



# COLABA CLUB & MARINA INVESTMENT SUMMARY



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COLABA CLUB  
&  
MARINA  
MUMBAI

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# COLABA CLUB & MARINA MUMBAI

## Executive Summary

Colaba Club & Marina is a fully integrated waterfront hospitality and cruise-led entertainment platform located at Colaba Sea Face, Mumbai. The project combines heritage real estate (Shelley's Estate), a vertically structured multi-floor hospitality club (lounge, banquet, restaurant and rooftop bar), and a 65.8-meter revenue-generating passenger cruise vessel operating as a floating premium entertainment asset. The model creates a unique land-plus-floating ecosystem with 36 total keys (16 hotel + 20 vessel cabins) and diversified revenue streams including memberships, room revenue, F&B, cruise ticketing, gaming events, and private functions.

The business follows a structured turnaround-to-growth strategy. A ₹60 Cr equity infusion is deployed to achieve clean title through distressed note assignment and statutory settlement, withdraw litigation proceedings, rehabilitate the vessel, and provide working capital for Year-1 stabilization. Year-1 reflects a planned EBITDA deficit due to full legacy cleanup and activation costs; from Year-2 onward the platform transitions into positive EBITDA driven primarily by membership monetization and stabilized F&B operations. Revenue scaling is formula-driven based on occupancy, pricing and volume assumptions. Membership income forms the foundational recurring cash layer, while F&B and cruise monetization generate operating leverage. The asset is projected to scale turnover from approximately ₹30 Cr in Year-1 to ₹150+ Cr by Year-2, with long-term EBITDA visibility exceeding ₹507 Cr over ten years.

Post clean-title, the platform benefits from strong revaluation potential, stable rental income to the holding entity, and clear institutional

**Investment Ask: ₹60 Cr Equity Objective: Clean Title + Full Operational  
Activation + EBITDA Ramp from Year-2**



# Project Overview

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Integrated waterfront hospitality and marina-led entertainment platform at Colaba Sea-Face, Mumbai, comprising:

- Heritage waterfront real estate – Shelley's Estate (C.S. No. 10/384, Colaba Division)
- Full-scale hospitality club operations (multi-floor F&B, banquet & rooftop)
- Revenue-generating 65.8m passenger cruise vessel integrated into operating model
- Membership-driven recurring revenue ecosystem

The project represents a turnaround-to-growth structured activation, requiring ₹60 Cr to achieve clean title, operational activation and EBITDA ramp.



# PROJECT ASSETS

## Vessel Overview (Revenue Asset)

Passenger Vessel Specifications • Length: 65.8 meters (216 ft) • Built: 2011 • Gross Tonnage:

2,418 • Twin Engine Sets – 1,791 KW • 4 Generators • Steel Hull

Revenue Infrastructure Onboard • 20 Guest Cabins (attached washrooms) • VIP Lounge +

Gaming Room • Entrance Restaurant & Bar • Large Media Display Area • Rooftop Open

Dining Deck • Crew Accommodation • Industrial Kitchen + Cold & Dry Storage • Engine &

Generator Rooms

The vessel is not ancillary – it is a core EBITDA engine, generating ticket revenue, F&B revenue, gaming revenue, room revenue and event monetization.



# Hotel Overview

## Rebranded Shelley's Hotel

Address: 30, P.J. Ramchandani Marg (Opp. Radio Club), Colaba Sea Face, Mumbai

As per architectural drawings :

Ground Floor • Lounge Capacity: 200 • Reception & Entry • F&B Service Infrastructure

1st Floor • Office for Cruise Ticketing • Guest Areas

2nd Floor • Banquet Hall – Capacity 300

3rd Floor • Restaurant – Capacity 200

4th Floor • Roof-top Bar – Capacity 200

Room Inventory (Shelley's Hotel): • 16 Rooms

Combined with vessel: • Total Keys: 36 (16 Hotel + 20 Ship)

**The architectural plans confirm a vertically integrated hospitality structure, optimized for club, banquet and high-volume event operations.**



# Room Revenue

Formula basis:

Rooms × Occupancy % × ADR × 365

Assumptions:

- 36 total keys
- 75% occupancy Year 1 → ramp to 88% by Year 10
- ADR starting ~₹9,000 (rising gradually)

Room revenue forms baseline hospitality income.

The Excel revenue engine is formula-driven using occupancy, pricing and volume assumptions. All financials available at the end of the deck.



# Food & Beverage Revenue

F&B is driven by:

- Covers per day
- Average Per Cover (APC)
- 200–300 capacity across floors
- Rooftop + banquet monetization

APC starts ~₹2,500 and increases annually.

**F&B contribution becomes primary EBITDA driver from Year 2 onward.**



# Casino Revenue

- Operates on ship (once weekly in projections)
- Average players  $\times$  gaming yield

**Gaming revenue ramps significantly  
from Year 3 onwards.**



# Ticket Revenue

Ship Entry Ticket:

- ₹1,500 per passenger

Assumption:

- 400 pax per voyage
- 85% occupancy assumed in steady state



**Creates stable floating-event  
income layer.**



# Membership Revenue (Major Contributor)

Membership Fee:

- ₹5,00,000 per member

Target:

- 1,000 – 4,000 members (projection range)

