

Feasibility Report and **BUSINESS PLAN** of Bhaiya Hotels & Resorts Ltd

PROJECT COST
BDT 3,871.54 MILLION
(Including Fixed & Variable Costs)



INVESTMENT PROPOSAL

Total Investment Required : BDT 2,281.52 mln

Long-Term Loan : BDT 1,818.14 mln

Short-Term Loan

CC Hypo/OD : BDT 463.38 mln

Debt-Equity Ratio

Long-Term Finance : 60.75 : 39.25

Short-Term Finance : 90.00 : 10.00

Proposed Interest Rate : 10.00%

Loan Tenure : 8 years

Moratorium Period : 24 months

Equal Monthly Instalments (EMI) : BDT 33.11 mln

Equal Quarterly Instalments (EQI) : BDT 99.86 mln

PROJECTED KEY FINANCIALS (Five Years Average)

Yearly Turnover : BDT 1,577.09 mln

Net Profit Target : BDT 418.51 mln

Gross Profit (GP) : 53.96%

Operating Profit (OP) : 48.14%

Net Profit (NI) : 26.10%

Key Decision Points

IRR : 18.81%

ROI : 14.68%

ROE : 19.88%

Payback period : 5.38 years

Discounted Payback Period : 7.42 years

Debt Service Coverage Ratio : 1.87 Times

Break Even (BEP) : 39.79%

NPV : BDT 1,886.48 mln





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Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd

If you have any query about this document, you may consult with Bhaiya Hotels & Resorts Ltd at +8801726298910, +8801730080850 or SouthAsia Research & Corporate Advisory Ltd at +8801711 051 276

Issue Date: December 06, 2023

Expiry Date: June 06, 2024

DISCLAIMER

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This Feasibility Report & Business would be a preliminary tools and idea to provide the basis for a decision to participate in the Facility, any credit or other evaluation. Each recipient of this Feasibility Report & Business Plan should make, and will be deemed to have made, its own determination of the relevance of the information contained herein and its own independent investigation and assessment of the company and the terms and conditions of the Facility. The Feasibility Report & Business Plan and the illustration of results and cash flows contained herein as well as any other estimates or projections should not be viewed as a substitute for independent evaluation and investigation by a prospective lender.

Prospective lenders should be aware that in any extent, the information, assumption, projection or other data which is specified and quantified should be further investigate. The projections in the report including but not Ltd. to, revenue projections, future operating costs, future cost of capital including inflation and currency change risks and related economic and financial factors would be changed due to the natural calamity or others unforeseen event. In the case of unforeseen event and natural calamity, the economic and financial conditions could be changed which could lead to differ from the assumptions, forecasts and projections of this report.

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd

“Every Investment has certain degree of risks as well as opportunity. The investors should study the Feasibility Report & Business Plan, identify associated risk factors to find out risks mitigation plan in order to achieve the calculated Project performance and Financial Indicators.”


This Feasibility Report and Business Plan has been prepared on the basis of several assumptions which has been shown in Page No. 45 Before reading this document, review the assumptions.

AVAILABILITY OF THE REPORT

Bhaiya Hotels & Resorts Ltd &
SouthAsia Research & Corporate Advisory Ltd

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



Corporate Directory	
Name of the Company	: Bhaiya Hotels & Resorts Ltd
Logo	: 
Type of the Project	: 5-Star Hotel Project
Legal Formation	: Bhaiya Hotels & Resorts Ltd (BHR) was incorporated as a Private Limited Company on 16th April, 2023 bearing Incorporation No.: C-188325/2023.
Authorized Share Capital	: The Authorized Share Capital of the Company is BDT 1,000,000 (Ten Lakhs) divided into 100,000 (One Lakh) Ordinary Shares of BDT 10.00 (Ten) each.
Top Management	
Rashedul Islam (Rashed)	: Chairman
Md. Jobayer Islam Bhuiyan	: Managing Director
M.O. Quashem	: Director
Contact No	: +8801726298910 +8801730080850
Email	: jobayer.shawon99@gmail.com rashed.axl@gmail.com
Corporate Address	: Taneem Square, House-158/E, (3rd & 5th Floor), Kamal Ataturk, Avenue, Banani C/A, Dhaka, Bangladesh
Project Location	: Himchari Road, Kolatoli, Cox's Bazar, Chittagong, Bangladesh

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



PROJECT INFORMATION

Name of the Company	: Bhaiya Hotels & Resorts Ltd
Project Location	: Himchari Road, Kolatoli, Cox's Bazar, Chittagong, Bangladesh
Nature of the Project	: 5-Star Hotel Project
Sector	: Hospitality & Tourism
Project Status	: Proposed
Corporate Address	: Taneem Square, House-158/E, (3rd & 5th Floor), Kamal Ataturk, Avenue, Banani C/A, Dhaka, Bangladesh
Key Contact Person	: Md. Jobayer Islam Bhuiyan Managing Director Bhaiya Hotels & Resorts Ltd
Contact No	: +8801726298910 +8801730080850
Email	: jobayer.shawon99@gmail.com rashed.axl@gmail.com

BRIEF MANAGEMENT INFORMATION

Rashedul Islam (Rashed)	: Chairman
Md. Jobayer Islam Bhuiyan	: Managing Director
M.O. Quashem	: Director

KEY FACTORS OF THE PROJECT

LAND DATA

Land Area : 60.00 decimals

Available Facilities

Total No. of Rooms	: 260
Deluxe Room	: 142
Deluxe Twin	: 70
Premium Suite	: 41
Presidential suite	: 7
Food Court	: 1
Banquet/ Conference Hall	: 2
Meeting Room	: 2
Business center	: 1
Cineplex	: 3
SPA and Beauty Parlor	: 1

Total Project Cost	: BDT 3,871.54 mln
Fixed Cost	: BDT 3,356.68 mln
Variable Cost	: BDT 514.87 mln

Total Investment Required	: BDT 2,281.52 mln
Long-Term Loan	: BDT 1,818.14 mln
Short-Term Loan	: BDT 463.38 mln

Key Financials

(Based on 5 Year Average)

Yearly Turnover	: BDT 1,577.09 mln
Net Profit Target	: BDT 418.51 mln
Gross Profit (GP)	: 53.96%
Operating Profit (OP)	: 48.14%
Net Profit (NI)	: 26.10%
IRR	: 18.81%
ROI	: 14.68%
ROE	: 19.88%
Payback period	: 5.38 years
Discounted Payback Period	: 7.42 years
Debt Service Coverage Ratio	: 1.87 Times
Break Even (BEP)	: 39.79%
NPV	: BDT 1,886.48 mln

Invitation for investment

Bhaiya Hotels & Resorts Ltd is inviting to Banks/Financial Institutions/Foreign Investors for investing this proposed project as follows:

Total Investment Required : BDT 2,281.52 mln

A. For Long-Term Financing : BDT 1,818.14 mln

Land and Building Cost (Asset Acquisition)	: BDT 1,425.67 mln
Hotel Interior Design, Landscaping and Others related cost	: BDT 173.58 mln
Others Civils Construction	: BDT 59.85 mln
Solar Panel for Electricity	: BDT 10.50 mln
Lift	: BDT 25.20 mln
Diesel Generator	: BDT 12.60 mln
Sub Station and electrical wiring	: BDT 38.50 mln
Fire Fighting, Safety & Security Equipment	: BDT 17.50 mln
Vehicles	: BDT 54.74 mln

B. For Short-Term Loan/Working Capital : BDT 463.38 mln

B1. Funded

CC Hypo/OD : BDT 463.38 mln

The above finance will be for:

1. Tenure	: 8 years for long term loan
2. Short Term loan	: Revolving basis
3. Moratorium Period	: 24 months for long term loan
4. Proposed Rate of interest	: 10.00%
5. Debt -Equity Ratio	
For Long Term	: 60.75 : 39.25
For short Term	: 90.00: 10.00

TABLE OF ABBREVIATIONS

BB L/C	: Back to Back L/C
CAGR	: Compound Annual Growth Rate
D & A	: Depreciation and Amortization
DCF	: Discounted Cash Flow
GDP	: Gross Domestic Product
GATT	: Generalized Agreement on Tariffs and Taxes
DOE	: Department of Environment
EU	: European Union
GDP	: Gross Domestic Product
GOB	: Government of Bangladesh
ILO	: International Labor Organization
ITC	: International Trade Center
LDC	: Least Developed Countries
MOC	: Ministry of Commerce
MOI	: Ministry of Industry
MSME	: Micro Small & Medium Enterprises
MCL	: Mane Clothing Ltd
NPAT	: Net Profit After Tax
PPP	: Public Private Partnership
QC	: Quality Control
R&D	: Research & Development
SME	: Small & Medium Enterprise
SOP	: Standard Operating Procedure
Sft	: Square feet
SWOT	: Strength Weakness Opportunity Threat
NPV	: Net Present Value
IRR	: Internal Rate of Return
PB	: Payback period
DPB	: Discounted Payback Period
ROI	: Return on Investment
ROE	: Return on Equity
IDCP	: Interest during Construction Period
BEP	: Break Even Point
UPAS L/C	: Usance Payable at Sight (UPAS) Letter of Credit (L/C)
WACC	: Weighted Average Cost of Capital
WC	: Working Capital
Y/y	: Year-to-year
YTD	: Year to Date
BHR	: Bhaiya Hotels & Resorts Ltd

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1. Executive Summary



1.1 Review and Outlook of Tourism Industry in Bangladesh

For the past decade, Bangladesh has been a regional force in terms of growth managing to lift itself from the least-developed country category. This became possible for a number of drivers like the RMG sector, foreign remittances, etc. However, going forward, the need to diversify the economy is immense in order to sustain this growth. Strengthening other dormant sectors is a necessity more than a choice.

With the natural beauty of the Sundarbans, one of the largest mangrove forests in the world, and Cox's Bazar Sea Beach, the longest in the world, and many more, the country's tourism industry bears huge potential for catering to local and foreign travelers big time. Tourism brings several monetary, sociable and also environmentally friendly rewards, specifically inside countryside locations.

The living standard of the people has improved due to the economic growth of the country escalating the number of domestic tourists. Both the aviation and tourism sectors of the country have witnessed momentum of rapid growth with huge investment in recent years.

Development work is now underway to modernize the country's aviation infrastructures, besides, for the collective improvement of the tourism industry the tourism master plan is also on the cards. The government has set a target to raise the contribution of the tourism sector to the economy to the tune of 10% of the GDP in the days to come. The contribution of the travel and tourism sector has been on an upward path from the year 2000, even though there have been significant ups and downs. In 2019, the sector contributed 4.4 per cent of the GDP.

Bangladesh's domestic tourism arguably was born as the beach town of Cox's Bazar started to be recognized as a holiday destination, and it has been a bustling hub for tourists for many years now.

Cox's Bazar is a heaven of golden sands, towering cliffs, surfing waves, rare conch shells, colourful pagodas, Buddhist temples and tribes, delightful sea food - this is Cox's Bazar, the tourist capital of Bangladesh. Having the world's longest (120 kilometres) beach sloping gently down to the blue waters of the Bay of Bengal, Cox's Bazar is one of the most attractive tourist spots in the country.

The contribution of the travel and tourism sector has been on an upward path from the year 2000, even though there have been significant ups and downs. In 2019, the sector contributed 4.4 per cent of the GDP.

According to research, Bangladesh's tourism sector will employ about 1.70 million workers, roughly 4.20 per cent of the country's workforce by 2023. The government has set a target to raise the contribution of the tourism sector to the economy to the tune of 10% of the GDP in the days to come.

*Due to bright potentials of the tourism sector in Bangladesh, **Bhaiya Hotels & Resorts Ltd (BHR)** has taken initiative to establish a 5-star hotel at Himchari Road, Kolatoli, Cox's Bazar, Chittagong, Bangladesh. Due to sizeable market in recent years, the project will be technically feasible, financially rewarding and economically & commercially viable.*

1.2 Justification of the Project Location

Bangladesh's domestic tourism arguably was born as the beach town of Cox's Bazar started to be recognized as a holiday destination, and it has been a bustling hub for tourists for many years now. Cox's Bazar is a heaven of golden sands, towering cliffs, surfing waves, rare conch shells, colourful pagodas, Buddhist temples and tribes, delightful sea food - this is Cox's Bazar, the tourist capital of Bangladesh. Having the world's longest (120 kilometres) beach sloping gently down to the blue waters of the Bay of Bengal, Cox's Bazar is one of the most attractive tourist spots in the country.



Located at a distance of 152 km south of Chittagong, the leading seaport of Bangladesh, Cox's Bazar is connected both by air and road from Dhaka and Chittagong. Visits to the picnic spot at Himchari, Teknaf - southern-most tip of Bangladesh and nearby islands of Sonadia and Moheshkhali are memorable experiences of a lifetime. Cox's Bazar saw 2.58 million visitors in 2012. This number is expected to grow to 7.0 million by 2024. There are opportunities for an indoor marine park and aquarium, which can be clubbed with any medium- to high- density tourism driver and luxury hospitality concept.

Features of the proposed location:

- City: Cox's Bazar, Chittagong
- Address: Himchari Road, Kolatoli, Cox's Bazar, Chittagong, Bangladesh
- Locality: Kolatoli, Cox's Bazar
- Nearest Landmark: Kolatoli Mor/Dolphin Circle
- Major Commercial Hub: Kolatoli
- Distance from Major Commercial Hub: Kolatoli
- Distance from major commercial hub: 2 km
- Major leisure/sightseeing location: Kolatoli beach/Himchari
- Distance from major leisure/sightseeing location: 2 km
- Name of all branded/classified hotels within 1 km: Sayeman Beach Resort Ltd, Best Western Hotel
- All hotels within 3-5 kms (with estimated star categorization/number of rooms/other basic facilities):
 1. Long Beach Hotel (4-star) – 220 rooms
 2. Hotel The Cox's Today (4-star) – 260 rooms
 3. Royal Tulip Sea Pearl (4-star) – 400 rooms
 4. Best Western Hotel (4-star) – 237 rooms
 5. Radisson (Under Construction)
- City's top three (03) hotels: Royal Tulip Sea Pearl, Sayeman Beach Resort, Ocean Paradise

Tourism's contribution in national economy: The contribution of the travel and tourism sector has been on an upward path from the year 2000, even though there have been significant ups and downs. In 2019, the sector contributed 4.4 per cent of the GDP. According to research, Bangladesh's tourism sector will employ about 1.7 million workers, roughly 4.20 per cent of the country's workforce by 2023. The government has set a target to raise the contribution of the tourism sector to the economy to the tune of 10% of the GDP in the days to come.

1.3 About Bhaiya Hotels & Resorts Ltd

Bhaiya Hotels & Resorts Ltd (BHR) was incorporated as a Private Limited Company on 16th April, 2023 bearing Incorporation No.: C-188325/2023. The Authorized Share Capital of the Company is BDT 1,000,000 (Ten Lakhs) divided into 100,000 (One Lakh) Ordinary Shares of BDT 10.00 (Ten) each.

This proposed project will be located at Himchari Road, Kolatoli, Cox's Bazar, Chittagong, Bangladesh. For this project, BHR has taken approval from appropriate authorities of Bangladesh Government. Some legal information of BHR are as follows:

- Incorporation Certificate: C-188325/2023

ABOUT BHAIYA GROUP

Bhaiya has become a witness of Bangladesh both before and after the independence. Being a part of both the dark and the glory days. As Bangladesh transformed, the company expanded. The group is successfully operated by strategic and knowledgeable investors maintaining a significant presence in multiple business and geographic.

The group objectives are: long term wealth and value creation and this is achieved by identifying appropriate business opportunities and converting them into professionally managed enterprises. All the companies are focused on delivering exceptional value through the strengths of our people, our collective ability to build industry and market leadership, through commitment to our core principles.

BHAIYA GROUP, established was by the founding Chairman Late Al-haj Muksud Ali in 1972. As continuous success of Bhaiya group his son Mr. Maroof Sattar Ali has taken the leadership to continue this business success with his own creative leadership. After higher study he has involved with the business. In 2011 he started Bhaiya Housing as limited company to do business as 1st Class Contractor and real estate developer.

The sister concerns of BHAIYA GROUP are as follows:

- Nabisco Biscuit & Bread Factory Ltd.
- Nabisco Consumer Goods Ltd.
- Natural Rice Bran Oil Ltd.
- Pacific Consumer Goods Ltd.
- Next Food & Beverage Ind. Ltd.
- Bhaiya Housing Ltd.
- Provati Insurance Co. Ltd
- Dhaka Match Ind. Ltd.
- Nabisco Developers Ltd.
- Nabisco Marketing & Distribution Ltd.
- Sigma System Ltd.
- Sohag Fisheries Ltd.

1.4 List of Directors & Shareholding Structure of BHR

Name of Directors	Status	No. of Shares	% of Shares
Rashedul Islam (Rashed)	Chairman	9,000	69.23%
Md. Jobayer Islam Bhuiyan	Managing Director	3,000	23.08%
M.O. Quashem	Director	1,000	7.69%
Total		13,000	100.00%

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



1.5 About the Project

(i) Features of the Project and Its Objectives

Name of the Company	: Bhaiya Hotels & Resorts Ltd
Type of Project	: (5-Star Hotel Project)
Corporate Office	: Taneem Square, House-158/E, (3rd & 5th Floor), Kamal Ataturk, Avenue, Banani C/A, Dhaka, Bangladesh
Project Location	: Himchari Road, Kolatoli, Cox's Bazar, Chottagram, Bangladesh
Legal Formation of the Project	: Private Limited Company
Life of The Project	: 30 years

Facilities of the Project	: A 5-Star level hotel and resorts where total 260 different types room such as Deluxe, Deluxe Twin, Premium Suite, Presidential suite and other facilities which includes Reception, restaurant & outdoor seating, kitchen, pantry, store, luggage room, laundry service, shop, travel agent office, snacks & coffee shop, back office, fountain, Media center, business center, banquet and conference hall, meeting room, seminar room, Food shops, office, cineplex, Childrens playground, billiard room, prayer space, indoor games, Swimming pool, salon, beauty parlour and gymnasium.
---------------------------	---

Total Project Cost : BDT 3,871.54 mln

Fixed Cost : BDT 3,356.68 mln

Variable Cost : BDT 514.87 mln

Total Investment Required : BDT 2,281.52 mln

Long-Term Loan : BDT 1,818.14 mln

Short-Term Loan : BDT 463.38 mln

Debt-Equity Ratio

Long-Term Loan : 60.75 : 39.25

Short-Term Loan : 90.00 : 10.00

Loan Repayment

Equal Quarterly Instalment : BDT 99.86 mln

Equal Monthly Instalment : BDT 33.11 mln

**Buildings Design and Civil
Constructions Plan**

LAND DATA

Land Area : 60.00 decimals

Key Features of the Project

Total No. of Rooms : 260

Deluxe Room : 142

Deluxe Twin : 70

Premium Suite : 41

Presidential suite : 7

Restaurant : 1

Food Court : 1

Banquet/ Conference Hall : 2

Meeting Room : 2

Business center : 1

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



Cineplex	: 3
SPA and Beauty Parlor	: 1

REVENUE SOURCES

Deluxe Room Rent	: BDT 8,500.00/day
Deluxe Twin Rooms Rent	: BDT 10,500.00/day
Premium Suite Rent	: BDT 15,000.00/day
Presidential Suite Rent	: BDT 30,000.00/day
Banquet/Conference Hall-1 Rent	: BDT 250,000.00/day
Banquet/Conference Hall-2 Rent	: BDT 100,000.00/day
Meeting Room-1 Rent	: BDT 25,000.00/day
Meeting Room-2 Rent	: BDT 25,000.00/day
Business Centre Rent	: BDT 20,000.00/day
Restaurant	: BDT 1,000.00/guest
Food Court	: BDT 350.00/guest
Cineplex-1	: BDT 1,000.00/guest
Cineplex-2	: BDT 1,000.00/guest
Cineplex-3	: BDT 1,000.00/guest
SPA and Beauty Parlor	: BDT 10,000.00/guest

Expenses Assumptions

Deluxe Room maintenance cost	: 20% on Deluxe Room Revenue
Deluxe Twin maintenance cost	: 20% on Deluxe Twin Room Revenue
Premium Suite maintenance cost	: 20% on Premium Suite Revenue
Presidential suite maintenance cost	: 20% on Presidential suite Revenue
Food and Beverage cost for Restaurant	: 50% on Restaurant revenue
Food and Beverage cost for Food Court	: 50% on Food Court revenue
Banquet/ Conference Hall-1 maintenance cost	: 20% on Conference Hall-1 Revenue
Banquet/ Conference Hall-2 maintenance cost	: 20% on Conference Hall-2 Revenue
Meeting Room-1 maintenance cost	: 20% on Meeting Room-1 Revenue
Meeting Room-2 maintenance cost	: 20% on Meeting Room-2 Revenue
Business center maintenance cost	: 20% on Business center Revenue
Cineplex-1 maintenance cost	: 20% on Cineplex-1 Revenue
Cineplex-2 maintenance cost	: 20% on Cineplex-2 Revenue
Cineplex-3 maintenance cost	: 20% on Cineplex-3 Revenue

SPA and Beauty Parlor maintenance cost : 20% on SPA and Beauty Parlor Revenue

Average Sales Revenue (5 Years)	: BDT 1,577.09 mln
Average Net Profit (5 Years)	: BDT 418.51 mln

Key Financial Ratios

Gross Income	: 53.96%
Operating Income	: 48.14%
Net Income	: 26.10%
GDP Contribution	: BDT 1,886.48 mln

Objective of the project : To launch world-class 5-Star hotel for the tourists of Cox's Bazar

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd

(ii) Project Plan

Bhaiya Hotels & Resorts Ltd (BHR) is planning to launch a 5-Star level hotel and resorts where total two hundred and sixty (260) different types room such as Deluxe Room, Deluxe Twin, Premium Suite, Presidential suite and other facilities which includes lobby/reception, restaurant & outdoor seating, kitchen, pantry, store, luggage room, laundry service, shop, travel agent office, snacks & coffee shop, back office, fountain, Media center, business center, banquet and conference hall, meeting room, seminar room, Food shops, office, Cineplex, Children's playground, billiard room, prayer space, indoor games, Swimming pool, salon, beauty parlour and gymnasium.

For this project, B+G+12 storied building will be constructed with world-class amenities. The roof top of the hotel will be used for helipad.

In this project, there will be one hundred and forty-two (142) Deluxe Rooms, seventy (70) Deluxe Twin Rooms, Forty-one (41) Premium Suites and seven (07) Presidential Suites.

The facilities will include Restaurant & Outdoor seating, Food Court, Two (02) Banquet/Conference Halls, Two (02) Meeting Rooms, Business center, Three (03) Cineplexes and SPA and Beauty Parlor, Gymnasium, Swimming Pool, Lobby, Children's Play Zone, Market, Helipad, Car Parking and Garden Area.

