

PART-IV

(To be filled in by the Nodal Officer or Principal Chief Conservator of Forests or Head of Forest Department)

Detailed opinion and specific recommendation of the State Forest Department for acceptance of otherwise of the proposal with remarks.

(While giving opinion, the adverse comments made by concerned Conservator of Forests or Deputy Conservator of Forests should be categorically reviewed and critically commented upon).

Date_____

Place_____

Signature

Name of Official Seal
Office Seal_____

PART-III

(To be filled by the concerned Conservator of Forests)

Whether site, where the forest land involved is located has been inspected by concerned Conservator of Forests? If yes, the date of inspection and observations made in form of inspection note to be enclosed.

Whether the concerned Conservator of Forest agrees with the information given in ~~Part II~~ and the recommendations of Deputy Conservator of Forests.

Specific recommendation of concerned Conservator of Forests for acceptance or otherwise of the proposal with detailed reasons.

Date_____

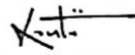
Place_____

Signature

Name of Official Seal
Office Seal__

	Suitability of area identified for compensatory Afforestation and +from management point of view (to be Signed by the concerned Deputy Conservator of Forests).	
11.	Site inspection report of the DCF (to be enclosed) especially highlighting facts: Asked in col. 7(ix, xii), 8 and 9 above.	Attached at page -61
12.	Division/District profile:	
(i)	Geographical area of the Division	69158.34 ha.
(ii)	Forest area of the Division	32198.34 ha.
(iii)	Total forests are diverted since 1980 with number of cases (In Shimla Forest Division). as on 31.03.2021.	382.0573 ha. = 154 cases.
(iv)	Total compensatory afforestation stipulated in the district/division since 1980 as on 31.03.2021.	
(a)	Forest land including penal compensatory afforestation.	718.6858 ha.
(b)	Non-forest land.	5.95 ha.
(v)	Progress of compensatory afforestation as on 31.03.2021.	
(a)	Forest land	633.66 ha.
(b)	Non-forest land	4.79 ha.
13.	Specific recommendations of the DCF for acceptance or otherwise of the Proposal with reasons:	Recommended for approval under FCA, 1980.

Place: Shimla
Dated:07.02.2022.


Krishan Kumar, IFS,
Divisional Forest Officer,
Shimla Forest Division,
Telo No. 0177-2623412,
SHIMLA

FULL TITLE OF PROJECT: C/o Proposed Road for M/S Ojas Gram Tourism site at Koti Shergata. Online proposal No. FP/HP/ROAD/41188/2019.

PART-II

(To be filled by the concerned deputy conservator of forests).

7. Location of the project/scheme:		State Serial No. of Proposal
(i)	State Union Territory.	H.P.
(ii)	District	Shimla
(iii)	Forest Division	Shimla
(iv)	Area of forest land proposed for diversion (in hector)	0-2569
(v)	Legal status of forest	U-266 Sergata.
(vi)	Density of vegetation	0.0575
(vii)	Species-wise (scientific names) and diameter class-wise enumeration of trees (to be enclosed).	57-60
(viii)	Brief on vulnerability of the forest area to erosion.	NA
(ix)	Approximate distance of proposed site for diversion from boundary of forest	0
(x)	Whether forms part of National Park, Wildlife Sanctuary, biosphere reserve, tiger reserve, elephant corridor, etc. (if so, the details of the area and comments of the Chief Wildlife Warden to be annexed).	No.
(xi)	Whether any rare/endangered/ unique Species of flora and fauna found in the area? If so, Details thereof.	No
(xii)	Whether any protected archaeological/ heritage site/ defence establishment or any other important monument is located in the area? If so, the details thereof with NOC from competent authority, if required.	No
8.	Whether the requirement of forestland as proposed by the user agency in col. 2 of Part-I is unavoidable and barest minimum for the project? If no, recommended area item-wise with details of alternatives examined.	Yes
9.	Whether any work in violation of the Act has been carried out? If yes, details of the same including period of work done, action taken on erring officials. Whether work in violation is still in progress?	No.
10.	<u>Details of compensatory afforestation scheme:</u>	
(i)	Details of non-forest area/ degraded forest area identified for compensatory afforestation, its distance from adjoining forest, number of patches, size of each patch.	-
(ii)	Map showing non-forest/ degraded forest area identified for compensatory afforestation and adjoining forest boundaries.	-
(iii)	Detailed compensatory afforestation scheme including species to be planted, implementing Agency, time schedule, cost structure, etc.	62
(iv)	Total financial outlay for compensatory afforestation scheme.	Rs 49802.00
(v)	Certificates from Competent authority regarding	

4.	Whether clearance under Environment (Protection) Act, 1986 required?	Not required.
5.	Undertaking to bear the cost of raising and maintenance of compensatory afforestation/additional compensatory afforestation as well as cost of protection and regeneration of Safety Zone, etc. as per the scheme prepared by the State Government (undertaking to be enclosed)	Undertaking attached.
6.	Details of Certificates/ documents enclosed as required under the instructions.	<ol style="list-style-type: none"> 1. Demand letter of the project authority. 2. Detailed project note. 3. Kh. No. wise detail of forest and non forest land. 4. Index map. 5. Alignment Plan. 6. Revenue papers like Parcha-Tatima. 7. Joint inspection report. 8. Detail of non forest area involved in the proposal 9. Justification for locating the project in forest area. 10. Certificate regarding minimum use of forest land. 11. Information regarding length and width of Project in forest area. 12. Undertaking regarding payment of cost of CA. 13. Undertaking regarding payment of cost of NPV. 14. Performa showing the detail of muck to be generated and its disposal.

Sd/-

For Ojas Gram
Shil Partner
 Partner

PROJECT TITLE: C/O PROPOSED ROAD FOR M/S OJAS GRAM TOURISM SITE
AT KOTI SHERGATA, DISTT. SHIMLA, H.P.

FILE NO.: FP/HP/ROAD/41188/2019

PROPOSAL DATE: 16 July 2019

FORM 'A'

Form for seeking prior approval under section 2 for the proposals by the State Government and other authorities.

PART-1

(TO BE FILLED UP BY USER AGENCY)

S No.			
1.		Project details	
	(i)	Short description of the proposal and Project/ Scheme for which the forest land is required.	The forest land is required for Diversion of 0.2569 Hect. of forest Land for C/O Proposed Road for M/S Ojas Gram Tourism Site at Koti Shergata, Distt.- Shimla, H.P.
	(ii)	Map showing the required forest land, boundary of adjoining forest on a 1:50,000 scale map	The contour map on 1:50000 scale showing the required forest area, boundary of adjoining forests is attached as page <u>14/5</u>
	(iii)	Cost of Project.	Estimated cost for construction of Road will be approximately Rs. <u>12.03.6-Lacs</u>
	(iv)	Justification for locating the project in forest area.	Detail attached page <u>17</u> .
	(v)	Cost benefit analysis (to be enclosed)	Not applicable as the area involved in the proposal is less than 5 Hect.
	(vi)	Employment likely to be generated.	About <u>30</u> man days will be generated directly as a result of construction activity of the Project. Besides, due to increased economic activity in the area, many indirect opportunities of employment.
2.		Purpose wise break up of total land required.	Attached at page No. <u>4-</u>
3.		Details of displacement of people due to the project, if any	No displacement of people is involved.
	(i)	Number of families,	Not applicable
	(ii)	Number of scheduled castes/schedules tribe families.	Not applicable
	(iii)	Rehabilitation plan (to be enclosed)	Not applicable





No. OJAS/0029

Dated:- 20/12/2019

From

Rohit Bansal
Partner
M/s Ojas Gram,
Village Neen, P.O. Koti
Tehsil Junga, Distt. Shimla, H.P.

To

The Divisional Forest Officer,
Shimla Forest Division
Distt. Shimla, H.P.

Divisional Forest Officer
Dy. No. 5651
Date 21-12-2019
Shimla Forest Division

Subject: Submission of FCA Case C/o Proposed Road for M/s Ojas Gram
Tourism Site at Koti Shergata.

Sir,

Please find enclosed documents regarding above mentioned FCA proposal
are with 4 No. Proposal folders as well as online submission of FCA case on MoEF
portal.

Encl: 4 folders

Yours faithfully

For OJAS GRAM

Partner
Partner

Copy to:- Department of Tourism & Civil Aviation, Himachal Pradesh, Shimla-171009

OJAS GRAM

Head Office : House No. 1078, Near BP Petrol Pump, Sector 15, Panchkula, Haryana. Branch Office : Village Neen,
PO Koti, tehsil and District Shimla, Himachal Pradesh. Email : rohit17oct@yahoo.com. www.ojasgram.com

d) A resolution of Gram Panchayat/ Local Body of the area endorsing the proposal that the project is in the interest of the people living in and around the proposed forest land.			
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V	Documents/Information Required for Proposals for Retail Outlets of an Oil Companies.		
34	<p>The following information/ documents must be given :-</p> <p>a) Copy of letter of intent issued by the oil Company.</p> <p>b) Site selection certificate as per Govt. of India guidelines. The DFO should certify the distance between two retail outlets on either side of the outlet in question.</p> <p>c) Layout plan showing dimensions of proposed approach road for entry and exit with clear area calculations.</p> <p>d) Map clearly indicating the directions of the road leading from....to.....</p> <p>e) The area calculations for the curves should invariably be given in the layout plan.</p> <p>f) NOC from NHAI/PWD/Urban or local body</p> <p>g) NOC from Town and Country Planning/ local body</p> <p>h) Certificate by User Agency to the effect that no High Tension line passing above the proposed site duly countersigned by DFO</p> <p>i) A Certificate by User Agency to the effect that no LP Gas godown is located near the proposed site duly countersigned by DFO.</p>	NA	
	Joint Inspection Report.		64-65
	MOU		66-67
	Certificate regarding Wildlife Sanctuary Distance.		68
	Certificate regarding investable project.		69
	Dumping /		70
	NPV bill		71
	Revenue papers.		72-

Place: Shimla

Dated: 07.02.2022.

Krishan Kumar, IFS,
Divisional Forest Officer,
Shimla Forest Division,
Tel. No. 0177-2623412,

- mining lease shown in distinct colours on relevant maps
- d) Proposed period of mining lease.
 - e) Minimum distance of the proposed site from Wildlife Sanctuary and National Park.
 - f) A copy of the mining plan duly approved by IBM, Nagpur.
 - g) Phased reclamation plan of the project area.
 - h) Copy of lease deed/agreement entered into with the district authorities.
 - i) The details of Safety Zone Area for the mining as per para 4.7 of the guidelines. The undertaking from the project authority to bear the cost of fencing of safety zone area and afforestation over one and half times of degraded forest area. The details of safety zone to be ascertained by the competent authority viz. Indian Bureau of Mines/ Deptt., of Geology and Mining of the State Government.

II) In case of renewal of Mining Lease

- a) A brief profile of the lessee/ company should be submitted giving details of their existing mining leases in the State with their capacity of production, the present level of average annual production, location of these pits and the status of reclamation of forest land that are exhausted of minerals.
- b) Complete details of existing or proposed leases in that particular forest area with their present status should be indicated on the Survey of India Topo-sheet in appropriate scale
- c) The State Government shall forward the complete proposal to the RO/MoEF at least six months prior to the expiry of the existing lease. In case of any delay, a details report elaborating the causes of delay shall be forwarded along with the proposal.

