



दिल्ली मेट्रो रेल कॉर्पोरेशन लि०

DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)

(A JOINT VENTURE OF GOVT. OF INDIA AND GOVT. OF DELHI)

No. DMRC/20/III-1076/2025

Dated: 17.03.2026

LETTER OF ACCEPTANCE

M/s B. R. Chawla

106, L-4 Connaught Place,

Near Haldiram,

New Delhi - 110001

Tel. No. : 9811118324

E-mail ID: chawlabr27@gmail.com

Sub: Contract CPD-156: Property Development at Madhuban chowk (Pitampura) Metro station (Line-8) of Delhi Metro as Temporary Structure.

Ref:

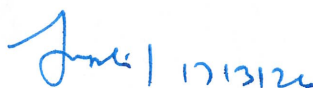
- Your online tender submission on e-tendering portal for the subject work on 20.02.2026.
- Your unconditional acceptance to the addendum (i.e. Addendum -1 to 5) and pre-bid clarifications for this tender up to the date of opening of bid.
- Online opening of the Technical & Financial bids on 20.02.2026.

Dear Sir,

With reference to above, Letter of Acceptance (LOA) is hereby issued to you for Property Development at Madhuban chowk (Pitampura) Metro station (Line-8) of Delhi Metro as Temporary Structure measuring **400 Sqm** area. The brief details of the terms & conditions are reproduced as under:

- Your quoted offer for Lease Fee of **INR 1602/- + applicable GST (Rupees One Thousand Six Hundred & Two plus applicable GST)** per sqm per month, for temporary structure as defined in RFP clause 2.1, has been accepted by Competent Authority of DMRC. The space will be leased to you for a period of **Fifteen (15) years** from the commencement date.
- 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) 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 76,89,600.00 (Rupees Seventy-Six Lakhs Eighty-Nine Thousand Six Hundred 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. **Alternatively**, at the option of the Lessee, the Security Deposit may be renewed every 2 years with a validity of 2 years for procedural simplicity (for illustration, Security Deposit furnished at the time of signing of Agreement may be equivalent of 2nd year Lease Fee, then prior to the start of the 3rd year, Security Deposit may be augmented to equivalent of 4th year Lease Fee and so on).

3. 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.
4. 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 03 (Three) months i.e. moratorium period, from the date of signing of the Lease Agreement or 90 days from the date of issue of LOA, whichever is earlier. In terms of Clause 4.6.2 of RFP "if the lessee starts operating the area/ part area before completion of 03 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".
5. 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 the Additional 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.
6. 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.
7. 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.
8. **Sr. DGM/PD** of this organisation will be the Nodal officer for this Contract.
9. You are requested to contact the **Sr. DGM/PD** immediately for further necessary action in this matter.
10. 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 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.
11. 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.
12. 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.



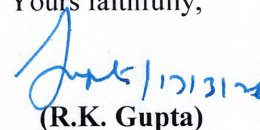
13. The Bank Account details to deposit LOA payment are as under:

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	ICIC00000007

14. 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 **09.24.0169.01**.

Thanking you,

Yours faithfully,


(R.K. Gupta)

Sr. General Manager/Contracts

For and on the behalf of Delhi Metro Rail Corporation Ltd.

N.O.O

- Copy to: Copy to **Sr. DGM/F/PD** and **DGM/PD** along with a copy of TC minutes and comparative statement for information and further necessary action please.
- **GM/Planning:** for information please.

