CIN: U74899 DL 1995 GOI 068150

दूरभाष Tel : 23417910/12
फैक्स Fax : 23417921

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)

DMRC/20/III-935/2023/ NHPC Chowk **Dated: 02.11.2023**

LETTER OF ACCEPTANCE

M/s BHUMIKA ENTERPRISES PRIVATE LIMITED
1st Floor, 19,Community Centre, East Of Kailash,
South Delhi,Delhi-110065
Mob: +919870392327
Email: jha.ajay@bhumikagroup.com

Sub: Contract CPD-107: Property Development at Various Metro Stations of Line-1,2,3,4,5,6,7 & 8 Corridor of Delhi Metro Network.
Reg: Your offer for NHPC Chowk Metro Station (Package-G) measuring 2997.00 Sqm area.

Ref: **(i)** Your online tender submission on e-tendering portal for the subject work opened on 05.09.2023.
(ii) Your unconditional acceptance to all the addendums and pre-bid clarifications for this tender up to the date of opening of bid.
(iii) Post bid clarifications hosted on e-portal on26.09.2023.
(iv) Your reply to post bid clarifications submitted online on 06.10.2023.
(v) Online opening of the financial bids on 17.10.2023.

Dear Sir,

With reference to above, Letter of Acceptance (LOA) is hereby issued to you for Property Development at **NHPC Chowk Metro Station (Package-G) measuring 2997.00 Sqm area**. The brief details of the terms & conditions are reproduced as under:

1. Your Quoted Lease Fee of **INR 600.00 (Rupees Six Hundred only) per square meter per month (plus GST extra as applicable) has been accepted.**The space will be leased to you for a period of **Fifteen (15) years** from the commencement date.

2. Payment of **INR 2,27,00,000.00 (Rupees Two Crore Twenty Seven Lakhs Only) as fixed upfront fee (plus GST extra as applicable), non-refundable and non-negotiable**, in the form of Demand Draft/NEFT/RTGS/IMPS, is to be paid within 30 days from the date of issue of this Letter of Acceptance.

3. As per Clause 3.11.1 of RFP, you are required to submit an interest free Security Deposit to DMRCfor a sum equivalent to one hundred percent of first year's Lease Fee (i.e. Lease Fee + maintenance fee, if any +Parking fee, if any + utility area, if any) in the form of Bank Guarantee/Demand Draft/RTGS/NEFT within 30 days from the date of issue of this Letter of Acceptance. Accordingly, an interest free Security Deposit for a sum equivalent to one hundred percent of first year's Lease Fee i.e. **INR 2,15,78,400.00 (Rupees Two Crore Fifteen Lakhs Seventy Eight Thousand & Four Hundred Only**) shall be submitted in the form of Bank Guarantee/Demand Draft/RTGS/NEFT within 30 days from the date of issue of this Letter of Acceptance.

4. With reference to RFP clause no 3.26.3, you will be handed over the premises/ Leased space(s) within 7 days of signing of Lease Agreement. 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 that day i.e. from the date of signing of the Lease Agreement.

5. In terms of clause 4.6 of RFP, for carrying out the Fit-out Activities and finishing works etc. you will be permitted a Lease Fee free period up to **06 (Six) months** i.e. moratorium period, from the date of signing of the Lease Agreement. In terms of Clause 4.6.2 of RFP "if the lessee starts operating the

2/11/23

area/ part area before completion of 6 months moratorium period, he shall give prior intimation to DMRC and the recurring fee for the area/part area made operational shall start from the date of operation".

6. Inaccordance with Clause 4.1.3 of RFP, "In case any additional area (the 'Additional Area') is available and deemed feasible by DMRC, the Additional Area may be allotted to the Lessee in the sole discretion of DMRC on the request made by the Lessee upon payment of Upfront Fee, 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".

7. The quarterly 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.

8. Payment of GST, as applicable (on 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.

9. **GM/PD-II** of this organisation will be the Nodal officer for this Contract.

10. You are requested to contact the **GM/PD-II** immediately for further necessary action in this matter.

11. 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 Security Deposit, upfront and other amount by the Selected Bidder which shall be registered by paying stamp duty as per Draft Lease Agreement Clause 14.15 of Article 14: Miscellaneous.

12. 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.

13. All other terms and conditions of the RFP document (incorporating changes introduced if any, through addendum(s)) will remain unchanged. This 'Letter of Acceptance' is sent herewith to you in duplicate. You are required to return one copy of it duly signed by you on all pages indicating "Unconditional Acceptance" thereof so as to reach the undersigned within one week of the receipt of this letter.