The facilities of the proposed hotel, floor wise plan, revenue sources and hotel room categories, and are illustrated as follows:



Bhaiya Hotels & Resorts Ltd 5-Star Hotel Available Facilities				
Particulars	Floor	No. of Rooms/Seating capacity	Size(sft)	Remarks
Hotel Rooms	4th Floor-12th Floor	260	347 sft to 710 sft	
Restaurant & Outdoor seating	Ground floor	144	2,475	
Food Court	Ground floor	120	6,090	
Banquet/ Conference Hall-1	1st Floor	150	3,744	
Banquet/ Conference Hall-2	1st Floor	50	1,326	
Meeting Room-1	1st Floor	20	480	
Meeting Room-2	1st Floor	20	480	
Business center		20	459	
Cineplex-1	3rd floor	124	1,313	
Cineplex-2	3rd floor	120	1,367	
Cineplex-3	3rd floor	84	979	
SPA and Beauty Parlor	5th floor	25	721	
Gymnasium	6th floor		1,033	
Swimming Pool			1,227	118 sft for Kid
Swimming Pool	10th floor		215	Two private swimming pool
Swimming Pool	11th floor		215	Two private swimming pool
Swimming Pool	12th floor		323	Three private swimming pool
Lobby		24	2,690	
Children's Play Zone	4th floor		4,551	
Market	4th floor		4,207	
Helipad	Roof Top		2,464	
Car Parking	Basement	61	17,686	Basement
Gardens			4,605	

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



Bhaiya Hotels & Resorts Ltd 5-Star Hotel Floor Wise Plan Total Land Area: 26,136 sft (0.60 Acre)			
SN	Level	Area (sft)	Facilities
1	Basement	17,686.00	Parking, electromechanical store, laundry, water treatment, loading unloading, UGWR
2	Ground Floor	17,879.00	Reception, restaurant & outdoor seating, kitchen, pantry, store, luggage room, laundry service, shop (02), travel agent office, snacks & coffee shop, back office, fountain, ladies & gents toilets
3	1st Floor	17,295.00	Media center, business center, banquet hall (04), meeting room, ladies & gents toilets, seminar room and service corridor
4	2nd Floor	17,922.00	Mezzanine floor office, large banquet hall & office, store & toilets
5	3rd Floor	18,346.00	Food shops, office, toilets, cineplex (03)
6	4th Floor	17,826.00	Childrens play ground, billiard room, prayer space, indoor games, hotel room (10)
7	5th Floor	17,341.00	Swimming pool, salon, beauty parlour, gymnasium, hotel room (15)
8	6th Floor	15,567.00	Hotel rooms (35)
9	7th Floor	15,686.00	Hotel rooms (35)
10	8th Floor	15,686.00	Hotel rooms (35)
11	9th Floor	15,686.00	Hotel rooms (35)
12	10th Floor	15,686.00	Hotel rooms (35)
13	11th Floor	14,978.00	Hotel rooms (30), Presidential suite (01)
14	12th Floor	13,854.00	Hotel rooms (26), Presidential suite (3)
15	Roof Top	5,340.00	
		236,778	

Bhaiya Hotels & Resorts Ltd 5-Star Hotel Revenue Areas			
Particulars	Floor	Seating capacity	Space
Hotel Rooms	4th Floor-12th Floor	260	
Restaurant & Outdoor seating,	Ground floor	144	2,475
Food Court	Ground floor	120	6,090
Banquet/ Conference Hall-1	1st Floor	150	3,744
Banquet/ Conference Hall-2	1st Floor	50	1,326
Meeting Room-1	1st Floor	20	480
Meeting Room-2	1st Floor	20	480
Business center		20	459
Cineplex-1	3rd floor	124	1,313
Cineplex-2	3rd floor	120	1,367
Cineplex-3	3rd floor	84	979
SPA and Beauty Parlor	5th floor	25	721

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



Bhaiya Hotels & Resorts Ltd 5-Star Hotel Hotel Room Categories					
Hotel Room	Deluxe Room	Deluxe Twin	Premium Suite	Presidential suite	Total
4th Floor	10				10
5th Floor	10	5			15
6th Floor	15	10	10		35
7th Floor	20	10	5		35
8th Floor	20	10	5		35
9th Floor	20	10	5		35
10th Floor	18	10	5	2	35
11th Floor	19	5	5	2	31
12th Floor	10	10	6	3	29
Total	142	70	41	7	260

In this proposed project, total land size is 60.00 decimals which will be located at Himchari Road, Kolatoli, Cox's Bazar, Chittagong, Bangladesh.

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



1.6 Estimated Building Cost and Others

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Estimated Building Cost							Remarks
S.N	Civil Construction Areas	Purposes	No. of Facility	Size (Square Feet)	Estimated Cost per square feet	Toal Estimated Cost (BDT '000)	
1	Basement	Parking, electromechanical store, laundry, water treatment, loading unloading, UGWR		17,686	6,000	106,116	Cost for Civils and others
2	Ground Floor	Reception, restaurant & outdoor seating, kitchen, pantry, store, luggage room, laundry service, shop (02), travel agent office, snacks & coffee shop, back office, fountain, ladies & gents toilets		17,879	6,000	107,274	Cost for Civils and others
3	1st Floor	Media center, business center, banquet hall (04), meeting room, ladies & gents toilets, seminar room and service corridor		17,295	6,000	103,770	Cost for Civils and others
4	2nd Floor	Mezzanine floor office, large banquet hall & office, store & toilets		17,922	6,000	107,532	Cost for Civils and others
5	3rd Floor	Food shops, office, toilets, cineplex (03)		18,346	6,000	110,076	Cost for Civils and others
6	4th Floor	Childrens play ground, billiard room, prayer space, indoor games, Hotel room (10)		17,826	6,000	106,956	Cost for Civils and others
7	5th Floor	Swimming pool, salon, beauty parlour, gymnasium, Hotel room (15)		17,341	6,000	104,046	Cost for Civils and others
8	6th Floor	Hotel rooms (35)		15,567	6,000	93,402	Cost for Civils and others
9	7th Floor	Hotel rooms (35)		15,686	6,000	94,116	Cost for Civils and others
10	8th Floor	Hotel rooms (35)		15,686	6,000	94,116	Cost for Civils and others
11	9th Floor	Hotel rooms (35)		15,686	6,000	94,116	Cost for Civils and others
12	10th Floor	Hotel rooms (35)		15,686	6,000	94,116	Cost for Civils and others
13	11th Floor	Hotel rooms (30), Presidential suite (01)		14,978	6,000	89,868	Cost for Civils and others
14	12th Floor	Hotel rooms (26), Presidential suite (3)		13,854	6,000	83,124	Cost for Civils and others
15	Roof Top	For Helipad		5,340	6,000	32,040	Cost for Civils and others
16	Two(02)Master kitchen	Master kitchen		8,000	9,500	76,000	Cost for Civils, Interior design, Furniture & Fixtures, Kitchen equipment, Safety Equipment, Accessories and others
Total				236,778		1,496,668	

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Estimated Interior Design and Other Costs						Remarks
S.N	Civil Construction Areas	Purposes	No. of Facility	Size (Square Feet)	Estimated Cost per square feet	Total Estimated Cost (BDT '000)
1	Basement	Parking, electromechanical store, laundry, water treatment, loading unloading, UGWR		17,686	2,500	44,215
2	Ground Floor	Reception, restaurant & outdoor seating, kitchen, pantry, store, luggage room, laundry service, shop (02), travel agent office, snacks & coffee shop, back office, fountain, ladies & gents toilets		17,879	2,500	44,698
3	1st Floor	Media center, business center, banquet hall (04), meeting room, ladies & gents toilets, seminar room and service corridor		17,295	2,500	43,238
4	2nd Floor	Mezzanine floor office, large banquet hall & office, store & toilets		17,922	2,500	44,805
5	3rd Floor	Food shops, office, toilets, cineplex (03)		18,346	2,500	45,865
6	4th Floor	Childrens play ground, billiard room, prayer space, indoor games, Hotel room (10)		17,826	2,500	44,565
7	5th Floor	Swimming pool, salon, beauty parlour, gymnasium, Hotel room (15)		17,341	2,500	43,353
8	6th Floor	Hotel rooms (35)		15,567	2,500	38,918
9	7th Floor	Hotel rooms (35)		15,686	2,500	39,215
10	8th Floor	Hotel rooms (35)		15,686	2,500	39,215
11	9th Floor	Hotel rooms (35)		15,686	2,500	39,215
12	10th Floor	Hotel rooms (35)		15,686	2,500	39,215
13	11th Floor	Hotel rooms (30), Presidential suite (01)		14,978	2,500	37,445
14	12th Floor	Hotel rooms (26), Presidential suite (3)		13,854	2,500	34,635
Total				231,438		578,595

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Estimated Other Civil Cost					
S.N	Item No/ Description	Purposes	Size/Square Feet	Per Square Feet Estimated Cost	Total Estimated Cost(BDT '000)
1	Security house, Watch tower, and Main Gate	For Beach Resort and Restaurant	LS	-	5,000
2	Boundary Wall	For Beach Resort and Restaurant	RF	-	25,000
3	Internal Road , Drainage and Sewerage Systems	For Beach Resort and Restaurant	LS	-	15,000
4	Water Supply and Connection line		LS		5,500
6	Others Civils Construction		LS		35,000
Total				-	85,500

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



1.7 Estimated Project Cost

For implementing this proposed project, the total cost has been estimated BDT 3,871.54 million including long-term & short-term investment. The summary of the project cost has illustrated below:

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Estimated Project Cost				
Fig in Tk. '000'				
SL	Particulars	Estimated Cost		
		Import	Local	Total
01	Land and Building Cost (Asset Acquisition)		2,036,668	2,036,668
03	Others Civils Construction(Internal Road, Main Gate, Boundary wall and Security Room)	-	85,500	85,500
02	Hotel Interior Design, Landscaping and Others related cost		578,595	578,595
04	Solar Panel for Electricity		15,000	15,000
05	Lift(Six(6)-Guest Lifts and Two(2)-Service Lifts)		36,000	36,000
06	Diesel Generator(Four(04)-500 KVA)		18,000	18,000
07	Sub Station (1000 KVA) and electrical wiring		55,000	55,000
08	Fire Fighting, Safety and Security Equipment		25,000	25,000
09	Vehicle(Twelve(12)-Micro bus and Five(5) private car)		78,200	78,200
10	Office Decoration, Furniture-fixture & Office Equipment		25,000	25,000
11	Preliminary expenses & Consultancy fees(For Engineering Design, Permitting and Other Studies Cost)	-	25,000	25,000
12	Contingency for Civil Constructions and others- 5%		15,085	15,085
TOTAL FIXED COST EXCEPT IDCP		-	2,993,048	2,993,048
13	Working Capital Requirement			514,868
14	IDCP (24 months Grace Period with 10% rate of interest)			363,627
TOTAL PROJECT COST				3,871,544

Means of Finance

	Sponsor's Equity		39.25%	1,174,912
	Long Term Loan		60.75%	1,818,136
	Interest During Construction Period(IDCP)			363,627
	Working Capital , Equity		10.00%	51,487
	Working Capital , Short Term Loan		90.00%	463,382
	TOTAL			3,871,544

In this project, total fixed investment has been estimated BDT 3,356.68 million including IDCP which would be considered as long-term investment and total variable investment have been estimated BDT 514.87 million which would be considered as short-term investment/working capital.

This working capital includes funded facilities which is CC Hypo/OD. The debt-equity ratio and fixed and variable costs of this project has been illustrated in the beside table.

Total Project Cost : BDT 3,871.54 mln

Fixed Cost : BDT 3,356.68 mln

Variable Cost : BDT 514.87 mln

Debt-Equity Ratio

For Long-Term Loan : 60.75 : 39.25

For Short-Term Loan: 90.00 : 10.00

1.8 Long-Term Finance Requirement

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Debt-Equity Ratio											
Sl #	Particulars	Total Project Cost	Contribution		Debt			Equity			Fig in Tk. '000'
			Financial Institutions	Equity	Imported	Local	Total	Imported	Local	Total	
01	Land and Building Cost (Asset Acquisition)	2,036,668	70%	30%		1,425,668	1,425,668		611,000	611,000	
04	Others Civils Construction(Internal Road, Main Gate, Boundary wall and Security Room)	85,500	70%	30%		59,850	59,850		25,650	25,650	
03	Hotel Interior Design, Landscaping and Others related cost	578,595	30%	70%		173,579	173,579		405,017	405,017	
05	Solar Panel for Electricity	15,000	70%	30%		10,500	10,500		4,500	4,500	
06	Lift(Six(6)-Guest Lifts and Two(2)-Service Lifts)	36,000	70%	30%		25,200	25,200		10,800	10,800	
07	Diesel Generator(Four(04)-500 KVA)	18,000	70%	30%		12,600	12,600		5,400	5,400	
08	Sub Station (1000 KVA) and electrical wiring	55,000	70%	30%		38,500	38,500		16,500	16,500	
09	Fire Fighting, Safety and Security Equipment	25,000	70%	30%		17,500	17,500		7,500	7,500	
10	Vehicle(Twelve(12)-Micro bus and Five(5) private car)	78,200	70%	30%		54,740	54,740		23,460	23,460	
11	Office Decoration, Furniture-fixture & Office Equipment	25,000	0%	100%		-	-		25,000	25,000	
12	Preliminary expenses & Consultancy fees(For Engineering Design, Permitting and Other Studies Cost)	25,000	0%	100%		-	-		15,085	15,085	
13	Contingency for Civil Constructions and others- 5%	15,085	0%	100%		-	-		15,085	15,085	
	Total	2,993,048				1,818,136	1,818,136		1,174,912	1,174,912	39.25%
	Debt -Equity Ratio (%)						60.75%				

Long-Term Finance

In this project, BHR will finance BDT 1,174.91 (39.25% of Project Cost) million as capital investment which will be considered as sponsors equity & BHR is expecting investment from financial institutions amounted to BDT 1,818.14 mln which is 60.75% as long-term finance which has been illustrated in above table.

Short-Term Finance

For smooth operation of this project, total working capital requirement has been estimated BDT 514.87 million including funded facilities as CC Hypo/OD facilities. Out of total working capital requirement in first year, BHR is expecting BDT 463.38 mln as CC Hypo/OD facilities. The details have been illustrated in the following page.

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



1.9 Working Capital Requirement

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Assessment of Working Capital						
Fig. In Taka '000'						
Particulars	Tied up Period	Year-1	Year-2	Year-3	Year-4	Year-5
Current Operating Assets						
Hotel Management Expenses	12 months	441,842	243,353	266,021	288,912	312,040
Administrative, selling and Marketing Expenses	12 months	78,727	85,227	91,812	98,447	104,025
Total Current Operating Assets		520,568	328,580	357,833	387,359	416,066
Current Operating Liabilities						
Accounts Payable	LS	1,500	1,538	1,576	1,615	1,656
Accrued Expenses	LS	700	718	735	754	773
Income Tax Liability	LS	3,500	3,588	3,677	3,769	3,863
Total Current Operating Liabilities		5,700	5,843	5,989	6,138	6,292
Net Working Capital		514,868	322,738	351,845	381,220	409,774
Working Capital Requirement as per year wise						
	%	Year-1	Year-2	Year-3	Year-4	Year-5
Short Term Loan from Banks	90.00%	463,382	290,464	316,660	343,098	368,797
Equity Contribution	10.00%	51,487	32,274	35,184	38,122	40,977
Total	100.00%	514,868	322,738	351,845	381,220	409,774

For this proposed project, BHR has assessed the working capital requirement amounted to BDT 514.87 mln as funded facilities.

Out of total working capital requirement, BHR requires 90% which is BDT 463.38 mln as funded facilities from banks/financial institutions.

The working capital facilities will be as CC Hypo/OD Facilities BDT 463.38 mln.

Working Capital Requirement (Including Funded and Non-Funded)

Total : BDT 463.38 mln

Funded

CC Hypo/OD : BDT 463.38 mln

1.10 Projected Financials

(i) Projected Income Statement

After implementation of this project, the net profit over the next five years would be as follows:

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Projected Income Statement Fig. in Taka '000'					
Particulars	Year-1	Year-2	Year-3	Year-4	Year-5
Sales	1,321,740	1,449,414	1,577,088	1,704,762	1,832,436
Cost of Sales	633,194	678,058	723,395	769,176	815,433
Gross Income	688,546	771,356	853,693	935,586	1,017,003
Administrative & Marketing Expenses	78,727	85,227	91,812	98,447	104,025
Operating Income	609,819	686,129	761,881	837,139	912,978
Other Income / Expenses					
Return on Investment	-	-	-	-	-
Net Income Before Interest & Taxes	609,819	686,129	761,881	837,139	912,978
Financial Expenses	257,604	220,779	201,838	180,682	156,982
Net Income Before Taxes	352,216	465,350	560,044	656,457	755,996
Provision for VAT and Tax (25% on Net Profit)	88,054	116,338	140,011	164,114	188,999
Net Income after Tax	264,162	349,013	420,033	492,343	566,997
Appropriation					
Retained Earnings at beginning of the period	-	184,913	429,222	723,245	1,067,885
Net Income During The Period	264,162	349,013	420,033	492,343	566,997
Cash Dividend declared(20% each year)	52,832	69,803	84,007	98,469	113,399
Transfer to General Reserve(10% each year)	26,416	34,901	42,003	49,234	56,700
Retained Earnings at End of the period	184,913	429,222	723,245	1,067,885	1,464,783
Ratios :					
Gross Income to sales	52.09%	53.22%	54.13%	54.88%	55.50%
Operating Income to sales	46.14%	47.34%	48.31%	49.11%	49.82%
Net Income after Tax to sales	19.99%	24.08%	26.63%	28.88%	30.94%
Debt Service Coverage ratio	1.60	1.78	1.89	1.99	2.10

In this project, gross profit and Net profit outcome show the satisfactory & acceptable trends over the next five (05) years. All the above financial parameters of the operation are completely satisfactory for taking investment decisions by any bank/financial institution.

(ii) Projected Cash Flow Statement

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Projected Cash Flow Statement						
Fig. in Taka '000'						
Particulars	0 Year	Year-1	Year-2	Year-3	Year-4	Year-5
A. Cash Flows from Operating Activities						
Net Income after Tax		264,162	349,013	420,033	492,343	566,997
Add : Non cash Expenses						
Depreciation & Amortization		191,352	191,352	191,352	191,352	191,352
Increase in Working Capital		(514,868)	192,131	(29,107)	(29,376)	(28,554)
Net Cash Flows from operating Activities		(59,355)	732,496	582,278	654,319	729,795
B. Cash Flow from Investing Activities						
Acquisition of Fixed assets	(3,356,675)	-	-	-	-	-
Investment in FDR	-					
Net Cash Flows from Investing Activities	(3,356,675)	-	-	-	-	-
C. Cash Flows From Financing Activities						
Shareholders Equity	1,174,912					
Shareholders Equity-Working Capital		51,487	(19,213)	2,911	2,938	2,855
Long Term Loan received from Bank (Including IDCP)	2,181,763					
Short Term Loan (Working Capital)		463,382	(172,918)	26,196	26,438	25,698
Re-payment of Long Term Loan			(188,157)	(207,690)	(229,251)	(253,050)
Dividend paid		(52,832)	(69,803)	(84,007)	(98,469)	(113,399)
Net Cash Flows from Financing Activities	3,356,675	462,036	(450,090)	(262,589)	(298,344)	(337,896)
Increase / Decrease of Cash & Cash Equivalent during the period	-	402,681	282,405	319,688	355,975	391,899
Cash & Cash Equivalent at the beginning of the period	-	-	402,681	685,087	1,004,775	1,360,750
Cash & Cash Equivalent at the End of the period	-	402,681	685,087	1,004,775	1,360,750	1,752,650

BHR has found out that net cash position is showing positive shape over the next five years by considering all aspects of the project. The project will be able to build up an excellent cash reserve over the period.

(iii) Debt-Payment Obligation

The project will have sufficient liquidity to meet all its obligations from its operations. Monthly debt payment obligation can be easily met up after implementation of this project due to sufficient cash flow and sound net income position. The financial expenses and debt payment obligation has been illustrated below:

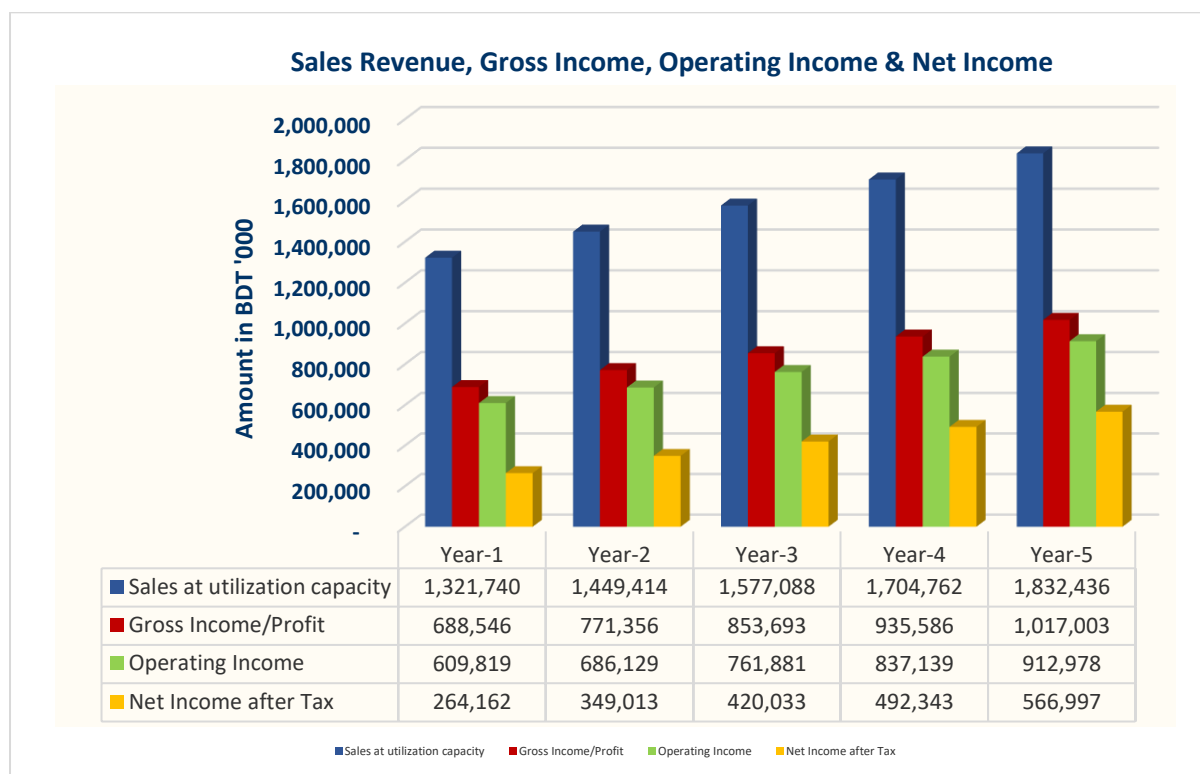
Particulars	1st Year	2nd Year	3rd Year	4th Year	5th Year
Total Debt Payment Obligation(Yearly)	445,761	428,469	431,089	433,732	436,302
Monthly Debt Obligation(Interest plus Principals)	37,147	35,706	35,924	36,144	36,359

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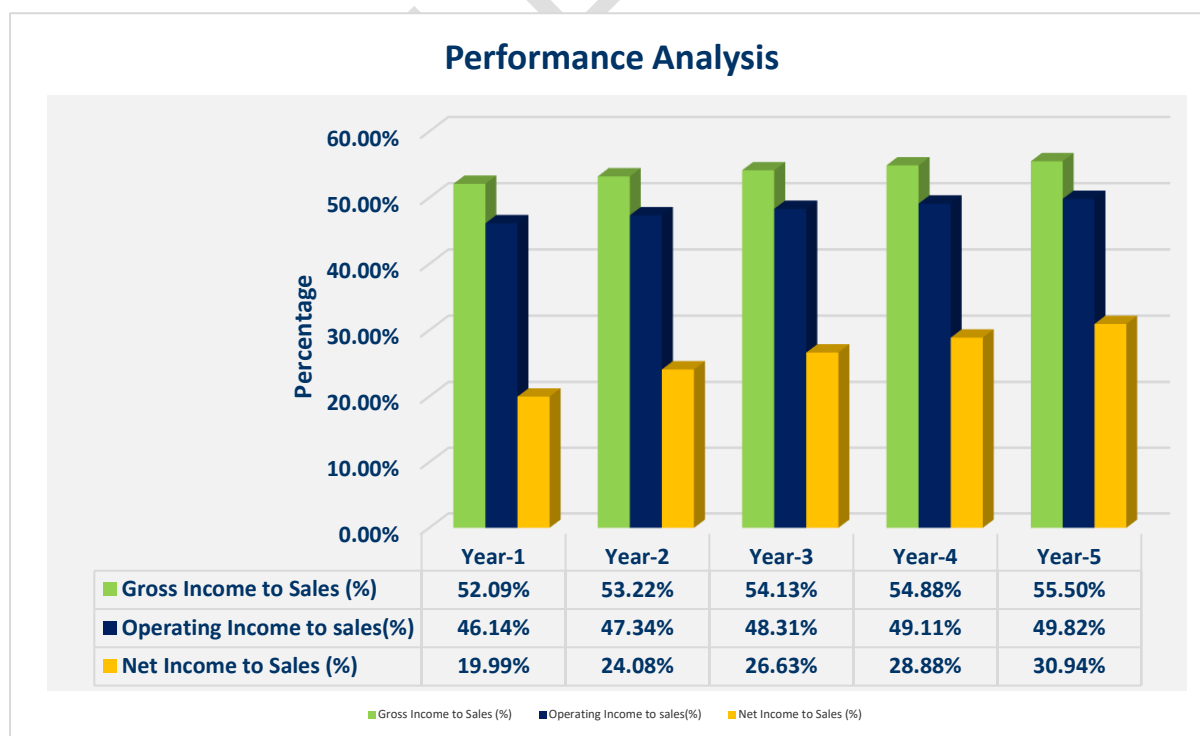


