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

दिल्ली मेट्रो रेल कॉर्पोरेशन लि०
DELHI METRO RAIL CORPORATION LTD.
(भारत सरकार एंव दिल्ली सरकार का एक संयुक्त उपक्रम)
(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

DMRC/20/III-1023/2025

Dated: 26.03.2025

LETTER OF ACCEPTANCE

M/S Garuda Construction and Engineering Limited
A-201, 2nd Floor, Fortune- 2000,
C-3 G Block, Bandra Kurla Complex,
Bandra East, Mumbai- 400 051
Tel. No.-022-3572 2456/ 7963 5174
Email Id: compliance@garudaconstructionengineering.com

Sub: Contract: CPD-65R2: Property Development of 971.00 sqm available FAR on a plot near NDRS Metro Station of Airport Express Line (AEL).

Ref:
(i) Your online tender submission on e-tendering portal for the subject work opened on 15.01.2025.
(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 on 11.02.2025 and replies received on 18.02.2025.
(iv) Online opening of the financial bids on 04.03.2025.

Dear Sir,

With reference to above, Letter of Acceptance (LOA) is hereby issued to you for Property Development of 971.00 sqm available FAR on a plot near NDRS Metro Station of Airport Express Line (AEL). The brief details of the terms & conditions are reproduced as under:

1. Your Quoted Lease Fee of **INR 1116/- (Rupees One thousand One Hundred and Sixteen only) Per Sqm Per Month plus GST extra as applicable** has been accepted. The space will be leased to you for a period of **Forty (40) years** from the commencement date.

2. Payment of **INR 1,27,50,000/- (Rupees One Crore Twenty Seven Lakh Fifty Thousand Only) plus GST extra as applicable** as 1st Installment of Fixed Upfront Fee (50% of total Upfront fee), 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. The 2nd Installment of Fixed Upfront Fee (50% of total Upfront fee) of **INR 1,27,50,000/- (Rupees One Crore Twenty-Seven Lakh Fifty Thousand Only) plus GST extra as applicable** shall be paid within 2 years of issue of this LOA.

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 +utility area fee+ parking 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 1,30,03,632/-** (**Rupees One Crore Thirty Lakh Three Thousand Six Hundred Thirty Two only**) shall be submitted in the form of Bank Guarantee/ Demand Draft /Pay Order /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.

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(मेट्रो भवन, 13 फायर ब्रिगेड लेन बाराखंबा रोड़, नई दिल्ली–110001)
Metro Bhawan, 13, Fire Brigade Lane, Barakhamba Road, New Delhi-110001

5. In terms of clause 4.3 of RFP, for carrying out the construction works etc, you will be permitted a Lease Rent Fee free period upto **30 (Thirty) months** i.e. moratorium period, from the date of signing of the Lease Agreement. In terms of Clause 4.3.3 of RFP "if the lessee starts operating the area/ part area before completion of **30 (Thirty) 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 FAR over and above the existing FAR or any additional land (the 'Additional Area') is available in future, the Additional Area may be allotted to the Lessee at the sole discretion of DMRC on the request made by the Lessee upon payment of additional Upfront Fees and the Annual Lease Fee at the rate on the date of such request made by the Lessee on pro rata basis".

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 4.9 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 2.13 of Article 2.

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

15. 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 08.04.0137.01.

Thanking you,

Yours faithfully,

Encl.: Annexure-'A'

26/03/25

(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.

ANNEXURE-A

Procedure for Registration and Payment through Customer Payment Portal

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

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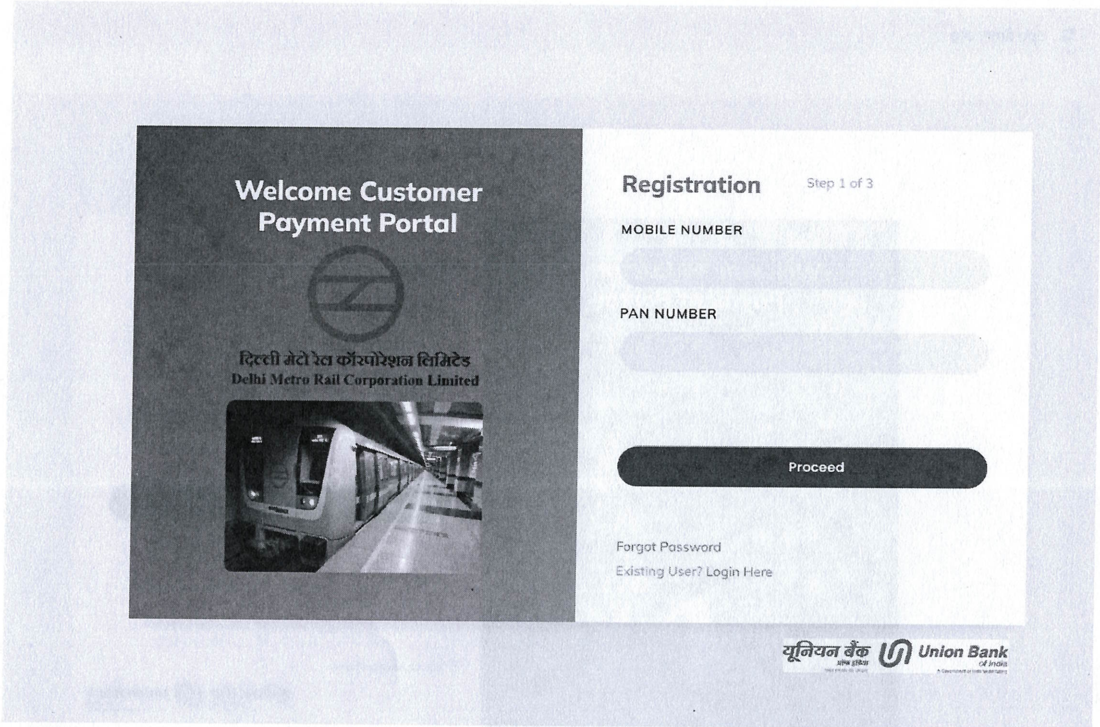
Step_2:- For New Registration:-