14. The Bank Account details to deposit LOA payment are as under:

Name & address of Bank	ICICI Bank, 9A, Phelps Building, Connaught Place, New Delhi-110001
Account Name & no.	DMRC Ltd, PD cell A/c, 000705011546
Account Type	Current
IFSC code	ICIC0000007

Thanking you,

Yours faithfully,

Gupta 2/11/23

(R. K. Gupta)
Sr.GM/Contracts
For and on the behalf of Delhi Metro Rail Corporation Ltd.

Encl: One copy of this letter in duplicate

CIN: U74899 DL 1995 GOI 068150

दूरभाष Tel : 23417910/12
फैक्स Fax : 23417921

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)

DMRC/20/III-935/2023/Rajouri Garden

Dated: 02.11.2023

LETTER OF ACCEPTANCE

M/s GOLDEN CHARIOT HOSPITALITY SERVICES PRIVATE LIMITED
Shop. No. 23, The Hub Mall,
W.E. Highway, Goregaon (East),
Mumbai-400063
Mob: 8826276510
Email: legal.gehspl@gmail.com

Sub: Contract CPD-107: Property Development at Various Metro Stations of Line-1,2,3,4,5,6,7 & 8 Corridor of Delhi Metro Network.
Reg: Your offer for Rajouri Garden Metro Station (Package-J) measuring 1790.00 Sqm area.

Ref:
(i) Your online tender submission on e-tendering portal for the subject work opened on 05.09.2023.
(ii) Your unconditional acceptance to all the addendums and pre-bid clarifications for this tender upto the date of opening of bid.
(iii) Post bid clarifications hosted on e-portal on26.09.2023.
(iv) Your reply to post bid clarifications submitted online on 06.10.2023.
(v) Online opening of the financial bids on 17.10.2023.

Dear Sir,

With reference to above, Letter of Acceptance (LOA) is hereby issued to you for Property Development at **Rajouri Garden Metro Station (Package-J) measuring 1790.00 Sqm area.** The brief details of the terms & conditions are reproduced as under:

1. Your Quoted Lease Fee of **INR 801.90 (Rupees Eight Hundred One and Ninety Paisa only) per square meter per month (plus GST extra as applicable) has been accepted.** The space will be leased to you for a period of **Fifteen (15) years** from the commencement date.

2. Payment of **INR 1,10,00,000.00 (Rupees One Crore Ten Lakhs Only)** as fixed upfront fee (plus GST extra as applicable), non-refundable and non-negotiable, in the form of Demand Draft/NEFT/RTGS/IMPS, is to be paid within 30 days from the date of issue of this Letter of Acceptance.

3. As per Clause 3.11.1 of RFP, you are required to submit an interest free Security Deposit to DMRC for a sum equivalent to one hundred percent of first year's Lease Fee (i.e. Lease Fee + maintenance fee, if any +Parking fee, if any + utility area, if any) in the form of Bank Guarantee/Demand Draft/RTGS/NEFT within 30 days from the date of issue of this Letter of Acceptance. Accordingly, an interest free Security Deposit for a sum equivalent to one hundred percent of first year's Lease Fee i.e. **INR 1,72,24,812.00 (Rupees One Crore Seventy Two Lakhs Twenty Four Thousand & Eight Hundred Twelve Only)** shall be submitted in the form of Bank Guarantee/Demand Draft/RTGS/NEFT within 30 days from the date of issue of this Letter of Acceptance.

4. With reference to RFP clause no 3.26.3, you will be handed over the premises/ Leased space(s) within 7 days of signing of Lease Agreement. 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 that day i.e. from the date of signing of the Lease Agreement.

5. In terms of clause 4.6 of RFP, for carrying out the Fit-out Activities and finishing works etc. you will be permitted a Lease Fee free period up to **06 (Six) months** i.e. moratorium period, from the date of signing of the Lease Agreement. In terms of Clause 4.6.2 of RFP "if the lessee starts operating the area/ part area before completion of 6 months moratorium period, he shall give prior intimation to

DMRC and the recurring fee for the area/part area made operational shall start from the date of operation".

6. In accordance with Clause 4.1.3 of RFP, "In case any additional area (the 'Additional Area') is available and deemed feasible by DMRC, the Additional Area may be allotted to the Lessee in the sole discretion of DMRC on the request made by the Lessee upon payment of Upfront Fee, 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".

7. The quarterly 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.

8. Payment of GST, as applicable (on 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.

9. **GM/PD-II** of this organisation will be the Nodal officer for this Contract.