32	<p>The following information/document must be given :-</p> <ul style="list-style-type: none"> a) Component-wise requirement total area b) Copy of Memorandum of Understanding c) Copy of Techno-Economic Clearance d) Copy of Implementation Agreement e) NOC from Irrigation and Public Health Department f) NOC from Fisheries Department g) Authorization to the applicant by the Project Authority 	NA		
IV	Documents/Information Required for Proposals for Mining			
33	<p>The following information/documents must be given :-</p> <p>I New Proposals</p> <ul style="list-style-type: none"> a) Certificate from the competent authority like District Mining Officer/Geologist, regarding non-availability of the same mineral/ore in the nearly non-forest area. b) Estimated reserve of each mineral/ore in the forest area and non-forest area. c) Total area demanded and extent of forest area involved in the proposed 	NA		

25	NOC of the State Pollution Control Board for establishment of the project, wherever required.	NA	-	-
26	Detailed scheme for rehabilitation of project affected persons, wherever required.	NA	-	-
27	Detailed Catchment Area Treatment Plan, wherever required. The CAT Plan should be prepared on the basis of actual survey of area and its classification in various categories requiring different engineering/ afforestation and other treatments in phased manner.	NA	-	-
28	Detailed Reclamation Plan, wherever required. It should be realistic exhaustive and complete in all respects along with relevant maps in distinct colours. It should also include the details of back fillings, afforestation and execution of such works, wherever required.	NA	-	-
29	Cost benefit analysis as per the guidelines issued under forest (Conservation) Act, 1980 in prescribed format, wherever required.	NA	-	-
30	Any other information/documents necessary for giving clarifications on the project, may be specified and attached.	NA	-	-

II	Documents/Information Required for Proposals for Roads, Railway Lines, Canals and Transmission Lines			
31	The following information/documents must be given :- a) Length and width of Road/Railway line/ Canal/ Transmission line passing through forest and non forest area. b) In case of expansion of already existing road/railway line/canal, linear plan clearly showing in distinct colours the already existing road (<i>from beginning to end</i>), the width of the proposed road/railway line/canal to be expanded, and the remaining width of the Protect Forest strip, if any, which would be left after expansion. c) In case of transmission line, the following details may also be given :- i) Number of towers to be erected both in forest and non forest area. ii) Width of the right of way for transmission line.	NA	-	-
III	Documents/Information Required for Proposals for Hydro Electric Projects			

17	Details of non-forest land/degraded forest area identified for compensatory afforestation viz. Survey No./ Compartment No./Khasra No./Khatoni No., Village, Tehsil, District, etc., along with map in appropriate scale showing the boundaries of adjoining forest areas with their use in distinct colours (in the prescribed format).	-	-	-
18	Detailed scheme for compensatory afforestation on identified non-forest area/degraded forest area, as the case may be, at prevalent wage rates duly signed by DFO and countersigned by the CF concerned. The CA scheme must include all the technical details, details of work schedule, total financial outlay and proposed monitoring mechanism (in the prescribed format).	Yes	-	62
19	Certificate from the DFO, that non-forest land selected for compensatory afforestation is in a compact block and contiguous to forest area or in close proximity of forest area and suitable from the management and protection point of view.	Yes	-	-
20	Suitability certificate from the Divisional Forest Officer that the land identified for compensatory afforestation is suitable for raising plantation (in the prescribed format).	-	-	63
21	Certificate from the Chief Secretary regarding non-availability of non-forest land in the state for raising compensatory afforestation, wherever applicable. This certificate will be based on the certificate signed by the DFO and Deputy Commissioner/Collector of the district concerned about non-availability of such non-forest land.	-	-	-
22	In case of proposal which requires entry/exit through Protected Forest strips along roads/railway lines/canals, the following information/documents must be given :- a) No Objection Certificate (NOC) of the land owning agency i.e. NHAI/PWD, Railways or Canal/ Irrigation Department b) Change of Land Use certificate from Town and Country Planning/ any other competent authority.	NA	-	-
23	For the projects involving forest land for construction of buildings/right of way for buildings, the built-up area, details of DG sets to be installed, and raw materials to be used (in case of industries) should be clearly mentioned.	NA	-	-
24	Status of clearance under Environment (Protection) Act, 1986, wherever required.	NA	-	-

11	Certificate for minimum use of forest land to be submitted by the User Agency, giving details of area and trees involved in the alternatives examined and reasons for their rejection duly countersigned by DFO (in the prescribed format).	Yes	-	52
12	Undertaking by the User Agency to bear the cost of compensatory afforestation duly counter signed by the DFO (in the prescribed format).	Yes	-	53
13	Undertaking by the User Agency to pay the Net Present Value (NPV) of the forest land involved duly countersigned by DFO (in the prescribed format).	Yes	-	54
	Undertaking by the User Agency to pay the Additional Net Present Value (NPV), if any, of the forest land involved duly countersigned by DFO (in the prescribed format) as decided at a later date as per the decision of the Supreme Court.	Yes	-	55
14	A certificate from the competent authority in the State in the prescribed (vide MoEF letter No. 11-9/98-FC (pt.) dated 5th July 2013) format that all forest rights under the Forest Rights Act, 2006 have been settled in respect of the forest area proposed for diversion, wherever applicable. In case, the process for settlement of rights under FRA has not been initiated, grant of stage-I approval under the FCA to the proposal will be considered only if a certificate from the competent authority concerned, clearly stating that the process for settlement of rights under the FRA has not been initiated along with evidences supporting that settlement of rights under the FRA will be initiated and completed before the final approval, is enclosed with the proposal (vide F. No. 11-179/2012-FC Dated: December 20, 2013).	Yes	-	56
15	Species-wise and girth class-wise enumeration list and abstract of trees (abstract to be given at the end of the list) standing on the forest area in question neatly typed or computerized and duly signed by DFO.	Yes	-	57-60
16	Site inspection report of the forest area involved in the project proposal by the DFO concerned or higher level forest officer in prescribed format (in the prescribed format).	Yes	-	61

FULL TITLE OF PROJECT: C/o Proposed Road for M/S Ojas Gram Tourism site at Koti Shergata. Online proposal No. FP/HP/ROAD/41188/2019.

S.No.	Name of the Document (s)	Provided or Not	If not Provided Why?	Page Number
1	Check-list of the project proposal	Yes	-	1-7
2	Demand letter of the project authority/ applicant, if submitted.	Yes	-	8
3	Main application form from Part-I to V as prescribed in the Rules under the FCA with all its columns duly filled up and signed by the competent authority with date, place and official seal. All the information in Part-I of Form-A including item-wise breakup of the forest area required, must be given in the form itself by expanding the columns	Yes	-	9-15
4	Detailed note on the project. It must include the information regarding the number of villages and number of persons to be benefited from the project including employment generation.	Yes	-	16-45
5	Map of the project site/forest area required clearly showing forest boundaries and adjoining areas with their land use in distinct colours in 1:50000 or any suitable scale on original Survey of India topo sheet. If the area is very small, in addition to above, an index map may be submitted showing forest boundaries and a location map on a larger scale with land use of the area required duly signed by DFO/CF concerned.	Yes	-	46-47
6	Layout plan of project site approved by competent authority. In case of linear diversion of forest land, linear map or a diagrammatic map of the project site should be enclosed.	Yes	-	48
7	Statement showing the details of forest area involved i.e. Survey No. /Coupe No. /Compartment No., etc., and item-wise breakup of the forest area proposed for diversion duly signed by DFO (in the prescribed format).	Yes	-	49
8	Statement showing the details of non-forest area involved in the proposal (in the prescribed format).	Yes	-	50
9	Certificate from the Collector/Deputy Commissioner that no alternative suitable non-forest land is available for the project in question.	Yes	-	51
10	Justification for locating the project in forest area to be submitted by User Agency and countersigned by DFO.	Yes	-	51



However, it does not purport to create any legally binding obligations or commitments on either party.

- This Memorandum of Understanding indicates the intention of the investor in brief about the proposed industry and the possible facilitation to be extended by the State Government and shall remain valid only for a maximum period of 12 (twelve) months from the date of entering into Memorandum of Understanding unless otherwise extended by first party. No separate notice will be required to be issued for this.
- The investor shall be entitled for the incentives in accordance with applicable incentive Rules and policy of the State Government.

For and on behalf of
Government of Himachal Pradesh

(Authorised Signatory)

Name:

Designation:

Contact No.:

Email:

For and on behalf of
M/s Ojas Gram

(Authorised Signatory)

Name: Rohit Bansal

Designation: Partner

Contact No : +91-98141-42090

Email: rohit17oct@yahoo.com

WITNESSES:

1

2 *Vijendra Chandel*

For OJAS GRAM
Rohit Bansal
Partner



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered on 25th day of February 2019 at Shimla, Himachal Pradesh

Between

The Government of Himachal Pradesh through _____ to
The Government of Himachal Pradesh, having his Office at _____, Shimla
Himachal Pradesh hereinafter referred to "GoHP" which expression, unless repugnant to context
or meaning thereof, shall include his successor (s) in office and assigns of the First Part.

AND

M/s Ojas Gram through Shri Rohit Bansal, Partner, a company having its registered office at
House No1078, Nr. BP Petrol Pump, Sector 15, Panchkula, Tehsil & Distt. Panchkula, Haryana,
who is authorized to sign this Memorandum of Understanding hereinafter referred to as Second
Part which expression, unless repugnant to context or meaning thereof, shall include his
successors in office and assigns of the Second Part.

Sl. No.	Project Brief	Location	Proposed Minimum Investment (in INR Crore)	Direct Employment Generation (in number)	Proposed date of commencement
1.	To develop Yoga & Meditation Centre with solar energy, water conservation and rain water harvesting	Village Sherkata, PO Koti, Distt Shimla	8.56	30	Sep-2021

The Government of Himachal Pradesh would facilitate M/s Ojas Gram to obtain necessary permissions/registrations/approvals/clearances etc. from the concerned Departments/Agencies/ Authorities of the State, as per the existing policies/rules and regulations of the State Government.

- This Memorandum of Understanding is made to facilitate M/s Ojas Gram for establishment of the aforesaid project in Himachal Pradesh in a time bound manner.

For OJAS GRAM
Shri Rohit Bansal
Partner

- 65 -

					khtan	
7	Shimla	Shergata	193/2	0.0765	Charagah/Dra khtan	4
			Total	0.2569		5

The joint inspection team has examined the entire alternative with a view to avoid/minimize the use of forest land, we have come to the conclusion that the above Khasra no. of Land are the minimum requirement of the proposed project and so is absolutely essential. There is no cremation ground, common purpose infrastructure in the proposed alignment/project.

Revenue Department

HPPWD Department

Forest Department

[Signature]
नंद लाल शर्मा
सेवाय काउन्सिलर

[Signature]
HPPWD

[Signature]
Block Forest Officer
KOTI.

[Signature]
वृन्म
मन्वरी कैरी
Village Revenue Officer
Junga Sub. Teh. Junga
Distt. Shimla HP

[Signature]
नयन तेहसीलदार
उप-तेहसील जुनगा
जिला शिमला

[Signature]
R. Shukla
Rakshi

For OTAS GRAM

[Signature]
PARTNER

[Signature]
Divisional Forest Officer,
Shimla Forest Division
SHIMLA

JOINT INSPECTION REPORT

Joint inspection of the proposed forest land of diversion for 00-25-69 Hect. for C/o Proposed Road for M/S Ojas Gram Tourism Site at Koti Shergata Distt. Shimla.

Joint Inspection conducted on Dated 07/01/2020. In the project total 00-25-69 Hect. of forest land is involved. However all effort has been made to exclude the proposed Land. there is no scope of avoidance of forest land. However all effort has been made to minimize the use of forest land diversion of 00-25-69 Hect. of forest land is bare minimum and cannot be escaped.

Joint Inspection Committee therefore recommends that 00-25-69 Hect. of forest land as detail given with Joint inspection Report of the proposal folder may be diverted under section 2 Forest Conservation Act, 1980.

Details of Government Land are given below:

Sr. No.	District	Mohal	Khasra No.	Forest area for diversion in hec.	Classification of Land	Number of Tree's
1	Shimla	Shergata	156/2	0.0652	CharagahDra khtan	
2	Shimla	Shergata	156/4	0.0112	CharagahDra khtan	
3	Shimla	Shergata	156/6	0.0037	CharagahDra khtan	
4	Shimla	Shergata	171/2	0.0123	CharagahDra khtan	
5	Shimla	Shergata	171/4	0.0491	CharagahDra khtan	
6	Shimla	Shergata	161/2	0.0389	CharagahDra	1

FULL TITLE OF PROJECT: C/o Proposed Road for M/S Ojas Gram Tourism site at Koti Shergata. Online proposal No. FP/HP/ROAD/41188/2019.

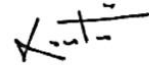
LAND SUITABILITY CERTIFICATE BY DFO CONCERNED

This is to certify 0.20 ha. land bearing Survey No./ compartment No. U-583 Sohal (Bhajji Range) Tehsil and District Shimla H.P. identified for compensatory Afforestation for the construction of Proposed Road for M/S Ojas Gram Tourism site at Koti Shergata, Tehsil and District Shimla HP is suitable for plantation from Management point of view and is free from all sorts of encumbrances and encroachment.

