

Vikas Sadan, New Delhi
Dated: February 27, 2001

ATTACHMENT-II

To
✓ M/s. Superior Films (Pvt. Ltd.)
Satyam Cinema Building
Ranjit Nagar, New Delhi
110008

Subject: Cinema Site at Janak Place: Tender for Grant of perpetual Leasehold Rights in Plot No. 19, Distt. Center, Janakpuri (Janak Place)

Sir,

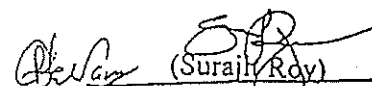
With reference to your letter of application for the lease of cinema site at Janak Place, and your subsequent letter dated February 5, 2001, offering the premium for the above said plot at Rs. 4.51 crore, this is to inform that your technical and financial bids have been scrutinized by DDA and it has been decided with the approval of competent authority to accept your financial offer dated 5.2.2001 subject to the following-

- i. The tenderer would be bound by the terms and conditions in the tender document.
- ii. The tenderer would set up a cineplex with 6 screens and a minimum of 1500 cinema seats as committed by you in your technical tender and project report.
- iii. In case of the number of seats being less than 1500 seats, the lessor may impose a penalty to the extent of Rs. 10 lakh for each seat less than 1500 seats.
- iv. That in case of violation by the tenderer of the condition to provide 1500 seats, the action at paragraph (iii) above by the lessor would not affect the right of the lessor to determine the lease and resume the land.
- v. The tenderer would complete the cineplex within 18 months from the date of handing over of physical possession of the site as submitted by you in the project report. To this extent paragraph 3.11.3 of the tender documents stands modified. The tenderer shall inform Director (CL), DDA about the progress of work in physical and financial terms every three months from the date of award. DDA would also have the authority to determine that the investment made by the tenderer on the site are in line with his project report.
- vi. Change of trade, closing of the cineplex are not allowed during the lease period except with the prior approval of the lessor, and the lessor in doing so may impose such conditions as he deems fit. These conditions may include payment of enhanced value of land for the alternative use.
- vii. The prescribed format of lease deed would include the contents of paragraph (i) to (vi) above.

2. You are now requested to deposit the balance premium amount as per paragraph 3.7 of the tender document. Payment schedule is annexed.

For SUPERIOR FILMS PVT. LTD.

Enclosure: As Stated


(Suraj Roy)
Director (CL)
Case Administration Office
दिल्ली विकास प्राधिकरण
Delhi Development Authority
Director

ATTACHMENT-II

(2 of 3)

ANNEXURE

Tender for grant of perpetual lease hold right in Plot No. 19, situated at Distt. Center Janak Pur (Janak Place) – Cinema-cum-Commercial Complex.

A) PARTICULARS OF THE PLOT:

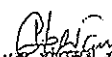
1. Size of the Plot : 1241 sqm. Cinema plot on as is where is basis.
2. Permissible built-up Area : 3500 sq.m.
3. Ground coverage permitted: 100% of Ground Floor Coverage.
4. Basement(Not included in Buildup area permissible) : One basement of 910 sqm. is allowed for Uses such as parking and storage.
5. Maximum Height above the Piazza Level: : 18.80 Mtrs.


B) PAYMENT SCHEDULE

- i) Total premium of the plot : Rs.4,51,00,000/- (Rupees Four Crores Fifty One Lacs only).
- ii) Documentation Charges : Rs.45/-.
- iii) Ground Rent for the first five years @ RS.1/- per annum thereafter @ 2-1/2% per annum on the premium amount i.e.(i): Rs.5/-
- iv) Less Earnest Money deposited on 30.01.2001. : Rs.1,25,25,000/- (Rupees One Crore Twenty Five Lacs Twenty Five Thousands only).
- v) Balance amount payable :
 - c) 25% of the tendered amount within 90 days of issue of demand -cum-allotment letter i.e. by 27.05.2001 (after adjusting the earnest money deposited) Rs.1,00,25,050/- (Rs. One Crores Twenty Five Thousands & Fifty only).
 - d) 50% of the tendered amount with om 180 days of issue of demand -cum-allotment letter i.e. by 25.08.2001 Rs.2,25,50,000/- (Rs. Two Crores Twenty Five Lacs & Fifty Thousnads only).

You are requested to please submit the bank challans along with requisite documents as stated in tender documents to this office for enabling us in issuing the possession letter.

For SUPERIOR FILMS PVT. LTD.


Case Administration Officer
District Centre, Varanasi
Joint Tendering Authority


(Surajit Roy)
Director (CL)

Copy forwarded for information to:-

1. Sr.Accounts Officer(CL)/DDA.
2. Executive Engineer/WD-5/DDA.

Vikas Sadan, New Delhi
Dated: April 3, 2001

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To
✓ M/s. Superior Films (Pvt. Ltd.)
Satyam Cinema Building
Ranjit Nagar, New Delhi
110008

Subject: Cinema Site at Janak Place: Tender for Grant of perpetual Leasehold Rights in Plot No. 19, Distt. Center, Janakpuri (Janak Place)

Sir,

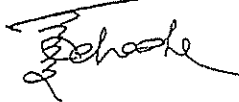
With reference to your letter of application for the lease of cinema site at Janak Place, and your subsequent letters dated February 5, 2001 and March 2, 2001, I am to state that the matter has been examined and it has been decided with the approval of the competent authority to amend the paragraphs ii and iii of DDA letter of even number dated February 27, 2001 as follows-

"ii. The tenderer would set up a cineplex with minimum of 4 screens and a minimum of 1250 cinema seats, putting in at least 2300 square meters of built up space for the exclusive use of the cinema component."


"iii. In case of the number of seats being less than 1250 seats, the lessor may impose a penalty to the extent of Rs. 10 lakh for each seat less than 1250 seats."

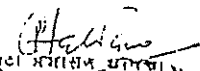
2. The proposal contained in paragraph 5 and 6 of your letter dated March 2, 2001, being in accordance with the terms and conditions of the tender is accepted.
3. All other terms and conditions contained in the letter dated February 27, 2001 remain unchanged.
4. You are now requested to deposit the balance premium amount as per paragraph 3.7 of the tender document. Payment schedule is annexed.

For SUPERIOR FILMS PVT. LTD.



Director


(Surajit Roy)
Director (CL)


H. K. Gupta
Joint Secretary
Delhi Development Authority