10. You are requested to contact the **GM/PD-II** immediately for further necessary action in this matter.

11. 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 Security Deposit, upfront and other amount by the Selected Bidder which shall be registered by paying stamp duty as per Draft Lease Agreement Clause 14.15 of Article 14: Miscellaneous.

12. 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.

13. All other terms and conditions of the RFP document (incorporating changes introduced if any, through addendum(s)) will remain unchanged. This 'Letter of Acceptance' is sent herewith to you in duplicate. You are required to return one copy of it duly signed by you on all pages indicating "Unconditional Acceptance" thereof so as to reach the undersigned within one week of the receipt of this letter.

14. The Bank Account details to deposit LOA payment are as under:

Name & address of Bank	ICICI Bank, 9A, Phelps Building, Connaught Place, New Delhi-110001
Account Name & no.	DMRC Ltd, PD cell A/c, 000705011546
Account Type	Current
IFSC code	ICIC0000007

Thanking you,

Yours faithfully,

Gupta 2/11/23

(R. K. Gupta)
Sr.GM/Contracts
For and on the behalf of Delhi Metro Rail Corporation Ltd.

Encl: One copy of this letter in duplicate

DMRC/20/III-935/2023/Peeragarhi **Dated: 02.11.2023**

LETTER OF ACCEPTANCE

M/s FOOD MONDE
Shop No. 71/156 Prem Nagar, Choti Sabji Mandi,
Janakpuri, West Delhi-110058
Mob: +919999515851
Email: shivaya.pahuja96@gmail.com

Sub: Contract CPD-107: Property Development at Various Metro Stations of Line-1,2,3,4,5,6,7 & 8 Corridor of Delhi Metro Network.
Reg: Your offer for Peeragarhi Metro Station (Package-O) measuring 1088.40Sqmarea.

Ref: (i) Your online tender submission on e-tendering portal for the subject work opened on 05.09.2023.
(ii) Your unconditional acceptance to all the addendums and pre-bid clarifications for this tender up to the date of opening of bid.
(iii) Post bid clarifications hosted on e-portal on26.09.2023.
(iv) Your reply to post bid clarifications submitted online on 06.10.2023.
(v) Online opening of the financial bids on 17.10.2023.

Dear Sir,

With reference to above, Letter of Acceptance (LOA) is hereby issued to you for Property Development at **Peeragarhi Metro Station (Package-O) measuring 1088.40 Sqm area.** The brief details of the terms & conditions are reproduced as under:

1. Your Quoted Lease Fee of **INR 317.00 (Rupees Three Hundred seventeen only)per square meter per month (plus GST extra as applicable) has been accepted.** The space will be leased to you for a period of **Fifteen (15) years** from the commencement date.

2. Payment of **INR 59,30,000.00 (Rupees Fifty Nine Lakhs Thirty Thousand Only)** as fixed upfront fee (plus GST extra as applicable), non-refundable and non-negotiable, in the form of Demand Draft/NEFT/RTGS/IMPS, is to be paid within 30 days from the date of issue of this Letter of Acceptance.

3. As per Clause 3.11.1 of RFP, you are required to submit an interest free Security Deposit to DMRC for a sum equivalent to one hundred percent of first year's Lease Fee (i.e. Lease Fee + maintenance fee, if any +Parking fee, if any + utility area, if any) in the form of Bank Guarantee/Demand Draft/RTGS/NEFT within 30 days from the date of issue of this Letter of Acceptance. Accordingly, an interest free Security Deposit for a sum equivalent to one hundred percent of first year's Lease Fee i.e. **INR 41,40,274.00 (Rupees Forty One Lakhs Forty Thousand Two Hundred Seventy Four Only)** shall be submitted in the form of Bank Guarantee/Demand Draft/RTGS/NEFT within 30 days from the date of issue of this Letter of Acceptance.

4. With reference to RFP clause no 3.26.3, you will be handed over the premises/ Leased space(s) within 7 days of signing of Lease Agreement. 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 that day i.e. from the date of signing of the Lease Agreement.

5. In terms of clause 4.6 of RFP, for carrying out the Fit-out Activities and finishing works etc. you will be permitted a Lease Fee free period up to **06 (Six) months** i.e. moratorium period, from the date of signing of the Lease Agreement. In terms of Clause 4.6.2 of RFP "if the lessee starts operating the

2/11/23

DMRC and the recurring fee for the area/part area made operational shall start from the date of operation".

6. In accordance with Clause 4.1.3 of RFP, "In case any additional area (the 'Additional Area') is available and deemed feasible by DMRC, the Additional Area may be allotted to the Lessee in the sole discretion of DMRC on the request made by the Lessee upon payment of Upfront Fee, 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".

