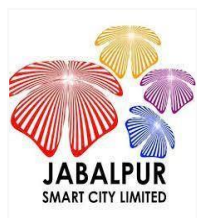


Jabalpur Smart City Limited (JSCL)



PROJECT INFORMATION MEMORANDUM FOR NETAJI SUBHASH CHANDRA BOSE CULTURAL AND INFORMATION CENTER AT GHANTAGHAR, JABALPUR, MADHYA PRADESH



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Disclaimer

This Project Information Memorandum (the “PIM”) is issued by Jabalpur Smart City Limited (JSCL) to provide interested parties hereof a brief overview of underlying project (the “Site”) and related information about the project for Operation & Maintenance of CULTURAL AND INFORMATION CENTER AT GHANTAGHAR JABALPUR, MADHYA PRADESH on long term rental basis.

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PROJECT BACKGROUND & DESCRIPTION

The Cultural & Information Centre (CIC) is a campus with state-of-the-art facilities comprising of two interconnected complexes, namely The Convention block and The Hotel block.

The city of Jabalpur due to its geographical location, is an important transit route for trade, commerce and also tourist movement. CIC will serve as a hub for hosting the artistic and cultural heritage that the city possesses along with modern infrastructure that makes the city a promising investment destination.

The complex is well connected by public transport systems and easily accessible by all, as it is linked with a proposed adjacent green road as well. This project has been planned to respond present as well as future needs of the people of Jabalpur and neighbouring cities, providing facilities which are not currently available in the city.

The Complex's model is similar to other successful Convention blocks, like India Habitat Centre in Delhi and more recently, Hyderabad International Convention Centre in Hyderabad.

OBJECTIVES

The CIC has been planned and constructed with an objective of promoting business opportunities, opening up newer avenues for the existing ecosystem to flourish and provide a lavish experience for the various events and programs happening in the city like exhibitions, ceremonial functions, business meetings and like.

PROJECT INFORMATION SNAPSHOT

| S.No. | Description | Cultural & Information Centre (CIC) |
|-------|------------------------|--|
| 1. | Total Project Cost | INR 100.4 Crores* |
| 2. | Total Site Area | 8,600 Sq.m |
| 3. | Total Built-up Area | 19,500 Sq.m |
| 4. | Site Location | Naya Mohalla, clock tower road, near Ghantaghar, Jabalpur, Madhya Pradesh - 482001 |
| 5. | Current status of site | Under development site |
| 6. | Parking Capacity | 150 (basement parking) + 100 (Surface Parking) |

*Total Project Cost has been considered as per amount mentioned in the RFP Document floated by JSCL for the Transaction Advisory. The said Project cost is subject to change based on present market conditions and costing estimates without any prior intimation or information.

EXECUTIVE SUMMARY

| About the building |
|---|
| <p>The building with a total built up area of 19,500 Sq.m spanning over a site of 8,600 Sq.m, comprises of two complexes which will have different amenities as discussed in the later part of this document. It is an energy efficient structure with 5 Star GRIHA rating. Much of the building materials like Sandstone, Marble, and Terracotta have been sourced locally.</p> <p>Ample parking space, landscaped gardens, lift lobbies, escalators along with shaded louvers and exterior terracotta jali add up to form one of the most modernised structures currently present in the city.</p> <p>The convention block has G+3 floors include with a stilt floor and mezzanine floor while the hotel block stands with G+4 floors in addition to a lower ground floor and a service floor between the first and second floor.</p> |