The GPS coordinate is as under:-

77° 02'56.02 E	31° 13'60.900.N
77° 02.19.008E	31° 13.53.489 N

Place: Shimla
Dated: 07.02.2022


Divisional Forest Officer,
Shimla Forest Division,
Shimla-2, Shimla
SHIMLA

FULL TITLE OF PROJECT: C/o Proposed Road for M/S Ojas Gram Tourism site at Koti Shergata. Online proposal No. FP/HP/ROAD/41188/2019.

SCHEME FOR COMPENSATORY AFFORESTATION

Detail scheme for compensatory Afforestation to be carried out in lieu of 0.2569 ha. of forest area to be diverted for the construction of Proposed Road for M/S Ojas Gram Tourism site at Koti Shergata.

- Detail of degraded Forest land / Non Forest Land.
District Shimla Village Sohal
Tehsil Shimla Name of Forest U-583 Sohal
Division Shimla
Range Bhajji Block/ Compartment No./ Survey No. U-583 Sohal.
Area to be afforested 0.20 ha. (100 Tall plant to be planted.)
- Description of area:-

i. Whether the site selected for compensatory afforestation is a land bank or not	No identified Land bank & degraded forests
ii. If C.A. site is other than the land bank, reasons be given	NA
iii. In case of non forest area identified for CA, then what is the distance of CA site from the adjoining forest boundary	N.A.
iv. Soil type	Shallow
v. Topography	Hilly
a) Hilly/Undulating/ Plain	
b) Slope:- Steep/ Medium/ Gentle	Moderate to steep
vi. Whether the area is bearing any root stock of vegetation.	Yes
3. Copy of the approval CA Scheme/ Model showing component wise physical and financial break up be enclosed.	-
4. Schedule of Plantation Programme:-	-

Detail of year wise breakup of requirements of funds is as under:

Cost model for 0.2 ha. Block plantation with 100 tall plants (Chil, BL and Oak, 4 strand B/wire fencing with RCC fence post with maintenance for 10 year to be raised in U-583 Sohal.						
Particulars of works	Rates for 1 ha.	Rates for 0.2 ha.	Year of execution of works	Cost escalation	Amount of cost escalation	Total amount
A. Survey, Demarcation and Fencing	34600	6920	2022-23	10%	692	7612
B.Planting	133400	26680	2023-24	10%	2668	29348
1st Year maintenance	9500	1900	2024-25	20%	380	2280
2nd Year maintenance	4800	960	2025-26	30%	288	1248
3rd Year maintenance	4800	960	2026-27	40%	384	1344
4th Year maintenance	2900	580	2027-28	50%	290	870
5th Year maintenance	2900	580	2028-29	60%	348	928
6th Year maintenance	2000	400	2029-30	70%	280	680
7th Year maintenance	2000	400	2030-31	80%	320	720
8th Year maintenance	2000	400	2031-32	90%	360	760
9th Year maintenance	2000	400	2032-33	100%	400	800
10th Year maintenance	2000	400	2033-34	110%	440	840
					Total	47430
					Contingency 5%	2372
					Total+Contingency (in round)	49802
					Departmental Charges 17.5%	8715
					G.Total	58517

Place: Shimla
Dated: 07.02.2022

Divisional Forest Officer,
Shimla Forest Division,
Shimla

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FULL TITLE OF PROJECT: C/o Proposed Road for M/S Ojas Gram Tourism site at Koti Shergata. Online proposal No. FP/HP/ROAD/41188/2019.

CHECK LIST NO. 16.

**SITE INSPECTION REPORT NOT BELOW THE RANK OF DCF
(For the forestland to be diverted under FCA).**

A proposal has been received by this office from Rohit Bansal, Partner Ms Ojas Gram, Village Neen, PO Koti, Tehsil and district Shimla for the diversion under FCA, 1980 of 0-2569 ha. of forest land for non forestry purpose. The Project envisages the use of forest land for the construction Proposed Road for M/S Ojas Gram Tourism site at Koti Shergata, Tehsil and District Shimla HP. The site inspection of the land involved in the proposal has been done by me on dated 06.09, 2021.

1. On Inspection of the site it is found that the land required by the user agency is forest area measuring 0-2569 ha. *One stretch of the road i.e RD 0/0 to RD 0/300 on the upper side of the main road was found already in use and as per the records submitted by the concerned R.O it is revealed that the same has been constructed by the unknown/unidentified persons during the year 2017-18 (copy of Google earth map is attached as reference) and the forest area involved in this regard is between RD 0/0 to RD 0/025 in one stretch to RD 0/040 to 0/300 in another stretch. The involvement of the user agency in such act is denied keeping in view the year of construction on the said land as the same has been purchased by the user agency during 2019. However the user agency has agreed to pay the penal NPV if imposed in order to avoid the lapse in execution of the project.*
2. The requirement of forestland as proposed by the user agency in col. 2 of Part I is unavoidable and barest minimum required for the project.
3. No rare/endangered/unique species of flora and fauna exists in the area.
4. No Protected archaeological /Heritage site /Defense establishment or any other important monument is located in the area.
5. (a) The user agency has not violated the provision of Forest (Conversion) Act, 1980 and no work has been started without proper sanction.
(b) It has been found that the user agency has not violated the provisions of the forest (Conservation) Act, 1980 Indian Forest Act, 1927/ any other forest Act, A detailed report as per para 1.9 of Chapter-I Part-C of Hand Book of Forest (Conservation) Act.,

The proposal is recommended for approval.

Place: Shimla
Dated: 20/7/22


Divisional Forest Officer,
Shimla Forest Division,
Shimla-2
SHIMLA



List of enumeration of trees in Kh. No. 213/5 (GJAS Gram)
in Phareot beat Kati block, Kati Forest Range.

SN	SPP	Dia	Class	Kh No	Remarks
1	Chil	31-32	III	213/5	Green standing
2	Chil	30-31	III	213/5	"
<u>ABSTRACT</u>					
	SPP	V	IV	III	Total
	Chil	—	—	2	2
	Total	—	—	2	<u>2</u>

[Signature]
i/c Phareot beat
D. Chaudhary
B-6 Kati

59.
List of enumeration of trees in U-266 Serpita in Phareat beat
Koti Block, Koti Forest Range.

S.N	SPP	Dia	Class	Remarks
1	Chil	32-33	III	Green standing
2	"	13-14	V	"
3	"	32-33	III	"
4	"	42-43	IIA	"
5	"	19-20	V	Dry standing

ABSTRACT					
SPP	V	IV	III	IIA	Total
Chil	2	—	2	1	= <u>5</u>

Total	2	—	2	1	= <u>5</u>
-------	---	---	---	---	------------

[Signature]
i/c Phareat beat

[Signature]
B.O Koti

General ABSTRACT


SPP	V	IV	III	IIA	Total
Chil	2	-	4	1	= 7
Volume	0.146	-	2.844	1.276	= 4.266 m ³

Note :- 2 Nos trees of class III lies in PVT land Kh No - 213/5
other 5 Nos trees lies in Govt land U-266 sergata.

[Signature]
IC Forest sect
[Signature]
B. K. S.

57 -

S. No.	Scientific Name	Local Name	(0-30)cm.	(31-60)cm.	(61-90)cm.	(91-120)cm.	(121-150)cm.	(>150)cm.	Value
1	Others	Pinus Roxburghai (Chil)	2	2	1	0	0	0	119380
Total			2	2	1	0	0	0	
Sub Total (No of Trees.)			5						


 Divisional Forest officer,
 Shimla Forest Division,
 Shimla
 Divisional Forest Officer
 Shimla Forest Division
 SHIMLA

CHECK LIST No..14.

UNDERTAKING FOR SETTLEMENT OF RIGHTS UNDER FRA.

It is certified that I, Sh. Rohit Bansal, Partner, Ms Ojas Gram, Village Neen, PO Koti, Tehsil and District Shimla HP , we have applied for the diversion of forest land for the construction of Proposed Road for M/S Ojas Gram Tourism site at Koti Shergata. Online proposal No. FP/HP/ROAD/41188/2019. For which I have applied for the using of FRA Certificate from DC Shimla. So that it is further certified that the FRA certificate will be submitted before the final approval.

For OJAS GRAM

Auth. Sign.

- 55 -

21

CHECK LIST-13 -A

UNDERTAKING FOR PAYMENT OF ADDITIONAL NPV OF FOREST AREA

I/ Rohit Bansal, Partner, M/S Ojas Gram here by undertake to pay Additional amount for NPV in lieu of the forest area diverted for **C/O Proposed Road for M/S Ojas Gram Tourism Site at Koti Shergata, Distt.-Shimla, H.P.**

I hereby undertake to pay the Additional amount of net present value (NPV) of the above forest land as and when demanded by forest department.

For OJASGRAM
Partner
Partner

93
←
Divisional Forest Officer
Shimla Forest Division
SHIMLA



CHECK LIST:-13**UNDERTAKING FOR PAYMENT OF NET PRESENT VALUE OF FOREST AREA**

/ Rohit Bansal, Partner, M/S Ojas Gram applied for diversion of **0.2569 Hect.** of forest area for the purpose of **C/O Proposed Road for M/S Ojas Gram Tourism Site at Koti Shergata, Distt.-Shimla, H.P.**

I, here by undertake to pay the net present value (NPV) of the above forest land as and when demanded by forest department.

For OJASGRAM
For Partner
Partner

CS
Divisional Forest Officer
Shimla Forest Division
SHIMLA

CHECK LIST:-11

UNDERTAKING FOR PAYMENT OF COST OF COMPENSATORY AFFORESTATION

I/ Rohit Bansal, Partner, M/S Ojas Gram here by, undertake to pay the entire amount for compensatory Afforestation in lieu of the forest area i.e. 0.2569 Hect. of forest Land diverted for **C/O Proposed Road for M/S Ojas Gram Tourism Site at Koti Shergata, District Shimla, H.P.** As per prevailing wage rates at the time of plantation as and when demanded by forest department.

GS



Divisional Forest Officer
Shimla Forest Division
SHIMLA

M/S Ojas Gram
Rohit Bansal
Partner

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12

CHECK LIST:-10

CERTIFICATE FOR MINIMUM USE OF FOREST LAND

This is to certify that the forest area involved in the proposal for **C/O Proposed Road for M/S Ojas Gram Tourism Site at Koti Shergata, Distt.-Shimla, H.P.** Is unavoidable and barest minimum forest area i.e. **0.2569 Hect.** Area which is proposed for diversion.

For Ojas Gram
Partner
Partner

65

Divisional Forest Officer
Shimla Forest Division
SHIMLA

CHECK LIST: -19**JUSTIFICATION FOR LOCATING THE PROJECT IN FOREST AREA.**

It is certified that the 0.2569 Hect. of forest land proposed to be diverted is inescapable and other alternatives for the proposed project have been explored and the forest land proposed to be diverted is barest minimum. It is further certified that no suitable non-forest land is available for the diversion **C/O Proposed Road for M/S Ojas Gram Tourism Site at Koti Shergata, Distt.-Shimla, H.P.**

During the course of finalization of project land to be diverted three alternative were examined and there is no scope of private land available in any alternative except forest land **0.2569 Hect.**

Q/S
←
Divisional Forest Officer
Shimla Forest Division
SHIMLA

For OJASGRAM
For Ojas Gram
Partner
Partner

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No.SML-SR-57/2020- 299
Office of the Deputy Commissioner,
Shimla, District Shimla, H.P.

Dated, Shimla-1 the

17th April, 2021.

NON AVAILABILITY OF NON FOREST LAND CERTIFICATE

Certified that no suitable alternative Non Forest land is available for construction of proposed road for M/S Ojas Gram Tourism Site at Koti Shergata District Shimla. The diversion of forest land area measuring **00-25-69 Hectares** situated in Mohal Shergata, Sub-Tehsil Junga, District Shimla, Himachal Pradesh is essential which cannot be avoided. The detail of forest land is as under:-

Sr. No.	Name of Tehsil/ Sub-Tehsil	Name of Mauja/ Up-Mohal	Khasra No.	Area in Hectares	Classification of Land
1	Junga	Shergata	156/2	00-06-52	Charagah Darkhtan
			156/4	00-01-12	Charagah Darkhtan
			156/6	00-00-37	Charagah Darkhtan
			171/2	00-01-23	Charagah Darkhtan
			171/4	00-04-91	Charagah Darkhtan
			161/2	00-03-89	Charagah Darkhtan
			193/2	00-07-65	Charagah Darkhtan
Total			Kita-7	00-25-69	

Deputy Commissioner,
Shimla (H P)-171001



-50-

Full title of project: C/o Proposed Road for M/S Ojas Gram Tourism site at Koti Shergata. FP/HP/ROAD/41188/2019.