7. The quarterly 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.

8. Payment of GST, as applicable (on 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.

9. **GM/PD-II** of this organisation will be the Nodal officer for this Contract.

10. You are requested to contact the **GM/PD-II** immediately for further necessary action in this matter.

11. 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 Security Deposit, upfront and other amount by the Selected Bidder which shall be registered by paying stamp duty as per Draft Lease Agreement Clause 14.15 of Article 14: Miscellaneous.

12. 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.

13. All other terms and conditions of the RFP document (incorporating changes introduced if any, through addendum(s)) will remain unchanged. This 'Letter of Acceptance' is sent herewith to you in duplicate. You are required to return one copy of it duly signed by you on all pages indicating "Unconditional Acceptance" thereof so as to reach the undersigned within one week of the receipt of this letter.

14. The Bank Account details to deposit LOA payment are as under:

Name & address of Bank	ICICI Bank, 9A, Phelps Building, Connaught Place, New Delhi-110001
Account Name & no.	DMRC Ltd, PD cell A/c, 000705011546
Account Type	Current
IFSC code	ICIC0000007

Thanking you,

Yours faithfully,

2/11/23

(R. K. Gupta)
Sr.GM/Contracts
For and on the behalf of Delhi Metro Rail Corporation Ltd.

Encl: One copy of this letter in duplicate

DMRC/20/III-935/2023/SantSurdas **Dated: 30.11.2023**

LETTER OF ACCEPTANCE

JV OF SINGLAS RETAIL PVT LTD AND TRAFFIC MEDIA INDIA PVT LTD.
Plot No-232, Dwarka, Sec-09
New Delhi 110075
Mob: 9810623588
Email:accounts@singlasgroup.com

Sub: Contract CPD-107: Property Development at Various Metro Stations of Line-1,2,3,4,5,6,7 & 8 Corridor of Delhi Metro Network.
Reg: Your offer for Sant Surdas Metro Station (Package-H) measuring 2842.00 Sqm area.

Ref:
(i) Your online tender submission on e-tendering portal for the subject work opened on 05.09.2023.
(ii) Your unconditional acceptance to all the addendums and pre-bid clarifications for this tender upto the date of opening of bid.
(iii) Post bid clarifications hosted on e-portal on 26.09.2023.
(iv) Your reply to post bid clarifications submitted online on 06.10.2023.
(v) Online opening of the financial bids on 17.10.2023.
(vi) Negotiation Meeting held on 23.10.2023.
(vii) Your revised offer submitted vide letter dated 03.11.2023.

Dear Sir,

With reference to above, Letter of Acceptance (LOA) is hereby issued to you for Property Development at **Sant Surdas Metro Station (Package-H) measuring 2842.00 Sqm area.** The brief details of the terms & conditions are reproduced as under :

1. Your Quoted Lease Fee of **INR 355.00 (Rupees Three Hundred Fifty Five only)per square meter per month (plus GST extra as applicable) has been accepted.** The space will be leased to you for a period of **Fifteen (15) years** from the commencement date.

2. Payment of **INR 2,06,00,000.00 (Rupees Two Crore Six Lakh Only)** as fixed upfront fee(plus GST extra as applicable), non-refundable and non-negotiable, in the form of Demand Draft/NEFT/RTGS/IMPS, is to be paid within 30 days from the date of issue of this Letter of Acceptance.

3. As per Clause 3.11.1 of RFP, you are required to submit an interest free Security Deposit to DMRCfor a sum equivalent to one hundred percent of first year's Lease Fee (i.e.Lease Fee + maintenance fee, if any +Parking fee, if any + utility area, ifany) in the form of Bank Guarantee/Demand Draft/RTGS/NEFT within 30 days from the date of issue of this Letter of Acceptance. Accordingly, an interest free Security Deposit for a sum equivalent to one hundred percent of first year's Lease Fee i.e. **INR 1,21,06,920.00 (Rupees One Crore Twenty One Lakh Six Thousand Nine Hundred TwentyOnly)** shall be submitted in the form of Bank Guarantee/Demand Draft/RTGS/NEFT within 30 days from the date of issue of this Letter of Acceptance.

4. With reference to RFP clause no 3.26.3, you will be handed over the premises/ Leased space(s) within 7 days of signing of Lease Agreement. 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 that day i.e. from the date of signing of the Lease Agreement.