FACILITIES AND AMENITIES ALONG WITH BUILT-UP AREA STATEMENT

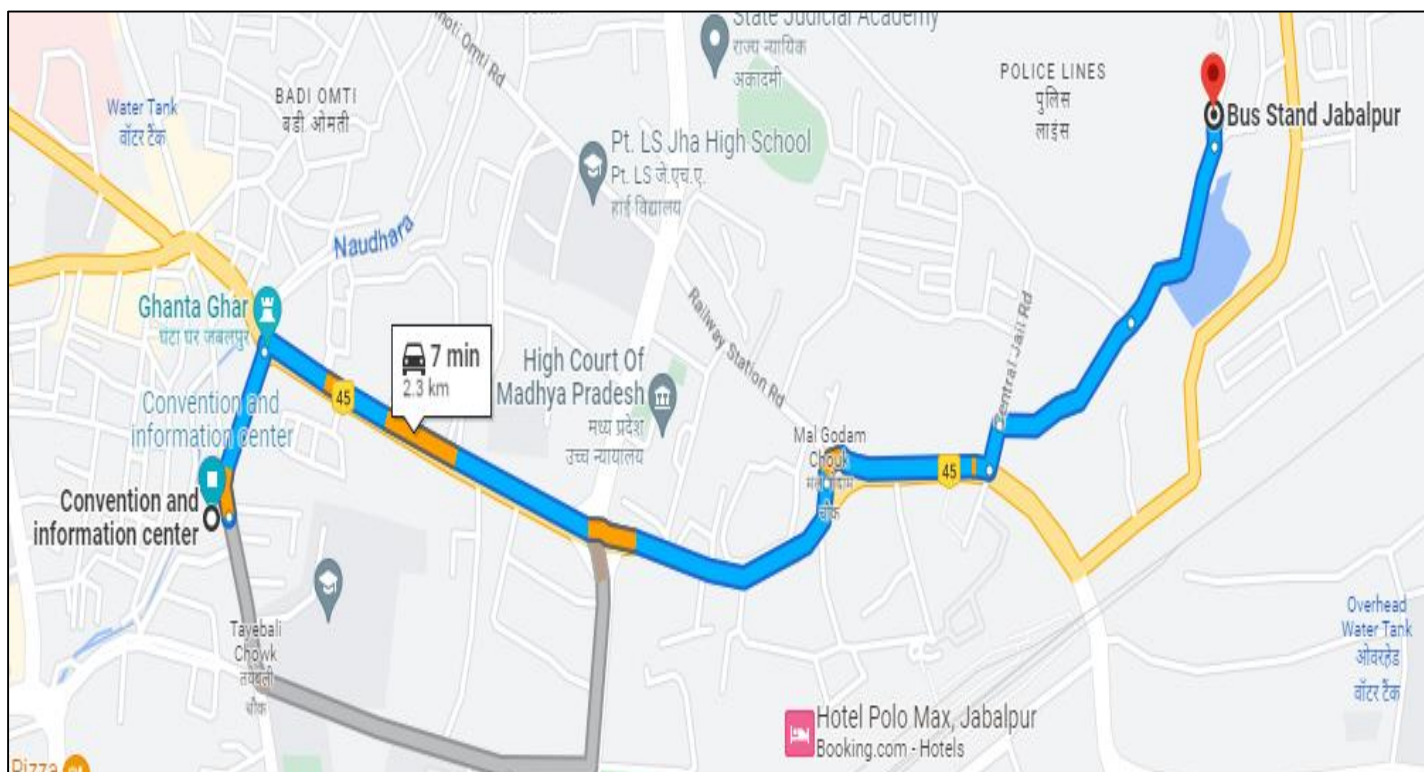
| BASEMENT | | |
|------------------|--|-------------|
| FLOOR | AMENITIES | AREA (Sq.m) |
| - | Parking Space for approx. 150 Cars | 5093.22 |
| CONVENTION BLOCK | | |
| FLOOR | AMENITIES | AREA (Sq.m) |
| Stilt Floor | Semi Open exhibition & VIP lounge | 1303.6 |
| Ground Floor | Exhibition hall for multipurpose activities with a separate VIP entry and designated vehicle ramp | 1416.46 |
| Mezzanine Floor | Cafeteria space & Admin block which shall house the systems and staff for smooth functioning of the building | 1479.38 |
| First Floor | Two nos. of Convention/Seminar halls with 200 and 300 seating capacities which can be used as multipurpose halls for various events | 1989.13 |
| Second Floor | Air-Conditioned Auditorium having a seating capacity of 900 persons equipped with audio visual means, sound absorbent walls & ceilings, backstage space and green rooms | 1906.52 |
| Other Offerings | <ul style="list-style-type: none"> VIP lounges, waiting area and pre function halls Cafeteria with connecting bridge to Hotel Block Lift lobbies, escalators, Fire exit route | - |
| TOTAL AREA | | 8095.09 |