CHECK LIST SERIAL NUMBER -08

STATEMENT SHOWING DETAILS OF NON FOREST AREA FOR DIVERSION

S.No	District	Division	Range/ Tehsil/ Village	Khasra / Survey or Compartm ent Number or Km Stone	Non Forest Area proposed for diversion (ha)	Legal status of the non Forest area	Remarks
1	2	3	4	5	6	7	8
1	Shimla	Shimla	Koti/Shimla / Sergata.	597/213/1	0-05-00	Ghasni	-
2	Shimla	Shimla	Koti/Shimla / Sergata.	158	0-00-40	Ghasni	
				Total	0-0540		

Date: 20.12.2019

Place: Koti

Mani Bansal
For: Ojas Gram.
Partner.

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FULL TITLE OF PROJECT: C/o Proposed Road for M/S Ojas Gram Tourism site at Koti Shergata. Online proposal No. FP/HP/ROAD/41188/2019.

CHECK LIST SERIAL NUMBER -07

STATEMENT SHOWING DETAILS OF FOREST AREA FOR DIVERSION OF FOREST LAND.

S.No	District	Division	Range/Tehsil/Village	Kh./Survey or C.No. of Km. Stone.	Forest Area Proposed for diversion (ha.)	Legal Status of Forest Area	Remarks
1	2	3	4	5		7	8
1	Shimla	Shimla	Koti / Shimla / Sergata.	156/2	0.0652	.	
	Shimla	Shimla	Koti / Shimla / Sergata.	156/4	0.0112		
	Shimla	Shimla	Koti / Shimla / Sergata.	156/6	0.0037		
	Shimla	Shimla	Koti / Shimla / Sergata.	171/2	0.0123		
	Shimla	Shimla	Koti / Shimla / Sergata.	171/4	0.0491		
	Shimla	Shimla	Koti / Shimla / Sergata.	161/2	0.0389		
	Shimla	Shimla	Koti / Shimla / Sergata.	193/2	0.0765		
				Total	0.2569		

Place: Shimla
Dated: 07.02.2022

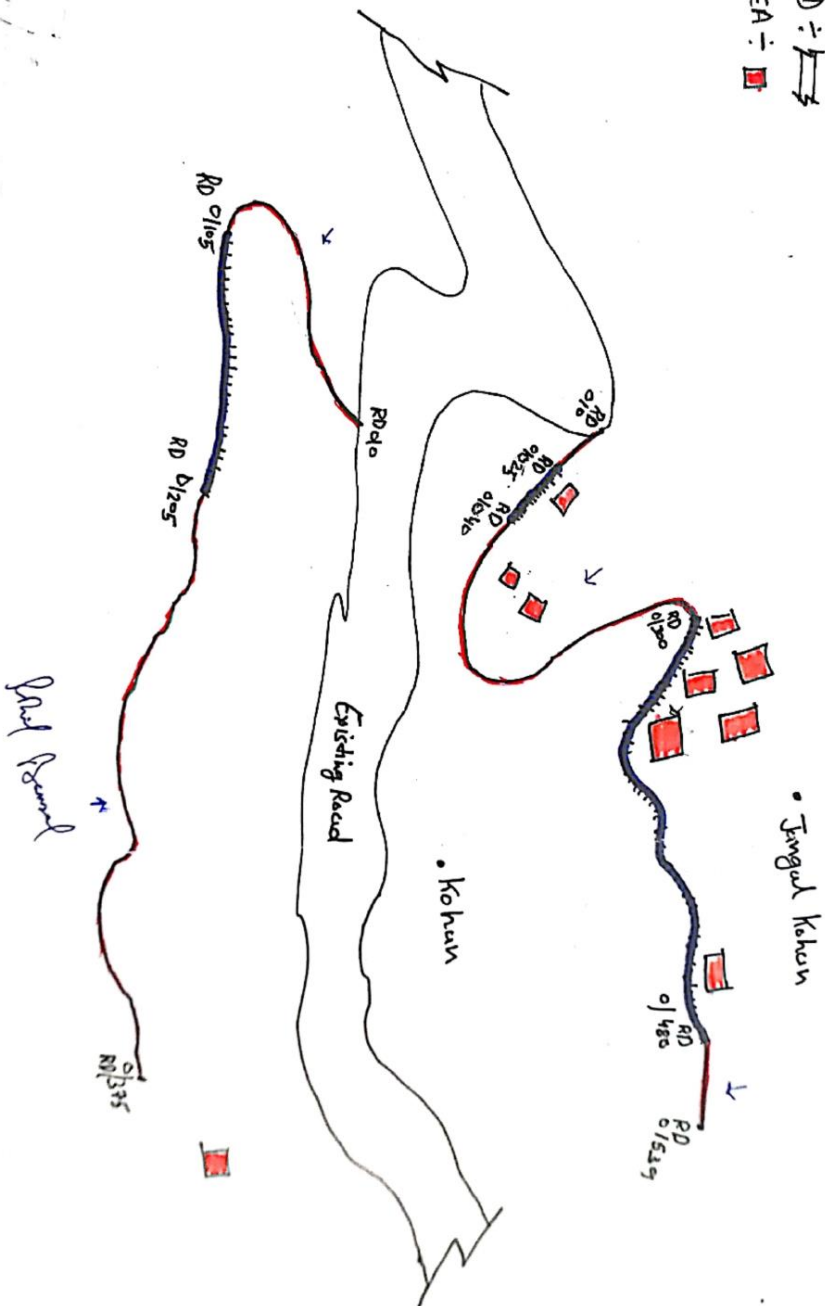
K.anti
Krishan Kumar, IFS,
Divisional Forest Officer,
Shimla Forest Division,



TOURISM SITE AT
CUMY GRIN
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POSED ROAD IN FOREST LAND \div ~~ROAD~~
POSED ROAD IN PRIVATE LAND \div ~~ROAD~~
SITTING ROAD \div ~~ROAD~~
WILFUP AREA \div 

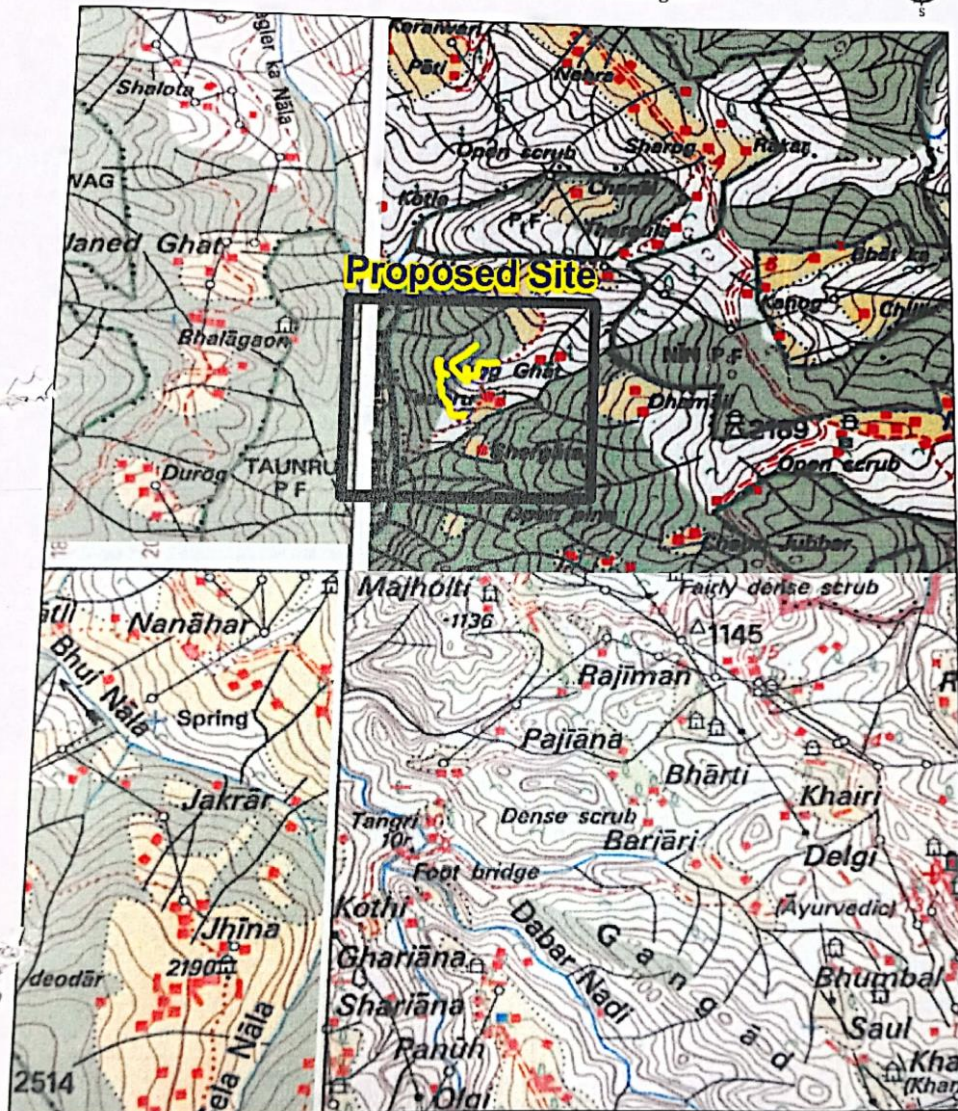


Netto
Scale

TOPOSHEET:-

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Proposed Ojas Gram tourism at Koti Shergata



Index

Scale

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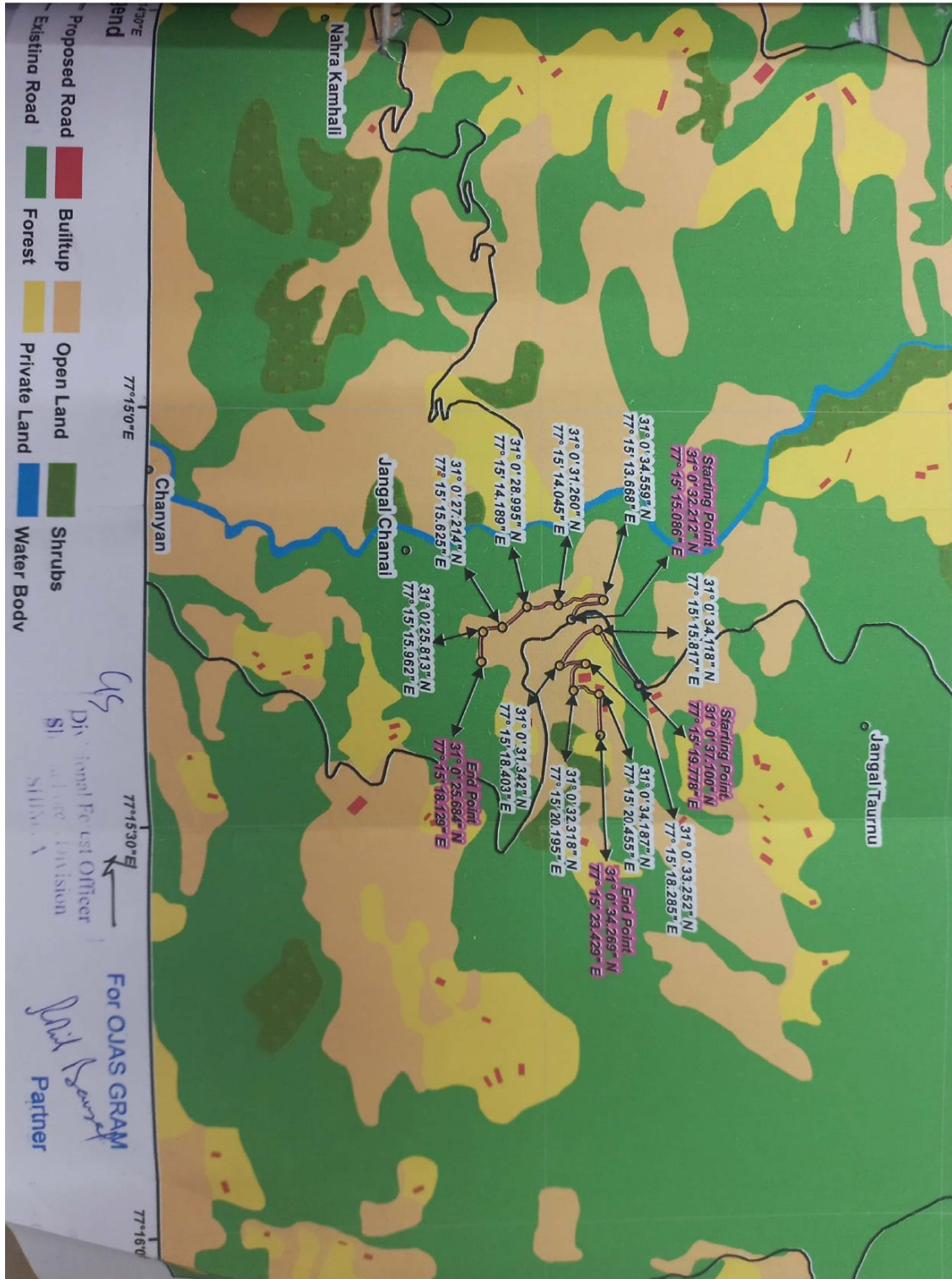
Proposed Site



