



KAILASH NATH



*Ivory Towers*

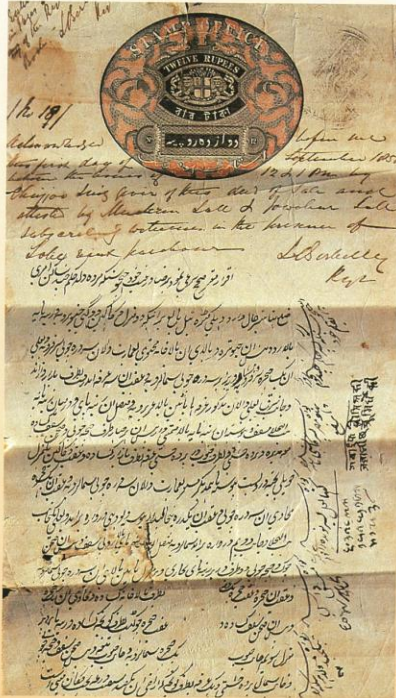
FORMERLY AJANTA CINEMA,  
SUBHASH NAGAR, RAJOURI GARDEN, NEW DELHI



**Kailash Nath Finance and Investments Pvt. Ltd.,**

1006 Kanchenjunga Building, 18 Barakhamba Road, New Delhi 01 T: + 91 11 2331 2442, 2371 3396. F: + 91 11 23712502. Web: [www.kailashnath.com](http://www.kailashnath.com)

## The Beginning - 1858



Sale deed of Real Estate at Chandni Chowk, Delhi, acquired by our ancestor, Lala Loke Nath Ji, in 1858, redeveloped as commercial office space in 1958.



Mr. Kailash Nath was the spirit behind New Delhi's first skyscraper. In 1967, he pioneered high-rise construction in the capital by developing "Himalaya House", the Capital's first office tower in Connaught Place, New Delhi. Kailash Nath was one of the first Developers to enter New Bombay in 1983. "Vindhya Commercial", a commercial office tower in CBD Belapur, and "Nilgiri Garden", a 500 apartment complex in New Bombay are one of the first real estate developments in New Bombay.



Mr. Kailash Nath, Founder

KAILASHNATH is a multidimensional business house having activities in various fields. The Group traces its lineage to Loke Nath & Co., a name associated with the cloth trade & Real Estate business in Delhi and Shimla for more than 150 years ([www.kailashnath.com](http://www.kailashnath.com)).

The Contracting Division of KAILASHNATH has executed several contractual works (both, residential and commercial) for various organizations. Some of the legacy clients include The Army Welfare Housing organization, Life Insurance Corporation of India, M.M.T.C. of India, Punjab Public Works Department and the New Delhi Municipal Committee. In the recent past the Group has executed several institutional buildings (schools and colleges) for the APJ Education Society.

Over 4.5 million sq.ft. of real estate and construction projects have been executed by KAILASHNATH since 1966. KAILASH NATH's directors are Mr. Ravi Khanna and Mr. Sanjay Khanna.

**Mr. Ravi Khanna** has over 40 years experience in the field of construction and real estate development. He has executed over 33 small and large projects in various parts of the country. A B.Pharm from BITS (Pilani), he ventured into the real estate profession and is currently involved in Business Development and in a senior advisory role.

**Mr. Sanjay Khanna** - Has over 17 years of real estate and construction management experience in India. He holds an MBA from the University of Rotterdam, with a short stint at the Wharton School, University of Pennsylvania, U.S.A. He represented India at Golf Foundation World Schoolboys Championship, in London. He has been involved in the planning and execution of about over 20 real estate projects and has recently steered the group into Specialty Retail Projects.