| HOTEL BLOCK | | |
|--------------------|--------------------------------------|-------------|
| FLOOR | AMENITIES | AREA (Sq.m) |
| Lower ground Floor | Designated Kitchen area | 740.78 |
| Ground Floor | Space for Banquet Hall | 910.53 |
| First Floor | Space for Restaurant & Gym/Sauna/Spa | 910.53 |
| Service Floor | Service floor | 942.72 |
| Second Floor | 45 Guest rooms including 3 suits | 936.4 |
| Third Floor | | 936.4 |
| Fourth Floor | | 936.4 |
| TOTAL AREA | | 6313.76 |

CONNECTIVITY OF THE PROJECT SITE

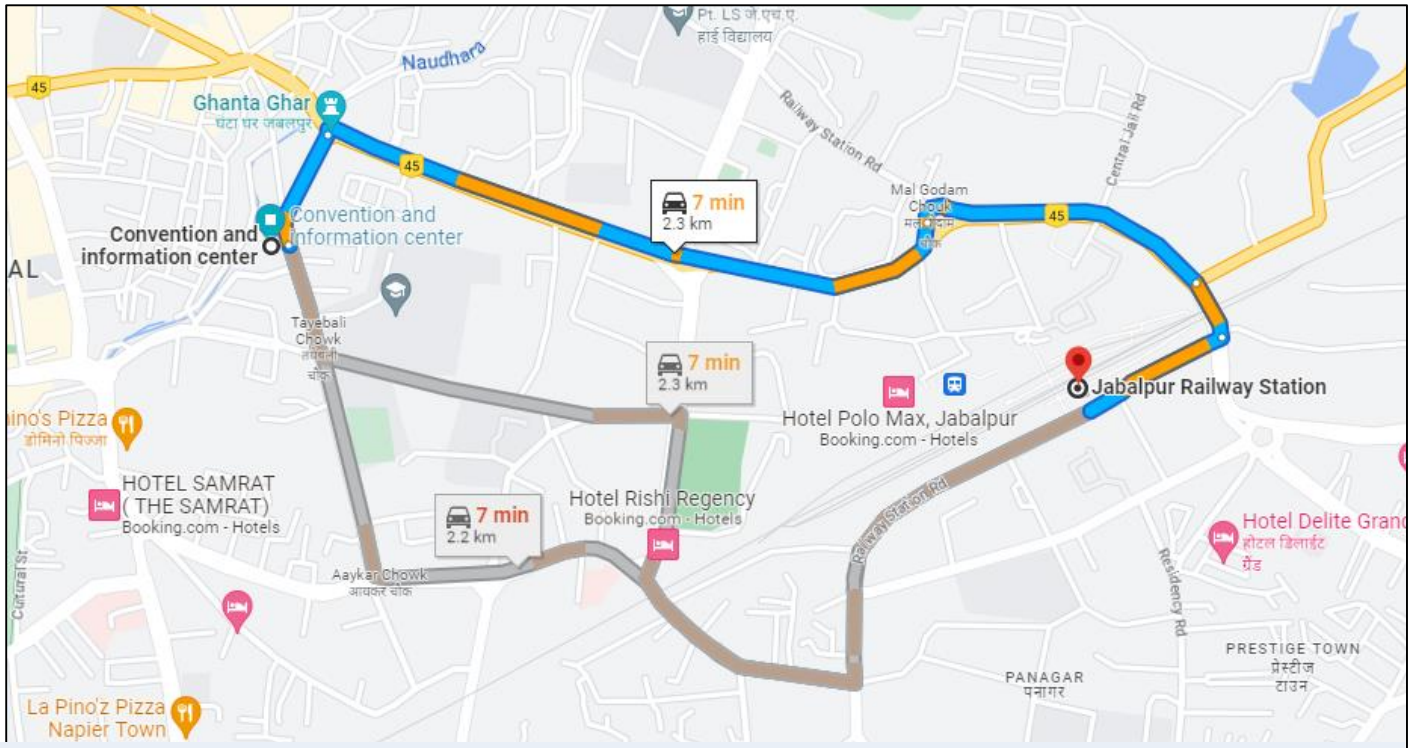
The project is located near to govt. office like High Court, DRM office, District session court and also the iconic tower at *Ghanta Ghar*.