1.11 Projected Financial Performance of the Project

(i) Sales Revenue, Gross Income, Operating Income & Net Income



(ii) Performance Analysis



Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



(iii) Summary of Projected Financials

Projected Financial Information

Fig. in Taka '000'

Particulars	1st Year	2nd Year	3rd Year	4th Year	5th Year
Sales Revenue	1,321,740	1,449,414	1,577,088	1,704,762	1,832,436
Cost of Goods Sold	633,194	678,058	723,395	769,176	815,433
Gross Income	688,546	771,356	853,693	935,586	1,017,003
Operating Expenses	78,727	85,227	91,812	98,447	104,025
Operating Income	609,819	686,129	761,881	837,139	912,978
Net Income Before Tax	352,216	465,350	560,044	656,457	755,996
Net Income After Tax	264,162	349,013	420,033	492,343	566,997
Earnings Per Share (EPS)	2,641.62	3,490.13	4,200.33	4,923.43	5,669.97
Total Assets	4,088,573	3,987,638	4,145,227	4,339,376	4,568,630
Shareholders' Equity	1,437,728	1,697,725	2,036,662	2,433,474	2,889,927
No. of Ordinary Shares	100,000	100,000	100,000	100,000	100,000
Face Value of the Shares	10	10	10	10	10

Projected Key Financials

Particulars	1st Year	2nd Year	3rd Year	4th Year	5th Year
Gross Income To Sales (%)	52.09%	53.22%	54.13%	54.88%	55.50%
Operating Income To Sales (%)	46.14%	47.34%	48.31%	49.11%	49.82%
Net Income To Sales (%)	19.99%	24.08%	26.63%	28.88%	30.94%
Debt Service Coverage Ratio (Times)	1.60	1.78	1.89	1.99	2.10
Return on investment (ROI)	12.76%	14.29%	15.00%	15.51%	15.85%
Return on Equity (ROE)	18.37%	20.56%	20.62%	20.23%	19.62%
Break Even % on Utilization capacity	51.06%	43.50%	38.80%	34.66%	30.91%
Break Even % on Attainable capacity	25.87%	24.22%	23.54%	22.76%	21.84%

Key Decision Points

Payback Period	5.38 Years
Discounted Payback Period	7.42 Years
Internal Rate of Return (IRR)	18.81%
Net Present Value (NPV)	1,886.48 mln

(iv) Projected Key Financials (Five Years Average)

Key Financials (Five Years Average)	
Yearly Turnover BDT 1,577.09 mln Net Profit Target BDT 418.51 mln	Gross Profit (GP) : 53.96% Operating Profit (OP) : 48.14% Net Profit (NI) : 26.10% IRR : 18.81% ROI : 14.68% ROE : 19.88% Payback period : 5.38 years Discounted Payback Period : 7.42 years Debt Service Coverage Ratio : 1.87 Times Break Even (BEP) : 39.79% NPV : BDT 1,886.48 mln

(v) Sensitivity Analysis (Five Years Average)

Particulars	If Rate of Interest is 10.00% and Other things remain constant	Rate of Interest is 10.00% and		
		If 5% decrease of sales price	If 5% increase of Operational Cost	If 5% decrease of sales price and 5% increase of Operational Cost
Sales Revenue	1,577,088	1,498,234	1,577,088	1,498,234
Net Income(BDT '000)	418,509	359,369	450,189	391,048
Gross Profit to Sales	53.96%	51.54%	56.66%	54.37%
Operating Income to sales	48.14%	45.41%	50.83%	48.25%
Net Income to Sales	26.10%	23.53%	28.12%	25.65%
Debt Service Coverage Ratio(Times)	1.87	1.73	1.94	1.81
Internal Rate of Return (IRR)	18.81%	16.96%	19.77%	17.93%
Return on Investment (ROI)	14.68%	13.29%	15.43%	14.03%
Return on Equity (ROE)	19.88%	16.97%	21.46%	18.54%
Payback Period (PB)	5.38	5.82	5.18	5.58
Discounted Payback Period (DPB)	7.42	8.21	7.07	7.77
Break Even % (Utilization Capacity)	39.79%	42.77%	40.59%	43.70%
Net Present Value (NPV)(BDT in mln)	1,886	1,473.33	2,098.40	1,685.25

1.12 Investment Proposal for This Project to Banks/Financial Institutions

Bhaiya Hotels & Resorts Ltd is inviting to Banks/Financial Institutions/Foreign Investors for investing this proposed project as follows:

Total Investment Required : BDT 2,281.52 mln

A. For Long-Term Financing : BDT 1,818.14 mln

Land and Building Cost (Asset Acquisition) : BDT 1,425.67 mln

Hotel Interior Design, Landscaping
and Others related cost : BDT 173.58 mln

Others Civils Construction : BDT 59.85 mln

Solar Panel for Electricity : BDT 10.50 mln

Lift : BDT 25.20 mln

Diesel Generator : BDT 12.60 mln

Sub Station and electrical wiring : BDT 38.50 mln

Fire Fighting, Safety & Security Equipment : BDT 17.50 mln

Vehicles : BDT 54.74 mln

B. For Short-Term Loan/Working Capital : BDT 463.38 mln

B1. Funded

CC Hypo/OD : BDT 463.38 mln

The above finance will be for:

1. Tenure : 8 years for long term loan
2. Short Term loan : Revolving basis
3. Moratorium Period : 24 months for long term loan
4. Proposed Rate of interest : 10.00%
5. Debt -Equity Ratio
 - For Long Term : 60.75 : 39.25
 - For short Term : 90.00: 10.00

1.13 Use of Fund

Long-Term Financing: Project Loan/Term Loan would be utilized for Land and Building Cost (Asset Acquisition), Others Civils Construction (Internal Road, Main Gate, Boundary wall and Security Room), Hotel Interior Design, Landscaping and Others related cost, Solar Panel for Electricity, Lift (Six(6)-Guest Lifts and Two(2)-Service Lifts), Diesel Generator (Four(04)-500 KVA), Sub Station (1000 KVA) and electrical wiring, Fire Fighting, Safety and Security Equipment and Vehicle (Twelve(12)-Micro bus and Five(5) private car) purposes.

Short-Term Financing: Short-Term Loan/Working Capital would be utilized for Advance Hotel Management Expenses, Advance Administrative Expenses, selling and Marketing Expenses and other operational expenses.

1.14 Benefit of the Society, Government & Investors

This project will directly contribute to the GDP BDT 955.07 mln. In addition, 260 jobs will be created from this project. Investors including financial institution will be benefited due to huge potentials of this project. As this project is showing satisfactory & acceptable trends of Gross profit and Net profit over the next five (05) years, investors will BHR outstanding outcome from this project.

Conclusion

The Feasibility Report and Business Plan of the project has been examined and analyzed from the view point of marketing, technical, financial and management aspects and found to be worthwhile, promising and desirable for investment. As per market study and analysis, there is huge business potential in the tourism & hospitality Industry which can easily consume the whole capacity of the project.

On the basis of financial analysis, it can be undoubtedly said that the project is financially viable, technically possible and demandable in present market scenario of the country as well as the world. The analyzed ratio shows satisfactory and acceptable results.

The project will have sufficient liquidity to meet all its obligations from its operations. The break-even analysis shows sound position. The IRR indicates comfortable rate of return. The payback period is 5.38 years, Discounted Payback period is 7.42 years and Internal Rate of Return is 18.81% which indicate a good financial performance in terms of early pay back and cost of borrowing perspective scenario. The project will contribute much to the national economy. After implementation of the project, it will generate employment of 260 people in different categories. All the above parameters of investment feasibility criteria indicate that it will be able to generate sufficient revenue from its operation to pay back its financial obligations and annual operational expenses.

The tourism & hospitality industry by nature is less prone to negative impacts of economic cycles. Due to huge potentials during the past few years, the sector will enjoy significant growth in the near term.

In the view of the above, it reveals that the project is technically feasible, financially rewarding and economically & commercially viable and may, therefore, be considered suitable for investment.

2. Declarations and Due Diligence Certificate

DECLARATION ABOUT THE RESPONSIBILITY OF THE DIRECTOR(S), INCLUDING THE MANAGING DIRECTOR OF THE COMPANY “**BHAIYA HOTELS & RESORTS LTD**” IN RESPECT OF THIS FEASIBILITY REPORT & BUSINESS PLAN.

The feasibility report & business plan has been prepared, seen and approved by us, and we, individually and collectively, accept full responsibility for the authenticity and accuracy of the statements made, information given in the report, documents, projected financial statements, exhibits, annexes, papers submitted to the your financial institution in support thereof, and this report has been met and that there are no other information or documents the omission or which make any information of statements therein misleading for which the respective financial institutions may take any civil, criminal of administrative action against any of all of us as it may deem fit.

We also confirm that full and fair disclosure has been made in this report to enable the investors or financial institution to make a well-informed decision for investment.

Md. Jobayer Islam Bhuiyan
Managing Director
Bhaiya Hotels & Resorts Ltd
+8801726298910
+8801730080850
jobayer.shawon99@gmail.com
rashed.axl@gmail.com

3. The Sponsors, Management and Human Resource

3.1 About Bhaiya Hotels & Resorts Ltd (BHR)

Bhaiya Hotels & Resorts Ltd (BHR) was incorporated as a Private Limited Company on 16th April, 2023 bearing Incorporation No.: C-188325/2023. The Authorized Share Capital of the Company is BDT 1,000,000 (Ten Lakhs) divided into 100,000 (One Lakh) Ordinary Shares of BDT 10.00 (Ten) each.

This proposed project will be located at Himchari Road, Kolatoli, Cox's Bazar, Chittagong, Bangladesh. For this project, BHR has taken approval from appropriate authorities of Bangladesh Government. Some legal information of BHR are as follows:

- Incorporation Certificate: C-188325/2023

ABOUT BHAIYA GROUP

Bhaiya has become a witness of Bangladesh both before and after the independence. Being a part of both the dark and the glory days. As Bangladesh transformed, the company expanded. The group is successful operated by strategic and knowledgeable investors maintaining a significant presence in multiple business and geographic. The group objectives are: long term wealth and value creation and this is achieved by identifying appropriate business opportunities and converting them into professionally managed enterprises. All the companies are focused on delivering exceptional value through the strengths of our people, our collective ability to build industry and market leadership, through commitment to our core principles.

BHAIYA GROUP, established was by the founding Chairman Late Al-haj Muksud Ali in 1972. As continuous success of Bhaiya group his son Mr. Maroof Sattar Ali has taken the leadership to continue this business success with his own creative leadership. After higher study he has involved with the business. In 2011 he started Bhaiya Housing as limited company to do business as 1st Class Contractor and real estate developer.

The sister concerns of BHAIYA GROUP are as follows:

- Nabisco Biscuit & Bread Factory Ltd.
- Nabisco Consumer Goods Ltd.
- Natural Rice Bran Oil Ltd.
- Pacific Consumer Goods Ltd.
- Next Food & Beverage Ind. Ltd.
- Bhaiya Housing Ltd.
- Provati Insurance Co. Ltd
- Dhaka Match Ind. Ltd.
- Nabisco Developers Ltd.
- Nabisco Marketing & Distribution Ltd.
- Sigma System Ltd.
- Sohag Fisheries Ltd.

3.2 List of Directors & Shareholding Structure of BHR

Name of Directors	Status	No. of Shares	% of Shares
Rashedul Islam (Rashed)	Chairman	9,000	69.23%
Md. Jobayer Islam Bhuiyan	Managing Director	3,000	23.08%
M.O. Quashem	Director	1,000	7.69%
Total		13,000	100.00%

3.3 Sponsors, Promoters, Directors, Top Management and Their Background

Rashedul Islam (Rashed), is the Chairman of Bhaiya Hotels & Resorts Ltd.

He has a bright academic background. He completed his O Levels & A Levels from a reputed institution in Bangladesh.

Later he achieved his Diploma of Business from Monash College, Australia. He also achieved his Bachelor of Business & Commerce (Major in Banking & Finance) from Monash University, Malaysia.

He is an energetic, sincere, optimistic, confident, proactive and creative-minded person. He is committed to work, gives drive for result and has strong leadership skills. He is also an innovative and has great decision making ability.

Rashedul Islam (Rashed)	
Chairman, Bhaiya Hotels & Resorts Ltd	
Father's Name	: Late Moksud Ali
Mother's Name	: Hosnara Begum
Present Address	: House-361, Road-27, New DOHS, Mohakhali, Dhaka, Bangladesh
Permanent Address	: Cumilla, Bangladesh
Date of Birth	: 20-05-1991
Phone	: +8801730080850
E-mail	: rashed.axl@gmail.com
Religion	: Islam
Nationality	: Bangladeshi
Educational Qualification	: Bachelor of Business & Commerce from Monash University, Malaysia

Md. Jobayer Islam Bhuiyan, is the Managing Director of Bhaiya Hotels & Resorts Ltd.

Mr. Jobayer, upon completion of his graduation, engaged himself in business and now is the Managing Director of this company.

He started his career in at a very young age and led on to lead some reputed companies of different sectors of the country.

Under his dynamic leadership, the companies experienced huge progress.

He is a people-oriented leader with experience, skills and calmness to get the best out of people for the overall improvement of the company, as well as for the people of the organization.

Md. Jobayer Islam Bhuiyan	
Managing Director, Bhaiya Hotels & Resorts Ltd	
Father's Name	: Nazrul Islam
Mother's Name	: Jahanara Islam
Present Address	: Bhuiyan Bari, Duria Vishnupur, Post Office: Vishnupur, Thana: Laksam, Cumilla, Bangladesh
Permanent Address	: Bhuiyan Bari, Duria Vishnupur, Post Office: Vishnupur, Thana: Laksam, Cumilla, Bangladesh
Date of Birth	: 10-02-1992
NID No.	: 4653686008
TIN No.	: 380556167826
Phone	: +8801726298910
E-mail	: jobayer.shawon99@gmail.com
Religion	: Islam
Nationality	: Bangladeshi
Educational Qualification	: Graduate

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



M O Quashem, is one of the Directors of Bhaiya Hotels & Resorts Ltd.

He played a pivotal role in setting up of many new industries in different sectors as well as the formation process of the company for achieving optimum level of efficiency in services.

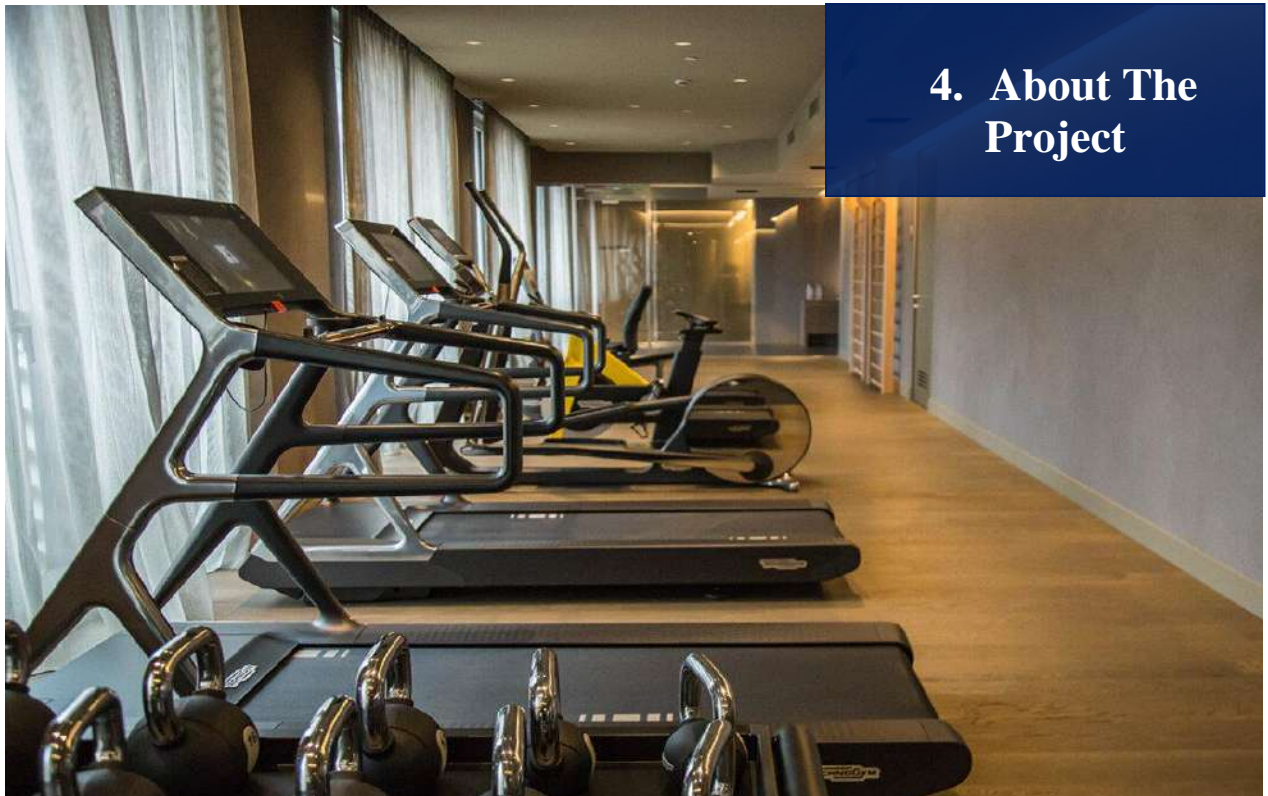
He is a leading business entrepreneur of this country and meanwhile acquired versatile knowledge on trade, business and corporate management alongside the transport & logistics sector.

He also has vast experience in hospitality and tourism industry business development, corporate management and administration and significantly contributed in development of various ventures at home and abroad.

M.O. Quashem

Director, Bhaiya Hotels & Resorts Ltd

Father's Name	: M Farooque
Mother's Name	: Monwara Begum
Present Address	: 47/4, Toyenbee Circular Road, Wari, Sutrapur, Dhaka, Bangladesh
Permanent Address	: 47/4, Toyenbee Circular Road, Wari, Sutrapur, Dhaka, Bangladesh
Date of Birth	: 19-01-1981
NID No.	: 4171341516
TIN No.	: 647896603231
Phone	: +8801730441258
E-mail	: dhkconsumers@gmail.com
Religion	: Islam
Nationality	: Bangladeshi
Educational Qualification	: Graduate



4. About The Project

4.1 Brief Description of Project & Product

Bhaiya Hotels & Resorts Ltd (BHR) is planning to launch a 5-Star level hotel and resorts where total two hundred and sixty (260) different types room such as Deluxe Room, Deluxe Twin, Premium Suite, Presidential suite and other facilities which includes lobby/reception, restaurant & outdoor seating, kitchen, pantry, store, luggage room, laundry service, shop, travel agent office, snacks & coffee shop, back office, fountain, Media center, business center, banquet and conference hall, meeting room, seminar room, Food shops, office, Cineplex, Children's playground, billiard room, prayer space, indoor games, Swimming pool, salon, beauty parlour and gymnasium.

For this project, B+G+12 storied building will be constructed with world-class amenities. The roof top of the hotel will be used for helipad.

In this project, there will be one hundred and forty-two (142) Deluxe Rooms, seventy (70) Deluxe Twin Rooms, Forty-one (41) Premium Suites and seven (07) Presidential Suites.

The facilities will include Restaurant & Outdoor seating, Food Court, Two (02) Banquet/Conference Halls, Two (02) Meeting Rooms, Business center, Three (03) Cineplexes and SPA and Beauty Parlor, Gymnasium, Swimming Pool, Lobby, Children's Play Zone, Market, Helipad, Car Parking and Garden Area.

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



The facilities of the proposed hotel, floor wise plan, revenue sources and hotel room categories, and are illustrated as follows:

Bhaiya Hotels & Resorts Ltd 5-Star Hotel Available Facilities				
Particulars	Floor	No. of Rooms/Seating capacity	Size(sft)	Remarks
Hotel Rooms	4th Floor-12th Floor	260	347 sft to 710 sft	
Restaurant & Outdoor seating	Ground floor	144	2,475	
Food Court	Ground floor	120	6,090	
Banquet/ Conference Hall-1	1st Floor	150	3,744	
Banquet/ Conference Hall-2	1st Floor	50	1,326	
Meeting Room-1	1st Floor	20	480	
Meeting Room-2	1st Floor	20	480	
Business center		20	459	
Cineplex-1	3rd floor	124	1,313	
Cineplex-2	3rd floor	120	1,367	
Cineplex-3	3rd floor	84	979	
SPA and Beauty Parlor	5th floor	25	721	
Gymnasium	6th floor		1,033	
Swimming Pool			1,227	118 sft for Kid
Swimming Pool	10th floor		215	Two private swimming pool
Swimming Pool	11th floor		215	Two private swimming pool
Swimming Pool	12th floor		323	Three private swimming pool
Lobby		24	2,690	
Children's Play Zone	4th floor		4,551	
Market	4th floor		4,207	
Helipad	Roof Top		2,464	
Car Parking	Basement	61	17,686	Basement
Gardens			4,605	

Bhaiya Hotels & Resorts Ltd 5-Star Hotel Floor Wise Plan Total Land Area: 26,136 sft (0.60 Acre)			
SN	Level	Area (sft)	Facilities
1	Basement	17,686.00	Parking, electromechanical store, laundry, water treatment, loading unloading, UGWR
2	Ground Floor	17,879.00	Reception, restaurant & outdoor seating, kitchen, pantry, store, luggage room, laundry service, shop (02), travel agent office, snacks & coffee shop, back office, fountain, ladies & gents toilets
3	1st Floor	17,295.00	Media center, business center, banquet hall (04), meeting room, ladies & gents toilets, seminar room and service corridor
4	2nd Floor	17,922.00	Mezzanine floor office, large banquet hall & office, store & toilets
5	3rd Floor	18,346.00	Food shops, office, toilets, cineplex (03)
6	4th Floor	17,826.00	Childrens play ground, billiard room, prayer space, indoor games, hotel room (10)
7	5th Floor	17,341.00	Swimming pool, salon, beauty parlour, gymnasium, hotel room (15)
8	6th Floor	15,567.00	Hotel rooms (35)
9	7th Floor	15,686.00	Hotel rooms (35)
10	8th Floor	15,686.00	Hotel rooms (35)
11	9th Floor	15,686.00	Hotel rooms (35)
12	10th Floor	15,686.00	Hotel rooms (35)
13	11th Floor	14,978.00	Hotel rooms (30), Presidential suite (01)
14	12th Floor	13,854.00	Hotel rooms (26), Presidential suite (3)
15	Roof Top	5,340.00	
		236,778	

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



Bhaiya Hotels & Resorts Ltd 5-Star Hotel Revenue Areas

Particulars	Floor	Seating capacity	Space
Hotel Rooms	4th Floor-12th Floor	260	
Restaurant & Outdoor seating,	Ground floor	144	2,475
Food Court	Ground floor	120	6,090
Banquet/ Conference Hall-1	1st Floor	150	3,744
Banquet/ Conference Hall-2	1st Floor	50	1,326
Meeting Room-1	1st Floor	20	480
Meeting Room-2	1st Floor	20	480
Business center		20	459
Cineplex-1	3rd floor	124	1,313
Cineplex-2	3rd floor	120	1,367
Cineplex-3	3rd floor	84	979
SPA and Beauty Parlor	5th floor	25	721

Bhaiya Hotels & Resorts Ltd 5-Star Hotel Hotel Room Categories

Hotel Room	Deluxe Room	Deluxe Twin	Premium Suite	Presidential suite	Total
4th Floor	10				10
5th Floor	10	5			15
6th Floor	15	10	10		35
7th Floor	20	10	5		35
8th Floor	20	10	5		35
9th Floor	20	10	5		35
10th Floor	18	10	5	2	35
11th Floor	19	5	5	2	31
12th Floor	10	10	6	3	29
Total	142	70	41	7	260

In this proposed project, total land size is 60.00 decimals which will be located at Himchari Road, Kolatoli, Cox's Bazar, Chittagong, Bangladesh.

