

A person is shown from behind, sitting in a yoga pose (Padmasana) on a sandy beach. Their hands are raised above their head in a prayer position (Anjali Mudra), with the sun positioned directly between their hands, creating a bright silhouette effect. The background features a calm sea with gentle waves, a small sailboat on the horizon, and a sky with soft, colorful clouds in shades of blue, orange, and pink, indicating a sunset or sunrise. The overall mood is peaceful and serene.

PARK REGIS
FIVE STAR - DELUXE

HOTEL, NORTH GOA



**CAN BE OPERATED AS TWO DIFFERENT PROPERTIES 250 ROOMS
FIVE STARS DELUXE HOTEL AND TIME SHARE UNITS.**

SHALUM : PRESENTED BY

JULIO DE SOUZA MANAGING PARTNER – PROJECT INTERNATIONAL

MICHEAL D'SOUZA - PARTNER

ARCH. LEENARODRICKS - ELDAN COFFER

BUSINESS CONSULTANTS

AUG. 7 2020



INVEST IN PARK REGIS HOTEL – WE CAN CLOSE THE DEAL FOR INR 350 CR. ACCESS FOR ASIA'S LARGEST CASINO AND GAMING BUSINESS

- Close Proximity to the new international airport - 30 mins and 20 kms away
- 30 kms from the existing domestic airport (45 mins to 1.5 hrs travel). Once the new roadway is completed it will take 25 mins to reach the hotel
- Close Proximity to the beach – 1.5 kms from Bagabeach
- Surrounded by vast orchard area owned by the hotel.
- The Total Assets value of the property along with all fittings and fixtures is around INR.275 crores

- **Total Property Area 32,303 sq. meters (approximately 8 acres), 12,000 sq. m developed and 20,000 sq. m Settlement Zone**
- **Govt ready reckon rate - approximately INR 64 cr @ INR 20,000 per sq. m**
- **Market value of land – 226 cr @ INR 70,000 per sq. m**
- **Total Assets value – INR 500 cr**
- **New FIVE STAR property – Less than 3 years old**

- New 10 mtrs wide road coming up 50 mtrs away from the hotel boundary
- Healthy annual profits. Approx. 35 cr
- Has Casino and Nightclub permission
- Permission sought to add an additional 150 rooms or 52 villas Ground Plus 1. on the remaining 20,000 sq. m land
- Current FSI is 0.8 but can be increased to 1. Floor height is 15 mtrs but can go to 20 mtrs



POOLSIDE VIEW & RESTROBAR

PARK REGIS
HOTEL & CASINO
GOA

ELEGANT POOLSIDE VIEW

Rooms overlooking the pool



Restaurant overlooking the pool





GRAND LOBBY & RECEPTION

RESTAURANT & WINE BAR

PARKREGIS
DELUXE 5 STARS
HOTEL & CASINO
GOA





MAJESTIC HOTEL LOBBY

SPICED COFFEESHOP

PARKREGIS
DELUXE 5 STARS
HOTEL & CASINO
GOA





VAST OPENLAND FOR
OUTDOOR FUNCTIONS. IDEAL
LOCATION FOR DESTINATION
WEDDINGS

PERFECT GETAWAY FOR YOUR
HONEYMOON

PARK REGIS
DELUXE 5 STARS
HOTEL & CASINO
GOA



BANQUET HALL 1



- 80 Boardroom | 100-120 U-shape | 150 Classroom | 180 Theatre | 200-250 Cocktail | 200-250 Banquet
- Perfect for medium to large events, This hall is a private space with state of the art banquet facilities. The floor plan is very flexible and can fit up to 250 guests in cocktail or theatre style
- Ceiling Height 7 metres | Pillar Free Room | Flexible Floor Plan



BANQUET HALL 2



- 200 Boardroom | 250-280 U-shape | 400-450 Classroom | 700-750 Theatre | 1000-1200 Cocktail | 1200-1500 Banquet
- The hotel's largest event space and one of the biggest in North Goa. With a flexible floorplan, this hall can seat up to 1500 guests in banquet style and can be tailored to create the perfect space for a wedding or royal party.
- Ceiling Height 7 metres | Pillar Free Room | Dedicated Pre-Function Area



SPICE'D COFFEESHOP



DINING & BAR

Overlooking the vast surrounds of the hotel, Spice'd offer's a contemporary place to relax for Breakfast, Lunch or Dinner. You'll love the live kitchen, where you can watch our local chefs prepare and cook sumptuous delicacies in an experience you will never forget

PIANO BAR



Located on the Lobby Level, Piano Bar is the perfect place to meet with family and friends and enjoy your drink of choice, in an ambient atmosphere. Piano Bar is the ideal bar for hosting cocktail parties, business events or rendezvous.

Choose from an exhaustive list of cocktails, champagne, single-malt whiskey plus much more.