**Membership revenue forms 84% of  
Year 1 turnover, stabilizing long-  
term recurring cash flow.**



# FINANCIAL TRAJECTORY

## Turnover

Year 1: ₹29.93 Cr

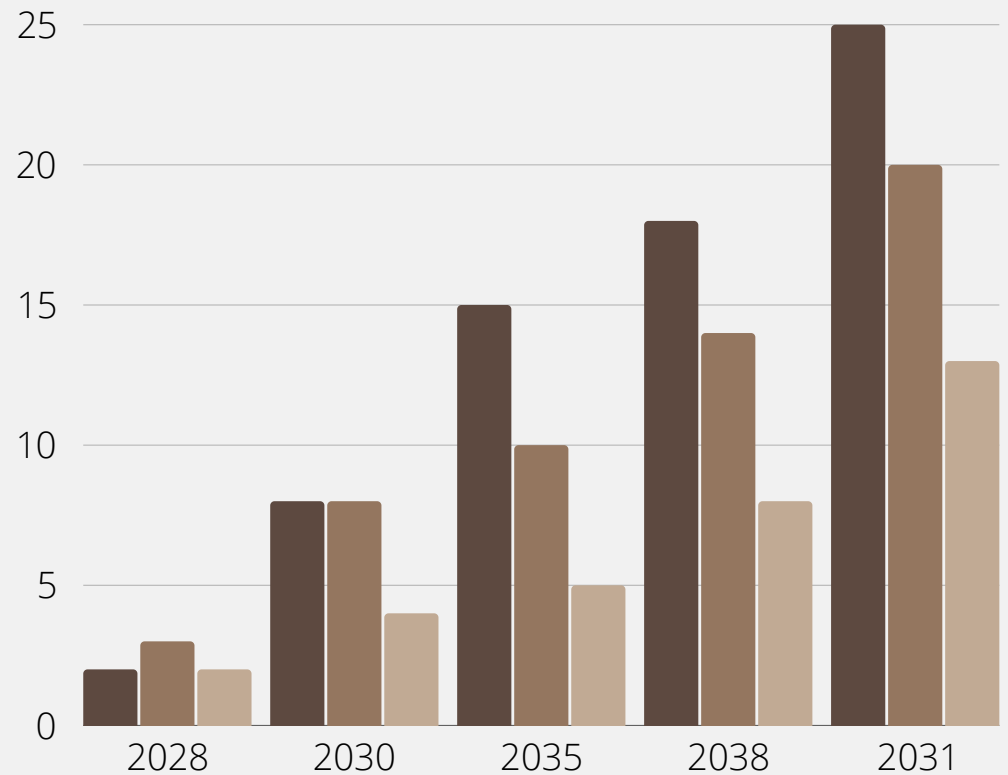
Year 2: ₹152.29 Cr

Year 3: ₹168.58 Cr

Year 10: ₹255.18 Cr

Ramp driven by:

- Membership scale-up
- F&B volume stabilization
- Gaming monetization



# EBITDA PROFILE

## Turnover

Year 1: (₹40.83 Cr)