4.2 Market Potentials of the Project

Bangladesh's domestic tourism arguably was born as the beach town of Cox's Bazar started to be recognized as a holiday destination, and it has been a bustling hub for tourists for many years now. Cox's Bazar is a heaven of golden sands, towering cliffs, surfing waves, rare conch shells, colourful pagodas, Buddhist temples and tribes, delightful sea food - this is Cox's Bazar, the tourist capital of Bangladesh. Having the world's longest (120 kilometres) beach sloping gently down to the blue waters of the Bay of Bengal, Cox's Bazar is one of the most attractive tourist spots in the country.

Located at a distance of 152 km south of Chittagong, the leading seaport of Bangladesh, Cox's Bazar is connected both by air and road from Dhaka and Chittagong. Visits to the picnic spot at Himchari, Teknaf - southern-most tip of Bangladesh and nearby islands of Sonadia and Moheshkhali are memorable experiences of a lifetime.

Cox's Bazar saw 2.58 million visitors in 2012. This number is expected to grow to 7.0 million by 2024. There are opportunities for an indoor marine park and aquarium, which can be clubbed with any medium- to high- density tourism driver and luxury hospitality concept.

Tourism's contribution in national economy: The contribution of the travel and tourism sector has been on an upward path from the year 2000, even though there have been significant ups and downs. In 2019, the sector contributed 4.4 per cent of the GDP. According to research, Bangladesh's tourism sector will employ about 1.7 million workers, roughly 4.20 per cent of the country's workforce by 2023. The government has set a target to raise the contribution of the tourism sector to the economy to the tune of 10% of the GDP in the days to come.

4.3 Location and Addresses

4.3.1 Project Location

The proposed project will be located at Himchari Road, Kolatoli, Cox's Bazar, Chittagong, Bangladesh.

4.3.2 Corporate Address

Name of the Firm	: BHAIYA HOTELS & RESORTS LTD
Corporate Address	: Taneem Square, House-158/E, (3rd & 5th Floor), Kamal Ataturk, Avenue, Banani C/A, Dhaka, Bangladesh
Contact Person	: Md. Jobayer Islam Bhuiyan, Managing Director
Mobile	: +8801726298910, +8801730080850
Email	: jobayer.shawon99@gmail.com, rashed.axl@gmail.com

5. Land Cost, Building Cost, Machinery, Power & Utilities

5.1 Land Cost

In this project there is 60.00 decimals land for B+G+12 Storied Hotel and Resort where per decimal land cost has been estimated BDT 9,000,000.00.

Total land cost has been estimated BDT 540.00 mln. The details are illustrated as follows:

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Estimated Land Cost					
S.N	Description	Purposes	Decimals	Estimated cost per decimal	Total Estimated Cost (BDT '000)
1	Land and Land Development	For B+G+12 Storied Hotel and Resort	60.00	9,000,000	540,000
	Total		60.00		540,000

5.2 Building Cost

In this project, various civil constructions work will be carried out for Hotel rooms, Parking, electromechanical store, laundry, water treatment, loading unloading, UGWR, Reception, restaurant & outdoor seating, kitchen, pantry, store, luggage room, laundry service, shop (02), travel agent office, snacks & coffee shop, back office, fountain, ladies & gents toilets, Media center, business center, banquet hall (04), meeting room, ladies & gents toilets, seminar room and service corridor, Mezzanine floor office, large banquet hall & office, store & toilets, Food shops, office, toilets, Cineplex (03), Children's playground, billiard room, prayer space, indoor games, Swimming pool, salon, beauty parlour, gymnasium, Helipad and Master kitchen.

The Building Cost for hotel has been estimated BDT 1,496.67 mln. The Hotel Interior Design, Landscaping and Others related cost has been estimated BDT 578.60 mln. Other Civil Construction cost for Security house, Watch tower, and Main Gate, Boundary Wall, Internal Road, Drainage and Sewerage Systems Water Supply and Connection line has been estimated BDT 85.50 mln. The details are as follows:

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Estimated Building Cost							Remarks
S.N	Civil Construction Areas	Purposes	No. of Facility	Size (Square Feet)	Estimated Cost per square feet	Toal Estimated Cost (BDT '000)	
1	Basement	Parking, electromechanical store, laundry, water treatment, loading unloading, UGWR		17,686	6,000	106,116	Cost for Civils and others
2	Ground Floor	Reception, restaurant & outdoor seating, kitchen, pantry, store, luggage room, laundry service, shop (02), travel agent office, snacks & coffee shop, back office, fountain, ladies & gents toilets		17,879	6,000	107,274	Cost for Civils and others
3	1st Floor	Media center, business center, banquet hall (04), meeting room, ladies & gents toilets, seminar room and service corridor		17,295	6,000	103,770	Cost for Civils and others
4	2nd Floor	Mezzanine floor office, large banquet hall & office, store & toilets		17,922	6,000	107,532	Cost for Civils and others
5	3rd Floor	Food shops, office, toilets, cineplex (03)		18,346	6,000	110,076	Cost for Civils and others
6	4th Floor	Childrens play ground, billiard room, prayer space, indoor games, Hotel room (10)		17,826	6,000	106,956	Cost for Civils and others
7	5th Floor	Swimming pool, salon, beauty parlour, gymnasium, Hotel room (15)		17,341	6,000	104,046	Cost for Civils and others
8	6th Floor	Hotel rooms (35)		15,567	6,000	93,402	Cost for Civils and others
9	7th Floor	Hotel rooms (35)		15,686	6,000	94,116	Cost for Civils and others
10	8th Floor	Hotel rooms (35)		15,686	6,000	94,116	Cost for Civils and others
11	9th Floor	Hotel rooms (35)		15,686	6,000	94,116	Cost for Civils and others
12	10th Floor	Hotel rooms (35)		15,686	6,000	94,116	Cost for Civils and others
13	11th Floor	Hotel rooms (30), Presidential suite (01)		14,978	6,000	89,868	Cost for Civils and others
14	12th Floor	Hotel rooms (26), Presidential suite (3)		13,854	6,000	83,124	Cost for Civils and others
15	Roof Top	For Helipad		5,340	6,000	32,040	Cost for Civils and others
16	Two(02)Master kitchen	Master kitchen		8,000	9,500	76,000	Cost for Civils, Interior design, Furniture & Fixtures, Kitchen equipment, Safety Equipment, Accessories and others
	Total			236,778		1,496,668	

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Estimated Interior Design and Other Costs							Remarks
S.N	Civil Construction Areas	Purposes	No. of Facility	Size (Square Feet)	Estimated Cost per square feet	Total Estimated Cost (BDT '000)	
1	Basement	Parking, electromechanical store, laundry, water treatment, loading unloading, UGWR		17,686	2,500	44,215	Cost for Civils
2	Ground Floor	Reception, restaurant & outdoor seating, kitchen, pantry, store, luggage room, laundry service, shop (02), travel agent office, snacks & coffee shop, back office, fountain, ladies & gents toilets		17,879	2,500	44,698	Interior design, Furniture & Fixtures, AC, Television and others
3	1st Floor	Media center, business center, banquet hall (04), meeting room, ladies & gents toilets, seminar room and service corridor		17,295	2,500	43,238	Interior design, Furniture & Fixtures, AC, Television and others
4	2nd Floor	Mezzanine floor office, large banquet hall & office, store & toilets		17,922	2,500	44,805	Interior design, Furniture & Fixtures, AC, Television and others
5	3rd Floor	Food shops, office, toilets, cineplex (03)		18,346	2,500	45,865	Interior design, Furniture & Fixtures, AC, Television and others
6	4th Floor	Childrens play ground, billiard room, prayer space, indoor games, Hotel room (10)		17,826	2,500	44,565	Interior design, Furniture & Fixtures, AC, Television and others
7	5th Floor	Swimming pool, salon, beauty parlour, gymnasium, Hotel room (15)		17,341	2,500	43,353	Interior design, Furniture & Fixtures, AC, Television and others
8	6th Floor	Hotel rooms (35)		15,567	2,500	38,918	Interior design, Furniture & Fixtures, AC, Television and others
9	7th Floor	Hotel rooms (35)		15,686	2,500	39,215	Interior design, Furniture & Fixtures, AC, Television and others
10	8th Floor	Hotel rooms (35)		15,686	2,500	39,215	Interior design, Furniture & Fixtures, AC, Television and others
11	9th Floor	Hotel rooms (35)		15,686	2,500	39,215	Interior design, Furniture & Fixtures, AC, Television and others
12	10th Floor	Hotel rooms (35)		15,686	2,500	39,215	Interior design, Furniture & Fixtures, AC, Television and others
13	11th Floor	Hotel rooms (30), Presidential suite (01)		14,978	2,500	37,445	Interior design, Furniture & Fixtures, AC, Television and others
14	12th Floor	Hotel rooms (26), Presidential suite (3)		13,854	2,500	34,635	Interior design, Furniture & Fixtures, AC, Television and others
Total				231,438		578,595	

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Estimated Other Civil Cost					Per Square Feet Estimated Cost	Total Estimated Cost(BDT '000)
S.N	Item No/ Description	Purposes	Size/Square Feet			
1	Security house, Watch tower, and Main Gate	For Beach Resort and Restaurant	LS		-	5,000
2	Boundary Wall	For Beach Resort and Restaurant	RF		-	25,000
3	Internal Road, Drainage and Sewerage Systems	For Beach Resort and Restaurant	LS		-	15,000
4	Water Supply and Connection line		LS			5,500
6	Others Civils Construction		LS			35,000
Total					-	85,500

5.3 Power & Utilities Required

Bhaiya Hotels & Resorts Ltd

(5-Star Hotel Project)

Requirement of Electricity, Fuel, Lubricant and Others Utilities Cost

Electricity Cost	
Maximum Load(KVA)	1,000 KVA
Maximum Load(kw)	800 kW
Daily consumption hours	22 hours
Yearly Working Days	360 Days
Monthly Working Days	30 Days
Power Rate(KW-H) in BDT	9.83
Daily Electricity Consumption	17,600 kW
Monthly Electricity Consumption	528,000 kW
Annual Electricity Consumption	6,336,000 kW
Daily Electricity Cost(BDT)	173,052
Monthly Electricity Cost(BDT)	5,191,560
Annual Electricity Cost(BDT)	62,298,720

No. of Vehicles	
No. of Vehicles	17
Daily Diesel Requirement/each	30 Ltr
Daily Octane/petrol Requirement	510 Ltr
Monthly Octane/petrol Requirement	15,300 Ltr
Yearly Octane/petrol Requirement	4,590,000
Per Litre Octane/petrol cost	135
Daily Octane/petrol cost	68,850
Monthly Octane/petrol cost	1,721,250
Yearly Octane/petrol cost	20,655,000

Diesel Generator Cost	
Maximum Load	500 KVA
Load Factor used (Max)-80%	400 Kw
Hours Used/day	2 hours
Yearly Working Days	360 Days
Monthly Working Days	30 Days
Per hour fuel consumption	21.96 Ltr
Fuel cost/Ltr	114 BDT
Daily fuel Consumption	44 Ltr
Monthly fuel Consumption	1,317 Ltr
Annual fuel Consumption	15,808 Ltr
Daily fuel Cost (BDT)	5,006
Monthly fuel Cost(BDT)	130,151
Annual fuel Cost(BDT)	1,561,818

Others Utilities Lumsump Cost	
Lubricant(Mobil,Grease and Break	Daily Monthly Yearly
Treated Water	- - -
Waste Water Treatment	- - -

Total Utility Cost	
Daily Utility Cost	Amount in BDT
Monthly Utility Cost	246,908
Yearly Utility Cost	7,042,961
	84,515,538

5.4 Miscellaneous

5.4.1 Solar Panel

In this project, the solar panel cost has been estimated BDT 15.00 mln.

5.4.2 Lifts

In this project, there will be Lift (Six (6)-Guest Lifts and Two (2)-Service Lifts) and the cost has been estimated BDT 36.00 mln.

5.4.3 Diesel Generator

In this project, there will be four (04) 500-KVA Diesel Generators for uninterrupted power supply and the cost has been estimated BDT 18.00 mln.

5.4.4 Substation and Electrical Wiring

In this project, the Substation (1,000 KVA) and Electrical Wiring cost has been estimated BDT 55.00 mln.

5.4.5 Fire Fighting, Safety and Security Equipment

In this project, the Fire Fighting, Safety and Security Equipment cost has been estimated BDT 25.00 mln.

5.4.6 Vehicles

In this project, there will be (Twelve (12)-Micro bus and Five (5) private cars) and the cost has been estimated BDT 78.20 mln.

5.4.7 Office Decoration, furniture-fixture & office equipment

In this project, the Office Decoration, furniture-fixture & office equipment cost has been estimated BDT 25.00 mln.

5.4.8 Preliminary expenses & Consultancy fees

In this project, Preliminary expenses & Consultancy fees have been estimated BDT 25.00 mln

5.4.9 Contingency for Civil Constructions

In this project, 5.00% Contingency for Civil Constructions has been considered.

6. Risk Factors and Management's Perceptions about the Risks

There are risks associated with all investment decision. The investors (Banks/Financial Institutions/Private Equity) should be aware of those risks. These risks could result in loss of income or capital investment. Before making any investment decision the investors should carefully consider the following risks in addition to the information contained in the feasibility report for evaluating the said offer and whether to invest in the project or not.

Credit Risk: This is the risk of default on a debt that may arise because of default by the borrower to pay the loan. In operating any business there is always credit risk lies in the business. As there is always lending and borrowing between parties in the form of money and goods.

Management Perception: Credit Risk mainly lies with banks and Financial Institutions. Since Bhaiya Hotels & Resorts Ltd has good management team who are professional sound to handle this risk efficiently. However, a certain degree of credit risk lies because of this obligation. The management will be well aware of this and management tries to manage it efficiently through continuous supervision.

Liquidity Risk: The risk that a company may be unable to meet short term financial demands. This usually occurs due to the inability to convert its current assets to cash without a loss of capital or income. Liquidity is a common phenomenon of the business.

Management Perception: Bhaiya Hotels & Resorts Ltd will deal with its working capital in efficient way to maintain liquidity risk. Management will develop comprehensive marketing team who will work target wise for selling the apartments quickly.

Interest rate risk: Interest rate risk is associated with the fluctuations in market interest rates which cause a company's cost of debt to increase. A company having significant borrowed fund faces interest rate risks when the rate of interest fluctuates unfavorably due to volatility in money market. Changes in the Government's monetary policy also tend to increase the interest rates. High rate of interest may adversely affect the operating results and financial performance of companies having borrowed fund of significant volume. Increase in the interest rate burdens the company with additional financial charges and squeezes the profit of the company.

Management perception: The management of Bhaiya Hotels & Resorts Ltd will be aware of the volatility of the money market in Bangladesh. The Management of the Company believes that rising interest rates will not substantially affect the Company. The management of the company will emphasize on equity-based financing to reduce the dependency on borrowings. The management will strongly believe that fluctuation of interest rate would have a little impact upon the performance of Bhaiya Hotels & Resorts Ltd.

Geographic and Environmental Risk: This is a risk to an investment in a specific disturbed geographic area. The disturbance may be at local level or may be at national level. Geographic Risk may also occur due to earthquake, flood and fire. If the environment suffers more due to highly polluting nature or due to violation of any environmental law/norms by the industry/business, then it may BHR adverse remarks from the Regulator/Statutory Authority or may have to face penal provisions as well as implications. Therefore, the management of BHR is also exposed to environmental risk.

Management Perception: To mitigate the Geographic and Environmental Risk, the management takes utmost care for reducing these related risks. BHR will give full attention for environmental safety of the society.

7. Market Study and Demand Projection

7.1 Overview of Cox's Bazar

Cox's Bazar is a heaven of golden sands, towering cliffs, surfing waves, rare conch shells, colourful pagodas, Buddhist temples and tribes, delightful sea food - this is Cox's Bazar, the tourist capital of Bangladesh. Having the world's longest (120 kilometres) beach sloping gently down to the blue waters of the Bay of Bengal, Cox's Bazar is one of the most attractive tourist spots in the country. Located at a distance of 152 km. south of chittagong, the leading seaport of Bangladesh, Cox's Bazar is connected both by air and road from Dhaka and Chittagong.

In Bangladesh Cox's Bazar Sea Beach is a place of wonderful scenario along with sunset view. Not only local people but also thousands of tourists from different places visit this sea beach each and every day of the year. But the maximum rush of the tourists remains at the season of winter. Furthermore, the potential tourist areas in and around Cox's Bazar have gigantic range for advancement. A very favourable and healthy climate, the world largest beach, accommodation facilities and shopping centres for special types of items such as Burmis pickle, cloths, souvenir, dry fish and so on make it very attractive tourist spot to the tourists. In this case, to make it promising and convenient place another important factor is transport facility; the tourists may reach in Cox's Bazar by bus, plane and train (Dhaka-Chittagong-Cox's bazar) as they wish. So far it is still suffering from proper and suitable development by the government as well as by the private sector. After considering all of these particulars it is disclosed that keenness both in the government and private sectors can expand the attractiveness and beauty of this place and create new prospects for tourism that can facilitate and increase the visitors' stimulation to come and enjoy at the sight for refreshment.

Visits to the picnic spot at Himchari, Teknaf - southern-most tip of Bangladesh and nearby islands of Sonadia and Moheshkhali are memorable experiences of a lifetime. Other attractions for visitors are conch shell market, tribal handicraft, salt and prawn cultivation, Ramu buddhist temple and tribal village.

7.2 Overview of the Tourism Sector in Bangladesh

For the past decade, Bangladesh has been a regional force in terms of growth managing to lift itself from the least-developed country category. This became possible for a number of drivers like the RMG sector, foreign remittances, etc. However, going forward, the need to diversify the economy is immense in order to sustain this growth. Strengthening other dormant sectors is a necessity more than a choice.

With the natural beauty of the Sundarbans, one of the largest mangrove forests in the world, and Cox's Bazar Sea Beach, the longest in the world, and many more, the country's tourism industry bears huge potential for catering to local and foreign travelers big time

Tourism brings several monetary, sociable and also environmentally friendly rewards, specifically inside countryside locations. The living standard of the people has improved due to the economic growth of the country escalating the number of domestic tourists. Both the aviation and tourism sectors of the country have witnessed momentum of rapid growth with huge investment in recent years.

Development work is now underway to modernize the country's aviation infrastructures, besides, for the collective improvement of the tourism industry the tourism master plan is also

on the cards. The government has set a target to raise the contribution of the tourism sector to the economy to the tune of 10% of the GDP in the days to come.

Tourism is one of the most important sectors to increase foreign currency in Bangladesh. Bangladesh is a developing country with a huge number of population. Many problems affect Bangladesh's economy. One of the most important problems is unemployment. Tourism can reduce the unemployment problem through creating a huge number of job opportunities in this sector.

There are many opportunities such as it can create a huge number of job opportunities, it helps to increase foreign currency in Bangladesh, Bangladesh can get a huge profit from tourism that helps to make a better economic condition and tourism also can help Bangladesh in business purpose.

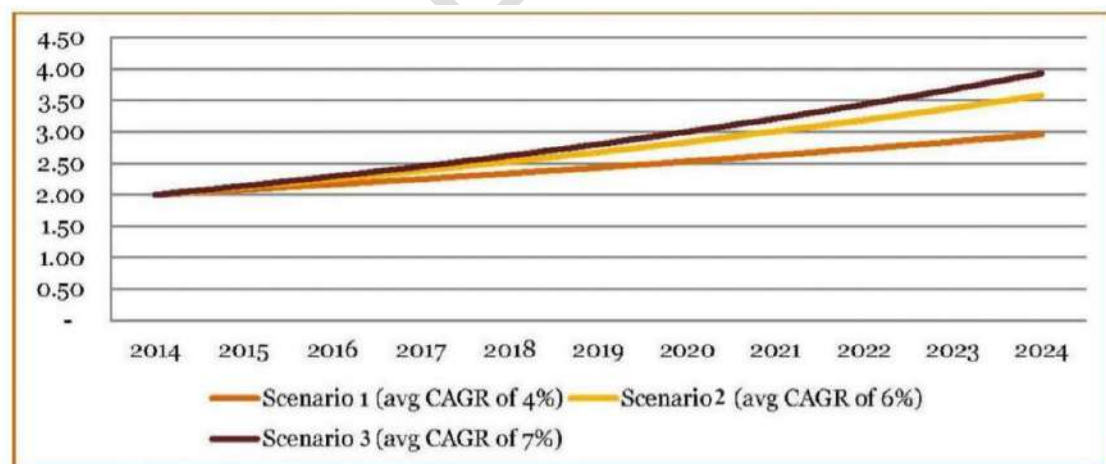
7.3 Tourism's contribution in national economy

The contribution of the travel and tourism sector has been on an upward path from the year 2000, even though there have been significant ups and downs. In 2019, the sector contributed 4.4 per cent of the GDP.

According to research, Bangladesh's tourism sector will employ about 1.7 million workers, roughly 4.20 per cent of the country's workforce by 2023. The government has set a target to raise the contribution of the tourism sector to the economy to the tune of 10% of the GDP in the days to come.

7.4 Tourism in Cox's Bazar

Cox's Bazar saw 2.58 million visitors in 2012. This number is expected to grow to 7.0 million by 2024. There are opportunities for an indoor marine park and aquarium, which can be clubbed with any medium- to high-density tourism driver and luxury hospitality concept.



7.5 Potentials of Tourism in Cox's Bazar

Cox's Bazar is recognised as the beach resort district of the country with the longest sea-beach in the world. It is the most-visited domestic tourist spot in Bangladesh. Despite the promising potential that the destination holds, this city has not yet been able to enhance its desirability to attract tourists. This is primarily due to problems such as squatter settlement, rampant unplanned development of shops, hotels, motels, time-share condominiums and residences along with other overlapping administrative anomalies. Cox's Bazar is today a veritable concrete jungle with looming empty hotels that have been sold off as time share options to uninformed investors.

Cox's Bazar is a highly seasonal market, which performs at an average year round occupancy of approximately 50% at an average rate of US\$ 40. Considering the large growing middle class and the domestic traveller segment, other/beach destinations such as Inani Beach, Moheshkhali (north of Cox's Bazar, known for the Buddhist temple and Adinath Temple), and Sonadia Islands, can be developed in a far more organised and environmentally sound manner. These destinations have immense potential to generate revenue for the country and should therefore be adequately harnessed.

7.6 Tourism's Contribution in National Economy

The contribution of the travel and tourism sector has been on an upward path from the year 2000, even though there have been significant ups and downs. In 2019, the sector contributed 4.4 per cent of the GDP. According to research, Bangladesh's tourism sector will employ about 1.7 million workers, roughly 4.20 per cent of the country's workforce by 2023. The government has set a target to raise the contribution of the tourism sector to the economy to the tune of 10% of the GDP in the days to come.

7.7 Advantages of Cox's Bazar as a Tourist Location

Cox's Bazar has the world's largest unbroken sea beach which stretches more than 120 km. The entire beach is a stretch of golden sandy sea beach which is reachable by motorbike. The beach BHRs busy from November to early March.