PRESIDENTIAL SUITE



ROYAL SUITE



ROOM TYPE

- 1180 sq ft spacious Suite offers the view of the pool with extended lounge area & balcony
- The master bed room has king size bed and other room has twin beds. The washroom has a bathtub and a shower cubicle as well
- Bathroom with Separate bathtub and shower
- Elaborated Private Bar
- **TOTAL NOS OF ROOMS: 1**

- 991 sq. ft spacious Royal Suite bright and well-ventilated these rooms offers the view of the pool with extended lounge area and balcony
- Stylish marble-finished bathrooms with soaking bath tub and a shower cubicle
- Bathroom with Separate bathtub & shower
- Elaborated Private Bar
- **TOTAL NOS OF ROOMS: 4**

JUNIOR SUITE



ROOM TYPE

- 990 sq. ft spacious suite with extended lounge area & view of the city's skyline or the pool with balcony
- The washroom has a bathtub & shower cubicle
- Bathroom with Separate bathtub and shower
- Elaborated Private Bar
- **TOTAL NOS OF ROOMS: 6**

PREMIUM ROOM



- 566 sq. ft spacious rooms with state-of-the-art amenities and a view of the city's skyline or the pool with balcony. Spread across three levels of the hotel
- These rooms offers in-room bar & mini bar
- Bathroom with Separate bathtub & shower
- Elaborated Private Bar
- **TOTAL NOS OF ROOMS: 37**

DELUXE ROOM

ROOM TYPE



- Spacious 420 sq. ft rooms overlook the lush greens & a spacious balcony to enjoy the view and relax
- Room offers king / twin size bed
- The room can cater up to maximum 3 guests with an extra bed at additional charge
- TOTAL NOS OF ROOMS: 61

- FURTHER PERMISSION SOUGHT TO MAKE 52 PERMANENT VILLAS OR 150 ROOMS
- CASINO PERMISSION IN PLACE FROM LOCAL PANCHAYAT
- NIGHT CLUB LICENSE IN PLACE FROM LOCAL PANCHAYAT

HOTEL WITH RESTAURANT AND BAR LICENCE

TRAVEL AGENCY LICENCE

APPLICANT COPY

Office of Village Panchayat
Arpora - Nagoa
Bardez - Goa.
Ph: 2269147

Ref: No. VP/AN/Shops-Establ/18-19/162 Dated: 21/04/2018

ESTABLISHMENT LICENCE (TRADE)

Licence is hereby granted to JAPL Group Pvt. Ltd. for running business of Hotel with Restaurant & Bar in the Shop / House No. 4807-C1 Ward No. V at Sankwadi, Arpora, Bardez - Goa within Panchayat jurisdiction approved vide resolution No. H in the meeting held on 02/04/2018 as per the section 70 of Goa Panchayat Raj Act 1994. The licence shall follow and fulfill the Terms and Conditions given below. This Licence should be produced for inspection to any Panchayat Authority on demand.

TERMS AND CONDITIONS

- The domestic waste solid / liquid shall be disposed off in a proper manner so as not to cause any health hazard to the neighbouring establishments.
- The Management of the unit shall not cause any nuisance to the surrounding areas arising from bad smell gaseous or particulates omissions, discharge of influents, filth etc., failing which, the licence will be terminated without any show-cause Notice.
- The waste water shall be treated in a well designed Soak-pit.
- No influents shall be released in the open and outside the premises.
- You have to register your business in the labour department and the Tourism Department, Food and Drugs Department, Health Department, Police Station whichever is applicable to you.
- A Dust-bin is compulsory and should be maintained and cleaned every day.
- Toilet with Septic tank and soak-pit are essential.
- No narcotics should be sold at any cost.
- No illegal activities shall be carried out in the business premises.
- This Licence is valid up to 31/03/2019 and subject to further annual renewal of Licence. The house tax should be paid along with the Licence fees else the Licence will not be renewed.
- You have to renew your licence at the financial year end.
- You should not sublet your above Premises / Establishment Licence.
- The applicant shall produce a contract letter / receipt from the garbage collector / contractor.
- Details of tenants / occupants should be submitted to the nearest Police Station.
- This licence is liable to be withdrawn if the conditions stipulated above are not complied with.