Year 2: ₹22.36 Cr

Year 3: ₹37.69 Cr

Year 4: ₹46.03 Cr

Year 5: ₹52.83 Cr

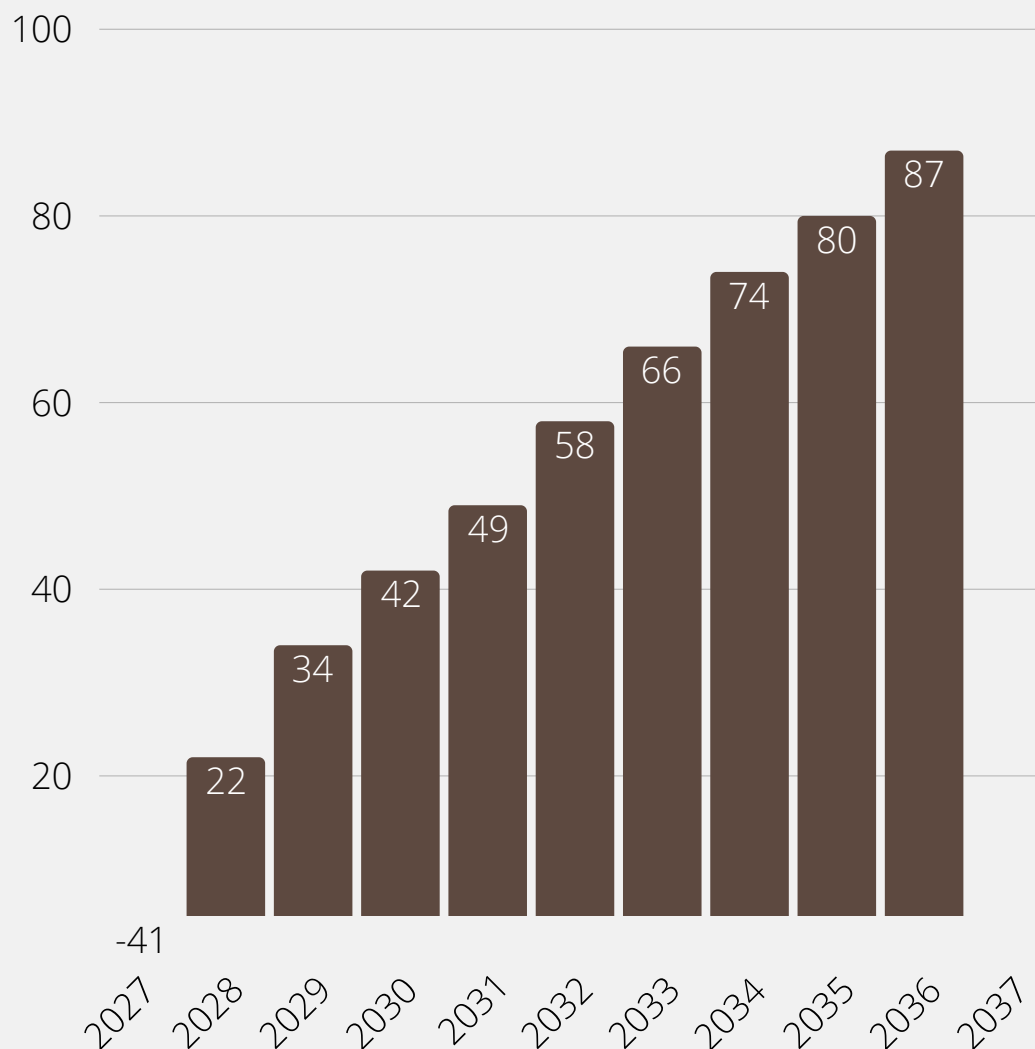
Year 6: ₹58.44 Cr

Year 7: ₹62.96 Cr

Year 8: ₹77.71 Cr

Year 9: ₹83.97 Cr

Year 10: ₹90.92 Cr



10-Year Cumulative EBITDA: ₹507.08 Cr

Year 1 negative EBITDA is strategic – driven by full settlement of legacy liabilities and activation cost – This is funded by INR 60 Cr Equity Infusion by the investor.

**CAPITAL REQUIRED – ₹60 CR**

# FUND FLOW ANALYSIS

Total Clean Title Requirement: ₹498.92 Cr dues

Structured Settlement at: ₹67.6 Cr

Paid: ₹0.45 Cr already

KEY COMPONENTS:	THE ₹50 CR EQUITY IS STRUCTURED TO:	RESULT:
<p><b>JM Financial Note Assignment</b></p> <ul style="list-style-type: none"><li>• Invent ARC Note Settlement</li><li>• Bisaria Settlement</li><li>• ARC Dues</li><li>• ROC Compliance</li><li>• Legal &amp; CA Dues</li><li>• MPT Fees</li><li>• Rekha Loan</li><li>• Renovation &amp; Permits</li><li>• Ship Reserve – ₹10 Cr</li></ul>	<ol style="list-style-type: none"><li>1. Assign distressed financial notes</li><li>2. Withdraw NCLT/DRT proceedings</li><li>3. Clear statutory dues</li><li>4. Fund vessel rehabilitation</li><li>5. Provide Year 1 working capital buffer</li></ol>	<ul style="list-style-type: none"><li>• Clean litigation-free title</li><li>• Operational activation</li><li>• Full revenue visibility</li></ul>

# MONTHLY SHIP OPERATING COST

## Assumption:

- 400 passengers
- 40 staff
- 4 operational voyage days/month

Upper-end monthly estimate: USD 292,840- CR 2.46

## Breakdown:

- Fuel & Lubricants
- Fresh Water
- Maintenance & Insurance
- Port Charges
- Ship Management Fees
- Survey & Miscellaneous



# STRATEGIC INVESTMENT RATIONALE

- Unique Waterfront + Floating Asset Integration
- High Operational Leverage Post Year 1
- Large Membership Monetization Engine
- Strong EBITDA Ramp from Year 2
- ₹500+ Cr EBITDA visibility over 10 years
- Significant Asset Revaluation Post Clean Title

Hotel



Casino & Night Club



Memberships





# OUTCOME

- 1.Clean Title Achieved
- 2.Fully Activated Hospitality + Cruise Platform
- 3.EBITDA Positive from Year 2
- 4.Strong Long-Term Cash Flow Visibility
- 5.Shubh Hospitality Earns INR 20 cr annual rental each year and there is a strong potential Exit via Hospitality REIT / Strategic Sale / Club Monetization.

# REVENUE ASSUMPTIONS

1	Metric	Value	Notes	Comments
2	Total Rooms	36	16 Club + 20 Offshore	
3	Lounge Capacity	200	Ground Floor	
4	Office for Cruise Ship Tickets		1st Floor	Ship Entry Ticket per PAX of INR 1500
5	Banquet Capacity	300	2nd Floor	Per Person INR 2500 (includes food)
6	Restaurant Capacity	200	3rd Floor	
7	Roof-Top Bar	200	4th Floor	
8	Ship Night Club	200	Floating- Ground Floor	
9	Ship Shisha Lounge	200	Floating - Rooftop Deck	
10	Ship Casino		Floating- One Night a week	
11	Membership Fee	500,000 INR	Per Member	Liquor and Food will be subsidized by 25% and free entry to Shelly and Ship
12	Target Members	1,000 – 4,000	Projection Range	