5. In terms of clause 4.6 of RFP, for carrying out the Fit-out Activities and finishing works etc. you will be permitted a Lease Fee free period upto **06 (Six) months** i.e. moratorium period, from the

30/11/23

(मेट्रो भवन,13 फायर ब्रिगेड लेन, बाराखंभा रोड, नई दिल्ली-110 001)
Metro Bhawan, 13 Fire Brigade Lane, Barakhamba Road, New Delhi-110 001

date of signing of the Lease Agreement. In terms of Clause 4.6.2 of RFP "if the lessee starts operating the area/ part area before completion of 6 months moratorium period, he shall give prior intimation to DMRC and the recurring fee for the area/part area made operational shall start from the date of operation".

6. In accordance with Clause 4.1.3 of RFP, "In case any additional area (the 'Additional Area') is available and deemed feasible by DMRC, the Additional Area may be allotted to the Lessee in the sole discretion of DMRC on the request made by the Lessee upon payment of Upfront Fee, 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".

7. The quarterly 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.

8. Payment of GST, as applicable (on 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.

9. **GM/PD-II** of this organisation will be the Nodal officer for this Contract.

10. You are requested to contact the **GM/PD- II** immediately for further necessary action in this matter.

11. 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 Security Deposit, upfront and other amount by the Selected Bidder which shall be registered by paying stamp duty as per Draft Lease Agreement Clause 14.15 of Article 14: Miscellaneous.

12. 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.

13. All other terms and conditions of the RFP document (incorporating changes introduced if any, through addendum(s)) will remain unchanged. This 'Letter of Acceptance' is sent herewith to you in duplicate. You are required to return one copy of it duly signed by you on all pages indicating "Unconditional Acceptance" thereof so as to reach the undersigned within one week of the receipt of this letter.

14. The Bank Account details to deposit LOA payment are as under:

Name & address of Bank	ICICI Bank, 9A, Phelps Building, Connaught Place, New Delhi-110001
Account Name & no.	DMRC Ltd, PD cell A/c, 000705011546
Account Type	Current
IFSC code	ICIC0000007

Thanking you,

Yours faithfully,

6/20/11/23

(R. K. Gupta)
Sr.GM/Contracts
For and on the behalf of Delhi Metro Rail Corporation Ltd.

CIN: U74899 DL 1995 GOI 068150

दूरभाष Tel : 23417910/12
फैक्स Fax : 23417921

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)

DMRC/20/III-935/2023/Pitampura **Dated: 30.11.2023**

LETTER OF ACCEPTANCE

JV OF SINGLAS RETAIL PVT LTD AND TRAFFIC MEDIA INDIA PVT LTD.
Plot No-232, Dwarka, Sec-09
New Delhi 110075
Mob: 9810623588
Email:accounts@singlasgroup.com

Sub: Contract CPD-107: Property Development at Various Metro Stations of Line-1,2,3,4,5,6,7 & 8 Corridor of Delhi Metro Network.
Reg: Your offer for Pitampura Metro Station (Package-P) measuring 257.88 Sqm area.

Ref:
- **(i)** Your online tender submission on e-tendering portal for the subject work opened on 05.09.2023.
- **(ii)** Your unconditional acceptance to all the addendums and pre-bid clarifications for this tender upto the date of opening of bid.
- **(iii)** Post bid clarifications hosted on e-portal on 26.09.2023.
- **(iv)** Your reply to post bid clarifications submitted online on 06.10.2023.
- **(v)** Online opening of the financial bids on 17.10.2023.
- **(vi)** Negotiation Meeting held on 23.10.2023.
- **(vii)** Your revised offer submitted vide letter dated 03.11.2023.

Dear Sir,

With reference to above, Letter of Acceptance (LOA) is hereby issued to you for Property Development at **Pitampura Metro Station (Package-P) measuring 257.88 Sqm area.** The brief details of the terms & conditions are reproduced as under :

1. Your Quoted Lease Fee of **INR 1035.00 (Rupees One thousand Thirty Five only) per square meter per month (plus GST extra as applicable) has been accepted.** The space will be leased to you for a period of **Fifteen (15) years** from the commencement date.

2. Payment of **INR 55,00,000.00(Rupees Fifty Five Lakhs only)** as fixed upfront fee(plus GST extra as applicable), non-refundable and non-negotiable, in the form of Demand Draft/NEFT/RTGS/IMPS, is to be paid within 30 days from the date of issue of this Letter of Acceptance.