1. Year 2019 to 2020 Receipt No. 555/19 Dated 04/04/19 Paid Rs. 20000

2. Year _____ to _____ Receipt No. _____ Dated _____ Paid Rs. _____



Shri. Sarpanch Nagvekar
Sarpanch
V. P. Arpora - Nagoa
Bardez - Goa

Shri. Rui A. Cardoso
Secretary
V.P. Arpora Nagoa
Bardez - Goa

SARPANCH

APPLICANT COPY

Office of Village Panchayat
Arpora - Nagoa
Bardez - Goa.
Ph: 2269147

Ref: No. VP/AN/Shops-Establ/18-19/161 Dated: 21/04/2018

ESTABLISHMENT LICENCE (TRADE)

Licence is hereby granted to JAPL Group Pvt. Ltd. for running business of Travel Agency in the Shop / House No. 4806-B1 Ward No. V at Sankwadi, Arpora, Bardez - Goa within Panchayat jurisdiction approved vide resolution No. H in the meeting held on 02/04/2018 as per the section 70 of Goa Panchayat Raj Act 1994. The licence shall follow and fulfill the Terms and Conditions given below. This Licence should be produced for inspection to any Panchayat Authority on demand.

TERMS AND CONDITIONS

- The domestic waste solid / liquid shall be disposed off in a proper manner so as not to cause any health hazard to the neighbouring establishments.
- The Management of the unit shall not cause any nuisance to the surrounding areas arising from bad smell gaseous or particulates omissions, discharge of influents, filth etc., failing which, the licence will be terminated without any show-cause Notice.
- The waste water shall be treated in a well designed Soak-pit.
- No influents shall be released in the open and outside the premises.
- You have to register your business in the labour department and the Tourism Department, Food and Drugs Department, Health Department, Police Station whichever is applicable to you.
- A Dust-bin is compulsory and should be maintained and cleaned every day.
- Toilet with Septic tank and soak-pit are essential.
- No narcotics should be sold at any cost.
- No illegal activities shall be carried out in the business premises.
- This Licence is valid up to 31/03/2019 and subject to further annual renewal of Licence. The house tax should be paid along with the Licence fees else the Licence will not be renewed.
- You have to renew your licence at the financial year end.
- You should not sublet your above Premises / Establishment Licence.
- The applicant shall produce a contract letter / receipt from the garbage collector / contractor.
- Details of tenants / occupants should be submitted to the nearest Police Station.
- This licence is liable to be withdrawn if the conditions stipulated above are not complied with.



1. Year 2019 to 2020 Receipt No. 555/19 Dated 04/04/19 Paid Rs. 20000

2. Year _____ to _____ Receipt No. _____ Dated _____ Paid Rs. _____



Shri. Sarpanch Nagvekar
Sarpanch
V. P. Arpora - Nagoa
Bardez - Goa

Shri. Rui A. Cardoso
Secretary
V.P. Arpora Nagoa
Bardez - Goa

SARPANCH

SPALICENSE

APPLICANT COPY

Office of Village Panchayat
Arpora - Nagoa
Bardez - Goa.
Ph: 2289147

Ref: No. VP/AN/Shops-Establ/18-19/160 Dated: 21/04/2018

ESTABLISHMENT LICENCE (TRADE)

Licence is hereby granted to TAPL Group Pvt. Ltd. for running business of Spa in the Shop / House No. 480/8-D1 Ward No. 1 at Sant Woods, Arpora, Bardez - Goa within Panchayat jurisdiction approved vide resolution No. 11 in the meeting held on 02/04/2018 as per the section 70 of Goa Panchayat Raj Act 1994. The licence shall follow and fulfill the Terms and Conditions given below. This Licence should be produced for inspection to any Panchayat Authority on demand.

TERMS AND CONDITIONS

- The domestic waste solid / liquid shall be disposed off in a proper manner so as not to cause any health hazard to the neighbouring establishments.
- The Management of the unit shall not cause any nuisance to the surrounding areas arising from bad smell gaseous or particulates emissions, discharge of influents, filth etc., failing which, the licence will be terminated without any show-cause Notice.
- The waste water shall be treated in a well designed Soak-pit.
- No influents shall be released in the open and outside the premises.
- You have to register your business in the labour department and the Tourism Department, Food and Drugs Department, Health Department, Police Station whichever is applicable to you.
- A Dust-bin is compulsory and should be maintained and cleaned every day.
- Toilet with Septic tank and soak-pit are essential.
- No narcotics should be sold at any cost.
- No illegal activities shall be carried out in the business premises.
- This Licence is valid up to 31/03/2019 and subject to further annual renewal of Licence. The house tax should be paid along with the Licence fees else the Licence will not be renewed.
- You have to renew your licence at the financial year end.
- You should not sublet your above Premises / Establishment Licence.
- The applicant shall produce a contract letter / receipt from the garbage collector / contractor.
- Details of tenants / occupants should be submitted to the nearest Police Station.
- This licence is liable to be withdrawn if the conditions stipulated above are not complied with.