Toposheet No :- H43F4&8
H43L1&5

For OJAS GRAM
Divisional Forest Officer
Shimla Forest Division
SHIMLA

Partner



M/S. OJAS GRAM, MOHAL SERGATA, P.O. KOTI, TEHSIL JUNGA, DISTT. SHIMLA

Current Liability

Anneuxre - K

Particulars		2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
GST	5% of 1 month revenue	-	1.34	1.49	1.55	1.83	1.91	1.92
Salaries	one month payable	-	6.78	9.10	10.01	12.39	13.62	14.99
F&B Expenses	one month payable	-	1.80	2.03	2.11	2.55	2.66	2.66
Electricity Exp.	one month payable	-	0.80	0.10	0.10	0.11	0.12	0.12
Marketing Cost	one month payable	-	1.50	1.69	1.76	2.12	2.21	1.55
Other Expenses	one month payable	-	1.50	1.69	1.76	2.12	2.21	2.21
			13.71	16.10	17.29	21.13	22.74	23.45

Receivables

Particulars		2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Receivables	7 days revenue rec.	-	6.16	6.87	7.15	8.44	8.80	8.85

For OJAS GRAM

Prat Bansal
Partner

Prat Bansal

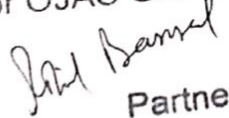


M/S. OJAS GRAM, MOHAL SERGATA, P.O. KOTI, TEHSIL JUNGA, DISTT. SHIMLA

Annex-I

CALCULATION OF DEBT SERVICE COVERAGE RATIO (DSCR) OVERALL

PARTICULARS	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Gross Receipts	321.36	358.26	373.07	440.02	458.68	461.68
Sources						
Profit after Tax	-6.99	11.02	24.46	46.01	68.35	70.12
Pre-operative Exp.	17.75	17.75	17.75	17.75	0.00	0.00
Depreciation	131.51	114.76	100.22	87.60	76.63	67.08
Interest On Term Loan	28.28	24.53	20.78	17.03	13.28	9.53
Total Funds Available (1+2+3+4)	170.55	168.06	163.21	168.39	158.26	146.73
Commitments						
Repayments Of Term Loan	37.50	37.50	37.50	37.50	37.50	37.50
Interest On Term Loan	28.28	24.53	20.78	17.03	13.28	9.53
Total Funds To Be Served(5+6)	65.78	62.03	58.28	54.53	50.78	47.03
Gross DSCR	2.59	2.71	2.80	3.09	3.12	3.12
Average DSCR (whole Period)			2.18			

For OJAS GRAM

 Partner



M/S. OJAS GRAM, MOHAL SERGATA, P.O. KOTI, TEHSIL JUNG, DISTT. SHIMLA

Annex- I

REPAYMENT SCHEDULE OF THE TERM LOAN

Loan Amount	300.00	Lacs
Rate of Interest	10%	P.A.
Monthly Principal Payment	3.13	
Repayment	8 Years + 2 year moratorium	

(Amount in Lakh Rs.)

97	Apr-29	75.00	0.00	0.63	75.63	3.75	71.88
98	May-29	71.88	0.00	0.60	72.47	3.72	68.75
99	Jun-29	68.75	0.00	0.57	69.32	3.70	65.63
100	Jul-29	65.63	0.00	0.55	66.17	3.67	62.50
101	Aug-29	62.50	0.00	0.52	63.02	3.65	59.38
102	Sep-29	59.38	0.00	0.49	59.87	3.62	56.25
103	Oct-29	56.25	0.00	0.47	56.72	3.59	53.13
104	Nov-29	53.13	0.00	0.44	53.57	3.57	50.00
105	Dec-29	50.00	0.00	0.42	50.42	3.54	46.88
106	Jan-30	46.88	0.00	0.39	47.27	3.52	43.75
107	Feb-30	43.75	0.00	0.36	44.11	3.49	40.63
108	Mar-30	40.63	0.00	0.34	40.96	3.46	37.50
				5.78		43.28	

109	Apr-30	37.50	0.00	0.31	37.81	3.44	34.38
110	May-30	34.38	0.00	0.29	34.66	3.41	31.25
111	Jun-30	31.25	0.00	0.26	31.51	3.39	28.13
112	Jul-30	28.13	0.00	0.23	28.36	3.36	25.00
113	Aug-30	25.00	0.00	0.21	25.21	3.33	21.88
114	Sep-30	21.88	0.00	0.18	22.06	3.31	18.75
115	Oct-30	18.75	0.00	0.16	18.91	3.28	15.63
116	Nov-30	15.63	0.00	0.13	15.76	3.26	12.50
117	Dec-30	12.50	0.00	0.10	12.60	3.23	9.38
118	Jan-31	9.38	0.00	0.08	9.45	3.20	6.25
119	Feb-31	6.25	0.00	0.05	6.30	3.18	3.13
120	Mar-31	3.13	0.00	0.03	3.15	3.15	0.00
				2.03		39.53	

For OJAS GRAM

Sanjiv Bansal
Partner

Sanjiv Bansal

M/S. OJAS GRAM, MOHAL SERGATA, P.O. KOTI, TEHSIL JUNGA, DISTT. SHIMLA

Annex-I

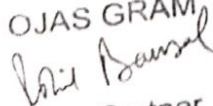
REPAYMENT SCHEDULE OF THE TERM LOAN

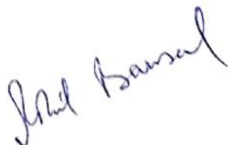
Loan Amount		300.00	Lacs
Rate of Interest		10%	P.A.
Monthly Principal Payment		3.13	
Repayment		8 Years + 2 year moratorium	

(Amount in Lakh Rs.)

73	Apr-27	150.00	0.00	1.25	151.25	4.38	146.88
74	May-27	146.88	0.00	1.22	148.10	4.35	143.75
75	Jun-27	143.75	0.00	1.20	144.95	4.32	140.63
76	Jul-27	140.63	0.00	1.17	141.80	4.30	137.50
77	Aug-27	137.50	0.00	1.15	138.65	4.27	134.38
78	Sep-27	134.38	0.00	1.12	135.49	4.24	131.25
79	Oct-27	131.25	0.00	1.09	132.34	4.22	128.13
80	Nov-27	128.13	0.00	1.07	129.19	4.19	125.00
81	Dec-27	125.00	0.00	1.04	126.04	4.17	121.88
82	Jan-28	121.88	0.00	1.02	122.89	4.14	118.75
83	Feb-28	118.75	0.00	0.99	119.74	4.11	115.63
84	Mar-28	115.63	0.00	0.96	116.59	4.09	112.50
				13.28		50.78	

85	Apr-28	112.50	0.00	0.94	113.44	4.06	109.38
86	May-28	109.38	0.00	0.91	110.29	4.04	106.25
87	Jun-28	106.25	0.00	0.89	107.14	4.01	103.13
88	Jul-28	103.13	0.00	0.86	103.98	3.98	100.00
89	Aug-28	100.00	0.00	0.83	100.83	3.96	96.88
90	Sep-28	96.88	0.00	0.81	97.68	3.93	93.75
91	Oct-28	93.75	0.00	0.78	94.53	3.91	90.63
92	Nov-28	90.63	0.00	0.76	91.38	3.88	87.50
93	Dec-28	87.50	0.00	0.73	88.23	3.85	84.38
94	Jan-29	84.38	0.00	0.70	85.08	3.83	81.25
95	Feb-29	81.25	0.00	0.68	81.93	3.80	78.13
96	Mar-29	78.13	0.00	0.65	78.78	3.78	75.00
				9.53		47.03	

For OJAS GRAM

 Partner



M/S. OJAS GRAM, MOHAL SERGATA, P.O. KOTI, TEHSIL JUNGA, DISTT. SHIMLA

Annex- I

REPAYMENT SCHEDULE OF THE TERM LOAN

Loan Amount		300.00	Lacs
Rate of Interest		10%	P.A.
Monthly Principal Payment		3.13	
Repayment		8 Years + 2 year moratorium	

(Amount in Lakh Rs.)

49	Apr-25	225.00	0.00	1.88	226.88	5.00	221.88
50	May-25	221.88	0.00	1.85	223.72	4.97	218.75
51	Jun-25	218.75	0.00	1.82	220.57	4.95	215.63
52	Jul-25	215.63	0.00	1.80	217.42	4.92	212.50
53	Aug-25	212.50	0.00	1.77	214.27	4.90	209.38
54	Sep-25	209.38	0.00	1.74	211.12	4.87	206.25
55	Oct-25	206.25	0.00	1.72	207.97	4.84	203.13
56	Nov-25	203.13	0.00	1.69	204.82	4.82	200.00
57	Dec-25	200.00	0.00	1.67	201.67	4.79	196.88
58	Jan-26	196.88	0.00	1.64	198.52	4.77	193.75
59	Feb-26	193.75	0.00	1.61	195.36	4.74	190.63
60	Mar-26	190.63	0.00	1.59	192.21	4.71	187.50
				20.78		58.28	

61	Apr-26	187.50	0.00	1.56	189.06	4.69	184.38
62	May-26	184.38	0.00	1.54	185.91	4.66	181.25
63	Jun-26	181.25	0.00	1.51	182.76	4.64	178.13
64	Jul-26	178.13	0.00	1.48	179.61	4.61	175.00
65	Aug-26	175.00	0.00	1.46	176.46	4.58	171.88
66	Sep-26	171.88	0.00	1.43	173.31	4.56	168.75
67	Oct-26	168.75	0.00	1.41	170.16	4.53	165.63
68	Nov-26	165.63	0.00	1.38	167.01	4.51	162.50
69	Dec-26	162.50	0.00	1.35	163.85	4.48	159.38
70	Jan-27	159.38	0.00	1.33	160.70	4.45	156.25
71	Feb-27	156.25	0.00	1.30	157.55	4.43	153.13
72	Mar-27	153.13	0.00	1.28	154.40	4.40	150.00
				17.03		54.53	

For OJAS GRAM
[Signature]
 Partner

[Signature]



M/S. OJAS GRAM, MOHAL SERGATA, P.O. KOTI, TEHSIL JUNGA, DISTT. SHIMLA

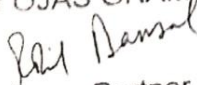
Annex- I

REPAYMENT SCHEDULE OF THE TERM LOAN

Loan Amount		300.00	Lacs
Rate of Interest		10%	P.A.
Monthly Principal Payment		3.13	
Repayment		8 Years + 2 year moratorium	

(Amount in Lakh Rs.)