3. As per Clause 3.11.1 of RFP, you are required to submit an interest free Security Deposit to DMRC for a sum equivalent to one hundred percent of first year's Lease Fee (i.e. Lease Fee + maintenance fee, if any +Parking fee, if any + utility area, if any) in the form of Bank Guarantee/Demand Draft/RTGS/NEFT within 30 days from the date of issue of this Letter of Acceptance. Accordingly, an interest free Security Deposit for a sum equivalent to one hundred percent of first year's Lease Fee i.e. **INR 32,02,869.60** (**Rupees Thirty Two Lakh Two Thousand Eight Hundred Sixty Nine and Sixty Paise Only**) shall be submitted in the form of Bank Guarantee/Demand Draft/RTGS/NEFT within 30 days from the date of issue of this Letter of Acceptance.

4. With reference to RFP clause no 3.26.3, you will be handed over the premises/ Leased space(s) within 7 days of signing of Lease Agreement. 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 that day i.e. from the date of signing of the Lease Agreement.

5. In terms of clause 4.6 of RFP, for carrying out the Fit-out Activities and finishing works etc. you will be permitted a Lease Fee free period upto **03 (Three) months** i.e. moratorium period, from

(मेट्रो भवन,13 फायर ब्रिगेड लेन, बाराखंभा रोड, नई दिल्ली-110 001)
Metro Bhawan, 13 Fire Brigade Lane, Barakhamba Road, New Delhi-110 001

the date of signing of the Lease Agreement. In terms of Clause 4.6.2 of RFP "if the lessee starts operating the area/ part area before completion of 3 months moratorium period, he shall give prior intimation to DMRC and the recurring fee for the area/part area made operational shall start from the date of operation".

6. In accordance with Clause 4.1.3 of RFP, "In case any additional area (the 'Additional Area') is available and deemed feasible by DMRC, the Additional Area may be allotted to the Lessee in the sole discretion of DMRC on the request made by the Lessee upon payment of Upfront Fee, 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".

7. The quarterly 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.

8. Payment of GST, as applicable (on 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.

9. **ED/PD** of this organisation will be the Nodal officer for this Contract.

10. You are requested to contact the **ED/PD** immediately for further necessary action in this matter.

11. 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 Security Deposit, upfront and other amount by the Selected Bidder which shall be registered by paying stamp duty as per Draft Lease Agreement Clause 14.15 of Article 14: Miscellaneous.

12. 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.

13. All other terms and conditions of the RFP document (incorporating changes introduced if any, through addendum(s)) will remain unchanged. This 'Letter of Acceptance' is sent herewith to you in duplicate. You are required to return one copy of it duly signed by you on all pages indicating "Unconditional Acceptance" thereof so as to reach the undersigned within one week of the receipt of this letter.

14. The Bank Account details to deposit LOA payment are as under:

Name & address of Bank	ICICI Bank, 9A, Phelps Building, Connaught Place, New Delhi-110001
Account Name & no.	DMRC Ltd, PD cell A/c, 000705011546
Account Type	Current
IFSC code	ICIC0000007

Thanking you,

Yours faithfully,

20/11/23

(R. K. Gupta)
Sr.GM/Contracts
For and on the behalf of Delhi Metro Rail Corporation Ltd.

CIN: U74899 DL 1995 GOI 068150
दूरभाष Tel : 23417910/12
फैक्स Fax : 23417921
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)

DMRC/20/III-935/2023/Kashmere Gate

Dated: 30.11.2023

LETTER OF ACCEPTANCE

M/S COLOR DESIGN INDIA
Ground Floor, 782, Shree Awas, Sector 18-B,
Dwarka, Delhi-110075
Mob:9873171327
Email:design@colordesignindia.com

Sub: Contract CPD-107: Property Development at Various Metro Stations of Line-1,2,3,4,5,6,7 & 8 Corridor of Delhi Metro Network.

Reg: Your offer for Kashmere Gate Metro Station (Package-Q) measuring 171.54 Sqm area.

Ref:
(i) Your online tender submission on e-tendering portal for the subject work opened on 05.09.2023.
(ii) Your unconditional acceptance to all the addendums and pre-bid clarifications for this tender upto the date of opening of bid.
(iii) Post bid clarifications hosted on e-portal on26.09.2023.
(iv) Your reply to post bid clarifications submitted online on 30.09.2023.
(v) Online opening of the financial bids on 17.10.2023.
(vi) Negotiation Meeting held on 20.10.2023.

Dear Sir,

With reference to above, Letter of Acceptance (LOA) is hereby issued to you for Property Development at **Kashmere Gate Metro Station (Package-Q) measuring 171.54 Sqm area.** The brief details of the terms & conditions are reproduced as under:

1. Your Quoted Lease Fee of **INR 819.00 (Rupees Eight Hundred Nineteen only)per square meter per month (plus GST extra as applicable) has been accepted.** The space will be leased to you for a period of **Fifteen (15) years** from the commencement date.