RENEWAL AT ARPORA BARDEZ GOA

1. Year 2018 to 2020 Receipt No. 229/17 Paid Rs. 50,000/- Dated 04/04/2018

2. Year _____ to _____ Receipt No. _____ Dated _____ Paid Rs. _____



Shd. Shrikrishna C. Nagvekar
SARPANCH
V. P. Arpora - Nagoa
Bardez - Goa
Shri. Rui A. Cardoso
Secretary
V. P. Arpora - Nagoa
Bardez - Goa

SARPANCH



- Sabn and Spa Area is 150 sq. mts
- Current license from Panchayat body valid till 2019
- 7 persons can avail the facilities at a time
- Annual License renewal fee is INR 50,000/-
- Gym, Sauna & Jacuzzi

NIGHTCLUB LICENSE – LOCAL PANCHAYAT



Office of Village Panchayat
Arpora - Nagoa
 Bardez - Goa.
 Ph: 2289147

APPLICANT COPY

Ref: No. VP/AN/Shops-Establ/18-19/159 Dated: 21/04/2018

ESTABLISHMENT LICENCE (TRADE)

Licence is hereby granted to JAPL Group Pvt. Ltd. for running business of Night Club in the Shop / House No. 180/5-A1 Ward No. 7 at Centwood, Arpora, Bardez - Goa. within Panchayat jurisdiction approved vide resolution No. 4 in the meeting held on 02/04/2018 as per the section 70 of Goa Panchayat Raj Act 1994. The licence shall follow and fulfill the Terms and Conditions given below. This Licence should be produced for inspection to any Panchayat Authority on demand.

TERMS AND CONDITIONS

1. The domestic waste solid / liquid shall be disposed off in a proper manner so as not to cause any health hazard to the neighbouring establishments.
2. The Management of the unit shall not cause any nuisance to the surrounding areas arising from bad smell gaseous or particulates omissions, discharge of influents, filth etc., failing which, the licence will be terminated without any show-cause Notice.
3. The waste water shall be treated in a well designed Soak-pit.
4. No influents shall be released in the open and outside the premises.
5. You have to register your business in the labour department and the Tourism Department, Food and Drugs Department, Health Department, Police Station whichever is applicable to you.
6. A Dust-bin is compulsory and should be maintained and cleaned every day.
7. Toilet with Septic tank and soak-pit are essential.
8. No narcotics should be sold at any cost.
9. No illegal activities shall be carried out in the business premises.
10. This Licence is valid up to 31/03/2019 and subject to further annual renewal of Licence. The house tax should be paid along with the Licence fees else the Licence will not be renewed.
11. You have to renew your licence at the financial year end.
12. You should not sublet your above Premises / Establishment Licence.
13. The applicant shall produce a contract letter / receipt from the garbage collector / contractor.
14. Details of tenants / occupants should be submitted to the nearest Police Station.
15. This licence is liable to be withdrawn if the conditions stipulated above are not complied with.



1. Year 2019 to 2020 Receipt No. 555/75 Dated 04/04/2017 Paid Rs. 20000



Shri. Shrikishna R. Nagvekar
 SARPANCH
 V. P. Arpora - Nagoa
 Bardez - Goa

Shri. Rui A. Carrasco
 Secretary
 V.P. Arpora Nagoa
 Bardez - Goa

2. Year _____ to _____ Receipt No. _____ Dated _____ Paid Rs. _____

SARPANCH



Proposed area for Night Club is 200 sq. m



Proposed Night Club sit-out area is 300 sq. m

CASINO LICENSE – LOCAL PANCHAYAT

TOTAL INITIAL INVESTMENT REQ'D ~ INR 150 cr



Office of Village Panchayat
Arpora - Nagoa
 Bardez - Goa.
 Ph: 2269147

APPLICANT COPY

Ref: No. VP/AN/Shops-Establ/18-19/158 Dated: 21/04/2018

ESTABLISHMENT LICENCE (TRADE)

Licence is hereby granted to JAPL Group Pvt. Ltd. for running business of Casino in the Shop / House No. RS/15-A1 Ward No. 7 at Pontuodi, Arpora, Bardez - Goa within Panchayat jurisdiction approved vide resolution No. 41 in the meeting held on 02/04/2018 as per the section 70 of Goa Panchayat Raj Act 1994. The licence shall follow and fulfill the Terms and Conditions given below. This Licence should be produced for inspection to any Panchayat Authority on demand.

TERMS AND CONDITIONS

1. The domestic waste solid / liquid shall be disposed off in a proper manner so as not to cause any health hazard to the neighbouring establishments.
2. The Management of the unit shall not cause any nuisance to the surrounding areas arising from bad smell gaseous or particulates emissions, discharge of influents, fith etc., failing which, the licence will be terminated without any show-cause Notice.
3. The waste water shall be treated in a well designed Soak-pit.
4. No influents shall be released in the open and outside the premises.
5. You have to register your business in the labour department and the Tourism Department, Food and Drugs Department, Health Department, Police Station whichever is applicable to you.
6. A Dust-bin is compulsory and should be maintained and cleaned every day.
7. Toilet with Septic tank and soak-pit are essential.
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9. No illegal activities shall be carried out in the business premises.
10. This Licence is valid up to 31/03/2019 and subject to further annual renewal of Licence. The house tax should be paid along with the Licence fees else the Licence will not be renewed.
11. You have to renew your licence at the financial year end.
12. You should not sublet your above Premises / Establishment Licence.
13. The applicant shall produce a contract letter / receipt from the garbage collector / contractor.
14. Details of tenants / occupants should be submitted to the nearest Police Station.
15. This licence is liable to be withdrawn if the conditions stipulated above are not complied with.



