



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

DMRC/20/III-1008/2024/Rajouri Garden Line-7(Package 'B')

Dated: 25.11.2024

LETTER OF ACCEPTANCE

UIDMP Structures (JV of M/s Bhagwan Dass Arora and Co. Pvt. Ltd. & M/s Saarithi Properties Private Limited & M/s Salasar Realtech Pvt. Ltd.)

10-C, Citizen Enclave,
Sector 14 extension, Rohini,
Delhi - 110085
Mob: 9871384585
Email: satish_chander61@yahoo.in

Sub: CPD-134: Property Development at Indraprastha and Rajouri Garden Metro Stations of Line-3 & 7 of Delhi Metro Network.

Reg: Your offer for Rajouri Garden, Line-7 (Package 'B') measuring 1790 sqm area.

Ref:

- (i) Your online tender submission on e-tendering portal for the subject work opened on 20.09.2024.
- (ii) Online opening of the financial bids on 06.11.2024.

Dear Sir,

With reference to above, Letter of Acceptance (LOA) is hereby issued to you for Property Development at **Rajouri Garden, Line-7 (Package 'B') measuring 1790 sqm area**. The brief details of the terms & conditions are reproduced as under:

1. Your Quoted Lease Fee of **INR 757.00 (Rupees Seven Hundred and Fifty-Seven 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 **Twenty (20) years** from the commencement date.
2. Payment of **INR 1,16,00,000.00 (Rupees One Crore Sixteen Lakhs Only)** as **fixed upfront fee (Plus GST extra as applicable), non-refundable and non-negotiable**, in 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 charge if any + utility area charges + parking area charges, mezzanine area fee 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 1,62,60,360.00 (Rupees One Crore Sixty-Two Lakhs Sixty Thousand Three Hundred and Sixty 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

[Signature] 12/11/24

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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.

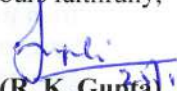
5. In terms of clause 4.6 of RFP, for carrying out the Fit-out Activities and finishing works etc. you will be permitted a Lease Fee free period upto **06 (Six) months** i.e. moratorium period, from the date of signing of the Lease Agreement. In terms of Clause 4.6.2 of RFP "if the lessee starts operating the area/ part area before completion of 06 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 commencement 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 Additional Upfront Fee, Additional Lease Fee and Additional 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". The lease period of such additional area shall be co-terminus with the lease agreement.
7. The quarterly recurring lease fee payable and security deposit shall be escalated at the rate of **5% (five percent)** every year from the date of Original LOA, 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. You are requested to intimate your GST no for convenience of raising tax invoices pursuant to receipt of fixed up front amount & other applicable fees/charges as per provisions of this contract, if any.
15. 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

16. You are instructed to register on the customer payment portal of DMRC. The instructions to the same are provided in the enclosed *Annexure- 'A'* and the lease out no. is 10.11.0077.01.

Thanking you,

Yours faithfully,


(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 and *Annexure- 'A'*.

We, the undersigned hereby accept the Letter of Acceptance No. DMRC/20/III-1008/2024/Rajouri Garden, Line-7 (Package-B) dated-25.11.2024 (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

**UIDMP Structures (JV of M/s Bhagwan Dass Arora and Co.
Pvt. Ltd. & M/s Saarathi Properties Private Limited & M/s
Salasar Realtech Pvt. Ltd.)**

ANNEXURE-A

Procedure for Registration and Payment through Customer Payment Portal

Step_1:- Login Page at <https://cpp.dmrc.org>

cpp.dmrc.org

Welcome to Customer
Payment Portal



Login

USERNAME

PASSWORD

☐ Remember Me

Login

[Forgot Password](#)

[New User? Register Here](#)

[Administrator Panel](#)

 Union Bank of India

Done
25/11/24

Step_2:- For New Registration:-

Customer will click on Register Here and following screen will be displayed:

Welcome Customer
Payment Portal

दिल्ली मेट्रो रेल कॉर्पोरेशन लिमिटेड
Delhi Metro Rail Corporation Limited

Registration Step 1 of 3

MOBILE NUMBER

PAN NUMBER

Proceed

Forgot Password
Existing User? Login Here

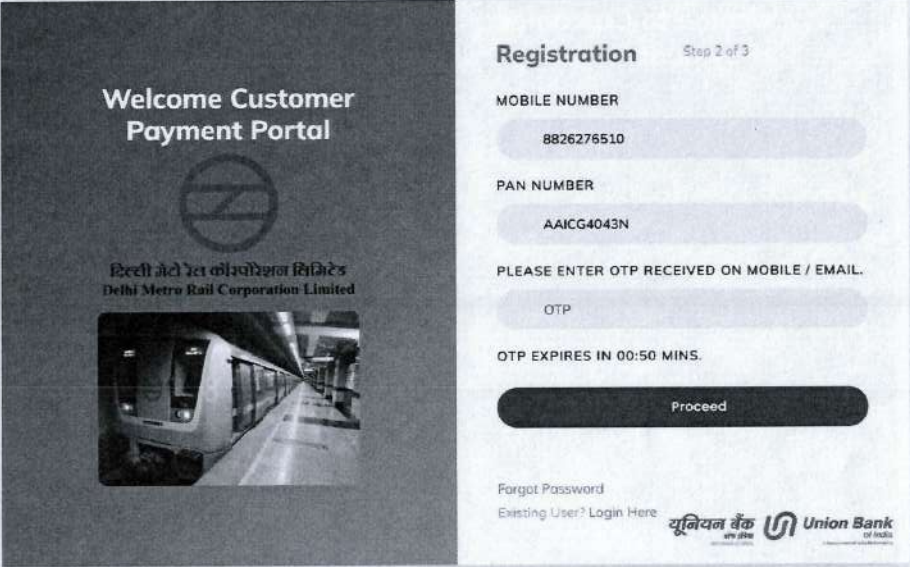
यूनियन बैंक Union Bank of India

Customer has to enter the same mobile number and PAN as communicated to DMRC. In case problem in OTP generation/ registration kindly contact concerned engineer in charge.

July
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An OTP will be generated on mobile number registered with DMRC



Welcome Customer Payment Portal

दिल्ली मेट्रो रेल कॉर्पोरेशन लिमिटेड
Delhi Metro Rail Corporation Limited

Registration Step 2 of 3

MOBILE NUMBER
8826276510

PAN NUMBER
AAICG4043N

PLEASE ENTER OTP RECEIVED ON MOBILE / EMAIL.

OTP

OTP EXPIRES IN 00:50 MINS.

Proceed

Forgot Password
Existing User? Login Here

यूनियन बैंक Union Bank of India

Customer shall proceed with OTP and on next screen password shall be generated and registration is complete.

Sign
25/11/24

Step_3:- Login Details

The username shall be as default the mobile number registered with DMRC of the customer.



The screenshot displays the login interface for the Union Bank Customer Payment Portal. On the left, a dark grey panel features the text "Welcome to Customer Payment Portal" and a photograph of a train. The right panel is white and contains the "Login" section with input fields for "USERNAME" (containing "8375066637") and "PASSWORD" (containing masked characters). Below these fields are checkboxes for "Remember Me" and a "Login" button. Links for "Forgot Password" and "New User? Register Here" are also present. At the bottom, there is an "Administrator Panel" link and the Union Bank logo with its name in Hindi and English.

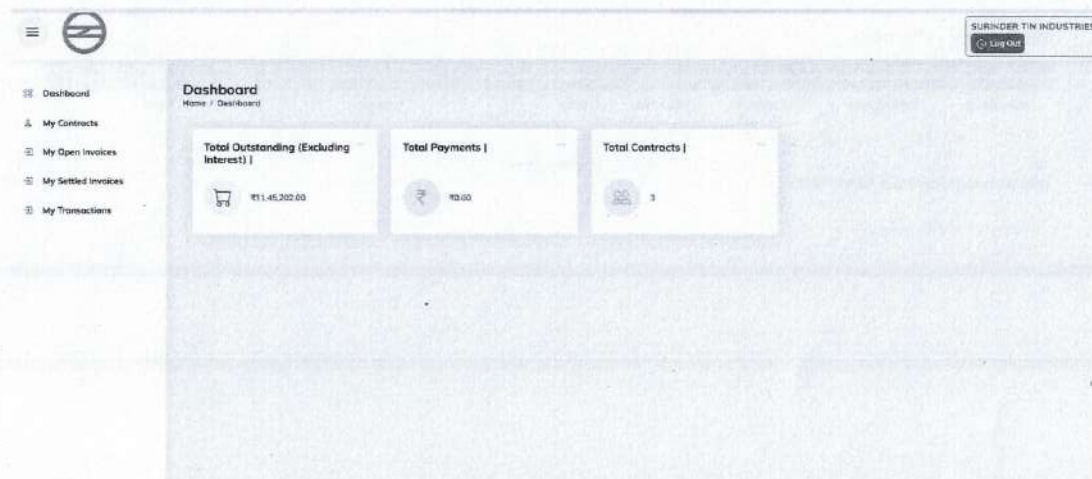
As per
25/11/24

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Step_4:-

At the Dashboard following details shall be displayed:

1. Total Outstanding (Excluding Interest)
2. Total Payments
3. Total Contracts



For Checking of outstanding invoices with interest, Customer shall click on My Open Invoices and following items shall be displayed:-

The screenshot shows the 'Invoices' section with the title 'My Invoices (Outstanding)'. Below the title are links for 'Fully Paid Invoices', 'Partially Paid Invoices', 'Download Excel', and 'Pay Advance'. A 'Submit' button is also present. The table below lists 10 invoices with columns for Contract No., Invoice Number, Invoice Date, Due Date, Total Amount, Interest Rate, Interest Accumulated, Balance Due, and Action.