2. Payment of **INR 29,00,000.00 (Rupees Twenty Nine Lakhs only)**as fixed upfront fee (plus GST extra as applicable), non-refundable and non-negotiable, in the form of Demand Draft/NEFT/RTGS/IMPS, is to be paid within 30 days from the date of issue of this Letter of Acceptance.

3. As per Clause 3.11.1 of RFP, you are required to submit an interest free Security Deposit to DMRC for a sum equivalent to one hundred percent of first year's Lease Fee (i.e. Lease Fee + maintenance fee, if any +Parking fee, if any + utility area, if any) in the form of Bank Guarantee/Demand Draft/RTGS/NEFT within 30 days from the date of issue of this Letter of Acceptance. Accordingly, an interest free Security Deposit for a sum equivalent to one hundred percent of first year's Lease Fee i.e. **INR 16,85,895.12** (**Rupees Sixteen Lakh Eighty Five Thousand Eight Hundred Ninety Five and Twelve Paise Only**) shall be submitted in the form of Bank Guarantee/Demand Draft/RTGS/NEFT within 30 days from the date of issue of this Letter of Acceptance.

4. With reference to RFP clause no 3.26.3, you will be handed over the premises/ Leased space(s) within 7 days of signing of Lease Agreement. 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 that day i.e. from the date of signing of the Lease Agreement.

5. In terms of clause 4.6 of RFP, for carrying out the Fit-out Activities and finishing works etc. you will be permitted a Lease Fee free period upto **03 (Three) months** i.e. moratorium period, from the date of signing of the Lease Agreement. In terms of Clause 4.6.2 of RFP "if the lessee starts

30/11/23

(मेट्रो भवन, 13 फायर ब्रिगेड लेन, बाराखंभा रोड, नई दिल्ली-110 001)
Metro Bhawan, 13 Fire Brigade Lane, Barakhamba Road, New Delhi-110 001

operating the area/ part area before completion of 3 months moratorium period, he shall give prior intimation to DMRC and the recurring fee for the area/part area made operational shall start from the date of operation".

6. In accordance with Clause 4.1.3 of RFP, "In case any additional area (the 'Additional Area') is available and deemed feasible by DMRC, the Additional Area may be allotted to the Lessee in the sole discretion of DMRC on the request made by the Lessee upon payment of Upfront Fee, 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".

7. The quarterly 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.

8. Payment of GST, as applicable (on 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.

9. **ED/PD** of this organisation will be the Nodal officer for this Contract.

10. You are requested to contact the **ED/PD** immediately for further necessary action in this matter.

11. 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 Security Deposit, upfront and other amount by the Selected Bidder which shall be registered by paying stamp duty as per Draft Lease Agreement Clause 14.15 of Article 14: Miscellaneous.

12. 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.

13. All other terms and conditions of the RFP document (incorporating changes introduced if any, through addendum(s)) will remain unchanged. This 'Letter of Acceptance' is sent herewith to you in duplicate. You are required to return one copy of it duly signed by you on all pages indicating "Unconditional Acceptance" thereof so as to reach the undersigned within one week of the receipt of this letter.

14. The Bank Account details to deposit LOA payment are as under:

Name & address of Bank	ICICI Bank, 9A, Phelps Building, Connaught Place, New Delhi-110001
Account Name & no.	DMRC Ltd, PD cell A/c, 000705011546
Account Type	Current
IFSC code	ICIC0000007

Thanking you,

Yours faithfully,

30/11/21

(R. K. Gupta)
Sr.GM/Contracts
For and on the behalf of Delhi Metro Rail Corporation Ltd.

DMRC/20/III-935/2023/KalindiKunj **Dated: 30.11.2023**

LETTER OF ACCEPTANCE

M/S SPIRIT INFRASTRUCTURE PRIVATE LIMITED
2nd Floor,Plot No. 3, Local Shopping Centre
Block-B, Pocket-I, Vasant Kunj, New Delhi-110070
Tel No.:-011 +26133359/60,011-49093875/77
E-Mail Address:- Sonia@rcube.net.in, sujit@rcube.net.in

Sub: Contract CPD-107: Property Development at Various Metro Stations of Line-1,2,3,4,5,6,7 & 8 Corridor of Delhi Metro Network.

Reg: Your offer for Kalindi Kunj Metro Station (Package-F) measuring 2982.85 Sqm area.