Today, it boasts of luxurious five-star and three-star hotels some of which are international chain hotels. There are numerous budget-friendly modern hotels, motels and guest houses at cheaper prices. The variety of accommodation options and a wide array of restaurants available today has made it a perfect base to explore magnificent beaches and other natural beauty in and around Cox's Bazar.

Communication was not that good even a decade ago, but today it is very well-connected by air and road link with the capital of Bangladesh, Dhaka and the port city Chittagong. There are high-class direct bus/coach services to and from Dhaka and Chittagong. Going by bus or coach will allow you to explore the stunning landscapes of Bangladesh.

7.8 Problems of Cox's Bazar as a Tourist Spot

- Tough to ensure accommodation facility during October to January though this is the best time to visit Cox's Bazar in terms of weather condition
- There is no rail route to go to Cox's Bazaar
- Lack of transport facility during October to January because of huge crowd
- All kinds of costs like accommodation, foods and transport costs are increasing rapidly
- The drainage system is so unhealthy
- There is a lack of security system for the tourists
- Lack of recreational facility in beach
- There is a little facility of toilet and change room in the beach; 9. lack of utility service in Cox's Bazar
- Lack of proper Medicare service for the natives and tourists.

7.9 Impact of COVID-19 on the Tourism of Cox's Bazar

With the onslaught of Covid-19 weighing on its economy, tourism in Cox's Bazar has witnessed a headlong decline in both domestic and foreign tourist visits after being categorised as a red zone by the government.

With Cox's Bazar's number of domestic tourists steadily increasing this year, newer tourist spots being discovered and overseas tourists trickling in to go to our largely overlooked country, the tourism and hotel industry has thrived for more than half a century. According to research, with the government's announcement of Cox's Bazar as a Covid-19 red zone, daily transactions of BDT 25 to 30 crore are no longer taking place. But the hotels still have to pay staff salaries and maintenance costs.

8. Technical Aspects and Engineering

8.1 Top Challenges in Managing a Hotel and Resort

Getting the marketing strategy right: For many, this doesn't seem to be one of the critical challenges faced by resorts. But in reality, IT IS.

First things first, understand the ideal guests. Do this religiously before starting with any marketing campaign.

Next up, determine the unique selling propositions. To put it simply, learn what makes the resort stand out from the rest of the resorts? Once these two things are done, it's halfway through.

Dealing with employee turnover or shortage of staff: The hospitality industry is prone to employee turnover. About one-third of new employees quit after six months and this is certainly a significant issue that needs to be addressed.

Resorts are no exception to this whole shebang. The number of employees quitting their jobs is extremely high. Reasons? Either the opportunities outside the resort industry are more or resorts don't offer an employee-centric work environment.

So, how can resorts deal with the tough feat?

Resort owners must cement the fact it is not just about retaining the best people but also keeping the employees happy.

Competitor research: It's very important to look at the competitors. All is needed to do is just look around and see what other businesses in the same segment are doing. And whether they are reaping any benefits from it.

If they are, don't be a copycat. Rather, see how they are making things happen. Then come back to your den and audit your resorts. Determine spots and places that require some tweak.

Managing suppliers and vendors for various needs: If vendors and their payments are not managed properly, it could create a lot of haywire situations.

Maybe sometimes have to work with multiple vendors for various departments. But a track has to be kept of all the cash going out and the supplies coming in. Are you keeping a track of all the items that you need to return and BHR a refund? Are you working with the right supplier? Is your supplier giving you the best quality products? See, there are so many aspects to consider. The best way to overcome these obstacles is by splitting up the responsibilities.

Picking the right set of technologies: Technology today is an integral part of any hospitality business — be it a branded hotel chain, a tiny motel, or a luxury resort. And there are a number of hospitality solution providers in the market.

Ensuring 100% guest satisfaction: This is one of the top resort management challenges. Hands down! And guess what? There's a bitter truth.

There's nothing called 100% guest satisfaction. There'll be always someone who would not like something or the other about your property. So, not to worry about not being able to satisfy each and every guest. What can be done is take the extra mile and try to offer the best you have.

8.2 Critical Success Factors in the Resort Industry

Location: The hotel industry has traditionally focused on location as the most important critical success factor. Despite the changes in the industry, location is still important. A hotel located on a little-used highway is not likely to do very well, even if it offers superior service and amenities. However, although location remains highly important, other factors matter. Travelers used to take it for granted that hotel service would vary significantly depending on location, but this is no longer the case.

Global Outlook: Even small, locally owned hotels need to be able to compete on an international basis to be successful. Tourists deciding where to take their next vacation can choose from destinations all over the world, and can easily research the quality of local hotels when making their selection. If a hotel tries to compete solely on price and location while a nearby competitor also emphasizes creating a quality experience for the customer, then visitors will go to the latter. Hotel owners need to be aware of what hotels all over the world are doing to attract new customers and earn their loyalty.

Quality Management: Quality management is multifaceted and goes beyond the concept of customer service to include additional factors such as employee satisfaction and involvement. A single random interaction with a hotel employee can make the difference between a satisfied customer, an impressed customer or a customer who goes online and writes a bad review about his hotel experience. By concentrating on employee satisfaction as well as customer service, a hotel can increase the likelihood that all its employees will provide excellent customer service as well.

Flexibility: Flexibility is a key factor in quality management as well as being a critical success factor for the hotel industry. Customers can have completely different expectations of a hotel, so managers need to be given the authority to make decisions to accommodate them when possible. A manager hampered by an inflexible set of policies may be unable to fix a customer problem and earn that customer's loyalty and good word of mouth in the future. A manager with the authority to make exceptions when appropriate is in a much better position to turn a situation around and earn a good reputation for customer service and high quality.

**PROJECTED
FINANCIAL ANALYSIS**

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



9. Financial Analysis of the Project

9.1 Key Assumptions

Project Information	
Name of the Project	: Bhaiya Hotels & Resorts Ltd
Type of Project	: (5-Star Hotel Project)
Nature of the Project	: A 5-Star level hotel and resorts where total 260 different types room such as Deluxe, Deluxe Twin, Premium Suite, Presidential suite and other facilities which includes Reception, restaurant & outdoor seating, kitchen, pantry, store, luggage room, laundry service, shop, travel agent office, snacks & coffee shop, back office, fountain, Media center, business center, banquet and conference hall, meeting room, seminar room, Food shops, office, cineplex, Childrens playground, billiard room, prayer space, indoor games, Swimming pool, salon, beauty parlour and gymnasium.
Location of The Project	: Himchari Road, Kolatoli, Cox's Bazar, Chottagram, Bangladesh
Corporate Head Office	: Taneem Square, House-158/E, (3rd & 5th Floor), Kamal Ataturk, Avenue, Banani C/A, Dhaka, Bangladesh
Legal Formation of the Project:	: Private Limited Company
Contact Person	: Md. Jobayer Islam Bhuiyan, Managing Director Bhaiya Hotels & Resorts Ltd +8801726298910 jobayer.shawon99@gmail.com
Life of The Project	: 30 years
Project Land	: Total 60.00 Decimals.
Project Approved by	: Appropriate Authority
Market of the services	: Foreign and Local Guest
Sources of Energy	: REB and Diesel Generator
Total Working Days	: 360
Facilities of the Project	
Buildings Design and Civil Constructions Plan	
LAND DATA	
Land Area	: 60.00 decimals
Total No. of Rooms	: 260
Deluxe Room	: 142
Deluxe Twin	: 70
Premium Suite	: 41
Presidential suite	: 7
Food Court	: 1
Banquet/ Conference Hall	: 2
Meeting Room	: 2
Business center	: 1
Cineplex	: 3
SPA and Beauty Parlor	: 1
Financial Assumptions	
Debt-Equity Ratios	
For Long Term/ Project Loan	: 60.75 : 39.25
For Short Term/ Working Capital Loan	: 90.00 : 10.00
Interest rate on long-term debt	: 10.00%
Debt tenure (Years)-Long Term Loan	: 8
Moratorium Period (months)	: 24
Loan Repayment Mode	: Equal Quarterly Instalment Basis (EQI)
Discount rate (weighted Avg. cost of capital)	: 10.00%
Income Tax /VAT Rate	: 25.00%

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



Revenue assumptions	
REVENUE SOURCES	
Deluxe Room Rent	: BDT 8,500.00/day
Deluxe Twin Rooms Rent	: BDT 10,500.00/day
Premium Suite Rent	: BDT 15,000.00/day
Presidential Suite Rent	: BDT 30,000.00/day
Banquet/Conference Hall-1 Rent	: BDT 250,000.00/day
Banquet/Conference Hall-2 Rent	: BDT 100,000.00/day
Meeting Room-1 Rent	: BDT 25,000.00/day
Meeting Room-2 Rent	: BDT 25,000.00/day
Business Centre Rent	: BDT 20,000.00/day
Restaurant	: BDT 1,000.00/guest
Food Court	: BDT 350.00/guest
Cineplex-1	: BDT 1,000.00/guest
Cineplex-2	: BDT 1,000.00/guest
Cineplex-3	: BDT 1,000.00/guest
SPA and Beauty Parlor	: BDT 10,000.00/guest
Average Sales Revenue (5 Years)	: BDT 1,577.09 mln
Average Net Profit (5 Years)	: BDT 418.51 mln
Expense Assumptions	
Hotel and Resort Management Expenses	
Deluxe Room maintenance cost	: 20% on Deluxe Room Revenue
Deluxe Twin maintenance cost	: 20% on Deluxe Twin Room Revenue
Premium Suite maintenance cost	: 20% on Premium Suite Revenue
Presidential suite maintenance cost	: 20% on Presidential suite Revenue
Food and Beverage cost for Restaurant	: 50% on Restaurant revenue
Food and Beverage cost for Food Court	: 50% on Food Court revenue
Banquet/ Conference Hall-1 maintenance cost	20% on Conference Hall-1 Revenue
Banquet/ Conference Hall-2 maintenance cost	20% on Conference Hall-2 Revenue
Meeting Room-1 maintenance cost	20% on Meeting Room-1 Revenue
Meeting Room-2 maintenance cost	20% on Meeting Room-2 Revenue
Business center maintenance cost	20% on Business center Revenue
Cineplex-1 maintenance cost	20% on Cineplex-1 Revenue
Cineplex-2 maintenance cost	20% on Cineplex-2 Revenue
Cineplex-3 maintenance cost	20% on Cineplex-3 Revenue
SPA and Beauty Parlor maintenance cost	20% on SPA and Beauty Parlor Revenue
Administrative, Selling and Marketing Expenses (% of sales)	
Salary-Admin, Sales and Marketing	: 1.30%
Promotional Expenses	: 2.50%
Printing and Stationery Expenses	: 0.10%
Electricity Head Office and General	: 0.10%
Travelling and Conveyance	: 0.25%
Postage, Telegram and Telephone	: 0.15%
Entertainment	: 0.20%
Legal and audit fees	: 0.25%
Insurance(Fire)	: 0.25%
Miscellaneous Expenses	: 0.50%
Depreciation and Amotization charges	
Hotel Interior Design, Landscaping and Others related cost	: 10.00%
Others Civils Construction	: 10.00%
Solar Panel for Electricity	: 20.00%
Lift	: 10.00%
Diesel Generator	: 20.00%
Sub Station (1000 KVA) and electrical wiring	: 20.00%
Fire Fighting, Safety and Security Equipment	: 20.00%
Vehicle	: 20.00%
Office Decoration, Furniture-fixture & Office	: 20.00%
Contingency for Civil Constructions and others	: 2.50%
Other Assumptions	
Contingency for Civils Construction	: 5.00%

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



9.2 Synopsis of Bhaiya Hotels & Resorts Ltd

Name of The Project:	: Bhaiya Hotels & Resorts Ltd
Corporate Office	: Taneem Square, House-158/E, (3rd & 5th Floor), Kamal Ataturk, Avenue, Banani C/A, Dhaka, Bangladesh
Status of The Project:	: Private Limited Company
Total Project Cost:	: 3,871,544 Thousand Taka
Life of The Project:	: 30 Years
No. of working days in a year	: 360 days
Employment Generation	: 260 persons
Sources of Utilities	: PDB/REB/DIESEL GENERATORS

Financial Summary				Fig in Tk. '000'	
Particulars	Year - 1	Year - 2	Year - 3	Year - 4	Year - 5
Sales at attainable capacity	217,260	217,260	217,260	217,260	217,260
Sales at utilization capacity	1,321,740	1,449,414	1,577,088	1,704,762	1,832,436
Gross Income/Profit	688,546	771,356	853,693	935,586	1,017,003
Operating Income	609,819	686,129	761,881	837,139	912,978
Net Income after Tax	264,162	349,013	420,033	492,343	566,997
Gross Income to Sales (%)	52.09%	53.22%	54.13%	54.88%	55.50%
Operating Income to Sales (%)	46.14%	47.34%	48.31%	49.11%	49.82%
Net Income to Sales (%)	19.99%	24.08%	26.63%	28.88%	30.94%
Return on Investment - ROI (%)	12.76%	14.29%	15.00%	15.51%	15.85%
Return on Equity - ROE (%)	18.37%	20.56%	20.62%	20.23%	19.62%
BEP on utilization capacity (%)	51.06%	43.50%	38.80%	34.66%	30.91%
BEP on attainable capacity (%)	25.87%	24.22%	23.54%	22.76%	21.84%
Break Even Sales (Tk.)	674,876	630,530	611,884	590,805	566,389
Pay Back Period (Years)	5.38				
Discounted Pay Back Period (Years)	7.42				
Debt Equity Ratio	60.75 : 39.25				
Project Loan Period	8 Years including 24 months moratorium period				
Interest Rate of Project Loan	10.00% for Project loan & 10.00 % for Working Capital				
Mode of Loan Re-payment	Equal Quarterly Instalment (EQI)				
Internal Rate of return (IRR) - %	18.81%				
Debt Service Coverage Ratio (Times)	1.60	1.78	1.89	1.99	2.10
GDP Contribution based on 3rd year	955,070				
NB: Summary shows only 5 years information.					

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



9.3 Estimated Project Cost

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Estimated Project Cost				
Fig in Tk. '000'				
SL	Particulars	Estimated Cost		
		Import	Local	Total
01	Land and Building Cost (Asset Acquisition)		2,036,668	2,036,668
03	Others Civils Construction(Internal Road, Main Gate, Boundary wall and Security Room)	-	85,500	85,500
02	Hotel Interior Design, Landscaping and Others related cost		578,595	578,595
04	Solar Panel for Electricity		15,000	15,000
05	Lift(Six(6)-Guest Lifts and Two(2)-Service Lifts)		36,000	36,000
06	Diesel Generator(Four(04)-500 KVA)		18,000	18,000
07	Sub Station (1000 KVA) and electrical wiring		55,000	55,000
08	Fire Fighting, Safety and Security Equipment		25,000	25,000
09	Vehicle(Twelve(12)-Micro bus and Five(5) private car)		78,200	78,200
10	Office Decoration, Furniture-fixture & Office Equipment		25,000	25,000
11	Preliminary expenses & Consultancy fees(For Engineering Design, Permitting and Other Studies Cost)	-	25,000	25,000
12	Contingency for Civil Constructions and others- 5%		15,085	15,085
	TOTAL FIXED COST EXCEPT IDCP	-	2,993,048	2,993,048
13	Working Capital Requirement			514,868
14	IDCP (24 months Grace Period with 10% rate of interest)			363,627
	TOTAL PROJECT COST			3,871,544

Means of Finance

	Sponsor's Equity		39.25%	1,174,912
	Long Term Loan		60.75%	1,818,136
	Interest During Construction Period(IDCP)			363,627
	Working Capital , Equity		10.00%	51,487
	Working Capital , Short Term Loan		90.00%	463,382
	TOTAL			3,871,544

9.4 Debt-Equity Ratio Analysis- Long Term Finance

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Debt-Equity Ratio												
Sl #	Particulars	Total Project Cost	Contribution		Debt			Equity				
			Financial Institutions	Equity	Imported	Local	Total	Imported	Local	Total		
01	Land and Building Cost (Asset Acquisition)	2,036,668	70%	30%		1,425,668	1,425,668		611,000	611,000		611,000
04	Others Civils Construction(Internal Road, Main Gate, Boundary wall and Security Room)	85,500	70%	30%		59,850	59,850		25,650	25,650		25,650
03	Hotel Interior Design, Landscaping and Others related cost	578,595	30%	70%		173,579	173,579		405,017	405,017		405,017
05	Solar Panel for Electricity	15,000	70%	30%		10,500	10,500		4,500	4,500		4,500
06	Lift (Six(6)-Guest Lifts and Two(2)-Service Lifts)	36,000	70%	30%		25,200	25,200		10,800	10,800		10,800
07	Diesel Generator(Four(04)-500 KVA)	18,000	70%	30%		12,600	12,600		5,400	5,400		5,400
08	Sub Station (1000 KVA) and electrical wiring	55,000	70%	30%		38,500	38,500		16,500	16,500		16,500
09	Fire Fighting, Safety and Security Equipment	25,000	70%	30%		17,500	17,500		7,500	7,500		7,500
10	Vehicle(Twelve(12)-Micro bus and Five(5) private car)	78,200	70%	30%		54,740	54,740		23,460	23,460		23,460
11	Office Decoration, Furniture-fixture & Office Equipment	25,000	0%	100%		-	-		25,000	25,000		25,000
12	Preliminary expenses & Consultancy fees(For Engineering Design, Permitting and Other Studies Cost)	25,000	0%	100%		-	-		25,000	25,000		25,000
13	Contingency for Civil Constructions and others- 5%	15,085	0%	100%		-	-		15,085	15,085		15,085
	Total	2,993,048			-	1,818,136	1,818,136	-	1,174,912	1,174,912	-	1,174,912
	Debt -Equity Ratio (%)						60.75%					39.25%

Fig in Tk. '000'

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9.5 Projected Balance Sheet

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Projected Balance Sheet						
Fig. in Taka '000'						
Particulars	0 Year	Year-1	Year-2	Year-3	Year-4	Year-5
Fixed Assets						
Fixed Assets (net)	2,968,048	2,854,421	2,740,795	2,627,168	2,513,542	2,399,915
Preliminary & Pre-Operating Expenses	25,000	20,000	15,000	10,000	5,000	-
Interest During Construction Period (IDCP)	363,627	290,902	218,176	145,451	72,725	-
Investment	-	-	-	-	-	-
Sub Total	3,356,675	3,165,323	2,973,971	2,782,619	2,591,267	2,399,915
Current Assets						
Cash & Bank Balance	-	402,681	685,087	1,004,775	1,360,750	1,752,650
Advance Hotel Management Expenses		441,842	243,353	266,021	288,912	312,040
Advance Administrative, selling and Marketing Expenses		78,727	85,227	91,812	98,447	104,025
Sub Total	-	923,250	1,013,667	1,362,608	1,748,109	2,168,715
Total Assets	3,356,675	4,088,573	3,987,638	4,145,227	4,339,376	4,568,630
Liability & Owner's Equity						
Current Liabilities						
Short Term Loan (Working Capital Loan)		463,382	290,464	316,660	343,098	368,797
Accounts Payable		1,500	1,538	1,576	1,615	1,656
Accrued Expenses		700	718	735	754	773
Income Tax Liabilities		3,500	3,588	3,677	3,769	3,863
Total Current Liabilities	-	469,082	296,306	322,649	349,237	375,088
Long Term Liabilities						
Long Term Loan (Including IDCP)	2,181,763	2,181,763	1,993,606	1,785,916	1,556,666	1,303,615
Total Liabilities	2,181,763	2,650,845	2,289,913	2,108,565	1,905,902	1,678,704
Owners Equity						
Share Capital	1,174,912	1,174,912	1,174,912	1,174,912	1,174,912	1,174,912
Share Capital-Working Capital		51,487	32,274	35,184	38,122	40,977
General Reserve		26,416	61,317	103,321	152,555	209,255
Retained Earnings	-	184,913	429,222	723,245	1,067,885	1,464,783
Total Owner's Equity	1,174,912	1,437,728	1,697,725	2,036,662	2,433,474	2,889,927
Total Liability & Owner's Equity	3,356,675	4,088,573	3,987,638	4,145,227	4,339,376	4,568,630

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9.6 Projected Income Statement

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Projected Income Statement					
Fig. In Taka '000'					
Particulars	Year-1	Year-2	Year-3	Year-4	Year-5
Sales	1,321,740	1,449,414	1,577,088	1,704,762	1,832,436
Cost of Sales	633,194	678,058	723,395	769,176	815,433
Gross Income	688,546	771,356	853,693	935,586	1,017,003
Administrative & Marketing Expenses	78,727	85,227	91,812	98,447	104,025
Operating Income	609,819	686,129	761,881	837,139	912,978
Other Income / Expenses					
Return on Investment	-	-	-	-	-
Net Income Before Interest & Taxes	609,819	686,129	761,881	837,139	912,978
Financial Expenses	257,604	220,779	201,838	180,682	156,982
Net Income Before Taxes	352,216	465,350	560,044	656,457	755,996
Provision for VAT and Tax (25% on Net Profit)	88,054	116,338	140,011	164,114	188,999
Net Income after Tax	264,162	349,013	420,033	492,343	566,997
Appropriation					
Retained Earnings at beginning of the period	-	184,913	429,222	723,245	1,067,885
Net Income During The Period	264,162	349,013	420,033	492,343	566,997
Cash Dividend declared(20% each year)	52,832	69,803	84,007	98,469	113,399
Transfer to General Reserve(10% each year)	26,416	34,901	42,003	49,234	56,700
Retained Earnings at End of the period	184,913	429,222	723,245	1,067,885	1,464,783
Ratios :					
Gross Income to sales	52.09%	53.22%	54.13%	54.88%	55.50%
Operating Income to sales	46.14%	47.34%	48.31%	49.11%	49.82%
Net Income after Tax to sales	19.99%	24.08%	26.63%	28.88%	30.94%
Debt Service Coverage ratio	1.60	1.78	1.89	1.99	2.10

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9.6 (a) Projected Income Statement

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Projected Income Statement <i>(Sensitivity Analysis based on 5% decrease of sales price)</i> Fig. in Taka '000'					
Particulars	Year-1	Year-2	Year-3	Year-4	Year-5
Sales	1,255,653	1,376,943	1,498,234	1,619,524	1,740,814
Cost of Goods Sold	633,194	678,058	723,395	769,176	815,433
Gross Income	622,459	698,885	774,839	850,348	925,381
Administrative & Marketing Expenses	78,727	85,227	91,812	98,447	104,025
Operating Income	543,732	613,658	683,027	751,901	821,356
Other Income / Expenses					
Return on Investment	-	-	-	-	-
Net Income Before Interest & Taxes	543,732	613,658	683,027	751,901	821,356
Financial Expenses	257,604	220,779	201,838	180,682	156,982
Net Income Before Taxes	286,129	392,879	481,189	571,219	664,374
Provision for VAT and Tax (25% on Net Profit)	71,532	98,220	120,297	142,805	166,093
Net Income after Tax	214,596	294,660	360,892	428,414	498,280
Appropriation					
Retained Earnings at beginning of the period	-	150,218	356,479	609,104	908,994
Net Income During The Period	214,596	294,660	360,892	428,414	498,280
Cash Dividend declared(20% each year)	42,919	58,932	72,178	85,683	99,656
Transfer to General Reserve(10% each year)	21,460	29,466	36,089	42,841	49,828
Retained Earnings at End of the period	150,218	356,479	609,104	908,994	1,257,790
Ratios :					
Gross Income to sales	49.57%	50.76%	51.72%	52.51%	53.16%
Operating Income to sales	43.30%	44.57%	45.59%	46.43%	47.18%
Net Income after Tax to sales	17.09%	21.40%	24.09%	26.45%	28.62%
Debt Service Coverage ratio	1.49	1.65	1.75	1.85	1.94

