th</sup> Year	5 <sup>th</sup> Year
<b>Capacity utilization</b>	70%	75%	80%	85%	90%
Consumables	₹ 10,50,000.00	₹ 11,25,000.00	₹ 12,00,000.00	₹ 12,75,000.00	₹ 13,50,000.00
Power & Fuel	333000	357000	381000	405000	429000
Direct Labor & Wages	2880000	3168000.00	3484800.00	3833280.00	4216608.00
Consumable Stores	49000	52500	56000	59500	63000
Repairs & Maintenance	28000	30000	32000	34000	36000
Other Manufacturing Exp.	12250	13125	14000	14875	15750
<b>COST OF PRODUCTION</b>	<b>4352250</b>	<b>4745625</b>	<b>5167800</b>	<b>5621655</b>	<b>6110358</b>
<b>f. PROJECTED PROFITABILITY STATEMENT</b>					
	1 <sup>st</sup> Year	2 <sup>nd</sup> year	3 <sup>rd</sup> Year	4 <sup>th</sup> Year	5 <sup>th</sup> Year
<b>Capacity Utilized</b>	70%	75%	80%	85%	90%
<b>A. Sales</b>					
Gross Sales	16602600	17788500	18974400	20160300	21346200
Less: GST	2532600	2713500	2894400	3075300	3256200



NET SALES	14070000	15075000	16080000	17085000	18090000
<b>B. Cost of Production</b>					
Consumables	₹ 10,50,000.00	₹ 11,25,000.00	₹ 12,00,000.00	₹ 12,75,000.00	₹ 13,50,000.00
Power & Fuel	333000	357000	381000	405000	429000
Direct Labour & Wages	2880000	3168000	3484800	3833280	4216608
Consumable Stores	49000	52500	56000	59500	63000
Repairs & Maintenance	28000	30000	32000	34000	36000
Other Manufacturing Exp.	12250	13125	14000	14875	15750
<b>Total Cost of Production (C)</b>	<b>4352250</b>	<b>4745625</b>	<b>5167800</b>	<b>5621655</b>	<b>6110358</b>
<b>g. Gross Profit (A-C)</b>	12250350	13042875	13806600	14538645	15235842
<b>Interest Expenses</b>					
Interest Expenses (Term Loan) @12% /Annum for 10 yr.	1170330.95	1100409.72	1021620.72	932839.31	832798.2
Interest Expenses (WC Loan) @12% /Annum	76000	60000	66000	72000	78000
Selling, General & Administrative Exp.	257500	257500	257500	257500	257500
<b>Profit before Taxation</b>	10746519.05	11624965.28	12461479.28	13276305.69	14067543.8
Provision for Taxation	3223955.715	3487489.584	3738443.784	3982891.707	4220263.14
<b>Profit After Taxation</b>	<b>7522563.335</b>	<b>8137475.696</b>	<b>8723035.496</b>	<b>9293413.983</b>	<b>9847280.66</b>

**h. DEBT SERVICE COVERAGE RATIO (COMPANY AS A WHOLE)**

	1 <sup>st</sup> Year	2 <sup>nd</sup> year	3 <sup>rd</sup> Year	4 <sup>th</sup> Year	5 <sup>th</sup> Year
<b>Profit After Tax</b>	7522563.335	8137475.696	8723035.496	9293413.983	9847280.66