1. Year 2019 to 2020 Receipt No. 555799 Dated 04/04/2019 Paid Rs. 30,000/-



Shri. Shikrishna R. Nagvekar
SARPANCH
V. P. Arpora - Nagoa
Bardez - Goa
Shri. Rui A. Cardoso
SECRETARY
V.P. Arpora Nagoa
Bardez - Goa

2. Year _____ to _____ Receipt No. _____ Dated _____ Paid Rs. _____

SARPANCH



- Annual Panchayat License fee is INR 50K
- Govt. Fees pa: 1000 sq. m gaming area – INR 36cr + 28% GST
- One Time Application Fee: INR 1cr + 28% GST
- New License – Approx. 30 cr
- SET-UP cost for 2000 sq. m ~ INR 24 cr for bldg. construction, casino interiors, security surveillance cameras, Gaming machines, back-office set-up , 100 nos. car park etc

PARK REGIS— P&L

Particulars	2015-16	2016-17	2017-18
Total rooms available for sale per year	95 rooms	113 rooms	113 rooms
%Occupancy	75%	80%	80%
Average Rooms sold per day	71.25 rooms	87.20 rooms	87.20 rooms
Average room rate	INR 7500	INR 8000	INR 8500
A) Total Room revenue per annum	19.51 cr	25.46 cr	27.05 cr
B) F& B revenue per annum	8.00 cr	10.00 cr	10.00 cr
C) Banquet and Conf rev per annum	10.00 cr	12.00 cr	14.00 cr
TOTAL GROSS REVENUE (A+B+C) per annum	37.51 cr	47.46 cr	51.00 cr
EXPENSES per annum **	9.00 cr	11.00 cr	15.00 cr
ROI per annum	28.51 cr	36.46 cr	36.00 cr

** Expenses: Administrative Expenses, Repairs and maintenance, Marketing and Advertising, Salary, Interest on Loan, Lease hold payments etc

TECHNICAL DETAILS

Sr. #	Details	Area of Land Allotments	Unit of measurement	Remarks
1	Area of the Plot	10,353	sq.m	settlement area
	(plot surveyed under Sy.No. 157/1-A)	21,950	sq.m	Settlement Zone. (PDA)
		32,303	sq.m	total area of plot
2	FAR of the plot	80		
3	No of Guestrooms/ Type Details- Areas	117	Rooms	
4	Parking Area	2000	sq.m	
5	Ground Coverage			
6	MEP	3450	sq.m	complete with all machinery including STP, solar systems & Generator installations
7	Amenities			
8	Kitchen			COMPLETE
9	Public Areas			COMPLETE

TECHNICAL DETAILS

Sr. #	Details	Area of Land Allotments	Unit of measurement	Remarks
10	Boundary Wall Length	1000	r.m	
11	Internal Road Width	8	r.m	
12	Construction Area floor wise			
13	Area Programme of Different Segments			
14	Electrical Load	750	kW	
15	Heat Load	NA		Solar System for Hot water 12000L with temperature of 55deg.
16	Total Size of Underground Tank	NA		Provision of OHT with capacity 3,50,000 L
17	Landscaping Area	7900	sq.m	
18	STP Load	100	KLD	
19	DG Capacity	400 and 400	KVA	

TECHNICAL DETAILS

Sr. #	Details	Area of Land Allotments	Unit of measurement	Remarks
20	External Façade Area	500	Rm	
21	Façade Details of materials			Sand plaster with paint
22	Fire Tank Size	40	Cubic metre	
23	No of Lifts	4	nos	
24	Height of Building	10	m	

TECHNICAL DETAILS

Sr. #	Details	Total Area
25	Main Kitchen	350 sq. m
26	Kitchen Store	60 sq. m
27	Dish Wash Area	30 sq. m
28	Prep-Area	
29	Restaurant	210 sq. m
30	Reception Desk	
31	Waiting Hall	
32	Coffee Shop	Part of restaurant
33	Corridor	60 sq. m
34	Cafeteria/ Bar	144 sq. m
35	Back up House Area	560 sq. m

