

Rating Rationale

Brickwork Ratings assigns “BWR-KA-D” (BWR Karnataka D) for the Tourism – Homestay Rating of Walnut Estate Stay, Garagandoor Village, Madapura, Kodagu District, Karnataka

Brickwork Ratings India Pvt Ltd (BWR) has assigned “**BWR-KA-D**”^{##} (Pronounced **BWR Karnataka D) Tourism – Homestay** rating to **Walnut Estate Stay, Garagandoor Village, Madapura, Kodagu District, Karnataka**, which indicates that the organization provides/delivers **Average Quality of Facility**. The rating assigned is valid for three years and is subject to an annual surveillance.

HOMESTAY PROFILE:

Walnut Estate Stay (WES), Garagandoor, was established by Mrs. D.T. Muthamma and her family in January 2016. WES is a private home which proposes to offer accommodation to visitors/tourists on rent basis. Walnut Estate Stay is located at Survey Number 158, Garagandoor Village, Madapura, Kodagu District, Karnataka. Garagandoor Village is ~8 Kms from Suntikoppa, ~20 Kms from Madikeri and ~23 Kms from Kushalnagar. The homestay is located on the backwaters of Harangi River and in a coffee estate which is spread over ~3.10 acres. The land/estate is owned by Mrs. D.T. Muthamma. WES is yet to start operations. WES has four separate cottages, each offering double accommodation with attached bathrooms and basic amenities, within the compound. The cottages are maintained well and are spacious.

WES proposes to provide Non AC accommodation with complimentary Kodava style breakfast and dinner. It proposes to offers veg & non veg food with fixed menu, comfortable stay services, convenient check in and check out timings and pick-up and drop facilities.

There are 2 CCTVs for monitoring the entrance/exit/common areas and one security guard. The homestay has UPS and Solar lighting to address power supply issues. The homestay has its own website and bookings will be made through website, emails and on telephone.

WES is expected to take copies of ID proofs of guests during check in time. The home stay is yet to maintain registers like Complaint/ suggestion book, Bill book, Receipt book etc. First aid facilities and fire safety measures are not in place presently.

MANAGEMENT:

Mrs. D.T. Muthamma (aged ~61 years) is the proprietor. The family hails from an agricultural background. She resides in a separate house within the compound of the homestay alongwith her son Mr. D T Jayaram and daughter-in-law Mrs. D T Reena.

STATUTORY-COMPLIANCES

Walnut Estate Stay has the following documents viz., Land Use Permit dt. January 06, 2015, Police verification certificate dt. August 12, 2016 issued in the name of the promoter and homestay, No Objection Certificate from the Grama Panchayat dt. April 04, 2016 and Property tax paid receipts for FY 16.

KA stands for Karnataka

**Please refer to www.brickworkratings.com for definition of the rating & rating scale. The rating assigned is not a credit rating.*

RATING RATIONALE

The Tourism-Homestay rating assigned for Walnut Estate Stay positively factors the nearby tourist attractions, clean and spacious rooms and adequate facilities proposed in the homestay. However, the rating is constrained by the limited track record as the home stay is yet to commence operations, road connectivity (which needs improvement), inherent seasonality risk associated with the cash flows of the homestay industry and moderate scale of operations.

Walnut Estate Stay's ability to start its operations as proposed and cater to the requirements of guests by offering services of reasonable quality and security thereby providing secure, value for money stay options would be the key rating sensitivities. Adoption of adequate safety and security measures, establishment of good communication facilities and ensuring better services for differently abled guests with special needs is necessary.

METHODOLOGY-ADOPTED

BWR Tourism Ratings reflects BWR's current opinion on the quality of the specific Tourism Product or Service in Karnataka. Department of Tourism (DoT), Government of Karnataka has issued Tourism Products Rating Guide – Karnataka 2015 (http://karnatakaturism.org/policy/Tourism_Products_Rating_Guide-Accommodation.pdf) and Guidelines for registration of Homestays in Karnataka vide GO (Government order) No. TD 429 TTT2015 Bengaluru, dated 31-3-2016. (<http://karnatakaturism.org/policy/go-dated-31.03.2016-kan-eng-agency-address-parameters.pdf>) ಸಂಖ್ಯೆ: ಪ್ರ ಇ 201 ಪ್ರವಾಯೋ 2016 ಬೆಂಗಳೂರು ಕರ್ನಾಟಕ: 24-06-2016 which has defined the Quality Standards which shall be applied by the empanelled Rating Agencies for assessing the quality of tourism products in Karnataka. In addition, BWR has drawn up several qualitative and quantitative parameters, based on its own research and in consultation with various experts in this field and in the “user industries”, to make a comprehensive assessment of the quality of Tourism Products/Services. The DoT parameters constitute 80% weightage of the Rating while BWR parameters constitute 20% weightage. The rating is carried out on a scale of A to E with (+) or (-) modifiers for A through C except D and E, to reflect comparative standing within the category. Rating Parameters are broadly categorized as Infrastructure, Services, Safety and Security, Statutory Compliances, Good Design Practices, Evaluation of business model, Promoters/Management analysis, Location analysis, Scale, diversification and coverage, Brand strength and Networking and Developmental efforts.

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Important Note: Brickwork Ratings (BWR) has assigned the rating based on the information and documents provided by the homestay management. BWR has taken considerable steps to avoid any data distortion; however, it does not examine the precision or completeness of the information obtained. And hence, the information in this report is presented “as is” without any express or implied warranty of any kind. BWR has not verified the authenticity of the documents submitted by the homestay and does not make any representation in respect to the truth or accuracy of any such information. The rating assigned by BWR should be treated as an opinion and not a recommendation to use or not to use the specified homestay facility and BWR shall not be liable for any damages/losses of any kind suffered by users of the homestay facility or users of this report or from any use of this report or its contents. BWR has the right to change, suspend or withdraw the rating at its discretion, at any time for any reasons.