Profit & Loss Statement		Year 1		Year 2		Year 3		Year 4	
PARTICULARS		%	Amount	%	Amount	%	Amount	%	Amount
<b>I PROFIT AND LOSS ACCOUNT</b>									
Room Income	16%	43,275,000	7%	108,624,000	7%	112,181,436	6%	115,837,72	
Food & Beverage Income	0%		49%	749,187,500	45%	745,451,250	41%	737,896,27	
Casino Revenue	0%		7%	104,000,000	7%	124,800,000	8%	149,760,00	
Ticket Revenue	0%	0	12%	186,150,000	11%	186,150,000	10%	186,150,00	
Membership Revenue	84%	250,000,000	25%	375,000,000	30%	500,000,000	34%	625,000,00	
<b>Turnover</b>	<b>100%</b>	<b>299,275,000</b>	<b>100%</b>	<b>1,522,961,500</b>	<b>100%</b>	<b>1,668,582,686</b>	<b>100%</b>	<b>1,814,643,995</b>	
F&B Cost	0	25.0%	187,296,875	25.0%	187,296,875	25.0%	186,362,813	25.0%	184,474,06
Ship Operational Charges	0	21.0%	319,781,542	20.1%	319,781,542	19.4%	335,770,619	18.4%	352,558,15
Payroll Cost	0	15.1%	229,411,617	14.8%	229,411,617	14.8%	247,491,614	14.8%	267,952,93
Stores & Supplies Cost	0	4.5%	68,533,268	4.0%	68,533,268	4.0%	66,743,307	4.0%	72,585,76
Variable Repair Cost	0	2.8%	42,642,922	2.8%	42,642,922	2.8%	46,720,315	2.8%	49,902,71
Rental Expense to Shubb Hospitality (fixed 10-year)	0	13%	200,000,000	12%	200,000,000	12%	200,000,000	11%	200,000,00
Insurance & Other Cost	1.0%	2,992,750	1.0%	15,229,615	1.0%	16,695,827	1.0%	18,145,44	
Variable Admin Cost	6.9%	20,649,975	6.9%	105,084,344	6.5%	108,457,875	6.5%	117,951,86	
Fixed Admin Cost	3.0%	8,378,250	3.0%	45,688,845	3.0%	50,057,481	3.0%	54,439,32	
Advertisement Cost	3.0%	8,378,250	3.0%	45,688,845	2.0%	33,371,654	2.0%	36,292,88	
<b>Total Operating Expenses</b>		<b>41,599,225</b>		<b>1,259,357,871</b>		<b>1,291,661,503</b>		<b>1,354,305,124</b>	
<b>Pending Payment Dues</b>		<b>566,000,000</b>							
<b>Ship Reserve</b>		<b>100,000,000</b>							
<b>Gross Operating Profit (EBITDA)</b>	<b>-136.4%</b>	<b>-408,324,225</b>	<b>17.3%</b>	<b>263,603,629</b>	<b>22.6%</b>	<b>376,921,183</b>	<b>25.4%</b>	<b>460,338,87</b>	
Note: In 1st Year Equity Infusion of INR 60 Cr is sufficient		<b>So we get Clean Title</b>							
<b>II PERFORMANCE PARAMETERS</b>									
Number of Members		500		750		1,000		1,250	
Membership fees		500,000		500,000		500,000		500,000	
Room Inventory		20		36		36		36	
Daily Rooms Available		20		36		36		36	
Rooms Occupied per Day (RPD)		15		29		29		36	
Room Occupancy %	75.0%	75.0%	80.0%	80.0%	81.0%	81.0%	82.0%	82.0%	
Avg. Room Rate	9000	9000	10333	10333	10540	10540	10751	10751	
RevPAR		6750		8267		8537		881	
EBITDA to Turnover (%)	-136.4%	-136.4%	17.3%	17.3%	22.6%	22.6%	25.4%	25.4%	
Ship PAX Capacity		400.00		400.00		400.00		400.00	
Avg. Ship Ticket Price	1500	1500.00	1500	1500.00	1500	1500.00	1500	1500.00	
Ship Occupancy %	0.0%	0.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	
Casino Number of Players		0.00		50.00		50.00		50.00	
Casino - Average Loss per Player		0.00		40,000		48,000		57,600	
Number of Days of Play in Casino		0.00		52.00		52.00		52.00	
F&B Covers per Day		0	935	935	935	935	935	935	
Average Check per Cover (APC)		0	2500	2500	2550	2550	2601	2601	