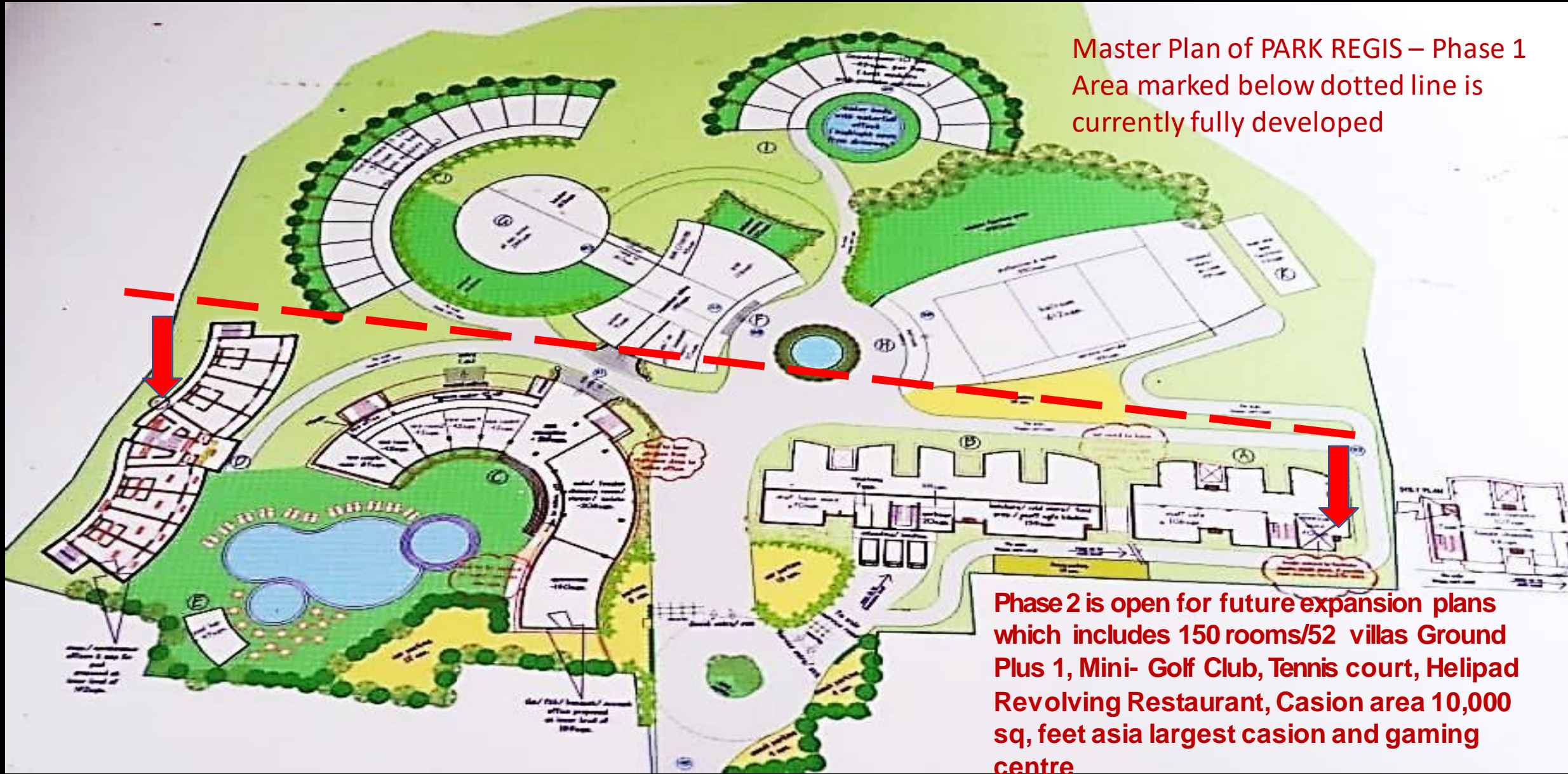
Sr. #	Details	Total Area
36	Laundry/Carpentry/ Change Room Area	
37	SPA,Sauna, Steam Bath	150 sq. m
38	Gym, Sport Centre	150 sq. m
39	Yoga/Meditation Centre	Area included in gym
40	Sabn	Area included in spa
41	Ballroom 1	360 sq. m
42	Banquet Hall	1375 sq. m
43	Pre-Function Area	200 sq. m
44	PANASIA Restaurant	130 sq. m
45	Book Shop	30 sq. m
46	Open Lawn Area	7000 sq. m

TECHNICAL DETAILS

Sr. #	Details	Total Area
47	Atrium	25 sq. m
48	Porch cum Reception	300 sq. m
49	Swimming Pool Area	400 sq. m
50	LTPanel Room	15 sq. m
51	HT Panel+ Meter Room	40 sq. m
52	Transformer	16 sq. m
53	UG Tank (2 nos)	90.75 cubic m
54	Overhead Tank	Area included in UG tank
55	Boiler Room	NA
56	Gas Bank	9 sq. m
57	Kitchen Air Washer	
58	DG Room	48 sq. m