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



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.

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An OTP will be generated on mobile number registered with DMRC

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

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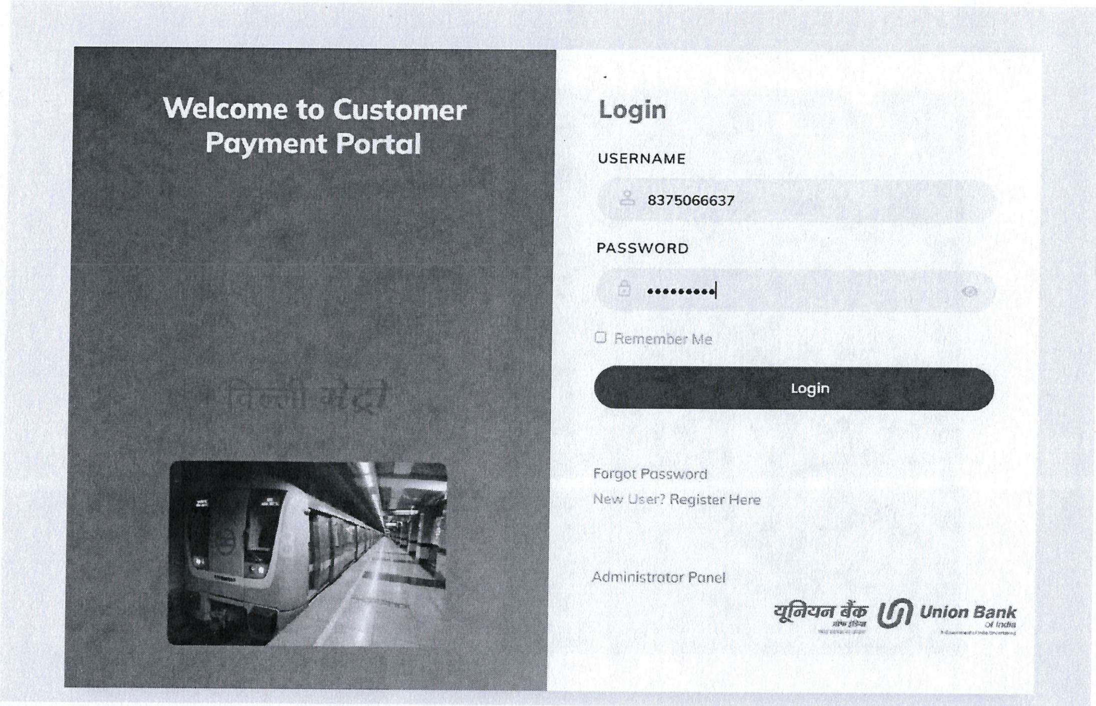
Step_3:- Login Details

