



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

No. K/38/2023-ADVISOR/P AND D/483

Date: 10.01.2024

LETTER OF ACCEPTANCE

To,

M/s Golden Chariot Hospitality Services Pvt. Ltd
Shop No. 23, The Hub Mall,
Western Express Highway,
Next to Nirlon, Goregaon (E)
Mumbai-400-063.
Email: - legal.gchspl@gmail.com

(Kind Attention: Sh. Rudolf John Corriea/Director)

Sub: Contract no: PD-34: Property Development of 205.86Sqm. area approx. of Antyodaya Niketan Building adjoining NDRS plot.

Ref: (i) Opening of financial bids online on 28.12.2023.
(ii) Letter No: K/38/2023-ADVISOR/P AND D/471 dated 03.01.2024
(iii) Negotiation Meeting dated 05.01.2024

Dear Sir,

With reference to above, Letter of Acceptance (LOA) is hereby issued to you for Property Development of 205.86 Sqm. area (approx.), of Antyodaya Niketan Building adjoining NDRS plot. (Area-205.86 Sqm). The brief details of the terms & conditions are reproduced as under:

1. Your quoted lease fee of **INR. 470/- per square meter per month (Rupees Four Hundred and Seventy only) (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. The access to the leased space shall be granted to you within 7 days of the signing of the Lease Agreement.
2. Payment of **INR. Rs 19,70,000 (Rupees Nineteen Lacs Seventy Thousand 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.
3. As per clause 3.11.1 of RFP, you are required to submit an interest free Security Deposit to the DMRC for a sum equivalent to one hundred percent of first year's Lease Fee (i.e. Lease fee + maintenance if any + utility area if any+ Parking area charges if any+ Mezzanine area charges if any) 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.

Accordingly, an interest free Security Deposit for a sum equivalent to one hundred percent of first year's Lease Fee i.e. **INR. 11,61,050.40/- (Rupees Eleven Lakhs Sixty One Thousand Fifty Rupees and Forty Paise 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.

4. In terms of Clause 3.26.2 of Request for Proposal (RFP) document, a Lease Agreement shall be executed within a period of 30 days of receipt of LOA payment (i.e., payment of Interest free Security Deposit, fixed upfront fee and other amount, as applicable) which shall be registered by paying stamp duty as per Draft Lease Agreement Clause 14 .15 of Article 14: Miscellaneous.
5. The access to the leased space shall be granted to you within 7 days of the signing of the Lease Agreement, in terms of Clause 3.26.3 of RFP. 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.
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 additional Upfront Fee, the Lease Fee and security deposit which shall be calculated on pro-rate basis at the prevalent rate of Lease Fee on the date of such request made by the Lessee".
7. 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 03 (Three) months from the date of signing of the Lease Agreement [i.e. moratorium period]. In terms of Clause 4.6.2 of RFP "If the lessee starts operating the area/ part area before completion of 03 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".
8. 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.
9. 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.
10. **Executive Director/PD** of this organization will be the Nodal officer for this Contract.
11. You are requested to contact the Executive Director/PD immediately for further necessary action in this matter.
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.

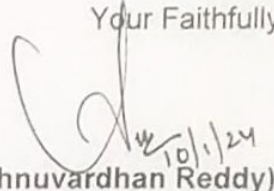
You are requested to initiate your GST Number for convenience of raising tax invoices pursuant to receipt of Upfront amount & other applicable fees/charges as per provision of this contract.

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,

Your Faithfully


(A Vishnuvardhan Reddy)
DGM/Civil/PD

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

Encl: One copy of this letter in duplicate

We, the undersigned hereby accept the Letter of Acceptance No. K/38/2023-ADVISOR/P AND D dated - 10.01.2024 (including all 03 pages thereof) "unconditionally". (Authorized signatory of the bidder with company seal)

Authorized Signature with
company seal & date

Name & Designation (title) of
Authorized signatory

Name of Agency/ Company **M/s Golden Chariot Hospitality Services Pvt. Ltd.**

N.O.O-

Copy to **GM/Fin/Project, ED/PD-Tenders** and **ED/PD**: along with a copy of TC minutes and comparative statement for information and necessary action please.