Sr. #	Details	Total Area
59	Chillers/VRV etc	Split AC units
60	Cooling Tower	NA

TOTAL PLOT AREA 32,303 SQ.M



12,000 sq. m OF LAND FULLY DEVELOPED & 20,000 sq. m IS NOW UNDER PDA AND CAN BE DEVELOPED

PRESENT DEVELOPMENT (12,000 SQ. M)



LAND FOR FUTURE DEVELOPMENT (20,000 SQ. M)

PARK REGIS OPEN PROPERTY OF 20,000 SQ MTS. AVAILABLE FOR FURTHER EXPANSION

NEW ROAD 100 METERS
EXTENSION CONNECTING FROM
MAIN ROAD

MAIN ENTRANCE
GATE FROM NORTH



LAND FOR FUTURE DEVELOPMENT (20,000 SQ. M)

TOP VIEW - 20,000 SQ. M UNDEVELOPED



A VIEW FROM THE TOP BOUNDARY



BREATH TAKING VIEW OF SALT LAKES



HIGHEST POINT IN PARK REGIS - N.E BOUNDARY



NEW ENTRANCE ROAD EXPANSION PLANS

NEW ENTRANCE ROAD UNDER CONSTRUCTION



ROAD WORK UNDERWAY - EXPANSION PLANS



NEW 50 CAR PARK UNDER CONSTRUCTION



ROAD WORK UNDERWAY - EXPANSION PLANS



CASINO INVESTMENT PROJECTIONS



CASINO INVESTMENT AND RETURN PROJECTION

CASINO GAMING AREA 1000 SQ.METERS				
Total Initial Investment			INR 146 cr	~ 146 cr
Profit per month			INR 6 cr	~ 6 cr
Profit per year			INR 72.5 cr	~ 72 cr
CAPITAL COST/INVESTMENT - ONE TIME			NR 69.85 cr	~ 70 cr
Items	NOS	COST/UNIT	TOTAL	NARRATON
One time Application Fee			NR 10,000,000	1 cr
Government Security Deposit			NR 5,000,000	50 lakh
GAMING EQUIPMENT				
SOFTWARES			NR 12,500,000	1.25 cr
Detectable Gaming chips sets			NR 150,000,000	1.2 cr
MANUAL MACHINES			NR 70,000,000	70 lakh
SLOT MACHINES			NR 70,000,000	30 lakh
Govt. and Panchayat (Miscellaneous expenses)			NR 50,000,000	
Computer and Mis. Equip			NR 2,500,000	
Interiors			NR 30,000,000	
House Keeping Equipment			NR 1,500,000	
Bar Counter and Music System			NR 3,000,000	
CCTV/Surveillance System, computers etc			NR 50,000,000	5 cr
Furniture, Dress, Staff Accommodation			NR 4,000,000	25 lakh
Construction of Casino and Back office			NR 140,000,000	1.75 cr
CAGE MONEY			NR 100,000,000	15 lakh

CASINO GAMING AREA 300 SQ.METERS				
Items	NOS.	COST/UNIT	TOTAL	NARRATON
RECURRING COST (Annual costs)			NR 460,850,000	46.09 cr
Govt. License fee per year (incl. of 28% GST)			NR 460,800,000	46.01 cr
Panchayat fee per year			NR 50,000	50k
MONTHLY RECURRING COST SUPPORT FOR 6 MONTHS			NR 300,000,000	30 cr
RECURRING COST (Monthly costs)			NR 50,000,000	5 cr
Staff Salaries, Operational cost, F&B, Transportation, Adv & Marketing etc				
Min. Business required per month (C = A+B)			NR 134,576,167	13 cr
Interest on fixed Capital invested @ 12% pa			NR 6,985,000	70 lakhs
Recurring cost borne per month			NR 50,000,000	10 cr
Recurring cost borne per annum broken down per month			NR 38,404,167	3.8 cr
Other Misc. expenses pm			NR 10,000,000	1 cr
SUB-TOTAL (A)			INR 105,389,167	11 cr
Looking at 24% Profit per annum (B)			INR 29,187,000	2.42 cr
Now Assuming a minimum average Business per month of			NR 165,000,000	16.5 cr
Expenses per month			NR 105,389,167	10.53 cr
Therefore Gross Profit per month is			NR 59,610,833	6 cr

1. What is the update on the guest room expansion plans?

- Permissions are obtained from respective govt. depts. for setting up 52 temporary wooden villas / cottages. However, no layout plans are readily available as the management is actively pursuing to set up 52 permanent villas structures or 140 rooms instead of temporary wooden villa structures since the current orchard land is coming under PDA plans as New settlement area for conversion to N/A land. The files are moved to PDA dept. for Approval of orchards land to N/A land. Thus, the balance 22,000 sq. mts. of land will eventually be converted to N/A land under new PDA plans