25	Apr-23	300.00	0.00	2.50	302.50	5.63	296.88
26	May-23	296.88	0.00	2.47	299.35	5.60	293.75
27	Jun-23	293.75	0.00	2.45	296.20	5.57	290.63
28	Jul-23	290.63	0.00	2.42	293.05	5.55	287.50
29	Aug-23	287.50	0.00	2.40	289.90	5.52	284.38
30	Sep-23	284.38	0.00	2.37	286.74	5.49	281.25
31	Oct-23	281.25	0.00	2.34	283.59	5.47	278.13
32	Nov-23	278.13	0.00	2.32	280.44	5.44	275.00
33	Dec-23	275.00	0.00	2.29	277.29	5.42	271.88
34	Jan-24	271.88	0.00	2.27	274.14	5.39	268.75
35	Feb-24	268.75	0.00	2.24	270.99	5.36	265.63
36	Mar-24	265.63	0.00	2.21	267.84	5.34	262.50
				28.28		65.78	
37	Apr-24	262.50	0.00	2.19	264.69	5.31	259.38
38	May-24	259.38	0.00	2.16	261.54	5.29	256.25
39	Jun-24	256.25	0.00	2.14	258.39	5.26	253.13
40	Jul-24	253.13	0.00	2.11	255.23	5.23	250.00
41	Aug-24	250.00	0.00	2.08	252.08	5.21	246.88
42	Sep-24	246.88	0.00	2.06	248.93	5.18	243.75
43	Oct-24	243.75	0.00	2.03	245.78	5.16	240.63
44	Nov-24	240.63	0.00	2.01	242.63	5.13	237.50
45	Dec-24	237.50	0.00	1.98	239.48	5.10	234.38
46	Jan-25	234.38	0.00	1.95	236.33	5.08	231.25
47	Feb-25	231.25	0.00	1.93	233.18	5.05	228.13
48	Mar-25	228.13	0.00	1.90	230.03	5.03	225.00
				24.53		62.03	

For OJAS GRAM

 Partner



M/S. OJAS GRAM, MOHAL SERGATA, P.O. KOTI, TEHSIL JUNGA, DISTT. SHIMLA

Annex- I

REPAYMENT SCHEDULE OF THE TERM LOAN

Loan Amount		300.00	Lacs
Rate of Interest		10%	P.A.
Monthly Principal Payment		3.13	
Repayment		8 Years + 2 year moratorium	

(Amount in Lakh Rs.)						
Month	Opening	Disbursement	Interest	Total	Repayment	Closing
1	Apr-21	0.00	0.00	0.00	0.00	0.00
2	May-21	0.00	0.00	0.00	0.00	0.00
3	Jun-21	0.00	0.00	0.00	0.00	0.00
4	Jul-21	0.00	25.00	0.21	25.21	0.21
5	Aug-21	25.00	25.00	0.42	50.42	0.42
6	Sep-21	50.00	25.00	0.63	75.63	0.63
7	Oct-21	75.00	25.00	0.83	100.83	0.83
8	Nov-21	100.00	25.00	1.04	126.04	1.04
9	Dec-21	125.00	25.00	1.25	151.25	1.25
10	Jan-22	150.00	20.00	1.42	171.42	1.42
11	Feb-22	170.00	15.00	1.54	186.54	1.54
12	Mar-22	185.00	15.00	1.67	201.67	1.67
			9.00		9.00	
13	Apr-22	200.00	15.00	1.79	216.79	1.79
14	May-22	215.00	15.00	1.92	231.92	1.92
15	Jun-22	230.00	20.00	2.08	252.08	2.08
16	Jul-22	250.00	20.00	2.25	272.25	2.25
17	Aug-22	270.00	15.00	2.38	287.38	2.38
18	Sep-22	285.00	15.00	2.50	302.50	2.50
19	Oct-22	300.00	0.00	2.50	302.50	2.50
20	Nov-22	300.00	0.00	2.50	302.50	2.50
21	Dec-22	300.00	0.00	2.50	302.50	2.50
22	Jan-23	300.00	0.00	2.50	302.50	2.50
23	Feb-23	300.00	0.00	2.50	302.50	2.50
24	Mar-23	300.00	0.00	2.50	302.50	2.50
			27.92		27.92	

For OJAS GRAM

[Signature]
Partner

[Signature]

M/S. OJAS GRAM, MOHAL SERGATA, P.O. KOTI, TEHSIL JUNGA, DISTT. SHIMLA

Annex- H

DEPRICIATION SCHEDULE

F. Y	Rate	Machinery	Furniture & Fixtures	Building	Total
		0.1500	0.1000	0.1000	
2022-23	G block - opn	200.00	0.00	546.70	746.70
	Less Govt. Grant	0.00	0.00	0.00	0.00
	Additions	280.09	48.24	0.00	328.33
	G block - clg	480.09	48.24	546.70	1075.03
	Ac Depr.	0.00	0.00	0.00	0.00
	Net block	480.09	48.24	546.70	1075.03
2023-24	G block - opn	480.09	48.24	546.70	1075.03
	Additions	-	-	-	0.00
	G block - clg	480.09	48.24	546.70	1075.03
	Less:- Ac Depr.	72.01	4.82	54.67	131.51
	Net block	408.08	43.42	492.03	943.52
2024-25	G block - opn	480.09	48.24	546.70	1075.03
	Additions	0.00	0.00	0.00	0.00
	G block - clg	480.09	48.24	546.70	1075.03
	Less:- Ac Depr.	133.22	9.17	103.87	246.26
	Net block	346.87	39.07	442.83	828.77
2025-26	G block - opn	480.09	48.24	546.70	1075.03
	Additions	0.00	0.00	0.00	0.00
	G block - clg	480.09	48.24	546.70	1075.03
	Less:- Ac Depr.	185.25	13.07	148.16	346.48
	Net block	294.84	35.17	398.54	728.55
2026-27	G block - opn	480.09	48.24	546.70	1075.03
	Additions	0.00	0.00	0.00	0.00
	G block - clg	480.09	48.24	546.70	1075.03
	Less:- Ac Depr.	229.48	16.59	188.01	434.08
	Net block	250.61	31.65	358.69	640.95
2027-28	G block - opn	480.09	48.24	546.70	1075.03
	Additions	0.00	0.00	0.00	0.00
	G block - clg	480.09	48.24	546.70	1075.03
	Less:- Ac Depr.	267.07	19.75	223.88	510.71
	Net block	213.02	28.49	322.82	564.32
2028-29	G block - opn	480.09	48.24	546.70	1075.03
	Additions	0.00	0.00	0.00	0.00
	G block - clg	480.09	48.24	546.70	1075.03
	Less:- Ac Depr.	299.02	22.60	256.16	577.79
	Net block	181.07	25.64	290.54	497.24

OJAS GRAM
Raj Bansal
 Partner

Raj Bansal

M/S. OJAS GRAM, MOHAL SERGATA, P.O. KOTI, TEHSIL JUNGA, DISTT. SHIMLA

Salary and Establishment Exp.

Annexure - G

Particulars	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
GM	0	1	1	1	1	1	1
Senior Managers	0	2	3	3	3	3	3
Skilled Staff	0	10	12	12	14	14	14
Unskilled Staff	0	27	34	34	42	42	42
	0	40	50	50	60	60	60

Average Salary / Head

GM	-	1.65	1.82	2.00	2.20	2.42	2.66
Senior Managers	-	0.55	0.61	0.67	0.73	0.81	0.89
Skilled Staff	-	0.17	0.18	0.20	0.22	0.24	0.27
Unskilled Staff	-	0.09	0.10	0.11	0.12	0.13	0.14

Salary Expenses

GM	-	19.80	21.78	23.96	26.35	28.99	31.89
Senior Managers	-	13.20	21.78	23.96	26.35	28.99	31.89
Skilled Staff	-	19.80	26.14	28.75	36.90	40.58	44.64
Unskilled Staff	-	28.51	39.49	43.44	59.03	64.94	71.43
	-	81.31	109.19	120.11	148.64	163.50	179.85

Repair & Maintenance

Particulars	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
%age of Room Rent	0%	3%	5.00%	5.00%	8%	8%	10%
R&M Exp	-	5.39	10.15	10.55	20.38	21.24	26.55

Financial Charges

Particulars	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Interest Term Loan	-	28.28	24.53	20.78	17.03	13.28	9.53
	0.00	28.28	24.53	20.78	17.03	13.28	9.53

Marketing Cost

Particulars	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
%age of Room Rent	-	12.58	14.20	14.77	17.84	18.59	18.59
Additional Budget	-	5.39	6.09	6.33	7.64	7.97	-
	0.00	17.97	20.29	21.10	25.48	26.55	18.59

Other Expenses

Particulars	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
%age of Room Rent	-	17.97	20.29	21.10	25.48	26.55	26.55
	0.00	17.97	20.29	21.10	25.48	26.55	26.55

For OJAS GRAM

Sanjiv Dand
Partner

Sanjiv Dand

Club Membership
Opening Members
Additions
Closing Members

2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
0	100	150	200	250	300	350
0	50	50	50	50	50	50
0	150	200	250	300	350	400

Life Time Membership Fee
Membership Fee (Stay)
Maintenance (Annual)

20000	20000	20000	20000	20000	20000	20000
80000	80000	80000	80000	80000	80000	80000
6000	6000	6000	6000	6000	6000	6000

Life Time Membership Fee
Membership Fee (Stay)
Maintenance (Annual)

-	10.00	10.00	10.00	10.00	10.00	10.00
-	40.00	40.00	40.00	40.00	40.00	40.00
-	9.00	12.00	15.00	18.00	21.00	24.00
-	59.00	62.00	65.00	68.00	71.00	74.00

OR OJAS GRAM
Jay Bansal
Partner

Jay Bansal

M/S. OJAS GRAM, MOHAL SERGATA, P.O. KOTI, TEHSIL JUNGA, DISTT. SHIMLA

Revenue Projections

Annexure - F

Particulars	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Luxury Rooms	0	24	24	24	24	24	24
Luxury Cottages	0	4	4	4	4	4	4
Duplex Cottage	0	4	4	4	4	4	4
Ordinary Cottages			9	9	9	9	9
Dormatries					50	50	50
Working Days	0	365	366	365	365	365	365
Operational Days	0	365	366	365	365	365	365
Occupancy Ratio	0%	23%	23%	24%	24%	25%	25%

Occupancy Rooms (Days)

Luxury Rooms	0	2015	2020	2102	2102	2190	2190
Luxury Cottages	0	336	337	350	350	365	365
Ordinary Rooms	0	336	337	350	350	365	365
Ordinary Cottages	0	0	758	788	788	821	821
Dormatries	0	0	0	0	4380	4563	4563

Room Pricing (Per Day)

Luxury Rooms	6000	6000	6000	6000	6000	6000	6000
Luxury Cottages	7500	7500	7500	7500	7500	7500	7500
Duplex Cottages	10000	10000	10000	10000	10000	10000	10000
Ordinary Cottages		0	3000	3000	3000	3000	3000
Dormatries		0	0	0	1000	1000	1000

(Rs. in Lacs)

Room Revenue	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Particulars							
Luxury Rooms	-	120.90	121.20	126.12	126.12	131.40	131.40
Luxury Cottages	-	25.20	25.28	26.25	26.25	27.38	27.38
Ordinary Rooms	-	33.60	33.70	35.00	35.00	36.50	36.50
Ordinary Cottages	-	-	22.74	23.64	23.64	24.63	24.63
Dormatries	-	-	-	-	43.80	45.63	45.63
	-	179.70	202.92	211.01	254.81	265.54	265.54

Food and Beverages

(Includes Lunch, Dinner, Snacks, Bar etc.)