DETAILED PROJECTIONS

	Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		TOTAL	
	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount
0	6%	119,595,382	6%	123,457,016	6%	127,425,278	5%	131,502,887	5%	135,692,630	5%	139,937,361	6%	1,163,588,710
5	37%	725,697,401	34%	707,863,189	30%	683,202,680	27%	650,285,363	24%	607,393,450	20%	552,464,174	32%	6,159,441,262
0	9%	179,712,000	10%	215,654,400	11%	258,785,280	13%	310,542,336	15%	372,650,903	17%	447,180,964	11%	2,163,085,783
0	9%	186,150,000	9%	186,150,000	8%	186,150,000	8%	186,150,000	7%	186,150,000	6%	186,150,000	9%	1,675,350,000
0	38%	750,000,000	42%	875,000,000	44%	1,000,000,000	47%	1,125,000,000	49%	1,250,000,000	51%	1,375,000,000	42%	8,125,000,000
3	<b>100%</b>	<b>1,361,154,783</b>	<b>100%</b>	<b>2,108,124,605</b>	<b>100%</b>	<b>2,255,563,218</b>	<b>100%</b>	<b>2,403,480,586</b>	<b>100%</b>	<b>2,551,886,883</b>	<b>100%</b>	<b>2,700,792,500</b>	<b>100%</b>	<b>19,286,465,755</b>
9	25.0%	181,424,350	25.0%	176,365,797	25.0%	170,800,655	25.0%	162,571,341	25.0%	151,848,362	25.0%	138,116,044	8.0%	1,539,860,315
0	18.9%	370,187,107	18.4%	389,696,462	18.1%	408,131,286	17.8%	428,537,850	17.6%	449,964,742	17.5%	472,462,979	18.3%	3,526,091,736
2	14.5%	283,322,293	14.4%	302,662,596	14.3%	321,429,891	14.1%	337,785,565	14.0%	356,653,014	14.1%	381,437,871	14.1%	2,728,747,352
0	4.5%	88,251,965	4.0%	84,324,384	4.5%	101,500,345	4.5%	108,156,626	4.0%	127,594,344	5.5%	148,543,587	4.5%	866,234,187
4	3.1%	60,011,335	3.0%	63,243,738	3.0%	67,666,897	3.5%	84,121,820	4.0%	102,075,475	4.0%	108,031,700	3.2%	624,416,917
0	10%	200,000,000	9%	200,000,000	9%	200,000,000	8%	200,000,000	8%	200,000,000	7%	200,000,000	9.3%	1,800,000,000
0	1.0%	19,611,548	1.0%	21,081,246	1.0%	22,555,632	1.0%	24,034,806	1.0%	25,518,969	1.0%	27,007,925	1.0%	192,864,658
0	6.5%	127,475,061	6.5%	137,028,099	6.5%	146,611,609	6.5%	156,226,238	6.5%	165,872,847	6.5%	175,551,512	6.5%	1,260,909,220
0	3.2%	62,756,853	3.2%	67,459,987	3.2%	72,178,023	3.2%	76,911,379	3.2%	81,660,380	3.2%	86,425,360	3.1%	606,555,978
0	2.0%	39,223,096	2.0%	42,162,492	2.0%	45,111,284	2.0%	48,069,612	2.0%	51,037,738	2.0%	54,015,890	2.1%	403,951,680
3		<b>1,432,863,708</b>		<b>1,483,625,363</b>		<b>1,555,985,611</b>		<b>1,626,415,236</b>		<b>1,712,225,572</b>		<b>1,791,592,828</b>		<b>13,549,632,043</b>
														<b>566,000,000</b>
														<b>100,000,000</b>
1	<b>26.3%</b>	<b>528,291,075</b>	<b>29.6%</b>	<b>624,499,242</b>	<b>31.0%</b>	<b>699,577,607</b>	<b>32.3%</b>	<b>777,065,349</b>	<b>32.9%</b>	<b>839,661,311</b>	<b>33.7%</b>	<b>909,193,671</b>	<b>26.3%</b>	<b>5,070,833,712</b>
6		1,500		1,750		2,000		2,250		2,500		2,750		
6		500,000		500,000		500,000		500,000		500,000		500,000		
6		36		36		36		36		36		36		36
6		36		36		36		36		36		36		36
6		30		30		31		31		31		32		30
1	83.0%	10968	84.0%	1185	85.0%	11409	86.0%	11637	87.0%	11870	88.0%	12107	83.1%	10,980
2		902		9396		9698		10008		10327		10654		8855
2		26.3%	23.6%	23.6%	31.0%	31.0%	32.3%	32.3%	32.9%	32.9%	33.7%	26.3%	26.3%	
2		400.00		400.00		400.00		400.00		400.00		400.00		400.00
2	1500	1500.00	1500	1500.00	1500	1500.00	1500	1500.00	1500	1500.00	1500	1500.00	1500	
2	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	
2		50.00		50.00		50.00		50.00		50.00		50.00		45.00
2		69,120		82,944		99,533		119,433		143,327		171,993		83195.61
2		52.00		52.00		52.00		52.00		52.00		52.00		46.80
2	935	935	935	935	935	935	935	935	935	935	935	935	935	
2	2853	2853	2706	2706	2760	2760	2815	2815	2872	2872	2929	2929	2840	

# DETAILED PROJECTIONS

TOTAL		ROI	
%	Amount	EBITDA	AMOUNT
6%	1,163,588,710	Year 1	(408,324,225)
32%	6,159,441,262	Year 2	263,603,629
11%	2,163,085,783	Year 3	376,921,183
9%	1,675,350,000	Year 4	460,338,871
42%	8,125,000,000	Year 5	528,291,075
<b>100%</b>	<b>19,286,465,755</b>	Year 6	624,499,242
8.0%	1,539,860,315	Year 7	699,577,607
18.3%	3,526,091,736	Year 8	777,065,349
14.1%	2,728,747,352	Year 9	839,661,311
4.5%	866,234,187	Year 10	909,199,671
3.2%	624,416,917	<b>TOTAL</b>	<b>5,070,833,712</b>
9.3%	1,800,000,000		
1.0%	192,864,658		
6.5%	1,260,909,220		
3.1%	606,555,978		
2.1%	403,951,680		
	<b>13,549,632,043</b>		
	<b>566,000,000</b>		
	<b>100,000,000</b>		
<b>26.3%</b>	<b>5,070,833,712</b>		

# MONTHLY RUNNING COST OF SHIP

2	<b>Expenses per month (including food and drinks) - Upper end estimates</b>			
3				
4		Assumption of Number of Passengers	400	
5		Assumption of Number of Staff	40	
6		Assumption of Number of Days of operation	4	
7	Sr.	description	Amount in US\$	Description
8	1	Fuel & lubricants	72,640	MGO is the fuel (\$800 per MT) , 2 engines that require 1.4MT each when idealling and 2.25MT when running - Assuming 1 days a week voyage; Lubricant zero consumption - Only Change
9	2	fresh and potable water	35,520	Guests and Staff - Drinking and other usage
10	3	maintenance & insurance	59,880	As per previous owner
11	4	Survey	4,000	Estimated
12	5	Port charges	40,800	Assuming 4 days trips and 26 Days no trip - Daily Expense of Trip is \$2400 and for idealling is \$1200
13	6	Ship Management Fees	60,000	For managing the operations of the ship by an experienced team
14	7	Misc	20,000	
15		<b>Total</b>	292,840	