9.6 (b) Projected Income Statement

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Projected Income Statement <i>Sensitivity Analysis based on 5% increase of Operational Cost</i>					
Fig. in Taka '000'					
Particulars	Year-1	Year-2	Year-3	Year-4	Year-5
Sales	1,321,740	1,449,414	1,577,088	1,704,762	1,832,436
Cost of Goods Sold	594,720	638,986	681,583	724,625	768,142
Gross Income	727,020	810,428	895,505	980,137	1,064,294
Administrative & Marketing Expenses	78,727	85,227	91,812	98,447	104,025
Operating Income	648,293	725,201	803,693	881,690	960,268
Other Income / Expenses					
Return on Investment	-	-	-	-	-
Net Income Before Interest & Taxes	648,293	725,201	803,693	881,690	960,268
Financial Expenses	257,604	220,779	201,838	180,682	156,982
Net Income Before Taxes	390,689	504,422	601,855	701,008	803,286
Provision for VAT and Tax (25% on Net Profit)	97,672	126,106	150,464	175,252	200,822
Net Income after Tax	293,017	378,317	451,391	525,756	602,465
Appropriation					
Retained Earnings at beginning of the period	-	205,112	469,934	785,907	1,153,937
Net Income During The Period	293,017	378,317	451,391	525,756	602,465
Cash Dividend declared(20% each year)	58,603	75,663	90,278	105,151	120,493
Transfer to General Reserve(10% each year)	29,302	37,832	45,139	52,576	60,246
Retained Earnings at End of the period	205,112	469,934	785,907	1,153,937	1,575,662
Ratios :					
Gross Income to sales	55.00%	55.91%	56.78%	57.49%	58.08%
Operating Income to sales	49.05%	50.03%	50.96%	51.72%	52.40%
Net Income after Tax to sales	22.17%	26.10%	28.62%	30.84%	32.88%
Debt Service Coverage ratio	1.66	1.84	1.96	2.07	2.18

9.6 (c) Projected Income Statement

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Projected Income Statement <i>Sensitivity Analysis based on 5% decrease of sales price 5% increase of Operational Cost</i> Fig. in Taka '000'					
Particulars	Year-1	Year-2	Year-3	Year-4	Year-5
Sales	1,255,653	1,376,943	1,498,234	1,619,524	1,740,814
Cost of Goods Sold	594,720	638,986	681,583	724,625	768,142
Gross Income	660,933	737,958	816,650	894,899	972,672
Administrative & Marketing Expenses	78,727	85,227	91,812	98,447	104,025
Operating Income	582,206	652,730	724,838	796,452	868,646
Other Income / Expenses					
Return on Investment	-	-	-	-	-
Net Income Before Interest & Taxes	582,206	652,730	724,838	796,452	868,646
Financial Expenses	257,604	220,779	201,838	180,682	156,982
Net Income Before Taxes	324,602	431,951	523,001	615,770	711,664
Provision for VAT and Tax (25% on Net Profit)	81,151	107,988	130,750	153,943	177,916
Net Income after Tax	243,452	323,964	392,251	461,828	533,748
Appropriation					
Retained Earnings at beginning of the period	-	170,416	397,191	671,766	995,045
Net Income During The Period	243,452	323,964	392,251	461,828	533,748
Cash Dividend declared(20% each year)	48,690	64,793	78,450	92,366	106,750
Transfer to General Reserve(10% each year)	24,345	32,396	39,225	46,183	53,375
Retained Earnings at End of the period	170,416	397,191	671,766	995,045	1,368,669
Ratios :					
Gross Income to sales	52.64%	53.59%	54.51%	55.26%	55.87%
Operating Income to sales	46.37%	47.40%	48.38%	49.18%	49.90%
Net Income after Tax to sales	19.39%	23.53%	26.18%	28.52%	30.66%
Debt Service Coverage ratio	1.55	1.72	1.82	1.92	2.02

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9.7 Projected Cost of Sales

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Projected Cost of Sales					
Fig. in Taka '000'					
Particulars	Year-1	Year-2	Year-3	Year-4	Year-5
Salaries & Wages	34,494	39,648	45,274	51,344	57,890
Electricity, Water, Fuel & Lubricant	42,821	47,047	51,273	55,499	59,724
Deluxe Room maintenance cost	43,452	47,797	52,142	56,488	60,833
Deluxe Twin maintenance cost	26,460	29,106	31,752	34,398	37,044
Premium Suite maintenance cost	22,140	24,354	26,568	28,782	30,996
Presidential suite maintenance cost	7,560	8,316	9,072	9,828	10,584
Food and Beverage cost for Restaurant	103,680	114,048	124,416	134,784	145,152
Food and Beverage cost for Food Court	30,240	33,264	36,288	39,312	42,336
Banquet/ Conference Hall-1 maintenance cost	9,000	9,900	10,800	11,700	12,600
Banquet/ Conference Hall-2 maintenance cost	3,600	3,960	4,320	4,680	5,040
Meeting Room-1 maintenance cost	900	990	1,080	1,170	1,260
Meeting Room-2 maintenance cost	900	990	1,080	1,170	1,260
Business center maintenance cost	720	792	864	936	1,008
Cineplex-1 maintenance cost	17,856	19,642	21,427	23,213	24,998
Cineplex-2 maintenance cost	12,096	13,306	14,515	15,725	16,934
Cineplex-3 maintenance cost	12,096	13,306	14,515	15,725	16,934
SPA and Beauty Parlor maintenance cost	54,000	58,500	63,000	67,500	72,000
Other Sales Overhead	19,826	21,741	23,656	25,571	27,487
Depreciation & Amortization	191,352	191,352	191,352	191,352	191,352
Cost of Sales	633,194	678,058	723,395	769,176	815,433

Assumptions:	
Salary Increment	: 5% every year
Deluxe Room maintenance cost	: 20% on Deluxe Room Revenue
Deluxe Twin maintenance cost	: 20% on Deluxe Twin Room Revenue
Premium Suite maintenance cost	: 20% on Premium Suite Revenue
Presidential suite maintenance cost	: 20% on Presidential suite Revenue
Food and Beverage cost for Restaurant	: 50% on Restaurant revenue
Food and Beverage cost for Food Court	: 50% on Food Court revenue
Banquet/ Conference Hall-1 maintenance cost	: 20% on Conference Hall-1 Revenue
Banquet/ Conference Hall-2 maintenance cost	: 20% on Conference Hall-2 Revenue
Meeting Room-1 maintenance cost	: 20% on Meeting Room-1 Revenue
Meeting Room-2 maintenance cost	: 20% on Meeting Room-2 Revenue
Business center maintenance cost	: 20% on Business center Revenue
Cineplex-1 maintenance cost	: 20% on Cineplex-1 Revenue
Cineplex-2 maintenance cost	: 20% on Cineplex-2 Revenue
Cineplex-3 maintenance cost	: 20% on Cineplex-3 Revenue
SPA and Beauty Parlor maintenance cost	: 20% on SPA and Beauty Parlor Revenue
Other Sales Overhead	: 1.50% on projected Sales Revenue

9.8 Projected Cash Flow Statement

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Projected Cash Flow Statement						
Fig. In Taka '000'						
Particulars	0 Year	Year-1	Year-2	Year-3	Year-4	Year-5
A. Cash Flows from Operating Activities						
Net Income after Tax		264,162	349,013	420,033	492,343	566,997
Add : Non cash Expenses						
Depreciation & Amortization		191,352	191,352	191,352	191,352	191,352
Increase in Working Capital		(514,868)	192,131	(29,107)	(29,376)	(28,554)
Net Cash Flows from operating Activities	-	(59,355)	732,496	582,278	654,319	729,795
B. Cash Flow from Investing Activities						
Acquisition of Fixed assets	(3,356,675)	-	-	-	-	-
Investment in FDR	-					
Net Cash Flows from Investing Activities	(3,356,675)	-	-	-	-	-
C. Cash Flows From Financing Activities						
Shareholders Equity	1,174,912					
Shareholders Equity-Working Capital		51,487	(19,213)	2,911	2,938	2,855
Long Term Loan received from Bank (Including IDCP)	2,181,763					
Short Term Loan (Working Capital)		463,382	(172,918)	26,196	26,438	25,698
Re-payment of Long Term Loan			(188,157)	(207,690)	(229,251)	(253,050)
Dividend paid		(52,832)	(69,803)	(84,007)	(98,469)	(113,399)
Net Cash Flows from Financing Activities	3,356,675	462,036	(450,090)	(262,589)	(298,344)	(337,896)
Increase / Decrease of Cash & Cash Equivalent during the period	-	402,681	282,405	319,688	355,975	391,899
Cash & Cash Equivalent at the beginning of the period	-	-	402,681	685,087	1,004,775	1,360,750
Cash & Cash Equivalent at the End of the period	-	402,681	685,087	1,004,775	1,360,750	1,752,650

9.9 Assessment of Working Capital

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Assessment of Working Capital						
Fig. in Taka '000'						
Particulars	Tied up Period	Year-1	Year-2	Year-3	Year-4	Year-5
Current Operating Assets						
Hotel Management Expenses	12 months	441,842	243,353	266,021	288,912	312,040
Administrative, selling and Marketing Expenses	12 months	78,727	85,227	91,812	98,447	104,025
Total Current Operating Assets		520,568	328,580	357,833	387,359	416,066
Current Operating Liabilities						
Accounts Payable	LS	1,500	1,538	1,576	1,615	1,656
Accrued Expenses	LS	700	718	735	754	773
Income Tax Liability	LS	3,500	3,588	3,677	3,769	3,863
Total Current Operating Liabilities		5,700	5,843	5,989	6,138	6,292
Net Working Capital		514,868	322,738	351,845	381,220	409,774
Working Capital Requirement as per year wise						
	%	Year-1	Year-2	Year-3	Year-4	Year-5
Short Term Loan from Banks	90.00%	463,382	290,464	316,660	343,098	368,797
Equity Contribution	10.00%	51,487	32,274	35,184	38,122	40,977
Total	100.00%	514,868	322,738	351,845	381,220	409,774

For this proposed project, BHR has assessed the working capital requirement amounted to BDT 514.87 mln as funded facilities.

Out of total working capital requirement, BHR requires 90% which is BDT 463.38 mln as funded facilities from banks/financial institutions.

The working capital facilities will be as CC Hypo/OD Facilities BDT 463.38 mln.

Working Capital Requirement (Including Funded and Non-Funded)

Total : BDT 463.38 mln

Funded

CC Hypo/OD : BDT 463.38 mln

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9.9.1 Breakdown of Working Capital

Breakdown of Working Capital

Working Capital Facilities are expecting from banks/financial institutions as follows(Funded and Non Funded)

Working Capital Facilities	Year-1	Year-2	Year-3	Year-4	Year-5
Non-Funded Facilities					
LC Facilities	-	-	-	-	-
Bank Guarantee	-	-	-	-	-
Total No Funded Facilities	-	-	-	-	-
Funded Facilities					
LATR Facility					
FDBP/LDBP					
Work Order Refinancing					
CC Hypo/OD/Time Loan/RSTL	463,382	290,464	316,660	343,098	368,797
Total Funded Facilities	463,382	290,464	316,660	343,098	368,797
Total Facilities	463,382	290,464	316,660	343,098	368,797

9.9.2 Financial Expenses for Working Capital

Financial Expenses	1st Year	2nd Year	3rd Year	4th Year	5th Year
Long Term/ Project Finance					
For Long Term Loan(Existing)					
For Long Term Loan(New)	211,266	191,733	170,172	146,372	120,103
Short Term/ Working Capital					
For Short Term Loan(Existing)					
For Short Term Loan(New)	46,338	29,046	31,666	34,310	36,880
Yearly Financial Expenses	257,604	220,779	201,838	180,682	156,982
Monthly Financial Expenses	21,467	18,398	16,820	15,057	13,082

9.10 Human Resources, Administrative, Selling and Marketing Expenses

9.10.1 Manpower Requirement and their Base Salary

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Manpower Requirement and Base Salary & Wages					
Beach Resort and Restaurant Operation					
	Designation	Salary/month	Salary/Anum	No.	Total Salary/Anum
01	General Manager	300,000	3,600,000	1	3,600,000
02	Operation Manager	150,000	1,800,000	2	3,600,000
03	Cost Controller	150,000	1,800,000	1	1,800,000
04	Front Desk Manager	50,000	600,000	1	600,000
05	Hostess/Host/Receptionist	30,000	360,000	6	2,160,000
06	Bell Boy	20,000	240,000	4	960,000
07	Housekeeping Supervisor	40,000	480,000	4	1,920,000
08	Housekeeping/Public Area Attendant/Chamberman/Chambermaid	17,500	210,000	80	16,800,000
09	Restaurant Manager	100,000	1,200,000	1	1,200,000
10	Restaurant Supervisor/Cashier	40,000	480,000	1	480,000
11	Head Chef	150,000	1,800,000	1	1,800,000
12	General Cook	35,000	420,000	6	2,520,000
13	Cook Helper	16,000	192,000	10	1,920,000
14	Waiter/Waitress	25,000	300,000	40	12,000,000
15	Restaurant Cleaner	12,000	144,000	2	288,000
16	Dish washer	10,000	120,000	6	720,000
17	Coffee Shop Supervisor	35,000	420,000	1	420,000
18	Waiter/Waitress-Coffee Shop	20,000	240,000	4	960,000
19	Cleaners for Staff Quarters	15,000	180,000	2	360,000
20	Laundry Attendant/Chamberman/Chambermaid	16,000	192,000	10	1,920,000
21	Lobby Butler/Waiter	15,000	180,000	10	1,800,000
22	Security Incharge	15,000	180,000	1	180,000
23	Security Guard	12,000	144,000	12	1,728,000
24	Driver	22,000	264,000	4	1,056,000
25	Peon	12,500	150,000	2	300,000
	Sub-Total			212	61,092,000
Maintenance & Utility :					
	Designation	Salary/month	Salary/Anum	No.	Total Salary/Anum
01	Maintenance Incharge	30,000	360,000	1	360,000
02	Electrician	15,000	180,000	2	360,000
03	Generator Operator	8,000	96,000	2	192,000
	Sub-Total			5	912,000

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Stores :

	Designation	Salary/month	Salary/Anum	No.	Total Salary/Anum
01	Inventory Officer	20,000	240,000	2	480,000
02	Store Keeper	15,000	180,000	2	360,000
	Sub-Total	-	-	4	840,000

Head office, Accounts, Commercial & Marketing

	Designation	Salary / month	Salary / Anum	No.	Total Salary/Anum
01	Director Remuneration	100,000	1,200,000	2	2,400,000
02	Chief Executive Officer(CEO)	300,000	3,600,000	1	3,600,000
03	Accounts Manager	150,000	1,800,000	1	1,800,000
04	Executive -Accounts	35,000	420,000	2	840,000
05	Chief Marketing Officer(CMO)	150,000	1,800,000	1	1,800,000
06	Assistant Manager-Sales and Marketing	50,000	600,000	1	600,000
07	Executives-Sales and Marketing	25,000	300,000	20	6,000,000
08	Executive-Commercial	25,000	300,000	2	600,000
09	Manager-Admin & HR	50,000	600,000	1	600,000
10	Executive-Admin & HR	25,000	300,000	4	1,200,000
11	Driver	22,000	264,000	2	528,000
12	Peon	10,000	120,000	2	240,000
	Sub-Total			39	20,208,000

	Total Manpower Requirement		No. of Employees	Total Yearly Salary
		Production Oriented Employees	221	62,844,000
		Head office-Admin, Sales and Marketing	39	20,208,000
		Grand Total	260	83,052,000
		Per Employee Salary /Month		26,619

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Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Salary and Wages					
Fig. in BDT '000					
Particulars	1st Year	2nd Year	3rd Year	4th Year	5th Year
Salary and Wages					
Beach Resort and Restaurant Operation	62,844,000	62,844,000	65,986,200	69,128,400	72,427,710
Head office: Accounts, Sales & Marketing	20,208,000	20,208,000	21,218,400	22,228,800	23,289,720
Salary Increment(5% each year)					
Beach Resort and Restaurant Operation		3,142,200	3,142,200	3,299,310	3,456,420
Head office: Accounts, Sales & Marketing		1,010,400	1,010,400	1,060,920	
Bonus per year					
Beach Resort and Restaurant Operation	5,237,000	5,237,000	5,498,850	5,760,700	6,035,643
Head office: Accounts, Sales & Marketing	1,684,000	1,684,000	1,768,200	1,852,400	1,940,810
Total Salary and wages					
Beach Resort and Restaurant Operation	68,081,000	71,223,200	74,627,250	78,188,410	81,919,773
Head office: Accounts, Sales & Marketing	21,892,000	22,902,400	23,997,000	25,142,120	25,230,530
Total Salary and Wages	89,973,000	94,125,600	98,624,250	103,330,530	107,150,303
Average Monthly Salary and wages					
Beach Resort and Restaurant Operation	5,673,417	5,935,267	6,218,938	6,515,701	6,826,648
Head office: Accounts, Sales & Marketing	1,824,333	1,908,533	1,999,750	2,095,177	2,102,544
Total Salary and Wages	7,497,750	7,843,800	8,218,688	8,610,878	8,929,192

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9.10.2 Administrative, Selling and Marketing Expenses

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Administration, Selling and Marketing Expenses							
Fig.in '000							
S.N	Particulars	% on Revenue	1st Year	2nd Year	3rd Year	4th Year	5th Year
1	Salary-Admin, Sales and Marketing	1.30%	21,892	22,902	23,997	25,142	25,231
2	Promotional Expenses	2.50%	33,044	36,235	39,427	42,619	45,811
3	Printing and Stationery Expenses	0.10%	1,322	1,449	1,577	1,705	1,832
4	Electricity Head Office and General	0.10%	1,322	1,449	1,577	1,705	1,832
5	Travelling and Conveyance	0.25%	3,304	3,624	3,943	4,262	4,581
6	Postage, Telegram and Telephone	0.15%	1,983	2,174	2,366	2,557	2,749
7	Entertainment	0.20%	2,643	2,899	3,154	3,410	3,665
8	Legal and audit fees	0.25%	3,304	3,624	3,943	4,262	4,581
9	Insurance(Fire)	0.25%	3,304	3,624	3,943	4,262	4,581
10	Miscellaneous Expenses	0.50%	6,609	7,247	7,885	8,524	9,162
		5.64%	78,727	85,227	91,812	98,447	104,025
			5.96%	5.88%	5.82%	5.77%	5.68%

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9.11 Annual Projected Sales Revenue Calculation at attainable Capacity

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Annual Projected Sales Revenue Calculation at attainable Capacity						
Fig. in BDT						
Revenue Sources	Assumptions	Year-1	Year-2	Year-3	Year-4	Year-5
From Deluxe Room						
Total No. of Deluxe Room	142	142	142	142	142	142
Working Days	360	360	360	360	360	360
Total Luxury Cottage Rooms Available/Per Year	51120	51,120	51,120	51,120	51,120	51,120
Sales Growth Rate	5%					
Capacity Utilization	50%	50.00%	55.00%	60.00%	65.00%	70.00%
Deluxe Room Occupied/per year	25560	25,560	28,116	30,672	33,228	35,784
Deluxe Room Occupied/per day (As per capacity Utilized)	71	71	78	85	92	99
Deluxe Room Rent/per Day	8,500	8,500	8,500	8,500	8,500	8,500
REVPAR		4,250	4,675	5,100	5,525	5,950
Projected Revenue from Deluxe Room/Per Year		217,260,000	238,986,000	260,712,000	282,438,000	304,164,000
Projected Revenue from Deluxe Room/Per Month		18,105,000	19,915,500	21,726,000	23,536,500	25,347,000
Projected Revenue from Deluxe Room/Per day		603,500	663,850	724,200	784,550	844,900
From Deluxe Twin						
Total No. of Deluxe Twin	70	70	70	70	70	70
Working Days	360	360	360	360	360	360
Total Deluxe Twin Available/Per Year	25200	25,200	25,200	25,200	25,200	25,200
Sales Groth Rate	5%					
Capacity Utilization	50%	50.00%	55.00%	60.00%	65.00%	70.00%
Deluxe Twin Occupied/per year	12600	12,600	13,860	15,120	16,380	17,640
Deluxe Twin Occupied/per day (As per capacity Utilized)	35	35	39	42	46	49
Deluxe Twin Rent/per Day	10,500	10,500	10,500	10,500	10,500	10,500
REVPAR		5,250	5,775	6,300	6,825	7,350
Projected Revenue from Deluxe Twin/Per Year		132,300,000	145,530,000	158,760,000	171,990,000	185,220,000
Projected Revenue from Deluxe Twin/Per Month		11,025,000	12,127,500	13,230,000	14,332,500	15,435,000
Projected Revenue from Deluxe Twin/Per Day		367,500	404,250	441,000	477,750	514,500
From Premium Suite						
Total No. of Premium Suite	41	41	41	41	41	41
Working Days	360	360	360	360	360	360
Total Premium Suite Available/Per Year	14760	14,760	14,760	14,760	14,760	14,760
Sales Groth Rate	5%					
Capacity Utilization	50%	50.00%	55.00%	60.00%	65.00%	70.00%
Premium Suite Occupied/per year	7380	7,380	8,118	8,856	9,594	10,332
Premium Suite Occupied/per day (As per capacity Utilized)	21	21	23	25	27	29
Premium Suite Rent/per Day	15,000	15,000	15,000	15,000	15,000	15,000
REVPAR		7,500	8,250	9,000	9,750	10,500
Projected Revenue from Premium Suite/Per Year		110,700,000	121,770,000	132,840,000	143,910,000	154,980,000
Projected Revenue from Premium Suite/Per Month		9,225,000	10,147,500	11,070,000	11,992,500	12,915,000
Projected Revenue from Premium Suite/Per Day		307,500	338,250	369,000	399,750	430,500
From Presidential Suite						
Total No. of Presidential Suite	7	7	7	7	7	7
Working Days	360	360	360	360	360	360
Total Presidential Suite Available/Per Year	2520	2,520	2,520	2,520	2,520	2,520
Sales Groth Rate	5%					
Capacity Utilization	50%	50.00%	55.00%	60.00%	65.00%	70.00%
Presidential Suite Occupied/per year	1260	1,260	1,386	1,512	1,638	1,764
Presidential Suite Occupied/per day (As per capacity Utilized)	4	4	4	4	5	5
Presidential Suite Rent/per Day	30,000	30,000	30,000	30,000	30,000	30,000
REVPAR		15,000	16,500	18,000	19,500	21,000
Projected Revenue from Presidential Suite/Per Year		37,800,000	41,580,000	45,360,000	49,140,000	52,920,000
Projected Revenue from Presidential Suite/Per Month		3,150,000	3,465,000	3,780,000	4,095,000	4,410,000
Projected Revenue from Presidential Suite/Per Day		105,000	115,500	126,000	136,500	147,000
From Banquet/Conference Hall-1						
Total No. of Banquet/Conference Hall-1	1	1	1	1	1	1
Total Size of Banquet/Conference Hall-1(Square feet)	3744					
Working Days	360	360	360	360	360	360
Total Banquet/Conference Hall-1 Available/Per Year	360	360	360	360	360	360
Sales Groth Rate	5%					
Capacity Utilization	50%	50.00%	55.00%	60.00%	65.00%	70.00%
Banquet/Conference Hall-1 Occupied/per year	180	180	198	216	234	252
Banquet/Conference Hall-1 Occupied/per day (As per capacity Utilized)	1	1	1	1	1	1
Banquet/Conference Hall-1 Rent/per Day	250,000	250,000	250,000	250,000	250,000	250,000
REVPAR		125,000	137,500	150,000	162,500	175,000
Projected Revenue from Banquet/Conference Hall-1/Per Year		45,000,000	49,500,000	54,000,000	58,500,000	63,000,000
Projected Revenue from Banquet/Conference Hall-1/Per Month		3,750,000	4,125,000	4,500,000	4,875,000	5,250,000
Projected Revenue from Banquet/Conference Hall-1/Per day		125,000	137,500	150,000	162,500	175,000

