



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-1041/2025

Dated: 30.07.2025

LETTER OF ACCEPTANCE

M/s Kaks & Bills Pvt. Ltd.

N-5, Kailash Colony,

New Delhi-110048

Tel. No. : 011-41645778

E-mail ID: kaksbillsprivatltd@gmail.com

Sub: Contract CPD-148: Property Development at Ground Floor of Indraprastha Metro Station of Line- 3 of Delhi Metro Network.

Ref:

- Your online tender submission on e-tendering portal for the subject work opened on 21.05.2025.
- Your unconditional acceptance to all the addendums and pre-bid clarifications for this tender up to the date of opening of bid.
- Online opening of the financial bids on 21.07.2025.

Dear Sir,

With reference to above, Letter of Acceptance (LOA) is hereby issued to you for Property Development at on Ground Floor at Indraprastha metro station of Line-3 measuring **752.00 Sqm** area. The brief details of the terms & conditions are reproduced as under:

- Your Quoted Lease Fee of **INR 1651 + applicable GST (Rupees One Thousand Six Hundred Fifty One only plus applicable GST) Per Sqm Per Month** has been accepted. The space will be leased to you for a period of **Fifteen (15) years** from the commencement date.
- Payment of **INR 87.56 Lakhs + applicable GST (Rupees Eighty Seven Lakh Fifty Six Thousand 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 1,48,98,624.00 (Rupees One Crore Forty Eight Lakh Ninety Eight Thousand Six Hundred 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 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".

Page 1 of 2

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

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 on as is where is basis at 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.
7. The quarterly recurring lease fee payable and security deposit shall be escalated @ 5% 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. **ED/PD-Tenders** of this organisation will be the Nodal officer for this Contract.
10. You are requested to contact the **ED/PD-Tenders** 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. The Bank Account details to deposit LOA payment are as under:

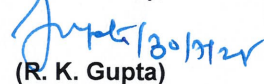
Name & address of Bank	ICICI Bank, 9A, Phelps Building, Connaught Place, New Delhi-110001
Account Name & no.	DMRC Ltd, PD cell A/c, 000705011546
Account Type	Current
IFSC code	ICIC0000007

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 **03.32.1786.01**.

Thanking you,

Encl.: Annexure-'A'

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.

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

Supriya
30/12/24

Step_2:- For New Registration:-

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

The screenshot displays the 'Welcome Customer Payment Portal' for the Delhi Metro Rail Corporation Limited (DMRC). The interface is split into two main sections. The left section, with a dark background, features the DMRC logo (a stylized 'D' inside a circle) and the text 'दिल्ली मेट्रो रेल कॉर्पोरेशन लिमिटेड' and 'Delhi Metro Rail Corporation Limited'. Below this is a photograph of a modern metro train. The right section, with a light background, is titled 'Registration' and indicates 'Step 1 of 3'. It contains two input fields: 'MOBILE NUMBER' and 'PAN NUMBER'. Below these fields is a large black button labeled 'Proceed'. At the bottom of the right section, there are links for 'Forgot Password' and 'Existing User? Login Here'. The footer of the page includes the logos for 'यूनियन बैंक ऑफ इंडिया' (Union Bank of India) and '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.

Super
30/12/22

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.

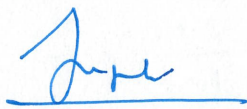
Proceed

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.


30/7/24

Step_3:- Login Details

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

Welcome to Customer Payment Portal

Login

USERNAME
8375066637

PASSWORD
.....

☐ Remember Me

Login

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

[Administrator Panel](#)

यूनियन बैंक Union Bank of India

John.
30/12/24

Step_4:-

At the Dashboard following details shall be displayed:

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

Dashboard
Home / Dashboard

Total Outstanding (Excluding Interest) | ₹11,45,202.00

Total Payments | ₹0.00

Total Contracts | 3

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

Invoices
Home / Invoices

My Invoices (Outstanding)

Fully Paid Invoice | Partial Paid Invoices | Download Excel | Pay Advance

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

Go to Page: 1

Display 10 records per page

June
30/2/24

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

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.

3/7/2019

3/7/2019

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	

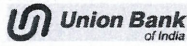
Customers has following options to make the payment.:-

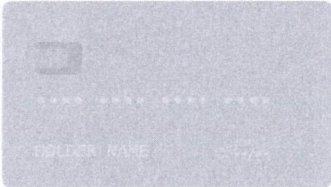


DELHI METRO RAIL CORPORATION

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 *	Payment Summary ② Name SURINDER TIN INDUSTRIES ✉ Email c*****9@gmail.com ☎ Contact Details *****637 📄 Qfix reference no. DHKSDHQCINIPV8 💰 Total amount ₹ 34400.00 Payment Breakup payment for SURINDER TIN INDUSTRIES ₹ 34400.00 Total TAX On order ₹ 0 Shipping Charges ₹ 0

Surinder

30/7/24