

NHSRCL(ST)/MA/AD/04/office space E&S/180/.2/OST-7882

02-02-2026

To,
Stalwart Realities,
10th Floor, 1003, Luxuria Business Hub,
Surat Dumas Road, Rundh,
Surat, Gujarat-395007

(Letter of Acceptance)

Subject: Furnished Office Space Requirement On Lease Basis under CPM/Electrical/Surat- In connection with Mumbai Ahmedabad High Speed Rail Corridor

References: i. Tender No. NHSRCL/ST/MA/04/ office space E&S/180/.2, CPPP Tender ID: 2025_NHSRC_260929_1 uploaded on CPPP dt. 29.12.2025
ii. Bid submission by Stalwart Realities (Bid no.:958137)

1. With reference to above, National High Speed Rail Corporation Ltd (NHSRCL) is pleased to notify that bid of the Firm (M/s Stalwart Realities) has been accepted by the Competent Authority. Brief details are tabulated below:

S.No.	Item Description	Total Carpet Area offered (in sq.ft.)	Carpet Area Rate (in Rs./sq.ft./month) (excluding GST)	Total value of Lease amount for four years with 5% escalation per year after completion of initial 1 year (excluding GST)
1	Hiring of furnished Office space on Lease Basis having carpet area of approx. 7500sq.ft (7250sqft to 7750sqft.) for a period of 4 years	7722	83.83	33481150.65

2. The Letter of Acceptance (LoA) is hereby issued to the Firm (M/s Stalwart Realities) for the Contract "Furnished Office Space Requirement on Lease Basis under CPM/Electrical/Surat- In connection with Mumbai Ahmedabad High Speed Rail Corridor" for office no. 405 to 411, 4th Floor, Stalwart Insignia, Opp. Happy Home Shantiniketan, Udhana-Magdalla Road, Vesu, Surat-395007.
3. The Firm shall make the proposed bare shell premises fully ready as per the Contract for possession and handover, including completion of all furnishing and interior works as per the scope of the contract, within three months (12 weeks) time from the date of the 'Letter of Acceptance' duly acknowledged by the firm.
4. Before the signing of the agreement, the Firm will be required to furnish the original copy of the Title Deed of the Property along with the proof of identity of the owner(s), along with the photograph(s). Original documents shall be returned after review by NHSRCL.
5. Firm shall be required to sign a Leave and License Agreement as per the form specified in Form of Tender (Appendix 27) of the Form of Tender (FOT) with such modifications as may be considered necessary at the time of finalization of the contract within a period of 12 Weeks from the date of issue of LoA with the designated authority in NHSRCL, in accordance with the provisions of the law

पंजीकृत कार्यालय: 5^{थी} से 7^{वीं} मंजिल, टॉवर-डी, वर्ल्ड ट्रेड सेंटर, नौरोजी नगर, नई दिल्ली - 110029

Registered Office: 5th to 7th Floors, Tower-D, World Trade Centre, Nauroji Nagar, New Delhi - 110029

-91-11-26700000/01 psm@nhsrcl.in

परियोजना कार्यालय: #1001-1006, दसवां तल, स्वास्तिक युनिवर्सल, भवन-ब, सेंट्रल मॉल के सामने, डुमस रोड, रूंदह, सूरत, गुजरात 395007

Project Office: #1001-1006, 10th Floor, Swastik Universal, Building-B, Opp. Central Mall, Dumas Road, Rundh, Surat, Gujarat 395007

CIN No. U60200DL2016GOI291002 -91-261-2209899, office.surat@nhsrcl.in

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applicable. The Agreement shall be signed initially for a period of four (04) years and extended further on the same terms and conditions as this, subject to the requirement and discretion of NHSRCL.

6. Payment of Lease rent shall commence from the date of actual possession of the hired property after handing over the fully furnished office space as per the NHSRCL requirement on a monthly basis, on the receipt of the monthly tax invoices from you.
7. Common area Maintenance Charges, Property Tax, Electricity Charges of the office premises, and any other applicable taxes, levies, duties, or surcharges imposed by the Government or local authorities, including GST on the monthly lease rent, shall be borne and paid by NHSRCL during the contract period. The Firm shall be responsible for the initial one (1) year preventive maintenance of all civil, electrical, mechanical, HVAC, fire-fighting systems, IT/telecom/CCTV wiring, furniture, fixtures, fittings, doors, windows, flooring and sanitary works. Additionally, all corrective maintenance of the office premises and building during the contract period shall be under the responsibility of the Firm. All maintenance shall be carried out within the stipulated time at no additional cost to the NHSRCL.
8. All other terms and conditions contained in the Tender No. NHSRCL/ST/MA/04/office space E&S/180/2 shall form an integral part of the Contract.
9. This letter shall with immediate effect create a legal and binding contract between NHSRCL & M/s Stalwart Realities, 10th Floor, 1003, Luxuria Business Hub, Surat Dumas Road, Rundh, Surat, Gujarat-395007 for the offered office space i.e. "office no. 405 to 411, 4th Floor, Stalwart Insignia, Opp. Happy Home Shantiniketan, Udhana-Magdalla Road, Vesu, Surat-395007" and shall have same force as that of the Contract Agreement till such time a formal agreement is signed.
10. The LoA is hereby being sent to you in duplicate. You are requested to return one copy to us duly acknowledged, signed and stamped on each page by the authorized signatory, within one week of receipt of the same as a token of your acceptance of the LoA.

For National High Speed Rail Corporation Ltd.

Bh
02/02/26

Dy.CPM/Electrical/NHSRCL/Surat



Signature Not Verified

Digitally signed by BALA
SUNDRAM
Date: 2026.02.02
14:18:22 IST
Location: eProcurement