Add: - Interest Expenses (Term Loan) @12% /Annum for 10yrs	1170330.95	1100409.72	1021620.72	932839.31	832798.2
Interest Expenses (WC Loan) @12% /Annum for 10 yrs	103000	77000	83000	89000	95000
Depreciation	257500	257500	257500	257500	257500
<b>Total (A)</b>	<b>3274251.1</b>	<b>4678789.7</b>	<b>5338345.48</b>	<b>5997684.14</b>	<b>6669998.27</b>
Interest Expenses (Term Loan) @12% /Annum for 10yrs	1170330.95	1100409.72	1021620.72	932839.31	832798.2
Interest Expenses (WC Loan) @12% /Annum for 10 yrs	76000	60000	66000	72000	78000
Depreciation	257500	257500	257500	257500	257500
<b>Total (A)</b>	<b>3274251.1</b>	<b>4678789.7</b>	<b>5338345.48</b>	<b>5997684.14</b>	<b>6669998.27</b>
Interest Expenses (Term Loan) @12% /Annum for 10yrs	1170330.95	335134	253147	161672	59612
Interest Expenses (WC Loan) @12% /Annum for 10 yrs	76000	708400	708400	708400	708400
Term Loan Repayment	635019	708503	790490	881964	984024
<b>Total Debt Payment (B)</b>	<b>1881349.95</b>	<b>1752037</b>	<b>1752037</b>	<b>1752036</b>	<b>1752036</b>
<b>DSCR (A/B)</b>	<b>1.40</b>	<b>2.27</b>	<b>2.60</b>	<b>2.92</b>	<b>3.25</b>
<b>Cash Inflow</b>	<b>2639232.1</b>	<b>3970286.7</b>	<b>4547855.48</b>	<b>5115720.14</b>	<b>5685974.27</b>
<b>i.BREAK EVEN ANALYSIS</b>	<b>1<sup>st</sup> year</b>	<b>2<sup>nd</sup> year</b>	<b>3<sup>rd</sup> Year</b>	<b>4<sup>th</sup> Year</b>	<b>5<sup>th</sup> Year</b>
A. Net Sales	14070000	15075000	16080000	17085000	18090000
B. Variable Expenses					
Raw Materials Consumed	1050000	1125000	1200000	1275000	1350000
Power & Fuel	333000	357000	381000	405000	429000
Consumable Stores	49000	52500	56000	59500	63000
Repairs & Maintenance	28000	30000	32000	34000	36000
Other Manufacturing Exp.	12250	13125	14000	14875	15750



		<b>1472250</b>	<b>1577625</b>	<b>1683000</b>	<b>1788375</b>	<b>1893750</b>
C. Contribution (A-B)		12597750	13497375	14397000	15296625	16196250
<b>D. Fixed Expenses</b>						
Direct Labour & Wages		2880000	3168000	3484800	3833280	4216608
Selling, General & Administration		257500	257500	257500	257500	257500
		<b>3137500</b>	<b>3425500</b>	<b>3742300</b>	<b>4090780</b>	<b>4474108</b>
<b>Breakeven Sales at Operating Capacity</b>		<b>0.90</b>	<b>0.90</b>	<b>0.90</b>	<b>0.90</b>	<b>0.90</b>

<b>Projected Balance Sheet</b>					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
<b>Liabilities</b>					
Capital	<b>21106450</b>	<b>21499825</b>	<b>21922000</b>	<b>22375855</b>	<b>22864558</b>
Revenue Reserves	<b>16602600</b>	<b>17788500</b>	<b>18974400</b>	<b>20160300</b>	<b>21346200</b>
<b>Net Worth</b>	<b>37709050</b>	<b>39288325</b>	<b>40896400</b>	<b>42536155</b>	<b>44210758</b>
Term Loan	10000000	10000000	10000000	10000000	10000000
Working Capital Limit	1000000	1000000	1000000	1000000	1000000
<b>Current Liabilities</b>					
Creditors	8599930	8768800	8950342	9145823.2	9608790
Liability for expenses	<b>20572119</b>	<b>20645603</b>	<b>20727590</b>	<b>20819064</b>	<b>20921124</b>
<b>Total</b>	<b>77881099</b>	<b>79702728</b>	<b>81574332</b>	<b>83501042.2</b>	<b>85740672</b>
<b>Assets</b>					



Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
<b>Fixed Assets</b>					
Gross block	20000000	23000000	27600000	34500000	44850000
Depreciation	<b>259800</b>	<b>259800</b>	<b>259800</b>	<b>259800</b>	<b>259800</b>
<b>Net Fixed Assets</b>	19740200	22740200	27340200	34240200	44590200
Non Current asset/investments	0	0	0	0	15000000
<b>Current assets</b>					
Inventory	7546000	10564400	12073600	12073600	12073600
Debtors					
Security Deposits					
Loans and Advances					
Cash & Bank Balance	<b>4651068.1</b>	<b>5982123.7</b>	<b>6559692.48</b>	<b>7127556.14</b>	<b>7697810.27</b>
<b>Total</b>	<b>31937268.1</b>	<b>39286723.7</b>	<b>45973492.48</b>	<b>53441356.14</b>	<b>79361610.27</b>

Investment	239.71	Lakhs
Cash In Flow (5 yrs)	219.59	Lakhs
(PAT- Depreciation-		



Interest)		
PAY BACK PREIOD	6	Years

SPECIMEN





## 12. Projected Employment Details

Homestay manager	1	Month
Accountant	1	Month
Data Operator	1	Month
Chef	2	Month
Security Guard	1	Month
Server	4	Day
Cleaner	2	Month
Total	12	

## 13. Requirement of Statutory clearances

Item	Status
Partnership Deed	
Lease deed registration	
PAN	
GST Registration	
UDYAM	
Trade License	
NOC form local authority	