# Kailash Nath presents **IVORY TOWERS** - a Land mark Project in the heart of West Delhi

IVORY TOWER - A MCD approved, Legal, Commercial, Free Hold Property ( Formerly Ajanta Cinema, Subash Nagar)

**STRUCTURE COMPLETE**  
Ready for Fit-Out  
70% Committed

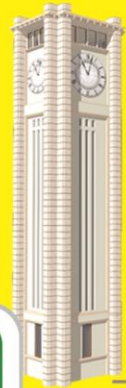
CINEMA OPERATER  
**BIG Cinemas**

Banqueting By  
**TIVOLI GROUP**

Surrounded By  
Rajouri Garden,  
Tilak Nagar,  
Hari Nagar,  
Janakpuri,  
Vikas Puri

Walking Distance  
From Subash Nagar  
Metro station

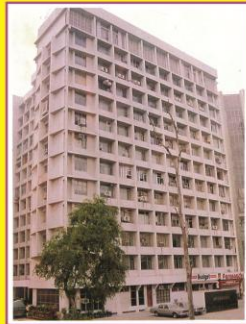
**Few Shops Left**



## Land Mark Projects :



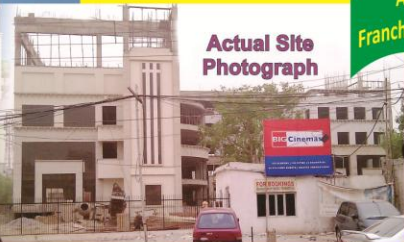
**Kanchenjunga Building,**  
18 Barakhamba Road, New Delhi  
Visit:[www.kailashnath.com](http://www.kailashnath.com)