Particulars	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
40% Ratio to Room Revenue	-	71.88	81.17	84.40	101.92	106.21	106.21

Outdoor Activities & other allied services

Particulars	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
5% of total Room Revenue	-	10.78	12.17	12.66	15.29	15.93	15.93

For OJAS GRAM

Jay Bannal
Partner

Jay Bannal

(Rs. In Lakhs)

PARTICULARS	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
INCOME							
Room / Cottage Rentals	0.00	179.70	202.92	211.01	254.81	265.54	265.54
F&B Revenue	0.00	71.88	81.17	84.40	101.92	106.21	106.21
Outdoor Activities & other allied services	0.00	10.78	12.17	12.66	15.29	15.93	15.93
Membership Receipts	0.00	59.00	62.00	65.00	68.00	71.00	74.00
Interest on FDR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	321.36	358.26	373.07	440.02	458.68	461.68
EXPENDITURE							
Salaries	0.00	81.31	109.19	120.11	148.64	163.50	179.85
F&B Expenses	0.00	21.56	24.35	25.32	30.58	31.86	31.86
(30% of F&B Revenue)	0.00						
Electricity Exp.	0.00	9.60	1.20	1.20	1.35	1.42	1.49
Repair & Maintenance	0.00	5.39	10.15	10.55	20.38	21.24	26.55
Financial Charges	0.00	28.28	24.53	20.78	17.03	13.28	9.53
Marketing Cost	0.00	17.97	20.29	21.10	25.48	26.55	18.59
Other Expenses	0.00	17.97	20.29	21.10	25.48	26.55	26.55
Pre-operative Write off	0.00	17.75	17.75	17.75	17.75	0.00	0.00
Depreciation	0.00	131.51	114.76	100.22	87.60	76.63	67.08
Total	0.00	331.35	342.51	338.13	374.29	361.04	361.51
NET PROFIT BEFORE TAX	0.00	-9.98	15.75	34.94	65.74	97.64	100.17
TOTAL REVENUE	0.00	321.36	358.26	373.07	440.02	458.68	461.68
NET PROFIT BEFORE TAX	0.00	-9.98	15.75	34.94	65.74	97.64	100.17
LESS: INCOME TAX	0.00	-3.00	4.72	10.48	19.72	29.29	30.05
NET PROFIT AFTER I.TAX	0.00	-6.99	11.02	24.46	46.01	68.35	70.12

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For OJAS GRAM

Handwritten signature/initials.
Partner

PROJECTED BALANCE SHEET

Annex- D

PARTICULARS	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
LIABILITIES									
Partners Capital									
Opening	0.00	229.63	611.97	800.00	793.01	804.04	816.49	838.51	870.86
Additions	229.63	382.34	188.03	0.00	0.00	0.00	0.00	0.00	0.00
Profits	0.00	0.00	0.00	-6.99	11.02	24.46	46.01	68.35	70.12
Drawings	0.00	0.00	0.00	0.00	0.00	12.00	24.00	36.00	36.00
Closing	229.63	611.97	800.00	793.01	804.04	816.49	838.51	870.86	904.98
Club Membership	0.00	30.00	103.60	0.00	0.00	0.00	0.00	0.00	0.00
Secured Loans									
Term Loan	0.00	200.00	300.00	262.50	225.00	187.50	150.00	112.50	75.00
Current Liability	0.00	0.00	0.00	13.71	16.10	17.29	21.13	22.74	23.45
Subsidy (Adjustable)			0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	229.63	841.97	1203.60	1069.22	1045.14	1021.28	1009.64	1006.10	1003.43
ASSETS									
Fixed Assets (as per chart attached)									
Land	57.57	57.57	57.57	57.57	57.57	57.57	57.57	57.57	57.57
Other Fixed Assets	148.76	746.70	1075.03	943.52	828.77	728.55	640.95	564.32	497.24
Total Fixed Assets	206.33	804.27	1132.60	1001.09	886.34	786.12	698.52	621.89	554.81
Investments / Deposits									
Marketable Securities			0.00	0.00	100.00	190.00	280.00	350.00	420.00
Subsidy (FDR)			0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest on FDR			0.00	0.00	0.00	0.00	0.00	0.00	0.00
Closing FDR			0.00	0.00	0.00	0.00	0.00	0.00	0.00
Current Assets									
Pre operative Exp.	23.30	37.70	71.00	53.25	35.50	17.75	0.00	0.00	0.00
stock and consumables		0.00	0.00	7.19	8.12	8.44	10.19	10.62	10.62
Receivables and other current Assets	0.00	0.00	0.00	6.16	6.87	7.15	8.44	8.80	8.85
Cash & Bank Balance	0.00	0.00	0.00	1.52	8.32	11.82	12.49	14.78	9.14
Total	229.63	841.97	1203.60	1069.21	1045.14	1021.28	1009.64	1006.09	1003.43

For OJAS GRAM
Jal Board

Jal Board

	2020-21					2021-22					2022-23					Grand Total
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	
Land	57.57	-	-	-	57.57	-	-	-	-	-	-	-	-	-	-	57.57
Building	-	-	-	148.76	148.76	100.00	175.00	150.00	22.94	397.94	-	-	-	-	-	545.70
Machinery	-	-	-	-	-	-	100.00	-	-	100.00	100.00	100.00	80.09	-	280.09	480.09
Furniture & Fixture and Interiors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pre-operative	-	-	-	23.30	23.30	-	-	-	-	-	25.00	23.24	-	-	48.24	48.24
Pre-operative Interest	-	-	-	-	-	1.35	1.35	1.35	1.35	5.40	1.35	1.35	1.35	5.30	8.30	37.00
	57.57	-	-	-	172.06	229.63	101.35	226.35	151.35	133.29	126.35	124.59	81.44	33.22	361.63	1,203.60
Bank Term Loan	-	-	-	-	-	-	75.00	75.00	50.00	200.00	-	-	-	-	100.00	300.00
Club Membership	-	-	-	-	-	-	10.00	10.00	10.00	30.00	20.00	20.00	33.60	-	73.60	103.60
Promoter's Share - LT	57.57	-	-	-	172.06	229.63	101.35	141.35	66.35	73.29	56.35	54.59	51.44	25.65	188.03	603.00
Promoter Share	57.57	-	-	-	172.06	229.63	101.35	226.35	151.35	133.29	126.35	124.59	81.44	33.22	361.63	1,203.60
					100%	100%	100%	62%	44%	55%	62%	45%	44%	60%	100%	52%

For OJAS GRAM
Prat Bannal
 Partner

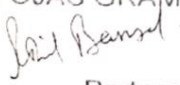
Prat Bannal

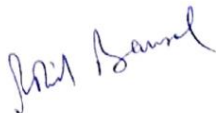
M/S. OJAS GRAM, MOHAL SERGATA, P.O. KOTI, TEHSIL JUNGA, DISTT. SHIMLA

Annexure B2

DETAIL OF PLANT & MACHINERY COST

<u>VENDOR</u>	<u>Detail of Plant & Mach</u>	<u>Amount (Rs. in Lacs)</u>	<u>Total (Rs. in Lacs)</u>
TEAM MEP	HT Panel and Cables	4.44	
	Servo 250 KVA	2.50	
	LT Panel and Cables	55.00	
	Earthing	3.12	
	Internal & External Illumination	57.00	
	ELV System and PA Systems	18.71	
	LAN, Tel & Wifi	10.31	
	Switch box, Conduit Pipe and Accessories	17.67	
	DB and MCB's	5.94	
	wires and cables	46.85	
	DG Set	20.00	
	Cable Tray	5.50	247.04
TEAM MEP	Plumbing	60.00	
	Fire Fighting	40.00	100.00
Jaquar & Co. Pvt. Ltd.	Sanitary	18.51	18.51
Cosmic Solutions	STP / ETP capacity 5000 L/h	9.90	
	GST @18%	1.78	11.68
NANDA INDUSTRIES	Kitchen and Bar Setup	14.96	
	GST @18%	2.69	17.65
NEWCS International Private Limited	Radiant Heating and Cooling System	52.80	
REHAU	GST @18%	9.50	62.30
Inter Solar Systems Pvt. Ltd.	Solar Water Heating	12.55	12.55
Schindler India Pvt. Ltd.	One Lift	10.35	10.35
TOTAL			480.09

For OJAS GRAM

 Partner



EXTERNAL DEVELOPMENT			
35	Land Development		2,500,000.00
36	Landscaping		1,000,000.00
37	Gate and guard room		145,250.00
	Total (External Development Cost)		3,645,250
	Grand Total		

For OJAS GRAM

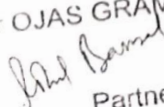
Phil Samuel
Partner

Phil Samuel



19	Providing and laying of Unistone Tile on external walls	285	Sq.m.	1600	456,000.00
20	Providing and fixing HPL façade work	150	Sq.m.	3500	525,000.00
21	Roofing treatment on terrace	72.4	Sq.m.	900	265,160.00
22	Providing and fixing of GI Roofing	428.4	Sq.m.	2500	1,071,000.00
23	Providing and applying of texture on walls and plain paint on ceiling.	-	-	-	900,000.00
24	Providing and fixing of grills, railings, flowerbeds	-	-	-	360,000.00
	Total				51024620
	Total for building work				51024620

FURNITURE & FIXTURE					540,000.00
25	Beds (36 NOS)				300,000.00
26	Tables and Chairs (36 NOS)				1,100,000.00
27	Other Furniture including Almirahs, luggage Rack, Bar Counter, T.V. Unit (36 NOS)				400,000.00
28	Wooden ceiling in rooms (36 NOS)				500,000.00
29	Crockery and Cutlery				300,000.00
30	Tapestry and Linen				600,000.00
31	Electronic Goods including common area T.V., music system, laptops, computers and refrigerators (36 NOS)				645,000.00
32	Pillows, cushions, quilts mattress and bed sheets for rooms One room costing 21,500 (36 NOS) Extra bedding and pillow				215,000.00
					860,000.00
					224,000.00
33	Equipment for kids and Yoga				4,824,000
34	Total (Furniture, Fixture and Other Assets)				

For OJAS GRAM

 Partner



7.	Providing and laying of 24" x 48" tile kajaria make height of 2.1m in bathroom	450	Sq.m.	1520	684,000.00
8.	Providing and laying of white dado tile up to a height of 2.1m in kitchen	98.7	Sq.m.	920	90,804.00
9.	Providing and laying of kota stone in kitchen, service area and service and fire escape including polishing	387	Sq.m.	800	309,600.00
10	Providing and laying of working platform in toilet	34.44	Sq.m.	2000	68,880.00
11	Providing and laying of granite slab 19mm thk in working platform and toilet floors	140	Sq.m.	2200	308,000.00
12	Providing and laying of Vitrified Tile flooring in vestibule area	114.4	Sq.m.	1050	120,120.00
13	Providing and laying of Italian marble look tile in reception, lobby, corridor, lounge, banquet etc	142	Sq.m.	2000	484,000.00
14	Providing and laying of wooden flooring in rooms and restaurant	642.64	Sq.m.	1450	931,828.00
15	Providing and laying of flamed granite in balconies and staircase	198.42	Sq.m.	2150	426,603.00
16	Providing and laying of unistone cobbled stone in drive way and parking	400	Sq.m.	1250	500,000.00
17	Providing and fixing of UPVC doors and windows	432.53	Sq.m.	5500	2,378,960.00
18	Providing and fixing of teak door frame and panels with polishing	249	Sq.m.	5500	1,369,500.00

For OJAS GRAM
Sanjiv Kumar
 Partner

Sanjiv Kumar

M/S. OJAS GRAM, MOHAL SERGATA, P.O. KOTI TEHSIL JUNG, DIST. ...
DETAIL OF BUILDING & FURNITURE & FIXTURE & EXTERNAL DEVELOPMENT COST

Annexure - B

Building
 External Development
 Total Building Cost (Detail as per below annexure)
 Furniture & Fixtures (Detail as per below annexure)

Amount
 (Rs. In Lacs)
 510.25
 36.45
546.70
 48.24

S No.	Description	Qty.	Unit	Rate	Amount
1.	Cutting in foundation and disposal of excavated earth up to a lead of 20m Building Road	1422.5 430	Cum	450 350	640,125.00 150,500.00
2.	Providing and laying of R.C.C. 1:1.5:3 in foundation, plinth beam, column and slabs including cement, centering and shuttering AREA CALCULATION IN ANNEXURE I	50379	Sq.ft	560	27,708,450.00
3.	Rcc Wall for site development	634	Sq.m.	6,500.00	4,121,000.00
4.	Providing and laying of 230 mm thk first class brick work in cm 1:6 including curing	696	Cu m.	5,400.00	3,758,400.00
5.	Providing and laying of 115 mm thk first class brick work in cm 1:4 including curing	3530	Sq.m.	650	2,294,500.00
6.	Providing and laying of plaster 15mm thk ceiling and walls including curing	2900.5	Sq.m.	680	1,102,190.00

John Samuel

M/S. OJAS GRAM, MOHAL SERGATA, P.O. KOTI, TEHSIL JUNGA, DISTT. SHII

Annexure - A2

Detail of Pre-Operative Expenses

Phase I

Interest during Construction Period	34.00
Monthly Salaries 3 persons - 45 k	15.00
Marketing Cost	10.00
Other Misc. Expenses	12.00
	<u>71.00</u>

Detail of Subsidy

Building	546.70
Machinery	480.09
Furniture and Fixtures	48.24

Total Eligible Cost **1,075.03**

Subsidy @30% of total eligibilge cost **322.51**

For OJAS GRAM
Nil Bansal
Partner

Nil Bansal

M/S. OJAS GRAM, MOHAL SERGATA, P.O. KOTI, TEHSIL JUNGA, DISTT. SHIMLA

Annexure- A

Cost Of Project

	AMOUNT
COST OF PROJECT	Rs. (in Lacs)
Land	57.57
Building & EDC	546.70
Machinery	480.09
Furniture & Fixture and Interiors	48.24
Pre-opr. Expenses including Int. during Construction Period	71.00
TOTAL	1,203.60
MEANS OF FINANCE	Rs. (in Lacs)
Term Loan	300.00
Club Membership	103.60
Promoter's Contribution	800.00
TOTAL	1,203.60

Note : Land is already acquired by promoters

For OJAS GRAM

For Ojas Gram
Partner

For Ojas Gram

M/S. OJAS GRAM, MOHAL SERGATA, P.O. KOTI, TEHSIL JUNGA, DISTT. SHIMLA

S.NO.	PARTICULARS	ANNEXURE
1	Cost of Project & Means of Finance	A
2	Detail of Pre-op. Exps. and Subsidy	A2
3	Detail of Building and Furniture & Fixture & EDC	B
4	Detail of Plant & Machinery	B2
5	Implementation Schedule	C
6	Balance Sheet	D
7	Profitability Statement	E
8	Revenue Projections	F
9	Expenses Summary	G
10	Depreciation	H
11	Repayment Schedule	I
12	Debt Service Coverage Ratio	J
13	Assets and Liabilites details	K

For OJAS GRAM

Sanjiv Kumar
Partner

Sanjiv Kumar

M/S. OJAS GRAM, VILLAGE MOHAL SERGATA, P.O. KOTI, TEHSIL JUNGA, DIST. SHIMLA

present load obtained by the firm is 9.90 KVA for construction purpose. The power load will be obtained from State Electricity Board once the operation starts.

iv) **Effluent and Garbage Disposal:** The sewerage waste is treated through Sewerage Treatment Plant. The firm will install sewerage treatment plant for treating the Liquid Sewerage Waste.

v) **Manpower:** The firm will require about 35 skilled and unskilled staff. It has already recruited the head operation and other staff will be recruited nearing start of operational activities.

