



दिल्ली मेट्रो रेल कॉर्पोरेशन लि० DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)

(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

CIN: U74899 DL 1995 GOI 068150
DMRC/PD/III/L-01/JHILMIL/01/VOL-01

Date: 22.12.2020

LETTER OF ACCEPTANCE

To,
M/s SN Impex,
8/32, Geeta Colony,
New Delhi-110031.
Phone no: 9871033143
Email: sn.impex@rediffmail.com

Sub: Contract no: PD-24: Property Development on a land plot near Jhilmil Metro Station of Line-01

- Ref:**
- Your online tender submission for the subject work on 09.09.2020.
 - Opening of Technical bid on 10.09.2020
 - Opening of financial bids online on 03.12.2020.

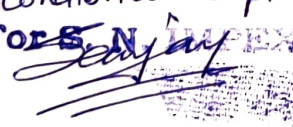
Dear Sir,

With reference to above, your offer of monthly lease fee of Rs. 231/- (Rupees Two Hundred and Thirty one only) per square meter plus GST extra is accepted and Letter of Acceptance (LOA) is hereby issued to you for Property Development on a land plot near Jhilmil Metro station of Line-1 (Area 931.64 Sqm). The brief details of the terms & conditions are reproduced as under:

- 931.64 sqm of area shall be leased to you which shall be used for temporary/ lightweight construction.
- The space will be leased to you for a period of Fifteen (15) years including 9 month rent free moratorium period from the commencement date. The access to the leased space shall be granted to you within 7 days of the signing of the Lease Agreement. The date of signing of Lease Agreement shall be considered as the Commencement Date.
- Payment of Rs. 29,00,000/- (Rupees Twenty Nine Lakhs only) as fixed upfront fee (plus GST extra as applicable), non-refundable and non-negotiable, in the form of Pay Order/ Cheque/ Demand Draft/ NEFT/ RTGS/ IMPS, is to be paid within 30 days from the date of issue of this Letter of Acceptance.
- An interest free Security Deposit for a sum equivalent to one hundred percent of first year's Lease Fee i.e. Rs. 25,82,506/- (Rupees Twenty Five Lakh Eighty Two Thousand Five Hundred and Six only) shall be submitted in the form of Bank Guarantee/ Demand Draft/ Pay Order/ NEFT/ RTGS/ IMPS along with the Upfront payment within 30 days from the date of issue of this Letter of Acceptance.
- Payment of quarterly recurring lease fee @ Rs. 231/- (Rupees Two Hundred and Thirty one only) per square meter per month plus GST extra as applicable shall be payable after completion of moratorium period and it shall be paid, in advance, within 7 days of commencement of respective quarter. Accordingly, Quarterly Recurring Payment for first quarter, after completion of moratorium period, works out to Rs. 6,45,627/- (Rupees Six Lakh Forty Five Thousand Six Hundred and Twenty Seven only) plus GST extra as applicable.

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6. If you or your authorised representative do not turn up for taking over the premises/ Lease space(s), after execution of the Lease Agreement, the premises/ Lease space(s) shall be deemed to be handed over to you from the date of signing of the Lease Agreement.
7. In terms of clause 4.6 of RFP, for carrying out the construction, fit-out activities and finishing works etc. you will be permitted a Lease Fee free period upto 9 (Nine) months, i.e. moratorium period, from the date of signing of the Lease Agreement. However, if lessee starts using operation of PD area before 9 months, the recurring lease fee starts from the date of operation or 9 months whichever is earlier.
8. Any additional area, which may be requested by the lessee and is made available by DMRC subject to availability/feasibility, shall be made available upon payment of Upfront Fee and the Lease Fee and Security Deposit which shall be calculated on pro-rata basis at the prevalent rate of Lease Fee on the date of such request made by the Lessee.
9. The recurring lease fee payable and security deposit shall be escalated at the rate of 5% (five percent) every year from the day falling after the Date of Commencement, as per clause 4.15.3 of RFP.
10. Payment of GST, as applicable (on upfront amount, recurring fee, etc.), and all other statutory taxes, statutory dues, local levies, stamp duty as applicable, Property Tax, any claims that may arise from the statutory authorities in connection with this lease agreement etc., from time to time, shall be borne solely by the lessee.
11. Chief General Manager/PD of this organisation will be the Nodal officer for this Contract. You are requested to contact office of Chief General Manager/PD immediately for further necessary action in this matter.
12. In terms of Clause 3.26 of Request for Proposal (RFP) document, a Lease Agreement shall be executed within a period of 30 days from the payment of Upfront Fee & Security Deposit by the Selected Bidder which shall be registered paying stamp duty as per Draft Lease Agreement Clause 5.1 (x) of Article 5: Rights and obligations.
13. It may be please noted that until a formal lease Agreement is executed, this Letter of Acceptance will constitute a binding contract between you and the DMRC.
14. All other terms and conditions of the RFP document will remain unchanged. This letter is being sent to you in duplicate, you are requested to convey your unconditional acceptance for the same on one copy with signature and return the same to this office within one week of receipt of LOA.

Thanking you,
unconditional acceptance
For S. N. DGM/III

 PROP.

Yours faithfully,


 (Sanjay Srivastava)
 Sr. DGM/PD-III

For and on the behalf of Delhi Metro Rail Corporation Ltd.

Encl: One copy of this letter in duplicate

Copy to:-

1. Chief General Manager/PD
2. ED/Operations
3. GM/Civil (O&M)
4. DGM/PD-I
5. Sr.DGM/Operation-L1/2
6. DGM/F/PD

} For Information & necessary action please

Signature Not Verified

Digitally signed by British Singla
 Date: 2021.03.17 13:04:00 IST
 Location: eProcure-EPROC