**Arunachal Building,**  
19 Barakhamba Road, New Delhi



Artistic Photograph



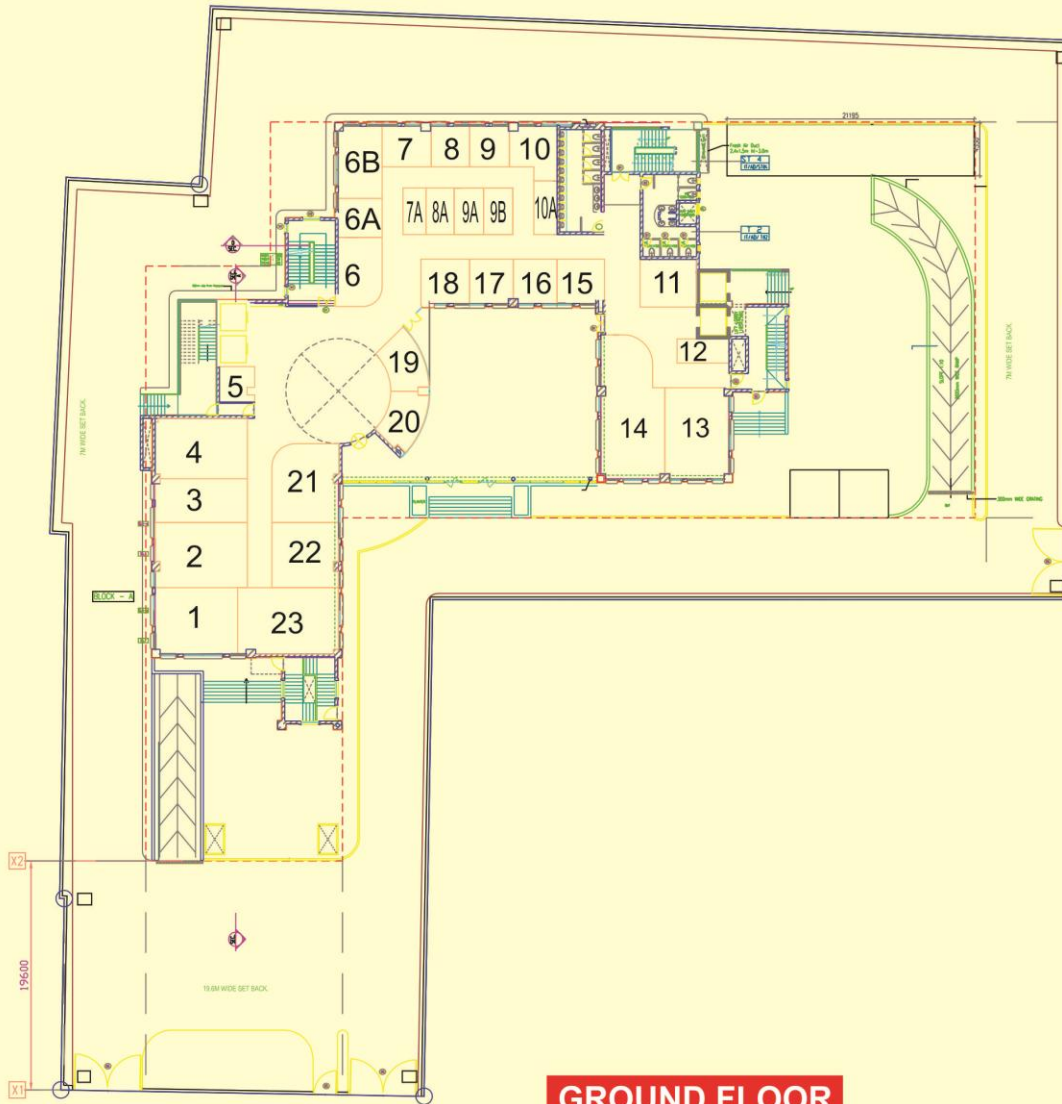
Actual Site Photograph

घंटा घर  
सुभाष नगर की  
नई पहचान

Attractive Banqueting  
Franchise Opportunity Available

**Promoters:- Kailash Nath Finance and Investments Pvt Ltd.,**

1006, Kanchenjunga Building, 18 Barakhamba Road, New Delhi - 110001 011-23312648, 23713396, 9958437831, 9868074552