For OJAS GRAM
Haril Barmel
Partner

Haril Barmel

M/S. OJAS GRAM, VILLAGE MOHAL SERGATA, P.O. KOTI, TEHSIL JUNGA, DIST. SHIMLA

course which enlightens you with the intense yogic knowledge. Mr. Sandeep, organizer and founder of YOGA NISARGA is friend of Mr. Rohit Bansal and he principally agrees to conduct its Yoga Teacher Training Programme at Ojas Gram. Both also agrees to conduct and organize Yoga Programmes jointly at Ojas Gram.

- Tieup with AVENTURE 1 ST - Adventure 1st is a outdoor camping and adventure company and orgnaising customized tours for corporate and school programmes having a extensive hotel booking network.
 - The firm will have a team of experts who will tailor out their adventure trips according to customer need. They will prepare adventure trips in a very sustainable manner. They will deal in all types of adventure tourism, whether it is for single, groups, couples, corporate, School and colleges. Whether it's camping, accommodation or travelling, adventure 1st provide you with the top class facility.
 - The activities of the firm involve Eco Tourism based on permaculture and sustainable way of life. .
- Thus the firm has adequate arrangement to market its services.

UTILITIES

- i) **Water:** Water requirement will be met through bore-well. The firm has made suitable arrangement for water from adjacent plot, where bore-well has been done by it.
- ii) **Transportation:** The proposed site is well connected with metalled roads.
- iii) **Power:** : Total electricity load requirement has been estimated at 125 KVA. The

For OJAS GRAM
Rohit Bansal
Partner

Rohit Bansal

M/S. OJAS GRAM, VILLAGE MOHAL SERGATA, P.O. KOTL TEHSIL JUNGA, DIST. SHIMLA

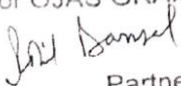
providing technical support for maintenance to ensure smooth operation especially during peak season. The firm has already hired the services of two experienced professionals to look after execution and operation of the resort..

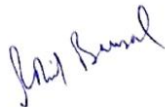
iii) **Manpower:** The firm will hire the experienced operational team of about 35 persons and other will be hired in due course. Since the unit is surrounded with several villages; recruitment of skilled and unskilled staff will not be a hurdle.

iv) **Marketing & Selling Arrangements:** The Prime Booking source will be direct booking from OJAS GRAM website. The promoters has a adequate premium client base from the existing Jewellery and Coal business network and most of the membership business will be generated through existing contacts.

Mr. Rohit Bansal has already started a new venture in the name and style of **RUT BRAKERS**, its organizing Theme Base uncommon Group Tours. This will work as a Digital marketing Arm for OJAS Gram. Present operations will help to develop the booking base and experience for OJAS Gram venture.

- Tie up with direct marketing agencies like booking.com, makemytrip.com etc.
- Tie up with YOGA NISARGA - Yoga Nisarga is an YOGA Teacher training programme promoted and organized by international Yoga Teacher Mr. Sandeep. It's a 200 hours Yoga Teacher Training Programme mainly in India, Thailand and Bali. It's a 23 days residential programme and includes Yoga Diet. Yoga Nisarga is a Yoga Alliance USA accredited school for **YOGA TEACHER TRAINING IN INDIA**. It is known for achieving the high standardized yoga teaching methods worldwide and its yoga teacher training in Goa is a complete health and wellness

For OJAS GRAM

Partner



M/S. OJAS GRAM, VILLAGE MOHAL SERGATA, P.O. KOTI, TEHSIL JUNGA, DIST. SHIMLA

suited to the people of Punjab, Haryana and UT Chandigarh .Delhi etc. .because of all places falling within a short distance from the proposed locations of the projects. Therefore people of these areas can easily visit the place and can return to their work place at their will. The other tourists places like Shimla, Chail, Kasuli, Kufri, Fagu etc. are also not very far off from the project. The place is not far way from the famous Sikh pilgrimage centre of "Baddu Sahib". The place is well known as a sikh pilgrimage and is estimated to be visited by 5 Lacs sikhs every year.

BUILDING

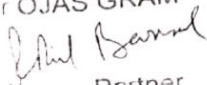
The firm proposes to construct four blocks A, B,C, D with A Block having 24 rooms, Block B having 4 Luxury Cottages, 4 Duplex Cottages, Restaurant, Bar, Reception and Block C having Meditation room, SPA, Yoga Room, Open Ampitheatre and Block D having Staff rooms, Dormitories, Hall , Manager Offices.

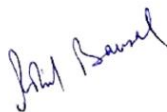
PRODUCTION FACTORS/TECHNICAL ASPECTS:

i) Availability of key raw materials (indigenous):

Raw materials for the hotel are food items and perishables, easily available in local market. In view of the above there are no obstacles to get the raw material on regular basis.

ii) **Technology:** The partner of the firm Sh. Rohit Bansal will manage the resort with the assistance of Sh. Virender Singh Chandel who will be joining as Manager. He is having more than 20 years experience. Presently his main job is to do planning for competency building for new project implementation. He will lead the team of technical staff &

For OJAS GRAM

Partner



M/S. OJAS GRAM, VILLAGE MOHAL SERGATA, P.O. KOTI, TEHSIL JUNGA, DIST. SHIMLA

The partner of the firm Sh. Rohit Bansal will manage the plant with the assistance of Sh. **Virender Singh Chandel** who will be joining the hotel as Manager. He is having more than 20 years experience in managing various hotels in and around Shimla. Presently his main job is to do planning for competency building for new project implementation. He will lead the team of technical staff & providing technical support for maintenance to ensure smooth operation especially during the construction ramp up period. By experience he knows all the technicalities of the Project.

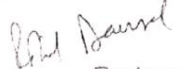
COST OF PROJECT AND MEANS OF FINANCE

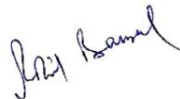
The total project cost is Rs. 1203.60 Lacs which is proposed to be financed by Term Loan of Rs. 300.00 Lacs, Promoters capital of Rs. 800.00 Lacs and unsecured loan/membership fees of Rs. 103.60 Lacs.

LOCATION & LAND

The Firm has already acquired land at Village Mohal Sergata, P.O. Koti, Tehsil Junga, District Shimla (H.P.) admeasuring Total Area : 03-32-13 Hectare, for the proposed project which is sufficient to set up the proposed Resorts. The unit has got the sale deed registered with revenue authorities in its name. The firm has already obtained change in land use (CLU) for setting up the project. The project location is well-connected with metalled roads and other means of transportation are readily available. The proposed location of the project is at short distance from Solan and is also very near to the famous tourist places like Chail and Shimla and Kasuli etc. as all these places are not very far off. The site is easily approachable by car, bus, etc. The project site offers a magnificent beauty of mountains, pollution free atmosphere, river, Orchards etc. The place is best

For OJAS GRAM


Partner





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M/S. OJAS GRAM, VILLAGE MOHAL SERGATA, P.O. KOTI, TEHSIL JUNGA, DIST. SHIMLA

INTRODUCTION

M/s. OJAS GRAM is a Partnership Firm which proposes to set up a Green field project of Eco Tourism and Meditation center. The firm proposed to create a habitat where people can enjoy without disturbing the nature. All the buildings proposed to be constructed will be made with the use of natural materials available locally and with very low use of energy. This vision is to establish a model village with organic agriculture and organic orchards. The project proposes to create various facilities such as Yoga hall, Meditation, Spa and undertake various activities such as camping, trekking, adventure trip, workshops, events and conferences. The proposed facilities are being created away from the city, so that it can fulfill the proposed business model. Now a day there is adequate demand for leisure and activity tourism where people come for refreshment away from their busy life.

PROMOTERS

The promoter of the firm are as under:

Sh. Pankaj Bansal aged 39 years had done his graduation in commerce. He had joined Bansal Associates Limited as a director in 2002 & is working in the same capacity.

Sh. Rohit Bansal aged 45 years had done his graduation in Arts. He is working as a founder director in Timeless Jewels Private Limited.(deals in manufacturing & selling of diamond jewellery) since 2001. He had started a new venture in the name of Rut Breakers (A travel co. deals in organizing unique trips) in year 2019.

Sh. Surender Kumar aged 54 years had done his graduation in Arts. He is into trading of plywoods and runs his business in the name of M/s Bhagwati Woods in YamunaNagar. He has joined the firm in September 2020 and is actively playing role in the project.

For OJAS GRAM
[Signature]
Partner

[Signature]

PROJECT REPORT

FOR

SETTING UP

OF

ECO TOURISM RESORT & MEDITATION CENTER

BY

M/s. OJAS GRAM

AT

VILLAGE MOHAL SERGATA, P.O. KOTI,
TEHSIL JUNGA, DISTRICT SHIMLA (H.P.)

For OJAS GRAM

Sanjiv Baniwal
Partner

Sanjiv Baniwal



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DETAILS OF PROJECT NOTE

SHORT DISCRIPTION OF THE PROPOSAL AND PROJECT:

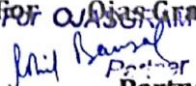
There is a proposal for the **C/O Proposed Road for M/S Ojas Gram Tourism Site at Koti Shergata, Distt.-Shimla, H.P.**, requires **0.2569 hectares** of forest land to be diverted. The business project we plan on developing is located at Koti, Shergata, Shimla. This will certainly be one of a kind and unique in its investible offerings. Through our experience and vision we plan on transforming the land into a Resort that will offer several different activities including Yoga Sessions, Heritage Walks, Jungle Treks and several snow activities the likes of which have never been experienced before.

The addition of specially designed comfortable huts will further amplify the experience of snow and increase the value of this land. It will also open a new source of income apart from the amusement activities in form of lodging. The site commands an awe inspiring view of the valleys and mountains in front. This will without a shadow of doubt provide photographers an excellent opportunity.

It is appropriate to mention that the Resort will provide employment to many from the local villages, thereby improving their socio economic status. This is of prime importance to us.

To provide even more variety to our customers we plan on adding several other experiences like Yoga Sessions, Nature Walks, Heritage Walks, Apple Orchard Tours etc. Through these packages we aim to promote and showcase the heritage and village culture of our area to the outer world who have never experienced the life of people living in villages.

Through this project, we aim to bring more attention to the Tourism Industry of Shimla and the surrounding areas.

For **Ojas Gram**

Partner

PART-V

(To be filled in by the Secretary in charge of Forest Department or by any other authorized officer of the State Government not below the rank of an Under Secretary)

Recommendation of the State Government:-

(Adverse comments made by any officer or authority in Part-B or Part-C or Part-D above should be specifically commented upon)

Date_____

Place_____

Signature

**Name of Official Seal
Office Seal__**