Contract No.	Invoice Number	Invoice Date	Due Date	Total Amount	Interest Rate	Interest Accumulated	Balance Due	Action
03.50.1537.01	ZT3421407272	26.02.2024	13.03.2024	₹13,334.00	₹0.00	₹13,334.00	₹0.00	Pay Invoice Download
03.55.1540.01	ZT3421404032	18.10.2023	03.11.2023	₹34,253.00	₹0.00	₹34,253.00	₹0.00	Pay Invoice Download
03.55.1540.01	ZT3421404961	22.11.2023	06.12.2023	₹32,071.00	₹0.00	₹32,071.00	₹0.00	Pay Invoice Download
03.55.1540.01	ZT3421405658	21.12.2023	05.01.2024	₹21,546.00	₹0.00	₹21,546.00	₹0.00	Pay Invoice Download
03.55.1540.01	ZT3421406505	29.01.2024	13.02.2024	₹28,403.00	₹0.00	₹28,403.00	₹0.00	Pay Invoice Download
03.55.1540.01	ZT3421407300	26.02.2024	12.03.2024	₹39,671.00	₹0.00	₹39,671.00	₹0.00	Pay Invoice Download
03.55.1540.01	ZE3010003135	08.12.2023	31.12.2023	₹2,54,480.00	₹0.00	₹2,54,480.00	₹0.00	Pay Invoice Download
03.55.1540.01	ZE3010005859	31.03.2023	31.03.2023	₹11,800.00	₹0.00	₹0.00	₹0.00	Pay Invoice Download
03.55.1545.01	ZE3010002364	16.10.2023	16.10.2023	₹35,400.00	₹0.00	₹35,400.00	₹0.00	Pay Invoice Download
03.55.1545.01	ZE3010003136	08.12.2023	31.12.2023	₹6,56,044.00	₹0.00	₹6,56,044.00	₹0.00	Pay Invoice Download

Displaying 1 - 10 of 10
Go to Page: 1
Display 10 records per page

Handwritten signature: J. Singh
Date: 25/11/24

Payment of Invoice:-

Customer can select single or multiple invoice and following screen shall be displayed:-

Customer has to enter the amount of TDS in compliance to TDS exemption certificates issued to customers, to be deducted and click on Pay Interest for making payment along-with interest

[Log Out](#)

Invoices
Home / Invoices

My Invoices - Pay now

Contract No	Invoice Number	Total Amount	Balance Due	Amount Paid (Include TDS)	TDS	Interest Amt	Pay Interest
03.55.1545.01	ZE3010002364	₹35,400.00	₹35,400.00	35400	1000.00	₹0.00	☐

Total Amount Payable: ₹34,400.00

[Pay Now](#) [Back](#)

[Fully Paid Invoice](#) | [Partial Paid Invoices](#)

Online Payment

Payment for Invoices

Invoice Number: ZE3010002364

Invoice Amount	₹35,400.00
Amount Paid	₹35,400.00
TDS	₹1,000.00
Total	₹34,400.00

Amount to be paid : ₹34,400.00

☐ I agree to the Payment Terms & Conditions.

[Pay Now](#) [Back](#)


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Payment Information	
Order Id :	ZA6e5e9ea94f
Amount :	₹34,400.00
Currency :	INR
Billing information(optional):	
Name :	SURINDER TIN INDUSTRIES
Address :	SECTOR-3,pocket F, NEW DELHI, DELHI, 110039.
Mobile :	8375066637
Email :	casharmavarun89@gmail.com
Shipping information(optional)	
Name :	SURINDER TIN INDUSTRIES
Address :	SECTOR-3,pocket F, NEW DELHI, DELHI, 110039.
Mobile :	8375066637
Email :	casharmavarun89@gmail.com
CheckOut	

Customers has following options to make the payment.:-



DELHI METRO RAIL CORPORATION

Transaction will be expired in 4 minutes 29 seconds.

Powered By



Payment Options	Credit / Debit Card	Payment Summary
☐ Credit Card ☒ Debit Card ☐ Net Banking ☐ UPI ☐ Offline Payment	 Card number * Card holder name * Valid thru * CVV *	

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25/11/24