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From Banquet/Conference Hall-2						
Total No. of Banquet/Conference Hall-2	1	1	1	1	1	1
Total Size of Banquet/Conference Hall-2(Square feet)	1326					
Working Days	360	360	360	360	360	360
Total Banquet/Conference Hall-2 Available/Per Year	360	360	360	360	360	360
Sales Groth Rate	5%					
Capacity Utilization	50%	50.00%	55.00%	60.00%	65.00%	70.00%
Banquet/Conference Hall-2 Occupied/per year	180	180	198	216	234	252
Banquet/Conference Hall-2 Occupied/per day (As per capacity Utilized)	1	1	1	1	1	1
Banquet/Conference Hall-2 Rent/per Day	100,000	100,000	100,000	100,000	100,000	100,000
REVPAR		50,000	55,000	60,000	65,000	70,000
Projected Revenue from Banquet/Conference Hall-2/Per Year		18,000,000	19,800,000	21,600,000	23,400,000	25,200,000
Projected Revenue from Banquet/Conference Hall-2/Per Month		1,500,000	1,650,000	1,800,000	1,950,000	2,100,000
Projected Revenue from Banquet/Conference Hall-2/Per day		50,000	55,000	60,000	65,000	70,000
From Meeting Room-1						
Total No. of Meeting Room-1	1	1	1	1	1	1
Total Size of Meeting Room-1(Square feet)	480					
Working Days	360	360	360	360	360	360
Total Meeting Room-1 Available/Per Year	360	360	360	360	360	360
Sales Groth Rate	5%					
Capacity Utilization	50%	50.00%	55.00%	60.00%	65.00%	70.00%
Meeting Room-1 Occupied/per year	180	180	198	216	234	252
Meeting Room-1/per day (As per capacity Utilized)	1	1	1	1	1	1
Meeting Room-1 Rent/per Day	25,000	25,000	25,000	25,000	25,000	25,000
REVPAR		12,500	13,750	15,000	16,250	17,500
Projected Revenue from Meeting Room-1/Per Year		4,500,000	4,950,000	5,400,000	5,850,000	6,300,000
Projected Revenue from Meeting Room-1/Per Month		375,000	412,500	450,000	487,500	525,000
Projected Revenue from Meeting Room-1/Per day		12,500	13,750	15,000	16,250	17,500
From Meeting Room-2						
Total No. of Meeting Room-2	1	1	1	1	1	1
Total Size of Meeting Room-2(Square feet)	480					
Working Days	360	360	360	360	360	360
Total Meeting Room-2 Available/Per Year	360	360	360	360	360	360
Sales Groth Rate	5%					
Capacity Utilization	50%	50.00%	55.00%	60.00%	65.00%	70.00%
Meeting Room-2 Occupied/per year	180	180	198	216	234	252
Meeting Room-2/per day (As per capacity Utilized)	1	1	1	1	1	1
Meeting Room-2 Rent/per Day	25,000	25,000	25,000	25,000	25,000	25,000
REVPAR		12,500	13,750	15,000	16,250	17,500
Projected Revenue from Meeting Room-2/Per Year		4,500,000	4,950,000	5,400,000	5,850,000	6,300,000
Projected Revenue from Meeting Room-2/Per Month		375,000	412,500	450,000	487,500	525,000
Projected Revenue from Meeting Room-2/Per day		12,500	13,750	15,000	16,250	17,500
From Business Centre						
Total No. of Business Centre	1	1	1	1	1	1
Total Size of Business Centre (Square feet)	459					
Working Days	360	360	360	360	360	360
Total Business Centre Available/Per Year	360	360	360	360	360	360
Sales Growth Rate	5%					
Capacity Utilization	50%	50.00%	55.00%	60.00%	65.00%	70.00%
Business Centre Occupied/per year	180	180	198	216	234	252
Meeting Room-2/per day (As per capacity Utilized)	1	1	1	1	1	1
Business Centre Rent/per Day	20,000	20,000	20,000	20,000	20,000	20,000
REVPAR		10,000	11,000	12,000	13,000	14,000
Projected Revenue from Business Centre/Per Year		3,600,000	3,960,000	4,320,000	4,680,000	5,040,000
Projected Revenue from Business Centre/Per Month		300,000	330,000	360,000	390,000	420,000
Projected Revenue from Business Centre/Per day		10,000	11,000	12,000	13,000	14,000
From Restaurant						
Total No. of Restaurant	1					
Total Size of the Restaurant(Square Feet)	2475					
Available Seating Capacity/one time	144					
Total Working Hours/per day	8					
Per Guest spending time/hour	1					
Space Utilization scope(Times)	8.00					
Working Days	360.00					
Total Available Guset/per day	1152.00	414720	414720	414720	414720	414720
Sales Growth Rate	5%					
Capacity Utilization(%)	50%	50%	55%	60%	65%	70%
No. Total of Guest Available/per year	414,720	207,360	228,096	248,832	269,568	290,304
No. Total of Guest Available/per day(as per capacity Utilized)	576	576	634	691	749	806
Spending Limit/per Day/Guest	1,000	1,000	1,000	1,000	1,000	1,000
Projected Revenue from Restaurant/Per Year		207,360,000	228,096,000	248,832,000	269,568,000	290,304,000
Projected Revenue from Restaurant/Per Month		17,280,000	19,008,000	20,736,000	22,464,000	24,192,000
Projected Revenue from Restaurant/Per Day		576,000	633,600	691,200	748,800	806,400

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From Food Court						
Total No. of Food Court	1					
Total Size of the Food Court (Square Feet)	6090					
Available Seating Capacity/one time	120					
Total Working Hours/per day	8					
Per Guest spending time/hour	1					
Space Utilization scope(Times)	8.00					
Working Days	360.00					
Total Available Guest/per day	960.00	345600	345600	345600	345600	345600
Sales Growth Rate	5%					
Capacity Utilization(%)	50%	50%	55%	60%	65%	70%
No. Total of Guest Available/per year	345,600	172,800	190,080	207,360	224,640	241,920
No. Total of Guest Available/per day(as per capacity Utilized)	480	480	528	576	624	672
Spending Limit/per Day/Guest	350	350	350	350	350	350
Projected Revenue from Food Court/Per Year		60,480,000	66,528,000	72,576,000	78,624,000	84,672,000
Projected Revenue from Food Court/Per Month		5,040,000	5,544,000	6,048,000	6,552,000	7,056,000
Projected Revenue from Food Court/Per Day		168,000	184,800	201,600	218,400	235,200

From Cineplex-1						
Total No. of Cineplex-1	1					
Total Size of the Cineplex-1 (Square Feet)	1313					
Available Seating Capacity/one time	124					
Total Working Hours/per day	8					
Per Guest spending time/hour	2					
Space Utilization scope(Times)	4.00					
Working Days	360.00					
Total Available Guest/per day	496.00	178560	178560	178560	178560	178560
Sales Growth Rate	5%					
Capacity Utilization(%)	50%	50%	55%	60%	65%	70%
No. Total of Guest Available/per year	178,560	89,280	98,208	107,136	116,064	124,992
No. Total of Guest Available/per day(as per capacity Utilized)	248	248	273	298	322	347
Spending Limit/per Day/Guest	1,000	1,000	1,000	1,000	1,000	1,000
Projected Revenue from Cineplex-1/Per Year		89,280,000	98,208,000	107,136,000	116,064,000	124,992,000
Projected Revenue from Cineplex-1/Per Month		7,440,000	8,184,000	8,928,000	9,672,000	10,416,000
Projected Revenue from Cineplex-1/Per Day		248,000	272,800	297,600	322,400	347,200

From Cineplex-2						
Total No. of Cineplex-2	1					
Total Size of the Cineplex-2 (Square Feet)	1367					
Available Seating Capacity/one time	120					
Total Working Hours/per day	8					
Per Guest spending time/hour	2					
Space Utilization scope(Times)	4.00					
Working Days	360.00					
Total Available Guest/per day	480.00	172800	172800	172800	172800	172800
Sales Growth Rate	5%					
Capacity Utilization(%)	50%	50%	55%	60%	65%	70%
No. Total of Guest Available/per year	172,800	86,400	95,040	103,680	112,320	120,960
No. Total of Guest Available/per day(as per capacity Utilized)	240	240	264	288	312	336
Spending Limit/per Day/Guest	1,000	1,000	1,000	1,000	1,000	1,000
Projected Revenue from Cineplex-2/Per Year		86,400,000	95,040,000	103,680,000	112,320,000	120,960,000
Projected Revenue from Cineplex-2/Per Month		7,200,000	7,920,000	8,640,000	9,360,000	10,080,000
Projected Revenue from Cineplex-2/Per Day		240,000	264,000	288,000	312,000	336,000

From Cineplex-3						
Total No. of Cineplex-3	1					
Total Size of the Cineplex-3 (Square Feet)	979					
Available Seating Capacity/one time	84					
Total Working Hours/per day	8					
Per Guest spending time/hour	2					
Space Utilization scope(Times)	4.00					
Working Days	360.00					
Total Available Guest/per day	336.00	120960	120960	120960	120960	120960
Sales Growth Rate	5%					
Capacity Utilization(%)	50%	50%	55%	60%	65%	70%
No. Total of Guest Available/per year	120,960	60,480	66,528	72,576	78,624	84,672
No. Total of Guest Available/per day(as per capacity Utilized)	168	168	185	202	218	235
Spending Limit/per Day/Guest	1,000	1,000	1,000	1,000	1,000	1,000
Projected Revenue from Cineplex-3/Per Year		60,480,000	66,528,000	72,576,000	78,624,000	84,672,000
Projected Revenue from Cineplex-3/Per Month		5,040,000	5,544,000	6,048,000	6,552,000	7,056,000
Projected Revenue from Cineplex-3/Per Day		168,000	184,800	201,600	218,400	235,200

SPA and Beauty Parlor						
Total No. of SPA and Beauty Parlor	1					
Total Size of SPA and Beauty Parlor (Square Feet)	721					
Available Seating Capacity/one time	25					
Total Working Hours/per day	10					
Per Guest spending time/hour	2					
Space Utilization scope(Times)	5					
Working Days	360					
Total Available Guest/per day	125	45000	45000	45000	45000	45000
Sales Growth Rate	5%					
Capacity Utilization(%)	60%	60%	65%	70%	75%	80%
No. Total of Guest Available/per year	45000	27,000	29,250	31,500	33,750	36,000
No. Total of Guest Available/per day(as per capacity utilization)	75	75	81	88	94	100
Spending Limit/per Day/Guest	10,000	10,000	10,000	10,000	10,000	10,000
Projected SPA and Beauty Parlor Revenue/Per Year		270,000,000	292,500,000	315,000,000	337,500,000	360,000,000
Projected Revenue/Per Month		22,500,000	24,375,000	26,250,000	28,125,000	30,000,000
Projected Revenue/Per day		750,000	812,500	875,000	937,500	1,000,000

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Capacity Utilization	Year-1	Year-2	Year-3	Year-4	Year-5
Deluxe Room	50.00%	55.00%	60.00%	65.00%	70.00%
Deluxe Twin	50.00%	55.00%	60.00%	65.00%	70.00%
Premium Suite	50.00%	55.00%	60.00%	65.00%	70.00%
Presidential suite	50.00%	55.00%	60.00%	65.00%	70.00%
Restaurant	50.00%	55.00%	60.00%	65.00%	70.00%
Food Court	50.00%	55.00%	60.00%	65.00%	70.00%
Banquet/ Conference Hall-1	50.00%	55.00%	60.00%	65.00%	70.00%
Banquet/ Conference Hall-2	50.00%	55.00%	60.00%	65.00%	70.00%
Meeting Room-1	50.00%	55.00%	60.00%	65.00%	70.00%
Meeting Room-2	50.00%	55.00%	60.00%	65.00%	70.00%
Business center	50.00%	55.00%	60.00%	65.00%	70.00%
Cineplex-1	50.00%	55.00%	60.00%	65.00%	70.00%
Cineplex-2	50.00%	55.00%	60.00%	65.00%	70.00%
Cineplex-3	50.00%	55.00%	60.00%	65.00%	70.00%
SPA and Beauty Parlor	60.00%	65.00%	70.00%	75.00%	80.00%
Average Capacity Utilization	50.67%	55.67%	60.67%	65.67%	70.67%

9.12 Projected Sales Revenue Calculation

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Projected Sales Revenue Calculation					
Fig. In Taka '000'					
Particulars	Year-1	Year-2	Year-3	Year-4	Year-5
Sales Revenue from Deluxe Room	217,260	238,986	260,712	282,438	304,164
Sales Revenue from Deluxe Twin	132,300	145,530	158,760	171,990	185,220
Sales Revenue from Premium Suite	110,700	121,770	132,840	143,910	154,980
Sales Revenue from Presidential suite	37,800	41,580	45,360	49,140	52,920
Sales Revenue from Restaurant & Outdoor seating,	207,360	228,096	248,832	269,568	290,304
Sales Revenue from Food Court	60,480	66,528	72,576	78,624	84,672
Sales Revenue from Banquet/ Conference Hall-1	45,000	49,500	54,000	58,500	63,000
Sales Revenue from Banquet/ Conference Hall-2	18,000	19,800	21,600	23,400	25,200
Sales Revenue from Meeting Room-1	4,500	4,950	5,400	5,850	6,300
Sales Revenue from Meeting Room-2	4,500	4,950	5,400	5,850	6,300
Sales Revenue from Business center	3,600	3,960	4,320	4,680	5,040
Sales Revenue from Cineplex-1	89,280	98,208	107,136	116,064	124,992
Sales Revenue from Cineplex-2	60,480	66,528	72,576	78,624	84,672
Sales Revenue from Cineplex-3	60,480	66,528	72,576	78,624	84,672
Sales Revenue from SPA and Beauty Parlor	270,000	292,500	315,000	337,500	360,000
Net Projected Sales Revenue	1,321,740	1,449,414	1,577,088	1,704,762	1,832,436

9.13 Fixed Asset and Depreciation Schedule

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Fixed Assets and Depreciation Schedule				
Fig. in Taka '000'				
SL	Particulars	Value	Rate of depreciation p.a	Depreciation Amount Taka
01	Land and Building Cost(Asset Acquisition)	2,036,668	0.00%	-
02	Hotel Interior Design,Landscaping and Others related cost	578,595	10.00%	57,860
03	Others Civils Construction(Internal Road, Main Gate, Boundary wall and Security Room)	85,500	10.00%	8,550
04	Solar Panel for Electricity	15,000	20.00%	3,000
05	Lift(Six(6)-Guest Lifts and Two(2)-Service Lifts)	36,000	10.00%	3,600
06	Diesel Generator(Four(04)-500 KVA)	18,000	20.00%	3,600
07	Sub Station (1000 KVA) and electrical wiring	55,000	20.00%	11,000
08	Fire Fighting, Safety and Security Equipment	25,000	20.00%	5,000
09	Vehicle(Twelve(12)-Micro bus and Five(5) private car)	78,200	20.00%	15,640
10	Office Decoration, Furniture-fixture & Office Equipment	25,000	20.00%	5,000
11	Contingency for Civil Constructions and others- 5%	15,085	2.50%	377
	Sub Total	2,968,048		113,627
12	Preliminary expenses & Consultancy fees(For Engineering De:	25,000	20%	5,000
13	IDCP	363,627	20%	72,725
	Sub Total	388,627		77,725
	Grand Total	3,356,675		191,352

	Depreciation	Residual Value
Year - 1	191,352	3,165,323
Year - 2	191,352	2,973,971
Year - 3	191,352	2,782,619
Year - 4	191,352	2,591,267
Year - 5	191,352	2,399,915
Year - 6	73,387	2,326,528
Year - 7	73,387	2,253,142
Year - 8	73,387	2,179,755
Year - 9	73,387	2,106,368
Year - 10	73,387	2,032,982

9.14 Break Even Calculation

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Break - Even Calculation					
Fig. in Taka '000'					
Particulars	Year-1	Year-2	Year-3	Year-4	Year-5
Capacity Utilization	51%	56%	61%	66%	71%
Sales	1,321,740	1,449,414	1,577,088	1,704,762	1,832,436
Variable Cost					
Electricity, Water, Fuel & Lubricant	42,821	47,047	51,273	55,499	59,724
Luxury Cottage maintenance cost	43,452	47,797	52,142	56,488	60,833
Delux Cottage maintenance cost	26,460	29,106	31,752	34,398	37,044
Duplex Cottage maintenance cost	22,140	24,354	26,568	28,782	30,996
Conference Hall maintenance cost	7,560	8,316	9,072	9,828	10,584
Food and Beverage cost for Restaurant	103,680	114,048	124,416	134,784	145,152
Food and Beverage cost for Coffee Shop	30,240	33,264	36,288	39,312	42,336
Other Sales Overhead	19,826	21,741	23,656	25,571	27,487
Administrative, Sales and Marketing Expenses	78,727	85,227	91,812	98,447	104,025
Total Variable Cost	374,906	410,901	446,979	483,108	518,181
Contribution Margin	946,834	1,038,513	1,130,109	1,221,654	1,314,255
Fixed Cost					
Depreciation & Amortization	191,352	191,352	191,352	191,352	191,352
Financial Expenses	257,604	220,779	201,838	180,682	156,982
Salaries & Wages	34,494	39,648	45,274	51,344	57,890
Total Fixed Cost	483,450	451,779	438,464	423,378	406,224
Break-Even % (on utilization Capacity)	51.06%	43.50%	38.80%	34.66%	30.91%
Break-Even % (on Attainable Capacity)	25.87%	24.22%	23.54%	22.76%	21.84%
Yearly Break Even Sales in Taka '000'	674,876	630,530	611,884	590,805	566,389
Monthly Break Even Sales in Taka '000'	56,240	52,544	50,990	49,234	47,199
Daily Break Even Sales in Taka '000'	2,250	2,102	2,040	1,969	1,888

9.15 Key Ratios Analysis

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Key Ratios Analysis					
Fig. in Taka '000'					
	Year-1	Year-2	Year-3	Year-4	Year-5
Balance Sheet					
Cash	402,681	685,087	1,004,775	1,360,750	1,752,650
Total current assets	923,250	1,013,667	1,362,608	1,748,109	2,168,715
Total long-term assets	3,165,323	2,973,971	2,782,619	2,591,267	2,399,915
Total current liabilities	469,082	296,306	322,649	349,237	375,088
Total long-term liabilities	2,650,845	2,289,913	2,108,565	1,905,902	1,678,704
Total shareholders' equity	1,437,728	1,697,725	2,036,662	2,433,474	2,889,927
Income Statement					
Total sales	1,321,740	1,449,414	1,577,088	1,704,762	1,832,436
Gross profit	688,546	771,356	853,693	935,586	1,017,003
Total operating expenses	609,819	686,129	761,881	837,139	912,978
Income (loss) before taxes	264,162	349,013	420,033	492,343	566,997
Net income (loss)	264,162	349,013	420,033	492,343	566,997
KEY RATIOS					
Profitability Ratios					
Gross profit margin	52.09%	53.22%	54.13%	54.88%	55.50%
Operating Profit	46.14%	47.34%	48.31%	49.11%	49.82%
Net Income	19.99%	24.08%	26.63%	28.88%	30.94%
Return on Investment	12.76%	14.29%	15.00%	15.51%	15.85%
Return on Equity	18.37%	20.56%	20.62%	20.23%	19.62%
Asset turnover ratio	0.32	0.36	0.38	0.39	0.40
Leverage and Liquidity Ratios					
Current ratio	1.97	3.42	4.22	5.01	5.78
Leverage ratio	284%	235%	204%	178%	158%
Long-term debt ratio	0.65	0.57	0.51	0.44	0.37
Debt to equity ratio	2.17	1.52	1.19	0.93	0.71
Debt Service Coverage Ratio	1.60	1.78	1.89	1.99	2.10

9.16 Return on Investment (ROI) & Return on Equity (ROE) Calculation

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Return on Investment (ROI) & Return on Equity (ROE) Calculation Fig. in Taka '000'					
Particulars	Year-1	Year-2	Year-3	Year-4	Year-5
Net Income after Tax	264,162	349,013	420,033	492,343	566,997
Add: Financial Expenses	257,604	220,779	201,838	180,682	156,982
Total Income for ROI	521,766	569,791	621,870	673,025	723,979
Total Investment	4,088,573	3,987,638	4,145,227	4,339,376	4,568,630
Total Equity	1,437,728	1,697,725	2,036,662	2,433,474	2,889,927
Return on Investment (ROI)	12.76%	14.29%	15.00%	15.51%	15.85%
Return on Equity (ROE)	18.37%	20.56%	20.62%	20.23%	19.62%

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9.17 PB, IRR and NPV Calculation

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Payback Period(PB), Internal Rate of Return(IRR) and Net Present Value(NPV) Calculation					
Fig. in Taka '000'					
Year	Cash Flows	Recovery of initial outlay		Payback Year	Remarks
		Needed	Balance		
0	(3,356,675)				
1	455,514	3,356,675	2,901,161	1.00	
2	540,365	2,901,161	2,360,797	1.00	
3	611,385	2,360,797	1,749,412	1.00	
4	683,695	1,749,412	1,065,717	1.00	
	758,349	1,065,717	307,368	1.00	
6	805,231	307,368	(497,863)	0.38	
7	883,439	(497,863)			
8	963,686	-			
9	1,022,966	-			
10	3,096,914	-			With Salvage Value
Total Payback Period(PB)				5.38	

This project promises to return back its total initial investment within very short time, the detailed calculations of which is as follows. The project payback period is 5.38 years.

DISCOUNTED PAYBACK PERIOD (DPB), INTERNAL RATE OF RETURN (IRR) & NET PRESENT VALUE (NPV)

Year	Cash Flows	PV of Tk 1.00 @ 10%	PV of Cash Flows	Cumulative PV of Cash Flow	Discounted Payback Period
0	(3,356,675)	1.0000	(3,356,675)	(3,356,675)	
1	455,514	0.9091	414,103	(2,942,572)	1.00
2	540,365	0.8264	446,582	(2,495,989)	1.00
3	611,385	0.7513	459,342	(2,036,647)	1.00
4	683,695	0.6830	466,973	(1,569,674)	1.00
5	758,349	0.6209	470,875	(1,098,799)	1.00
6	805,231	0.5645	454,532	(644,267)	1.00
7	883,439	0.5132	453,344	(190,924)	1.00
8	963,686	0.4665	449,567	258,643	0.42
9	1,022,966	0.4241	433,838		
10	3,096,914	0.3855	1,193,994		
Net Present Value			1,886,475		7.42
Internal Rate of Return (IRR)			18.81%		

Discounted Payback period is 7.42 years

Net Present Value(NPV)

The future cash inflow and outflow of the project has been considered with the time value of money. The project will have a positive attractive net present value of BDT 1,886.48 million.

Internal Rate of Return (IRR)

The internal rate of return has been computed following the discounted cash flow method. The project promises an Internal Rate of Return (IRR) of 18.81%.