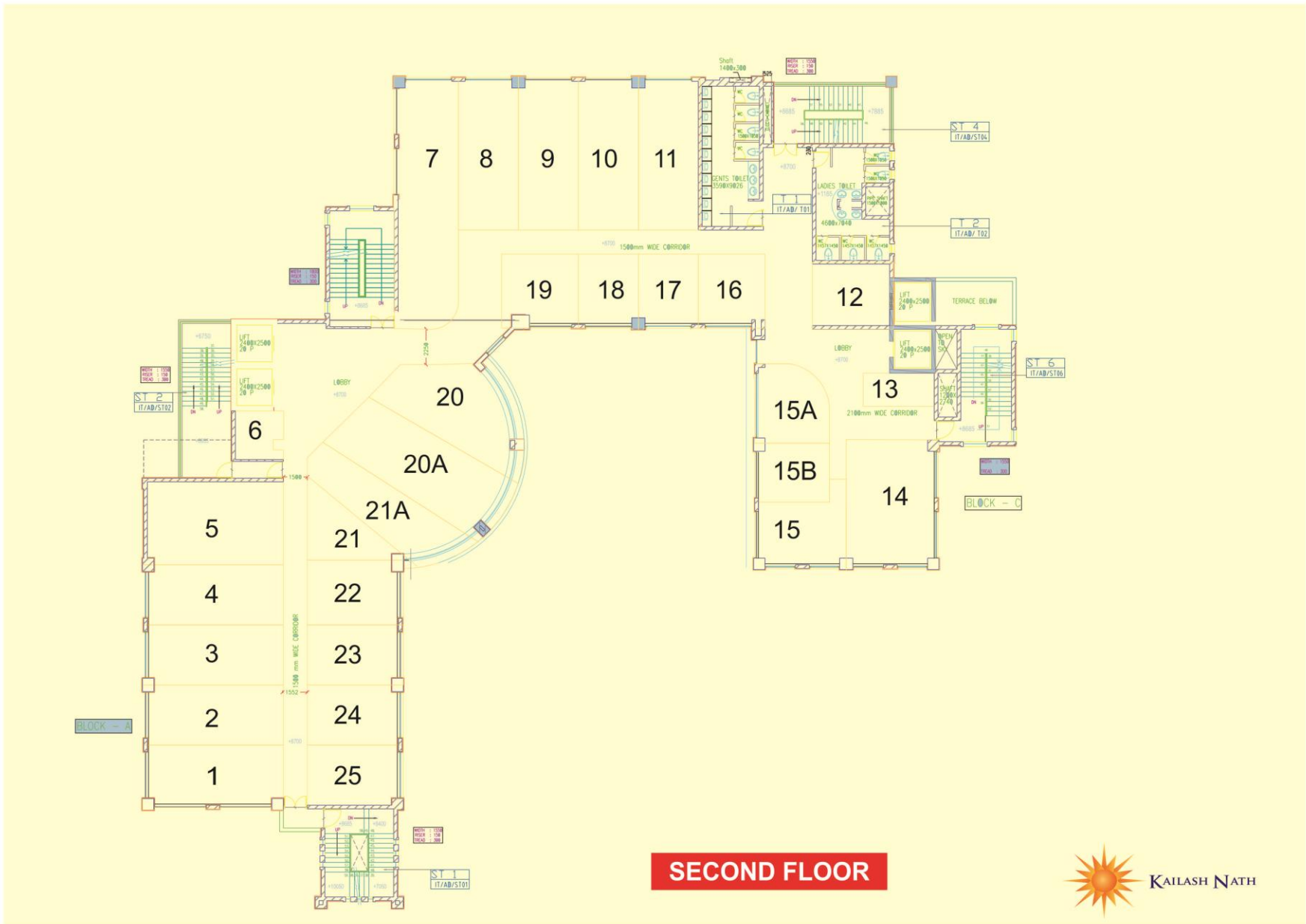
**GROUND FLOOR**





**FIRST FLOOR**





**SECOND FLOOR**



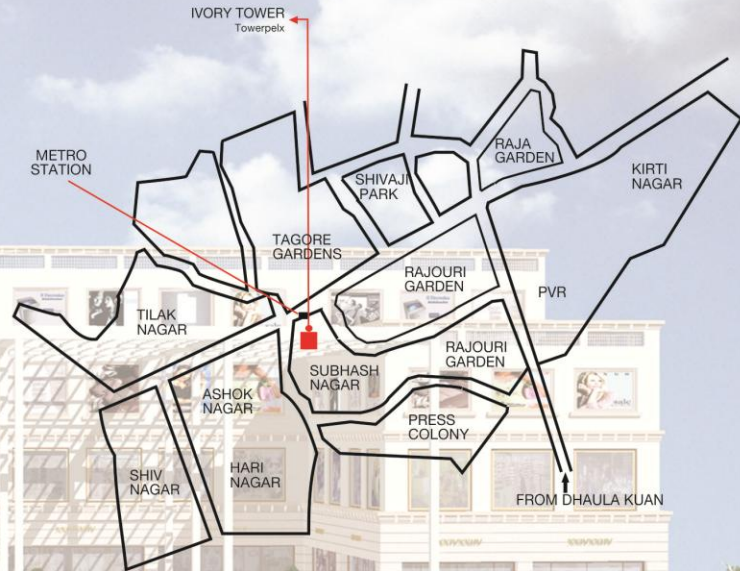
## REVENUE DETAILS OF BANQUETING

Category	No. Of events	Persons	Rev. per person	Gr. Revenue	Florist + Misc @Rs.15 per pax	TOTAL REV
Year 1	150	750	1000	112,500,000	1,687,500	114,187,500
Year 2	180	750	1050	141,750,000	2,025,000	143,775,000
Year 3	180	750	1103	148,837,500	2,025,000	150,862,500
Year 4	180	750	1158	156,279,375	2,025,000	158,304,375
Year 5	180	750	1216	164,093,344	2,025,000	166,118,344
			Year 1	Year 2	Year 3	Year 4
			Year 5			
		<b>TOTAL REV</b>	<b>114,187,500</b>	<b>143,775,000</b>	<b>150,862,500</b>	<b>158,304,375</b>
						<b>166,118,344</b>
<b>DEPARTMENTAL and OPERATING EXPENSES</b>						
		% of Gross Rev				
Food And Beverage		32%	36,000,000	45,360,000	47,628,000	50,009,400
Admin & General		3%	3,375,000	4,252,500	4,465,125	4,688,381
Marketing		2%	2,250,000	2,835,000	2,976,750	3,125,588
Property operation & Maint		3%	3,375,000	4,252,500	4,465,125	4,688,381
Energy		5%	5,625,000	7,087,500	7,441,875	7,813,969
Property Taxes		1.50%	1,687,500	2,126,250	2,232,563	2,344,191
Insurance		0.5%	562,500	708,750	744,188	781,397
Reserve for Replacement		3%	3,375,000	4,252,500	4,465,125	4,688,381
<b>TOTAL EXPENSES</b>		<b>50%</b>	<b>56,250,000</b>	<b>70,875,000</b>	<b>74,418,750</b>	<b>78,139,688</b>
<b>NET INCOME FROM BANQUET</b>			<b>57,937,500</b>	<b>72,900,000</b>	<b>76,443,750</b>	<b>80,164,688</b>
<b>MANAGEMENT FEES (TIVOLI)</b>		<b>12%</b>	<b>13,702,500</b>	<b>17,253,000</b>	<b>18,103,500</b>	<b>18,996,525</b>
<b>Net Realisation</b>			<b>44,235,000</b>	<b>55,647,000</b>	<b>58,340,250</b>	<b>61,168,163</b>
						<b>64,137,471</b>
<b>ESTIMATED DEVELOPMENT COSTS</b>						
		16500	sq.ft. (Covd.area, atrium area and open area)			
		Per sq.ft.	Total			
Furniture Fixtures and Equipment per room		1,250	20,625,000			
Professional Fees (Lump sum)			0			
Contingency (Lump Sum)			0			
Pre-opening Costs		150	2,475,000			
<b>Total</b>		<b>1,400</b>	<b>23,100,000</b>			
		@Rs.500/- per sq.ft				
<b>one time mangement fee give to TIVOLI</b>						