- **By Road:** The Project Site lies adjacent to the 18-meter-wide road and is well connected with the rest of the city. The Jabalpur Bus stand is at approximately 2.5 KMs from the Convention Centre.



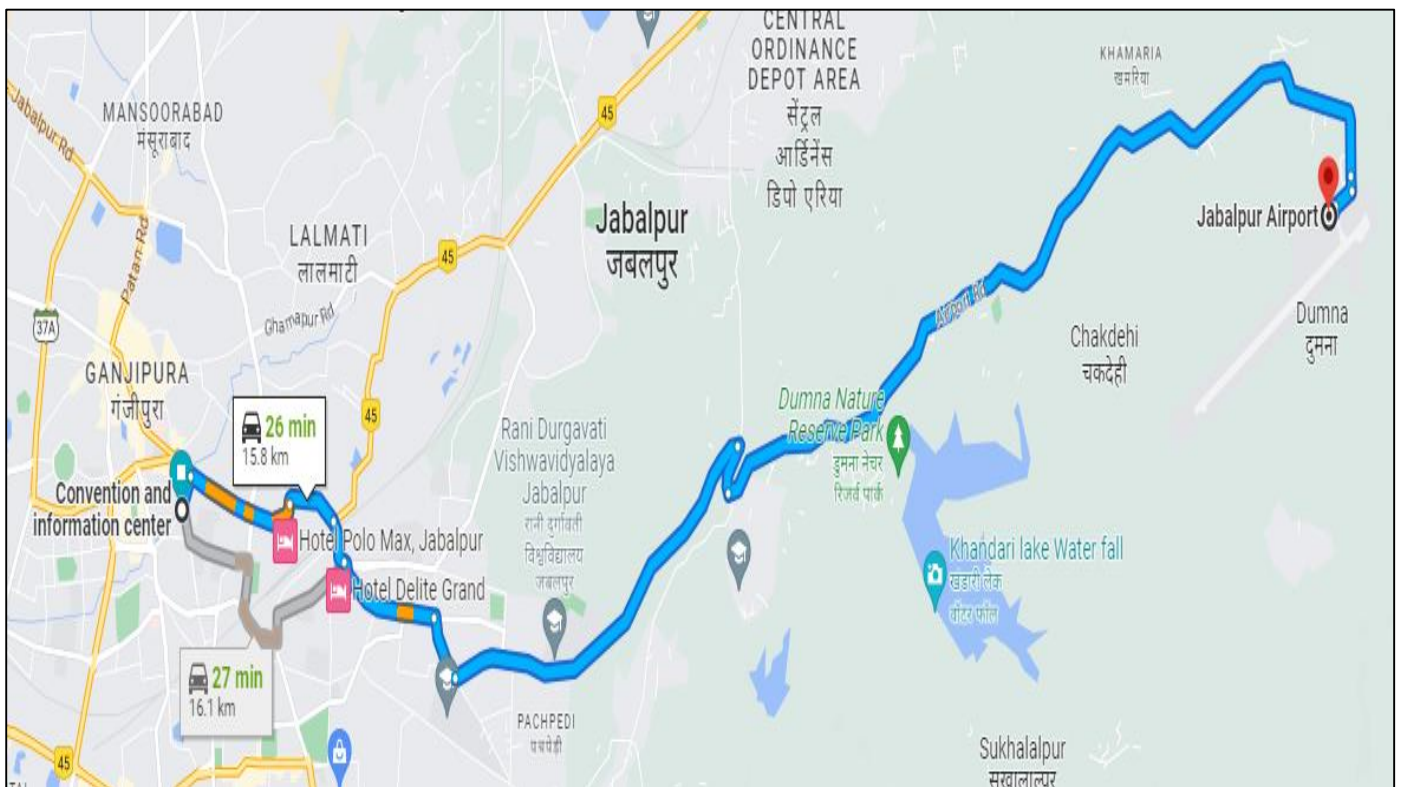
Map 1: Jabalpur Bus Stand to Convention centre

- **By Rail:** The project site is situated approximately 2.5 KMs from Jabalpur Railway Station.