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9.18 Schedule of Loan-Repayment

9.18.1 Equal Quarterly Instalment Basis

Fig. in Taka '000'

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Schedule of Loan-Repayment(Quarterly Basis)					
Loan Amount - Original		1,818,136			
IDCP		363,627			
Total Loan Including IDCP		2,181,763			
Term (Including 24 Months Moratorium Period)		8.00 Years			
Mode of Repayment :		Equal Quarterly Installments (EQI)			
Period :		32.00 Quarters			
Rate of Interest :		10.00% p.a.			
EQI :		99,856			
Years	No. Of Installments	Amount	Interest	EQI	Balance
Year - 1	1	2,181,763	54,544	99,856	2,136,452
	2	2,136,452	53,411	99,856	2,090,007
	3	2,090,007	52,250	99,856	2,042,402
	4	2,042,402	51,060	99,856	1,993,606
Year - 2	5	1,993,606	49,840	99,856	1,943,591
	6	1,943,591	48,590	99,856	1,892,325
	7	1,892,325	47,308	99,856	1,839,778
	8	1,839,778	45,994	99,856	1,785,916
Year - 3	9	1,785,916	44,648	99,856	1,730,709
	10	1,730,709	43,268	99,856	1,674,121
	11	1,674,121	41,853	99,856	1,616,118
	12	1,616,118	40,403	99,856	1,556,666
Year - 4	13	1,556,666	38,917	99,856	1,495,727
	14	1,495,727	37,393	99,856	1,433,264
	15	1,433,264	35,832	99,856	1,369,240
	16	1,369,240	34,231	99,856	1,303,615
Year - 5	17	1,303,615	32,590	99,856	1,236,350
	18	1,236,350	30,909	99,856	1,167,403
	19	1,167,403	29,185	99,856	1,096,733
	20	1,096,733	27,418	99,856	1,024,295
Year - 6	21	1,024,295	25,607	99,856	950,047
	22	950,047	23,751	99,856	873,943
	23	873,943	21,849	99,856	795,936
	24	795,936	19,898	99,856	715,979
Year - 7	25	715,979	17,899	99,856	634,022
	26	634,022	15,851	99,856	550,017
	27	550,017	13,750	99,856	463,912
	28	463,912	11,598	99,856	375,654
Year - 8	29	375,654	9,391	99,856	285,190
	30	285,190	7,130	99,856	192,464
	31	192,464	4,812	99,856	97,420
	32	97,420	2,436	99,856	(0)
1,013,617		1,013,617		3,195,380	

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9.18.2 Equal Monthly Instalment Basis

Bhaiya Hotels & Resorts Ltd	
(5-Star Hotel Project)	
Schedule of Loan-Repayment(Monthly Basis)	
Fig. in Taka '000'	

Loan Particulars	
Long Term Loan Amount	2,181,763
Loan Amount	1,818,136
IDCP	363,627
Moratorium Period(Months)	24
Annual Interest Rate	10.00%
Loan Period in Years	8
Number of Payments Per Year	12
Start Date of Loan	1/1/2024
Optional Extra Payments	-

Loan Summary	
Scheduled Payment	33,106
Scheduled Number of Payments	96
Actual Number of Payments	96
Total Early Payments	-
Total Interest	996,454
Total Payment	3,178,218

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	2/1/2024	2,181,763	33,106	-	33,106	14,925	18,181	2,166,838	18,181
2	3/1/2024	2,166,838	33,106	-	33,106	15,049	18,057	2,151,789	36,238
3	4/1/2024	2,151,789	33,106	-	33,106	15,175	17,932	2,136,614	54,170
4	5/1/2024	2,136,614	33,106	-	33,106	15,301	17,805	2,121,313	71,975
5	6/1/2024	2,121,313	33,106	-	33,106	15,429	17,678	2,105,884	89,653
6	7/1/2024	2,105,884	33,106	-	33,106	15,557	17,549	2,090,326	107,202
7	8/1/2024	2,090,326	33,106	-	33,106	15,687	17,419	2,074,639	124,621
8	9/1/2024	2,074,639	33,106	-	33,106	15,818	17,289	2,058,822	141,910
9	10/1/2024	2,058,822	33,106	-	33,106	15,950	17,157	2,042,872	159,067
10	11/1/2024	2,042,872	33,106	-	33,106	16,083	17,024	2,026,789	176,090
11	12/1/2024	2,026,789	33,106	-	33,106	16,217	16,890	2,010,573	192,980
12	1/1/2025	2,010,573	33,106	-	33,106	16,352	16,755	1,994,221	209,735
13	2/1/2025	1,994,221	33,106	-	33,106	16,488	16,619	1,977,733	226,354
14	3/1/2025	1,977,733	33,106	-	33,106	16,625	16,481	1,961,108	242,835
15	4/1/2025	1,961,108	33,106	-	33,106	16,764	16,343	1,944,344	259,177
16	5/1/2025	1,944,344	33,106	-	33,106	16,904	16,203	1,927,441	275,380
17	6/1/2025	1,927,441	33,106	-	33,106	17,044	16,062	1,910,396	291,442
18	7/1/2025	1,910,396	33,106	-	33,106	17,186	15,920	1,893,210	307,362
19	8/1/2025	1,893,210	33,106	-	33,106	17,330	15,777	1,875,880	323,139
20	9/1/2025	1,875,880	33,106	-	33,106	17,474	15,632	1,858,406	338,771
21	10/1/2025	1,858,406	33,106	-	33,106	17,620	15,487	1,840,786	354,258
22	11/1/2025	1,840,786	33,106	-	33,106	17,767	15,340	1,823,020	369,598
23	12/1/2025	1,823,020	33,106	-	33,106	17,915	15,192	1,805,105	384,790
24	1/1/2026	1,805,105	33,106	-	33,106	18,064	15,043	1,787,041	399,832
25	2/1/2026	1,787,041	33,106	-	33,106	18,214	14,892	1,768,827	414,724
26	3/1/2026	1,768,827	33,106	-	33,106	18,366	14,740	1,750,461	429,465
27	4/1/2026	1,750,461	33,106	-	33,106	18,519	14,587	1,731,941	444,052
28	5/1/2026	1,731,941	33,106	-	33,106	18,674	14,433	1,713,268	458,485
29	6/1/2026	1,713,268	33,106	-	33,106	18,829	14,277	1,694,438	472,762
30	7/1/2026	1,694,438	33,106	-	33,106	18,986	14,120	1,675,452	486,882
31	8/1/2026	1,675,452	33,106	-	33,106	19,144	13,962	1,656,308	500,844
32	9/1/2026	1,656,308	33,106	-	33,106	19,304	13,803	1,637,004	514,647
33	10/1/2026	1,637,004	33,106	-	33,106	19,465	13,642	1,617,539	528,288
34	11/1/2026	1,617,539	33,106	-	33,106	19,627	13,479	1,597,912	541,768
35	12/1/2026	1,597,912	33,106	-	33,106	19,790	13,316	1,578,122	555,084
36	1/1/2027	1,578,122	33,106	-	33,106	19,955	13,151	1,558,167	568,235
37	2/1/2027	1,558,167	33,106	-	33,106	20,122	12,985	1,538,045	581,220
38	3/1/2027	1,538,045	33,106	-	33,106	20,289	12,817	1,517,755	594,037
39	4/1/2027	1,517,755	33,106	-	33,106	20,458	12,648	1,497,297	606,685
40	5/1/2027	1,497,297	33,106	-	33,106	20,629	12,477	1,476,668	619,162
41	6/1/2027	1,476,668	33,106	-	33,106	20,801	12,306	1,455,867	631,468
42	7/1/2027	1,455,867	33,106	-	33,106	20,974	12,132	1,434,893	643,600
43	8/1/2027	1,434,893	33,106	-	33,106	21,149	11,957	1,413,744	655,557
44	9/1/2027	1,413,744	33,106	-	33,106	21,325	11,781	1,392,419	667,339
45	10/1/2027	1,392,419	33,106	-	33,106	21,503	11,603	1,370,916	678,942

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46	11/1/2027	1,370,916	33,106	-	33,106	21,682	11,424	1,349,234	690,366
47	12/1/2027	1,349,234	33,106	-	33,106	21,863	11,244	1,327,371	701,610
48	1/1/2028	1,327,371	33,106	-	33,106	22,045	11,061	1,305,326	712,671
49	2/1/2028	1,305,326	33,106	-	33,106	22,229	10,878	1,283,097	723,549
50	3/1/2028	1,283,097	33,106	-	33,106	22,414	10,692	1,260,683	734,242
51	4/1/2028	1,260,683	33,106	-	33,106	22,601	10,506	1,238,082	744,747
52	5/1/2028	1,238,082	33,106	-	33,106	22,789	10,317	1,215,293	755,065
53	6/1/2028	1,215,293	33,106	-	33,106	22,979	10,127	1,192,314	765,192
54	7/1/2028	1,192,314	33,106	-	33,106	23,170	9,936	1,169,144	775,128
55	8/1/2028	1,169,144	33,106	-	33,106	23,364	9,743	1,145,780	784,871
56	9/1/2028	1,145,780	33,106	-	33,106	23,558	9,548	1,122,222	794,419
57	10/1/2028	1,122,222	33,106	-	33,106	23,755	9,352	1,098,467	803,771
58	11/1/2028	1,098,467	33,106	-	33,106	23,953	9,154	1,074,515	812,925
59	12/1/2028	1,074,515	33,106	-	33,106	24,152	8,954	1,050,363	821,879
60	1/1/2029	1,050,363	33,106	-	33,106	24,353	8,753	1,026,009	830,632
61	2/1/2029	1,026,009	33,106	-	33,106	24,556	8,550	1,001,453	839,182
62	3/1/2029	1,001,453	33,106	-	33,106	24,761	8,345	976,692	847,528
63	4/1/2029	976,692	33,106	-	33,106	24,967	8,139	951,725	855,667
64	5/1/2029	951,725	33,106	-	33,106	25,175	7,931	926,549	863,598
65	6/1/2029	926,549	33,106	-	33,106	25,385	7,721	901,164	871,319
66	7/1/2029	901,164	33,106	-	33,106	25,597	7,510	875,567	878,829
67	8/1/2029	875,567	33,106	-	33,106	25,810	7,296	849,757	886,125
68	9/1/2029	849,757	33,106	-	33,106	26,025	7,081	823,732	893,206
69	10/1/2029	823,732	33,106	-	33,106	26,242	6,864	797,490	900,071
70	11/1/2029	797,490	33,106	-	33,106	26,461	6,646	771,029	906,717
71	12/1/2029	771,029	33,106	-	33,106	26,681	6,425	744,348	913,142
72	1/1/2030	744,348	33,106	-	33,106	26,904	6,203	717,445	919,345
73	2/1/2030	717,445	33,106	-	33,106	27,128	5,979	690,317	925,323
74	3/1/2030	690,317	33,106	-	33,106	27,354	5,753	662,963	931,076
75	4/1/2030	662,963	33,106	-	33,106	27,582	5,525	635,381	936,601
76	5/1/2030	635,381	33,106	-	33,106	27,812	5,295	607,570	941,896
77	6/1/2030	607,570	33,106	-	33,106	28,043	5,063	579,527	946,959
78	7/1/2030	579,527	33,106	-	33,106	28,277	4,829	551,249	951,788
79	8/1/2030	551,249	33,106	-	33,106	28,513	4,594	522,737	956,382
80	9/1/2030	522,737	33,106	-	33,106	28,750	4,356	493,987	960,738
81	10/1/2030	493,987	33,106	-	33,106	28,990	4,117	464,997	964,855
82	11/1/2030	464,997	33,106	-	33,106	29,231	3,875	435,765	968,729
83	12/1/2030	435,765	33,106	-	33,106	29,475	3,631	406,290	972,361
84	1/1/2031	406,290	33,106	-	33,106	29,721	3,386	376,569	975,747
85	2/1/2031	376,569	33,106	-	33,106	29,968	3,138	346,601	978,885
86	3/1/2031	346,601	33,106	-	33,106	30,218	2,888	316,383	981,773
87	4/1/2031	316,383	33,106	-	33,106	30,470	2,637	285,913	984,410
88	5/1/2031	285,913	33,106	-	33,106	30,724	2,383	255,189	986,792
89	6/1/2031	255,189	33,106	-	33,106	30,980	2,127	224,209	988,919
90	7/1/2031	224,209	33,106	-	33,106	31,238	1,868	192,971	990,787
91	8/1/2031	192,971	33,106	-	33,106	31,498	1,608	161,473	992,395
92	9/1/2031	161,473	33,106	-	33,106	31,761	1,346	129,712	993,741
93	10/1/2031	129,712	33,106	-	33,106	32,025	1,081	97,687	994,822
94	11/1/2031	97,687	33,106	-	33,106	32,292	814	65,394	995,636
95	12/1/2031	65,394	33,106	-	33,106	32,561	545	32,833	996,181
96	1/1/2032	32,833	33,106	-	32,833	32,559	274	-	996,454

10. Economic Aspect

10.1. Employment Opportunity:

The project will require a total number of 260 persons of various categories. Cost per employment to be generated works out to BDT 26,619.00 per month.

10.2. Contribution to GDP

Bhaiya Hotels & Resorts Ltd (5-Star Hotel Project) Contribution To GDP

Fig. in Taka '000'

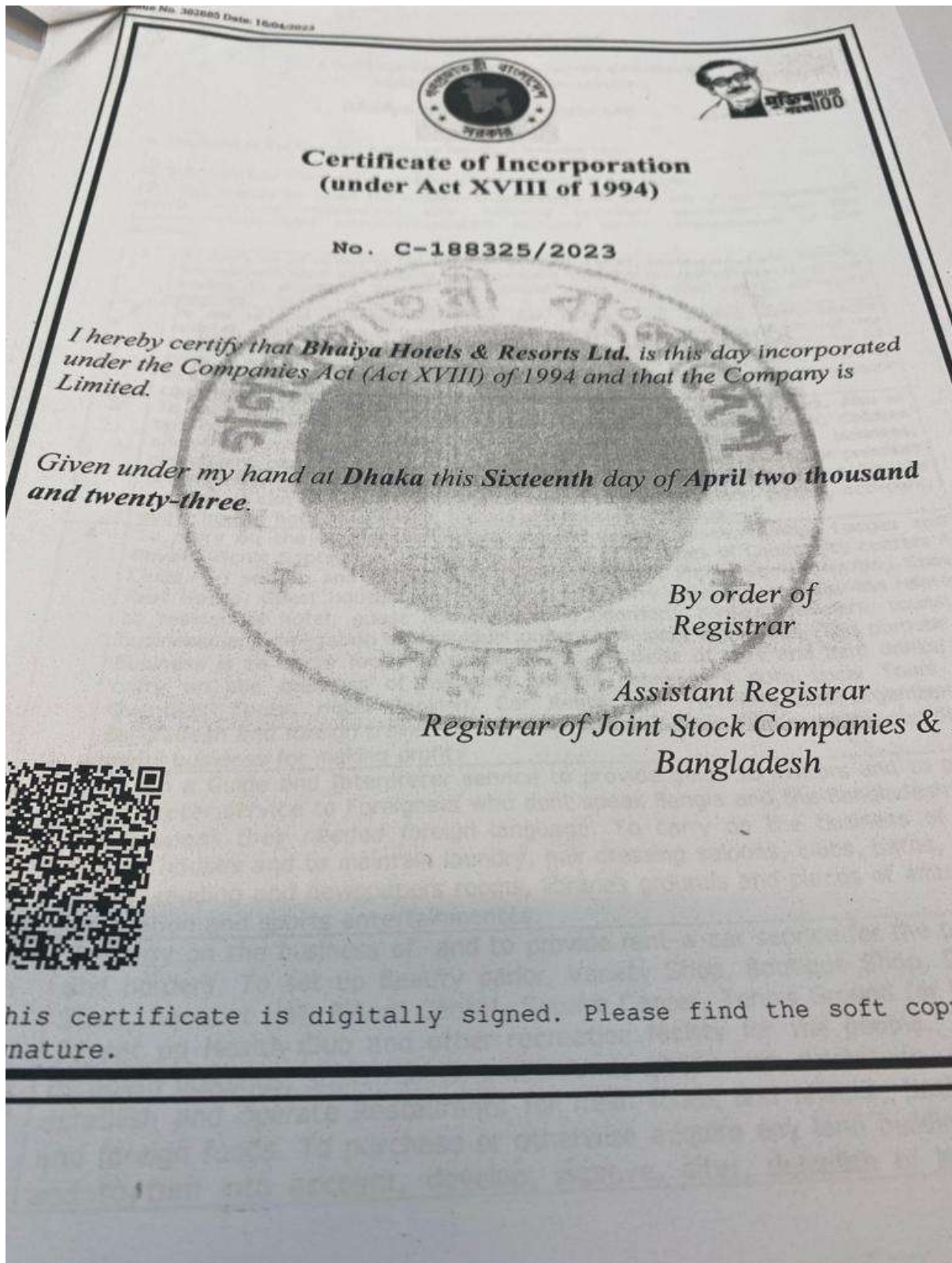
On Completion, the project will add BDT 955.07 million to the Gross Domestic Product (GDP) of the country per annum as detailed below :-

A. Revenue Receipts (3rd Year)		1,577,088
B. Less: Inter Firm Transaction		
Salary and Wages	45,274	
Electricity, Water, Fuel & Lubricant	42,821	
Luxury Cottage maintenance cost	43,452	
Delux Cottage maintenance cost	26,460	
Duplex Cottage maintenance cost	22,140	
Conference Hall maintenance cost	7,560	
Food and Beverage cost for Restaurant	103,680	
Food and Beverage cost for Coffee Shop	30,240	
Other Sales Overhead	19,826	
Administrative & Marketing Expenses	78,727	
Financial Expenses	201,838	
		622,018
Contribution To GDP		955,070

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd

11. Annexures

11.1. Incorporation Certificate



Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd

11.2. Trade License

ঢাকা দক্ষিণ সিটি কর্পোরেশন
www.dscc.gov.bd

ই-ট্রেড লাইসেন্স

লাইসেন্স ইস্যুর বিবরণ
ইস্যুর তারিখ : 23/08/2023
ইস্যুর সময় : 11:10:11
লাইসেন্স নং : TRAD/DSCC/045661/2022

হাটের সরকার (সিটি কর্পোরেশন) আইন, ২০০৯ (২০০৯ সনের ৬০ নং আইন) এর ধারা ১৪-৩৪ ধারায় ক্ষমতাবলে সরকার প্রদত্ত কর্তৃত্ব, ২০১৯ এর ১০ নং আইন অনুযায়ী ব্যবসা, কৃতি, সেবা বা শিল্প প্রতিষ্ঠানের উপর আরোপিত কর আরোপের ক্ষমতা নিম্নবর্ণিত ব্যক্তি/প্রতিষ্ঠানের অনুমতিতে ই-ট্রেড লাইসেন্স ইস্যু করা হলো।

১। ব্যবসা প্রতিষ্ঠানের নাম	: ভাইয়া হোটেল এন্ড ইন্টারগিট
২। প্রতিষ্ঠানের মালিকের নাম	: এম ও কামেশ্বর (ব্যবস্থাপনা পরিচালক)
৩। পিতা / স্বামীর নাম	: এম এ হাক্ক
৪। মাতার নাম	: মনোয়ারা বেগম
৫। ব্যবসার প্রকৃতি	: পিসিটিভ কোম্পানী
৬। ব্যবসার ধরণ	: হোটেল এন্ড রিসোর্ট ব্যবসার অফিস
৭। প্রতিষ্ঠানের ঠিকানা	: ২৮/এ/৩ টয়েনবি সার্কুলার রোড, সতীপ ভবন (৬ম তলা), পতিখিল বা/এ, ঢাকা-১০০০
৮। অফল / বাজার শাখা	: ২
এলাকা	: ওয়ার্ড / মার্কেট:

৯। এনআইডি/পাসপোর্ট/জন্ম নিব: নং	: ৪১৭১০৪১৫১৬	বিআইএন নং:
ফোন	: ০১৭০০৪৪১২৫৮	ই-মেইল:

১০। অর্থ বছর	: ২০২৩-২০২৪ (নিবারণকৃত)	ব্যবসা শুরু তারিখ:	২০/০৮/২০২৩
১১। মালিকের বর্তমান ঠিকানা		মালিকের স্থায়ী ঠিকানা	
হোজিং নং	: ২৮/এ/৩, সতীপ ভবন (৬ম তলা)	হোজিং নং	:
রোড নং	:	রোড নং	: ২
গ্রাম / মহলা	: টয়েনবি সার্কুলার রোড	গ্রাম / মহলা	:
পোস্টকোড	: ১০০০	পোস্টকোড	:
থানা	: মতিখিল	থানা	:
জেলা	: ঢাকা	জেলা	:
বিভাগ	: ঢাকা	বিভাগ	:

১২। ট্রেড লাইসেন্স/নবায়ন ফি (বার্ষিক)	: ১৫০০	সাইনবোর্ড কর	: ৮০০
লাইসেন্স/নবায়ন ফি	: ০	চ্যাট	: ৩৪৫
সারচার্জ	: ৩০০০	কর্ম ফি	: ৫০
অন্যকর / উৎসেধক	: ০		
বকেয়া ()	: ০.০০	সর্বমোট	: ৫৬৯৫.০০
সংশোধনী ফি	:		

অত্র ট্রেড লাইসেন্স এর মেয়াদ ৩০ শে জুন, ২০২৪ পর্যন্ত

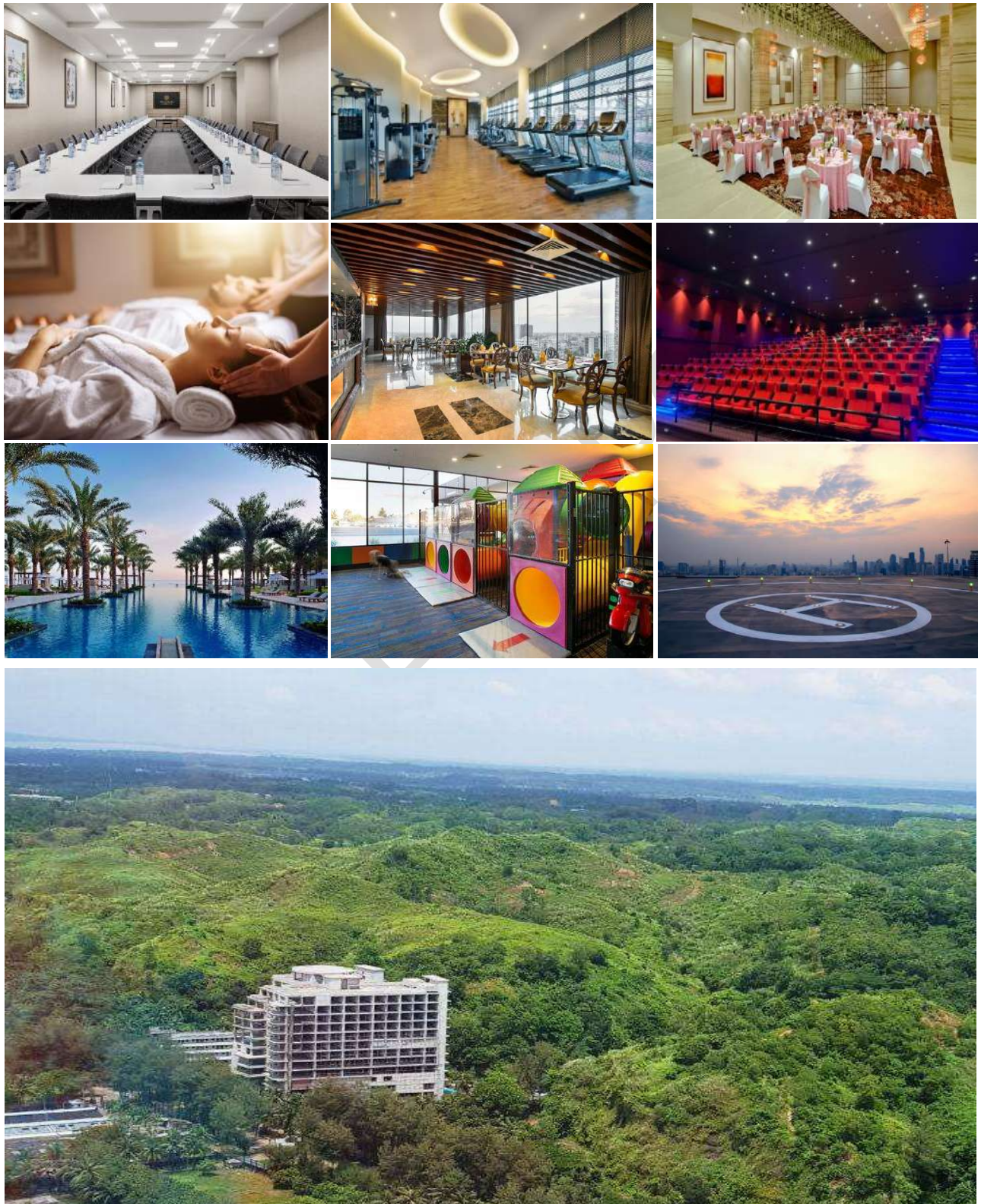
লাইসেন্স ও বিজ্ঞাপন সুপারভাইজার

কর কর্মকর্তা

Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd



12. Project Image Gallery



Feasibility Report and Business Plan of Bhaiya Hotels & Resorts Ltd





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Feasibility Report and **BUSINESS PLAN** of Bhaiya Hotels & Resorts Ltd



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