## Features/Specifications

- Centrally Air-conditioned Mall with Power Back-up\*
- Round the Clock Security monitoring by CCTV
- European Style Architecture - Grand Clock Tower
- Controlled Storefront Signage
- Professional Mall Management.
- Intelligent Fire Fighting system
- Efficient Space Management
- Well Placed Stores for smooth flow of Visitors
- Extensive Landscaping
- Atrium Space- Coffee/Juice Cafe
- Hi- class Specifications
- 3 Lifts, 5 staircases & corridors
- 2 Screen Multiplex
- Walking Distance ( 200 mts aprox) from Subhash Nagar Metro Station ( Rajiv Chowk to Dawrka Metro Line)
- Surrounding Colonies - Rajouri Garden, Raja Garden, Tilak Nagar, Janak Puri, Hari Nagar, Kirti Nagar, Mansover Garden, Vikas Puri.



\*Terms & Conditions Apply





दिल्ली DELHI

MANAGEMENT AGREEMENT

M 149786

THIS AGREEMENT made and executed at New Delhi on this 22<sup>nd</sup> day of Sept, 2010;

By and amongst

**M/s. KAILASH NATH HOSPITALITY PRIVATE LIMITED**, a company incorporated and existing under the Companies Act, 1956 and having its registered office at 1006, Kanchenjunga Building, Baghamba Road, New Delhi - 110001, (hereinafter referred to as "KNHPL" which expression shall unless it be repugnant to the context or meaning thereof include their executors, successors and assigns) **OF THE ONE PART;**

AND

**M/s. NEW INDIA HOSPITALITY LIMITED**, a Company incorporated and registered under the Companies Act, 1956 and having its registered office at M-25, Greater Kailash II Market, New Delhi 110048 (hereinafter referred to as "the OPERATOR" which expression shall unless it be repugnant to the context or meaning thereof include their executors and successors) **OF THE SECOND PART;**

WHEREAS:

A. KNHPL, has executed Agreement with the Owners of combined built-up space admeasuring 13,225 Sq. Ft. (Super Area) (Thirteen thousand Eight Hundred and Twenty Five) on the Second Floor as per attached plan (hereinafter referred to as "the Said Premises") in the Multiplex-cum-Shopping Mall under the name and style of "Ivory Towers" situated at Ajay Enclave, Subhash Nagar, New Delhi who by the Owners have agreed to grant the right to KNHPL to operate from their combined respective spaces situated at "Ivory Towers" at Ajay Enclave, Subhash Nagar, New Delhi, banqueting services and F&B production facility together with appropriate public, commercial, storage and service areas and facilities, which shall be equipped with all necessary Furniture, Furnishings, Fixtures, and equipments, including supplies / Equipment (hereinafter referred to as "the Banquet").

*Kailash Nath Hospitality Pvt. Ltd.*

For NEW INDIA HOSPITALITY LTD.