2. What are the costs associated with running a Casino

• FOR 100 M² OF GAMING AREA

Casino license obtained from Panchayat body for a fee of INR.50,000/- per annum and is valid till 2019 and is renewable annually

Home dept. license fee of INR. 10 cr + 28% GST renewable annually

One Time Applications fee – INR. 1 cr + 28% GST

FOR 300 M² OF GAMING AREA

Casino license obtained from Panchayat body for a fee of INR.50,000/- per annum and is valid till 2019 and is renewable annually

Home dept. license fee of INR. 20 cr + 28% GST renewable annually

One Time Applications fee – INR. 1 cr + 28% GST

New Casino License fee – INR 25 cr. which must be obtained from the Home Dept. which will take minimum 3 to 4 months for clearance and an additional cost of INR. 15 cr should be considered for setting up security surveillance cameras + Interior designing + Gaming Machines for an area of 300 m²

3. Can you provide some details on the Night Club?

- The Night Club area is around 200 m² and can accommodate around 200 people. It also has an additional service area and hot kitchen facility in place. In addition to this, there is a sit-out area of 300 m² outside the night club. The only License needed to run the Night Club is that from the Panchayat which needs to be renewed every year

4. Can you provide some details on the Night Club?

- The Salon and Spa Area is 150 m² and at a time 7 people can avail the facilities. The Panchayat License is all that is required to operate this facility which needs to be renewed annually

5. What is the total asset value of the property along with all the fittings etc etc?

- The Total Assets value of the property along with all fittings and fixtures is around INR. 275 crores and the market value of the land is around 226 cr (INR. 70,000 x 32,303 sq. mts.) which puts the overall property valuation at around 500 cr

6. What is the value of the land for Park Regis as per going market rate and as per Land Revenue Department?

- The market value of the land is INR 97 r and the value of the land as per Govt. Land Revenue Dept. is around INR 50 cr (INR 15,000 x 32,303 sq, mts)

7. Why does the current owner want to sell Park Regis?

- The owner wants to expand his Mitsubishi Air Conditioner manufacturing Business hence he is selling this property to raise funds to complete his manufacturing expansion plans

8. Does Park Regis have a business conference room and any other business area which has access to printers etc etc for guests?

- Yes, there is fully functional business area

9. How many restaurants are there in Park Regis?

- There are 3 Specialty Restaurants in the property with provision for further expansions

10. Does Park Regis have a water recycling plant or Solar equipment on the property?

- There is an operational STP plant in place and solar panel for water heater plus solar powered pumps

11. Do you'll have municipal water supply or tanker water supply or borewell water supply or all of the above?

- There are 4 wells on the property and overhead tanks. In addition to this on demand tankers are pushed into operations

12. How far is Park Regis from the new airport and the old airport and how long does it take from the new and the old airport?

- From the new proposed airport (MOPA airport) the hotel is just 20 kms away which is a 30-minute drive and from the existing airport (Dabolim Airport) it is 45 kms away which is a 60 minute's drive

13. Do you'll have any in-house transportation? How many cars, buses, vans etc?

- The hotel has 4 vehicles (Duster MUV) for Airport courtesy transfers

14. Which company is managing the hotel operations? Can the new owner change this management as per their requirements?

- The operations is managed by Staywell Hospitality Australia. The new Owner can engage anyone they wish to manage

15. The hotel is insured by which insurance company?

- The property is currently insured to Bajaj Alliance comprehensive coverage and is insured against regular 5 star hotel norms

16. Does the hotel have an in-house laundry or is it outsourced?

- The in-house Laundry operates for staff needs only. For all hotel laundry linens, it is outsourced. An in-house full-fledged laundry can be set-up for all hotel needs at a cost of INR. 4 cr. If the hotel sets this up it will get the new title of 5 Star Deluxe

17. What is the FSI available and Building height restrictions?

- Current FSI is 0.8 but permission for 1 can be approved. The Building height permission is that of 15 metres but this can be approved upto 20 metres

18. Can we build a HELIPAD on this property?

- Yes. We can also facilitate the process to get all the requisite Government permissions needed for the new owner to build the helipad too.

19. FURTHER EXPANSION PLANS EAR MARKED ON THIS PROPERTY?

Phase 2 is open for future expansion plans which includes 150 rooms/52 villas Ground Plus 1, Mini-Golf Club, Tennis Court, 2 Helipads, Revolving Restaurant with Viewing Gallery having 360 degree view of costal beach area, LAS VEGAS Designed Casino area 10,000sq,feet Asia Largest Casino / Gaming Centre and Rope ways.





THANK YOU

 **PARK REGIS**
GOA