Ref: **(i)** Your online tender submission on e-tendering portal for the subject work opened on 05.09.2023.
(ii) Your unconditional acceptance to all the addendums and pre-bid clarifications for this tender upto the date of opening of bid.
(iii) Post bid clarifications hosted on e-portal on 26.09.2023.
(iv) Your reply to post bid clarifications submitted online on 05.10.2023.
(v) Online opening of the financial bids on 17.10.2023.
(vi) Negotiation Meeting held on 23.10.2023.
(vii) Your revised offer submitted vide letter dated 21.11.2023.

Dear Sir,

With reference to above, Letter of Acceptance (LOA) is hereby issued to you for Property Development at **Kalindi Kunj Metro Station (Package-F) measuring 2982.85 Sqm area.** The brief details of the terms & conditions are reproduced as under:

1. Your Quoted Lease Fee of **INR 400.00 (Rupees Four Hundred only) per square meter per month (plus GST extra as applicable) has been accepted.** The space will be leased to you for a period of **Fifteen (15) years** from the commencement date.

2. Payment of **INR 2,58,00,000.00 (Rupees Two Crore Fifty Eight Lakhs only)** as fixed upfront fee(plus GST extra as applicable), non-refundable and non-negotiable, in the form of Demand Draft/NEFT/RTGS/IMPS, is to be paid within 30 days from the date of issue of this Letter of Acceptance.

3. As per Clause 3.11.1 of RFP, you are required to submit an interest free Security Deposit to DMRC for a sum equivalent to one hundred percent of first year's Lease Fee (i.e. Lease Fee + maintenance fee, if any +Parking fee, if any + utility area, if any) in the form of Bank Guarantee/Demand Draft/RTGS/NEFT within 30 days from the date of issue of this Letter of Acceptance. Accordingly, an interest free Security Deposit for a sum equivalent to one hundred percent of first year's Lease Fee i.e. **INR 1,43,17,680.00** (**Rupees One Crore Forty Three Lakh Seventeen Thousand Six Hundred Eighty Only**) shall be submitted in the form of Bank Guarantee/Demand Draft/RTGS/NEFT within 30 days from the date of issue of this Letter of Acceptance.

4. With reference to RFP clause no 3.26.3, you will be handed over the premises/ Leased space(s) within 7 days of signing of Lease Agreement. 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 that day i.e. from the date of signing of the Lease Agreement.

/30/11/23

(मेट्रो भवन,13 फायर ब्रिगेड लेन, बाराखंभा रोड, नई दिल्ली-110 001)
Metro Bhawan, 13 Fire Brigade Lane, Barakhamba Road, New Delhi-110 001

5. In terms of clause 4.6 of RFP, for carrying out the Fit-out Activities and finishing works etc. you will be permitted a Lease Fee free period upto **06 (Six) months** i.e. moratorium period, from the date of signing of the Lease Agreement. In terms of Clause 4.6.2 of RFP "if the lessee starts operating the area/ part area before completion of 6 months moratorium period, he shall give prior intimation to DMRC and the recurring fee for the area/part area made operational shall start from the date of operation".

6. In accordance with Clause 4.1.3 of RFP, "In case any additional area (the 'Additional Area') is available and deemed feasible by DMRC, the Additional Area may be allotted to the Lessee in the sole discretion of DMRC on the request made by the Lessee upon payment of Upfront Fee, 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".

7. The quarterly 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.

8. Payment of GST, as applicable (on 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.

9. **GM/PD-II** of this organisation will be the Nodal officer for this Contract.

10. You are requested to contact the **GM/PD-II** immediately for further necessary action in this matter.

11. 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 Security Deposit, upfront and other amount by the Selected Bidder which shall be registered by paying stamp duty as per Draft Lease Agreement Clause 14.15 of Article 14: Miscellaneous.

12. 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.

13. All other terms and conditions of the RFP document (incorporating changes introduced if any, through addendum(s)) will remain unchanged. This 'Letter of Acceptance' is sent herewith to you in duplicate. You are required to return one copy of it duly signed by you on all pages indicating "Unconditional Acceptance" thereof so as to reach the undersigned within one week of the receipt of this letter.

14. The Bank Account details to deposit LOA payment are as under:

Name & address of Bank	ICICI Bank, 9A, Phelps Building, Connaught Place, New Delhi-110001
Account Name & no.	DMRC Ltd, PD cell A/c, 000705011546
Account Type	Current
IFSC code	ICIC0000007

Thanking you,

Yours faithfully,

30/11/23

(R. K. Gupta)
Sr.GM/Contracts
For and on the behalf of Delhi Metro Rail Corporation Ltd.

Encl: One copy of this letter in duplicate.

Signature Not Verified

Digitally signed by Kumar Saurav
Date: 2023.11.30 17:11:58 IST
Location: eProcure-EPROC