

To,
Godrej Green Homes Private Limited
5th Floor, Godrej One
Eastern Express Highway
Vikhroli East, Mumbai-400079

Dear Sir,

Sub: Providing Office Space on lease basis in Mumbai for National High Speed Rail Corporation Limited

Ref: i) NIT no. NHSRCL/MA/CPM/MUMBAI/OFFICE SPACE/23-24/02 dated 02/05/2023
ii) Tender ID 2023_NHSRC_152948_1 Technical Bid opened on 27/05/2023
iii) Tender ID 2023_NHSRC_152948_1 Financial Bid opened on 27/07/2023
iii) Negotiated offer dated 03/08/2023

1. With reference to the above, this to notify that your tender bid opened on 27/05/2023 as modified vide letter dated 03/08/2023 post negotiation, has been accepted by the competent authority:

Sr no	Item Description	Total Carpet Area offered (in Sq. ft)	Carpet Area Rate (In Unit of ₹.)	The Total Value of Lease amount for 5 years with all Taxes including escalation @ 5% per annum (In unit of ₹)
1.	Hiring of Fully furnished Office Space for a period of 5 years	13826	470	43,08,81,210.02

2. The Letter of Acceptance (LOA) is hereby issued to you for **"Providing Space on Lease Basis in Mumbai"** at 303 ,3RD Floor, Godrej Two, Eastern Express Way, Vikhroli East, Mumbai-400079, admeasuring 13826 Sq. Ft carpet area, for a period of 5 years to be paid as per the attached BOQ and respective contract conditions.
3. Since Bare shell is offered, the time taken for fully furnished as per NHSRCL requirement will be three months from the date of Letter of Acceptance. All furnishing works to be carried out as per design/drawings approved by NHSRCL. Payment of lease charges shall commence after handing over the fully furnished office space as per NHSRCL requirement.

Project office: 1105-1106, 11th Floor Universal Majestic, P. L. Lokhande Marg, Chembur (West), Mumbai-400043. Email: cpm.mumbai@nhsrcl.in

नेशनल हाई स्पीड रेल कॉर्पोरेशन लिमिटेड

(केन्द्र सरकार एवं भाग लेने वाली राज्य सरकारों की संयुक्त क्षेत्र कंपनी)

पंजीकृत कार्यालय: एशिया भवन, द्वितीय तल, रोड नं.-205, सेक्टर-9, द्वारका, नई दिल्ली-110077

Registered Office: Asia Bhawan, Second Floor, Road No.-205, Sector-9, Dwarka, New Delhi-110077

+91-11-28070001/02/03/04 +91-11-28070150 psmd@nhsrcl.in

CIN No. U60200DL2016GOI291002

 NHSRCL  @nhsrcl  www.nhsrcl.in

National High Speed Rail Corporation Limited

(A Joint Sector Company of Govt. of India and Participating State Government)





4. The lease charges include GST on leave license charges, society maintenance charges, water bill, property tax and all other taxes/ surcharges etc. levied by Government.
5. Electricity Charges of office premises will be borne by NHSRCL.
6. The payment of lease charges shall commence after handing over of fully furnished office space as per NHSRCL requirement.
7. In addition, National High Speed Rail Corporation will pay a refundable interest free Security Deposit to the contractor of an amount equal to 04 months lease charges i.e. ₹.2,59,92,880/- (₹.64,98,220/- x 4). The same shall be refunded by you upon completion of the contract period as per respective contract terms.
8. Applicable TDS as per prevalent tax provisions will be deducted from the payments.
9. Unless and until formal agreement is made and got executed, this acceptance letter will constitute a legal binding contract between NHSRCL & Godrej Green Homes Private Limited.
10. You should ensure full compliance with the other relevant tax laws with regards to this contract and shall be solely responsible for same. You shall keep NHSRCL fully indemnified against your liability of tax, interest, penalty etc, which may arise.
11. The payment will be made to you on the monthly basis, on the receipt of the monthly tax invoices by you.
12. This letter is sent herewith to you in duplicate. You are required to return one copy of it, duly signing by you on all pages indicating 'Unconditional Acceptance' thereof as to reach undersigned within 14 days of receipt of this letter.

All other terms and conditions contained in the Tender no. NHSRCL/MA/CPM/MUMBAI/OFFICE SPACE/23-24/02 shall form integral part of the contract.

You are requested to send your acceptance for this letter of award. You are requested to return the same duly signing on each page in token of acceptance of LOA.

Encl: Accepted BOQ



(U.P. Singh) 14.08.23
Chief Project Manager
NHSRCL/Mumbai

Project office: 1105-1106, 11th Floor Universal Majestic, P. L. Lokhande Marg, Chembur (West), Mumbai-400043. Email: cpm.mumbai@nhsrcl.in

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National High Speed Rail Corporation Limited

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Digitally signed by Animesh Sharma

Date: 2023.10.23 11:29:48 IST

Location: eProcurement System for Central PSUs