*Director*

*Director*

27.1 Any notice or communication required to be given, or which is given, pursuant to or in connection with this Agreement shall be in writing in English language and sent to the addresses of the respective parties as given in this Agreement or such other address which may, from time to time, be designated and /or intimated by one party to other party by government mail, with postage prepaid, in manner which will result in the sender obtaining a receipt for delivery. In the alternative, a party may use a recognized courier service which provides a receipt for delivery. For particularly urgent notices, a party may send the same by hand delivery or telefax (as may be informed and/or intimated by the parties to this agreement), provided it is followed-up by transmission of the original by post or aries provided further that any such notice which is properly mailed shall be deemed to have been received as of five (5) days after posting for purpose of establishing that the sending party complies with the applicable time limitations set forth herein, but shall not be binding on the addressee until actually received.

ARTICLE: XXVIII:  
COUNTERPARTS:

28.1 This Agreement shall be executed in two sets, each of which shall be deemed as original.

This Agreement shall be executed in two sets, each of which shall be treated as original.

IN WITNESS WHEREOF the parties have hereunder set and subscribed their respective hands to these presents on the date, month and year hereinabove written.

*Kailash Nath Hospitality Pvt. Ltd.*  
*Director*  
Signed and delivered by Mr. Sanjay Khanna,  
Director of KAILASH NATH  
HOSPITALITY PRIVATE LIMITED

For NEW INDIA HOSPITALITY LTD.

*Director*  
DIRECTOR

Signed and delivered by Mr. Puneet Gupta,  
Director of NEW INDIA HOSPITALITY  
LIMITED

WITNESSES:

1. Signature *Amit Bansal*  
Name AMIT BANSAL  
S/o / W/o / D/o VIJAY BANSAL  
Address 7-13 C DARYAGANJ  
NEW DELHI - 110002  
Occupation CEO, TIVOLI GROUP  
I.D. No. PAN ADIPB0949C

2. Signature *M. Ghandan*  
Name M. Ghandan  
S/o / W/o / D/o Late Sh. J.N. Chandan  
Address C-5 A/ 218, Janak Puri  
New Delhi  
Occupation Service  
I.D. No. PAN: ABSPC 50919



SCANNED AGREEMENT WITH TIVOLI GROUP FOR BANQUET

## **IVORY TOWERS**

### **Rajouri Garden, West Delhi**

#### **Concept**

The Ivory Towers Complex has been conceived as Multi-use Integrated Complex for West Delhi. It is the site of the erstwhile Ajanta Cinema, and will have a mix of Cinema, Hotel and Banqueting, and Retail components across the four floors of the complex.

A 2 screen multiplex on the Third floor, a 25,000 sq.ft. Banquet Center on the Second and Terrace floors, and a dedicated shopping arcade and restaurants on the ground and first floors are proposed. The Multiplex, Banquet Center, Restaurants and Shopping Arcade would be an ideal place for the over 40 lakh people of West Delhi for dining, entertainment and shopping.

#### **Location**

The Ivory Towers Complex is situated in Subhash Nagar, adjacent to Rajouri Garden, in the heart of West Delhi. The site is just 200 mtrs. from the Metro Station on the main Najafgargh Road, and is close to the several affluent colonies like Rajouri garden, Punjabi Bagh, etc.

#### **Areas**

The site measures about 1.25 acres, and the break up of the areas within the complex are as follows -

1. Shopping Arcade and Restaurants - 30,000 sq.ft. (spread over the Ground and First Floors)
2. 2 Screen Multiplex - 15,000 sq.ft. (on the Third Floor), an LOI has been signed with ADLABS for the Multiplex.
3. Banquet Center - 25,000 sq.ft. on the Second and Terrace Floors dedicated exclusively for Banquets.
4. 2 Basements - 54,000 sq.ft. (for parking and utilities, total parking for the Complex - approx. 200 CPS)

#### **Status**

The Building plans for the Freehold Complex were approved by the Municipal Corporation of Delhi (MCD). The Structure has been completed and the finishing works are going on. The complex will be ready for fit -outs by September 2010, with a proposed opening of the complex by the first quarter of 2011.