# MONTHLY RUNNING COST OF SHIP

1	Coloaba Club & Marina	Sqft	Patlo	Cost of Rehab	INR	Use Description
2	24,000sqft building					
3	10,000sqft Rooms					
4	Structural work	Building		\$ 150,000.00	₹ 13,500,000.00	Strengthening existing structure
5						
6	Parking Exterior	5000		\$ 25,000.00	₹ 2,250,000.00	Asphalt / entrance/entry
7					₹ -	
8	Building façade Paint			\$ 120,000.00	₹ 10,800,000.00	facade look/ astetics
9					₹ -	
10	Ground Floor with interior	4800	2200	\$ 100,000.00	₹ 9,000,000.00	Lounge Seating Entrance & F&B
11					₹ -	
12	Frist Floor / with interior	4800	300	\$ 100,000.00	₹ 9,000,000.00	/ Office / Cruise Ship Tickets/ Night Club Casino Cruise
13					₹ -	
14	Second Floor/ with interior	4800	300	\$ 100,000.00	₹ 9,000,000.00	Resteraunt in Banquet hall
15					₹ -	
16	Third Floor/ with interior	4800	300	\$ 100,000.00	₹ 9,000,000.00	Resteraunt Exclisive
17					₹ -	
18	Fourt floor / with interior	2400	2400	\$ 100,000.00	₹ 9,000,000.00	Roof top lounge bar
19					₹ -	
20	<b>Total sqft proposed</b>	<b>26600</b>	<b>5500</b>	<b>\$ 795,000.00</b>	<b>₹ 71,550,000.00</b>	
21	<b>New Buid pre_fab Phase 11</b>					
22	Total sqft proposed	4800		\$ 100,000.00		7 Rooms @ 350 sqft each
23	Total sqft proposed	4800		\$ 100,000.00		9 Rooms @ 350 sqft each
24						
25	<b>Total proposed</b>	<b>9600</b>		<b>\$ 200,000.00</b>		
26						
27	Jai Cruise lines LLC					
28	Fully Ready					
29	300 pax night club					
30	250 pax shisha lounge					
31	full casino 80 people					
32	20 Guest rooms					
33						
34	Jai cruise lines LLC	\$ 4,000,000.00	₹ 360,000,000.00			
35	Downpayment	\$ 200,000.00	\$ 18,000,000.00			Paid by Jai lalwani
36	Down Payment	\$ 1,000,000.00	₹ 90,000,000.00			Paid by Investor
37	Balance due	\$ 2,800,000.00	\$ 252,000,000.00			Paid from Revenue

# FUND FLOW

1	Purchase Property Jv Partner	Investment						
2	Equity	50cr						
3		Dues Owed INR cr	Dues Settled At INR cr		Paid		Payment Cash flow	TIMING
5	JM financial 1st note purchase	351	7 First				Assignment of debt in loan ARC	1ST PAYMENT
6	Invent ARC 2nd note purchase	43	0.5 Second				CFM ARC THEN OTS 3 MONTHS LATER	
7								
8	Bisaria Settlement	10	4 Third				THEN BISARIA PAYMMENT	2ND PAYMENT
9	Avan ventures	2.5	1.5 Fourth		0.2			
10	Tea Villa	0.5	0.25 Fifth		0.25			
11	ROC company dues	0.37	0.2 Sixth					
12	Chartered accountant	0.15	0.15					
13	legal adv Vividh Tandon	1	1					
14	Arc dues	1	1					
15	MPT fees	2.5	2.5					
16	MPT - Fee	5	5					
17	Rekha Loan	5	5					
18	MPT dues	55.4	18					
19	Renovation/ permits / Archiectect	10	10					
20	Fern Management 3% mobilization fee	0.5	0.5					
21	Reserve	1	1					
22	Ship Reserve	10	10					
23	<b>Total clean title no debt</b>	<b>498.92</b>	<b>67.6</b>		<b>₹ 0.45</b>			

# REHAB COST

1	Coloaba Club & Marina	Sqft	Patio	Cost of Rehab	INR	Use Description
2	24,000sqft building					
3	10,000sft Rooms					
4	Structural work	Building		\$ 150,000.00	₹ 13,500,000.00	Strengthening existing structure
5						
6	Parking Exterior	5000		\$ 25,000.00	₹ 2,250,000.00	Asphalt / entrance/entry
7					₹ -	
8	Building façade Paint			\$ 120,000.00	₹ 10,800,000.00	facade look/ astetics
9					₹ -	
10	Ground Floor with interior	4800	2200	\$ 100,000.00	₹ 9,000,000.00	Lounge Seating Entrance & F&B
11					₹ -	
12	Frist Floor / with interior	4800	300	\$ 100,000.00	₹ 9,000,000.00	/ Office / Cruise Ship Tickets/ Night Club Casino Cruise
13					₹ -	
14	Second Floor/ with interior	4800	300	\$ 100,000.00	₹ 9,000,000.00	Resteraunt in Banquet hall
15					₹ -	
16	Third Floor/ with interior	4800	300	\$ 100,000.00	₹ 9,000,000.00	Resteraunt Exclusive
17					₹ -	
18	Fourt floor / with interior	2400	2400	\$ 100,000.00	₹ 9,000,000.00	Roof top lounge bar
19					₹ -	
20	<b>Total sqft proposed</b>	<b>26600</b>	<b>5500</b>	<b>\$ 795,000.00</b>	<b>₹ 71,550,000.00</b>	
21	<b>New Buid pre_fab Phase 11</b>					
22	Total sqft proposed	4800		\$ 100,000.00		7 Rooms @ 350 sqft each
23	Total sqft proposed	4800		\$ 100,000.00		9 Rooms @ 350 sqft each
24						
25	<b>Total proposed</b>	<b>9600</b>		<b>\$ 200,000.00</b>		
26						
27	Jai Cruise lines LLC					
28	Fully Ready					
29	300 pax night club					
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35	Downpayment	\$ 200,000.00	\$ 18,000,000.00			Paid by Jai lalwani
36	Down Payment	\$ 1,000,000.00	₹ 90,000,000.00			Paid by Investor
37	Balance due	\$ 2,800,000.00	\$ 252,000,000.00			Paid from Revenue