Map 2: Jabalpur Railway Station to Convention Centre

- **By Air:** The Project site is approximately 16 KMs from Jabalpur Airport.

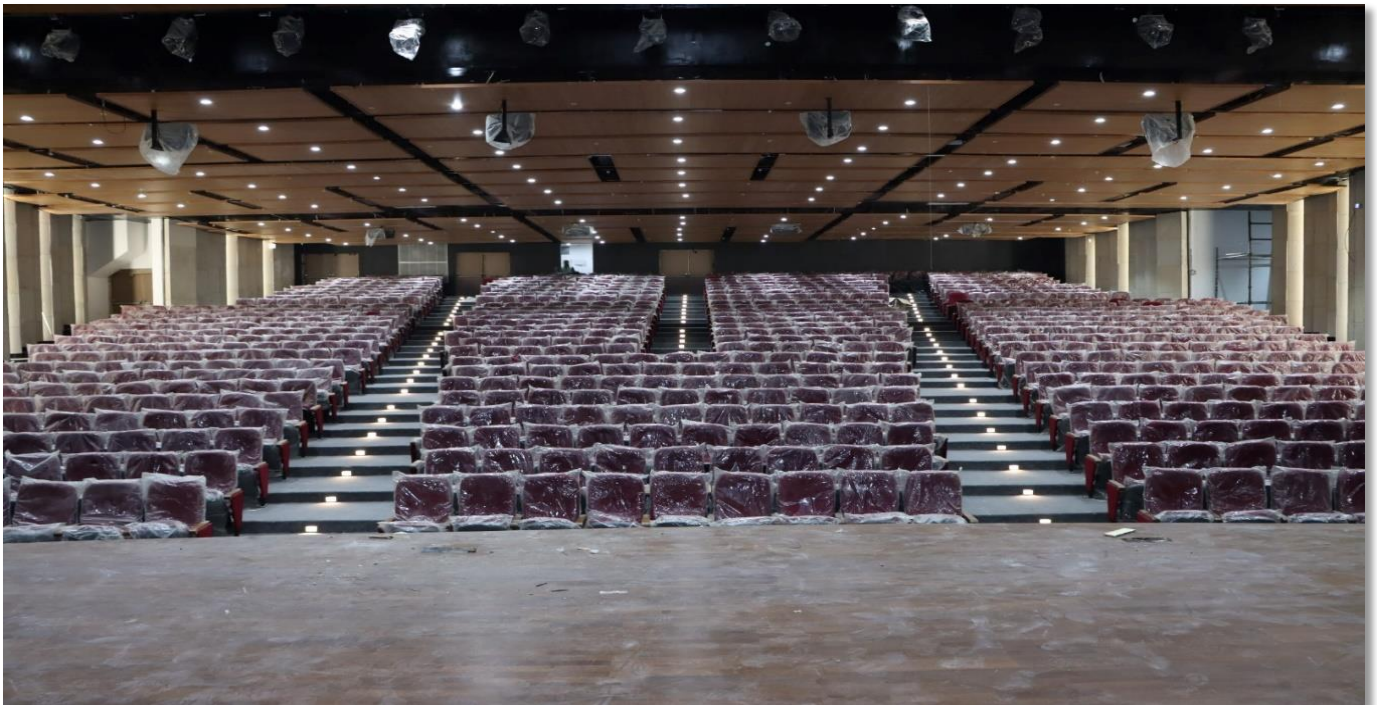


Map 3: Jabalpur Airport to Convention Centre

ACTUAL IMAGES OF THE CONVENTION BLOCK



Picture 1- Convention Center Exterior



Picture 2- Auditorium with a capacity of 900 persons



Picture 3- Exhibition Hall for 500 capacity



Picture 4-Proposed VIP lounge



Picture 3 - Under Construction Hotel Block



Picture 4 -Under Construction Hotel Block with Connecting Bridge

For Further Query please contact

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