

Project Proponent: Karnataka State Road Transport Corporation (KSRTC)



Development of Commercial Complex on KSRTC Site at Hassan under DBOT lease, through PPP

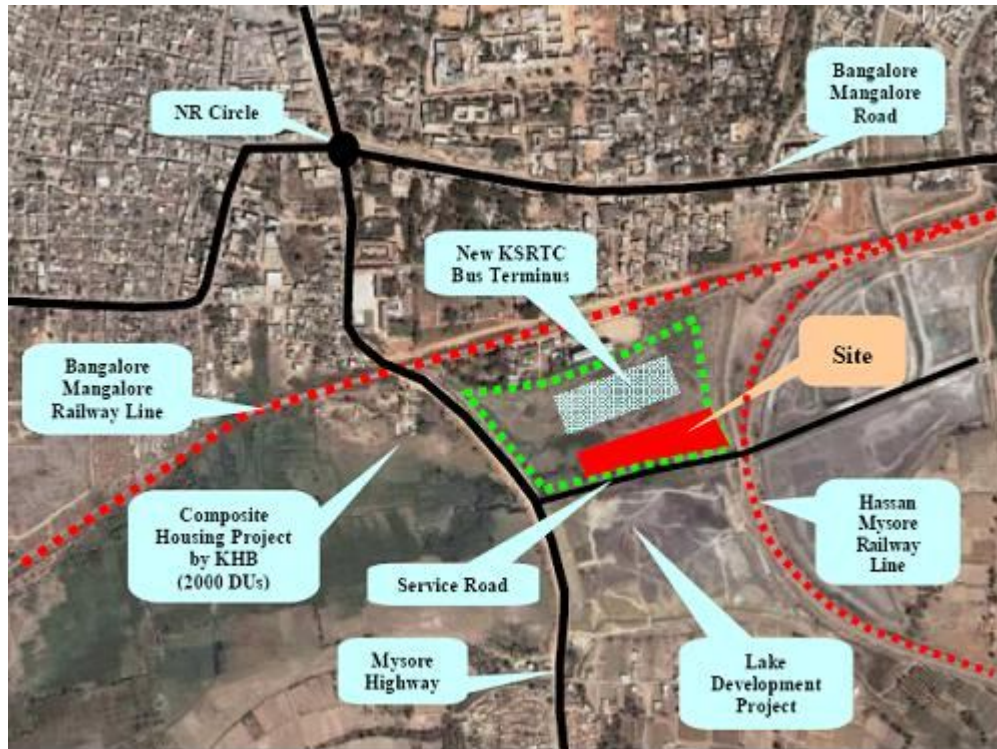


Note: Indicative view of Commercial Development

Project Overview

1	Total Site Area (in acres)	:	2.00
2	Site Location	:	Adjacent to New Bus Station, Hassan
3	Lease period	:	30 years (renewable for a further period of 30 years on "First Right of Refusal")
4	Minimum Payment Obligations	:	Upfront Land Premium of Rs. 1.5 Crore (Rupees One Crore Fifty Lakhs), Construction Performance Security (Bank Guarantee) of 5% of Estimated Project Cost, Project Development Cost & Fees.
5	Suggested Commercial Development (Developer is at liberty to change product mix as per his requirements)	:	Retail, Multi-Screen Theatre, Conventional Hall, etc. of around 1,50,000 sq.ft. and Parking
6	Estimated Project Cost (in crores)	:	Rs. 32.8 Crores (including Up-front Premium)
7	Bid Parameter (Bidder quoting the highest Bid Parameter shall be the Preferred/Winning Bidder)	:	"Initial Half-yearly Lease Rental" payable once in 6 months from 3 rd year onwards, increasable by 15% on every 4 th year.
8	Initial Land Lease Rentals	:	Rs.1000/- per year - payable for first two years
9	Contact Details	:	Ashish Bhatia Tel: +91 – 80 – 4034 3307, 4034 3333 Fax: +91 – 80 – 4034 3310; E-mail: info.kipdc@gmail.com

Project Site Location Map



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