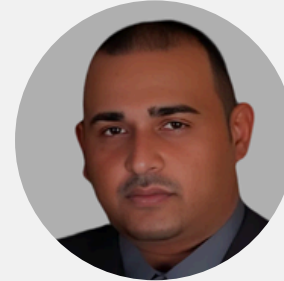
# REHAB COST

1	Coloaba Clob & Marina	Sqft	Putio	Cost of Rehab	INR	Use Description
2	24,000sqft building					
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6	Parking Exterior	5000		\$ 25,000.00	₹ 2,250,000.00	Asphalt / entrance/entry
7					₹ -	
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19					₹ -	
20	<b>Total sqft proposed</b>	<b>26000</b>	<b>5500</b>	<b>\$ 795,000.00</b>	<b>₹ 79,550,000.00</b>	
21	<b>New Buid pre_fab Phase 11</b>					
22	Total sqft propoced	4800		\$ 100,000.00		7 Rooms @ 350 sqft each
23	Total sqft proposed	4800		\$ 100,000.00		9 Rooms @ 350 sqft each
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37	Balance doe	\$ 2,800,000.00	\$ 252,000,000.00			Paid from Revenue

# Our Team

Leadership Committed to  
Excellence in Real Estate  
and Hospitality

At Fund Hospitality, we pride ourselves on our dynamic and visionary leadership team, whose expertise drives our mission to provide innovative and comprehensive funding solutions for residential, commercial, and hotel real estate projects. Our distinguished team brings together decades of experience in finance, property management, public relations, and strategic development. Meet the leaders who are at the forefront of our success :



**Jai Lalwani**

President



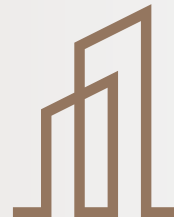
**Sami Tas**

Strategic Director



**Jayesh Chandra  
Gupta**

Capital Partner  
Peptomist UAE



<b>Metric</b>	<b>Value</b>	<b>Notes</b>	<b>Comments</b>
Total Rooms	36	16 Club + 20 Offshore	
Lounge Capacity	200	Ground Floor	
Office for Cruise Ship Tickets		1st Floor	Ship Entry Ticket per PAX of INR 1500
Banquet Capacity	300	2nd Floor	Per Person INR 2500 (includes food)
Restaurant Capacity	200	3rd Floor	
Roof-Top Bar	200	4th Floor	
Ship Night Club	200	Floating- Ground Floor	
Ship Shisha Lounge	200	Floating - Rooftop Deck	
Ship Casino		Floating- One Night a week	
Membership Fee	500,000 INR	Per Member	Liquor and Food will be subsidized by 25% and free entry to Shelly and Ship
Target Members	1,000 – 4,000	Projection Range	

