



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)

No. DMRC/20/III-1040/2025

Dated: 29.05.2025

LETTER OF ACCEPTANCE

M/s Sky International
CS-8, Sky Heights,
2nd Floor, Gyan Khand-II,
Indirapuram, Ghaziabad,
Uttar Pradesh-201014
Tel. No. 0120-4415155
E-mail ID: info@groupsky.in

Sub: Contract CPD-142R: Property Development on Ground & Concourse Floors at Sarai Metro Station (Line-6 Extn) of Delhi MRTS.

Ref:

- Your online tender submission on e-tendering portal for the subject work opened on 29.04.2025.
- Online opening of the financial bids on 16.05.2025.

Dear Sir,

With reference to above, Letter of Acceptance (LOA) is hereby issued to you for Property Development on Ground & Concourse Floors at Sarai Metro Station (Line-6 Extn) measuring **1620.73 Sqm** area. The brief details of the terms & conditions are reproduced as under:

- Your Quoted Lease Fee of **INR 424 + applicable GST (Rupees Four Hundred Twenty Four plus applicable GST) Per Sqm Per Month** has been accepted. The space will be leased to you for a period of **Twenty (20) years** from the commencement date.
- Payment of **INR 58 Lakhs + applicable GST (Rupees Fifty Eight Lakhs Only plus applicable GST)** as fixed 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.
- 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 82,46,274.24 (Rupees Eighty Two Lakhs Forty Six Thousand Two Hundred Seventy Four and Paise Twenty Four 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.
- 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.
- 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

R. Gupta

29/05/25

(मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001)

Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001

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".

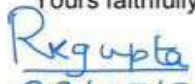
6. In accordance with Clause 4.1.3 of RFP, "In case any additional area (the 'Additional Area') is available and deemed feasible by DMRC, the Additional Area may be allotted to the Lessee in the sole discretion of DMRC on the request made by the Lessee upon payment of additional Upfront Fee, the Lease 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. 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-I** of this organisation will be the Nodal officer for this Contract.
10. You are requested to contact the **GM/PD-I** immediately for further necessary action in this matter.
11. 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) 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

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 07.28.0360.01.

Thanking you,

Encl.: Annexure - 'A'

Yours faithfully,

29/05/25
(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.

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



दिल्ली मेट्रो



Login

USERNAME

PASSWORD

☐ Remember Me

Login

[Forgot Password](#)
[New User? Register Here](#)

[Administrator Panel](#)



यूनियन बैंक ऑफ इंडिया
Union Bank of India
A Department of Public Undertaking

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.

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](#)


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Union Bank of India
A Government of India Undertaking

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

Step_3:- Login Details

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

Welcome to Customer Payment Portal



दिल्ली मेट्रो



Login

USERNAME

PASSWORD

☐ Remember Me

Login

[Forgot Password](#)
[New User? Register Here](#)

[Administrator Panel](#)

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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

The screenshot shows the 'Dashboard' page of the 'SURINDER TIN INDUSTRIES' portal. The left sidebar contains a menu with 'Dashboard', 'My Contracts', 'My Open Invoices', 'My Settled Invoices', and 'My Transactions'. The main content area displays three summary cards: 'Total Outstanding (Excluding Interest)' with a shopping cart icon and value ₹11,45,202.00; 'Total Payments' with a rupee icon and value ₹0.00; and 'Total Contracts' with a group of people icon and value 3. The top right corner has a 'Log Out' button.

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

The screenshot shows the 'My Invoices (Outstanding)' page. The left sidebar is the same as the dashboard. The main content area has a header 'Invoices' and a sub-header 'My Invoices (Outstanding)'. Below this is a search bar with a 'Submit' button and a link to 'Fully Paid Invoice | Partial Paid Invoices | Download Excel | Pay Advance'. The main table lists 10 invoices with the following columns: Contract No, Invoice Number, Invoice Date, Due Date, Total Amount, Interest Rate, Interest Accumulated, Balance Due, and Action. The 'Action' column contains links for 'Pay Invoice' and 'Download'. At the bottom, there is a pagination bar showing 'Displaying 1 - 10 of 10' and 'Go to Page: 1'. A 'Contact Us' link is in the bottom left corner.

	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

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

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.:-



Transaction will be expired in 4 minutes 29 seconds.



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