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



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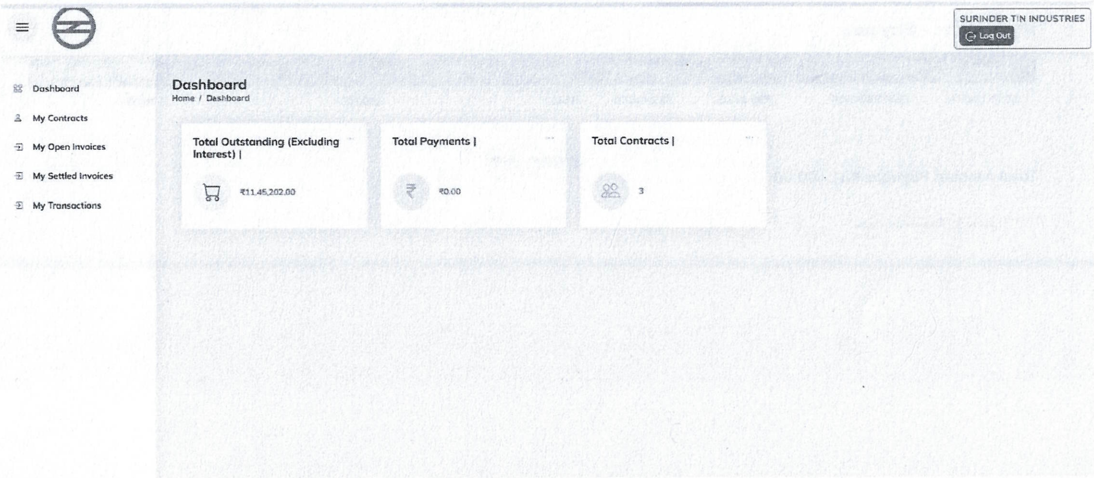
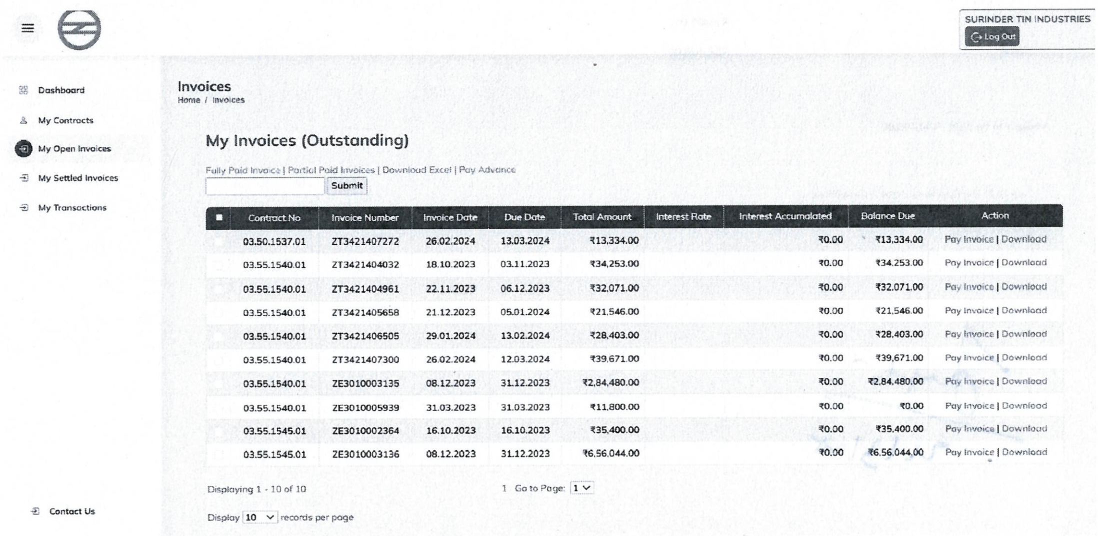
Step_4:-

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:-



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	Pay Invoice | Download
03.55.1540.01	ZT3421404032	18.10.2023	03.11.2023	₹34,253.00		₹0.00	₹34,253.00	Pay Invoice | Download
03.55.1540.01	ZT3421404961	22.11.2023	06.12.2023	₹32,071.00		₹0.00	₹32,071.00	Pay Invoice | Download
03.55.1540.01	ZT3421405658	21.12.2023	05.01.2024	₹21,546.00		₹0.00	₹21,546.00	Pay Invoice | Download
03.55.1540.01	ZT3421406505	29.01.2024	13.02.2024	₹28,403.00		₹0.00	₹28,403.00	Pay Invoice | Download
03.55.1540.01	ZT3421407300	26.02.2024	12.03.2024	₹39,671.00		₹0.00	₹39,671.00	Pay Invoice | Download
03.55.1540.01	ZE3010003135	08.12.2023	31.12.2023	₹2,84,480.00		₹0.00	₹2,84,480.00	Pay Invoice | Download
03.55.1540.01	ZE3010005939	31.03.2023	31.03.2023	₹11,800.00		₹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	Pay Invoice | Download
03.55.1545.01	ZE3010003136	08.12.2023	31.12.2023	₹6,56,044.00		₹0.00	₹6,56,044.00	Pay Invoice | Download

Displaying 1 - 10 of 10   1 Go to Page: 1

Display 10 records per page

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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	☐

Pay Now | Back

Total Amount Payable: ₹34,400.00

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

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.:-

Qfix by pine labs
DELHI METRO RAIL CORPORATION

Transaction will be expired in 4 minutes 29 seconds.

Powered By Union Bank of India

Payment Options

- Credit Card
- Debit Card
- Net Banking
- UPI
- Offline Payment

Credit / Debit Card

Card number *

Card holder name *

Valid thru * MM / YY

CVV *

Payment Summary

Name
SURINDER TIN INDUSTRIES

Email
c*************9@gmail.com

Contact Details
*******637

Qfix reference no.
DHK5DHQCINIPUV8

Total amount
₹ 34400.00

Payment Breakup

payment for SURINDER TIN INDUSTRIES	₹ 34400.00
Total TAX On order	₹ 0
Shipping Charges	₹ 0

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Signature Not Verified

Digitally signed by Himanshu Shekhar
Date: 2025.03.27 16:00:22 IST
Location: eProcure-EPROC