Profit & Loss Statement		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		TOTAL	
PARTICULARS	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	
<b>I PROFIT AND LOSS ACCOUNT</b>																							
Room Income	0	49275000		108624000		112181436		115837720		119595382		123457016		127425278		131502887		135692630		139997361		1163588710	
Food & Beverage Income	0																			0		0	
Casino Revenue	0		0.13	10400000.00	0.14	12480000.00	0.14	14976000.00	0.15	179712000.00	0.15	215654400.00	0.16	258785280.00	0.18	310542336.00	0.19	372650803.20	0.21	447180963.84	0.16	2163085783.04	
Ticket Revenue	0	0	0	186150000	0	186150000	0	186150000	0	186150000	0	186150000	0	186150000	0	186150000	0	186150000	0	186150000	0	1,675,350,000	
Membership Revenue	1	25000000	0	375000000	1	500,000,000	1	625,000,000	1	750,000,000	1	875,000,000	1	1,000,000,000	1	1,125,000,000	1	1,250,000,000	1	1,375,000,000	1	8125000000	
<b>Turnover</b>	<b>1</b>	<b>299275000</b>	<b>0.86</b>	<b>773774000</b>	<b>0.88</b>	<b>923131436</b>	<b>0.89</b>	<b>1076747720</b>	<b>0.90</b>	<b>1235457382</b>	<b>0.91</b>	<b>1400261416</b>	<b>0.92</b>	<b>1572360558</b>	<b>0.92</b>	<b>1753195223</b>	<b>0.93</b>	<b>1944493433</b>	<b>0.93</b>	<b>2148328325</b>	<b>1</b>	<b>13127024493</b>	
F&B Cost		0	25.0%	0	25.0%	0	25.0%	0	25.0%	0	25.0%	0	25.0%	0	25.0%	0	25.0%	0	25.0%	0	0	0	
Ship Operational Charges		0		0		0		0		0		0		0		0		0		0	0	0	
Payroll Cost		0	15.1%	116557605	14.8%	136922965	14.8%	158994111	14.5%	178860892	14.4%	201034938	14.3%	224069837	14.1%	246394351	14.0%	271763395	14.1%	303412344	0	1838010437	
Stores & Supplies Cost		0	4.5%	34819830	4.0%	36925257	4.0%	43069909	4.5%	55595582	4.0%	56010457	4.5%	70756225	4.5%	78893785	5.0%	97224672	5.5%	118158058	0	591453775	
Variable Repair Cost		0	2.8%	21665672	2.8%	25847680	2.8%	29610565	3.1%	37804995	3.0%	42007842	3.0%	47170817	3.5%	61361833	4.0%	77779737	4.0%	85931313	0	429182274	
Rental Expense to Shubb Hospitality (fixed 10-year)		0	0	240000000	0	240000000	0	240000000	0	240000000	0	240000000	0	240000000	0	240000000	0	240000000	0	240000000	0	2,160,000,000	
Insurance & Other Cost	1.0%	2992750	1.0%	7737740	1.0%	9231314	1.0%	10767477	1.0%	12354574	1.0%	14002614	1.0%	15723606	1.0%	17531952	1.0%	19444934	1.0%	21483283	0	131270245	
Variable Admin Cost	6.9%	20649975	6.9%	53390406	6.5%	60003543	6.5%	69988602	6.5%	80304730	6.5%	91016992	6.5%	102203436	6.5%	113957689	6.5%	126392073	6.5%	139641341	0	857548788	
Fixed Admin Cost	3.0%	8978250	3.0%	23213220	3.0%	27693943	3.0%	32302432	3.2%	39534636	3.2%	44808365	3.2%	50315538	3.2%	56102247	3.2%	62223790	3.2%	68746506	0	413918927	
Advertisement Cost	3.0%	8978250	3.0%	23213220	2.0%	18462629	2.0%	21534954	2.0%	24709148	2.0%	28005228	2.0%	31447211	2.0%	35063904	2.0%	38889869	2.0%	42966567	0	273270980	
<b>Total Operating Expenses</b>		<b>41599225</b>		<b>520597693</b>		<b>555087332</b>		<b>606268050</b>		<b>669164556</b>		<b>716886437</b>		<b>781686669</b>		<b>849305762</b>		<b>933718470</b>		<b>1020341232</b>		<b>6694655426</b>	
Pending Payment Dues																						0	
Ship Reserve																						0	
<b>Gross Operating Profit [EBITDA]</b>	<b>1</b>	<b>257675775</b>	<b>0</b>	<b>253176307</b>	<b>0</b>	<b>368044104</b>	<b>0</b>	<b>470479670</b>	<b>0</b>	<b>566292826</b>	<b>0</b>	<b>683774979</b>	<b>1</b>	<b>790673888</b>	<b>1</b>	<b>903889461</b>	<b>1</b>	<b>1010774963</b>	<b>1</b>	<b>1127987094</b>	<b>0</b>	<b>6432369067</b>	
Note: In 1st Year Equity Infusion of INR 50 Cr is sufficient to support this		So we get Clean Title																					
<b>II PERFORMANCE PARAMETERS</b>																							
Number of Members		500		750		1,000		1,250		1,500		1,750		2,000		2,250		2,500		2,750			
Membership fees		500,000		500,000		500,000		500,000		500,000		500,000		500,000		500,000		500,000		500,000			
Room Inventory		20		36		36		36		36		36		36		36		36		36		36	
Daily Rooms Available		20		36		36		36		36		36		36		36		36		36		36	
Rooms Occupied per Day (RPD)		15		29		29		30		30		30		31		31		31		32		30	
Room Occupancy %	75.0%	75.0%	80.0%	80.0%	81.0%	81.0%	82.0%	82.0%	83.0%	83.0%	84.0%	84.0%	85.0%	85.0%	86.0%	86.0%	87.0%	87.0%	88.0%	88.0%	88.0%	0.831	
Avg. Room Rate	9000	9000	10333.333333	10333.333333333	10540	10540	10750.8	10750.8	10965.816	10965.816	11185.13232	11185.13232	11408.8349664	11408.8349664	11637.011665	11637.011665728	11869.7518994	11869.7518990426	12107.146937	12107.1469370234		10980	
RevPAR		6750		8267		8537		8816		9102		9396		9698		10008		10327		10654		8855	
EBITDA to Turnover (%)		1		0		0		0		0		0		1		1		1		1		0	
Ship PAX Capacity		400.00		400.00		400.00		400.00		400.00		400.00		400.00		400.00		400.00		400.00		400.00	
Avg. Ship Ticket Price	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	
Ship Occupancy %	0.0%	0.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	
Casino Number of Players		0.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		45.00	
Casino - Average Loss per Player		0.00		40,000		48,000		57,600		69,120		82,944		99,533		119,439		143,327		171,993		83195.61	
Number of Days of Play in Casino		0.00		52.00		52.00		52.00		52.00		52.00		52.00		52.00		52.00		52.00		46.80	
F&B Covers per Day																						0	
Average Check per Cover (APC)			2500	2500	2550	2550	2601	2601	2653	2653	2706	2706	2760	2760	2815	2815	2872	2872	2929	2929			

ROI	
EBITDA	AMOUNT
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	1010774963
Year 10	1127987094
<b>TOTAL</b>	<b>2138762057</b>

**Expenses per month (including food and drinks) - Upper end estimates**

	Assumption of Number of Passengers	400	
	Assumption of Number of Staff	40	
	Assumption of Number of Days of operation	4	
Sr.	description	Amount in US\$	Description
1	Fuel & lubricants	72640	MGO is the fuel (\$800 per MT) , 2 engines that require 1.4MT each when idealling and 2.25MT when running - Assuming 1 days a week voyage; Lubricant zero consumption - Only Change
2	fresh and potable water	35520	Guests and Staff - Drinking and other usage
3	maintenance & insurance	59,880	As per previous owner
4	Survey	4,000	Estimated
5	Port charges	40800	Assuming 4 days trips and 26 Days no trip - Daily Expense of Trip is \$2400 and for idealling is \$1200
6	Ship Management Fees	60,000	For managing the operations of the ship by an experienced team
7	Misc	20,000	
	<b>Total</b>	292840	

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				0		
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