

DM/MS/COR-OF/237

Dated: 11.09.2024

LETTER OF ACCEPTANCE

To,

M/s HDFC Bank Limited,

Address:
Infrastructure Department,
A-111, Sector-4,
Noida-201301, Uttar Pradesh.
Tel: +0120-4894445
Email: rajeevv.kumar@hdfcbank.com

(hereinafter termed as "Licensee")

(Kind Attention- Mr. Rajeev Kumar (Deputy Vice President-Infrastructure))

Name of Work: Bid No. DM/MS/COR-OF/237: Licensing of Commercial Spaces at Sahibabad, Guldhar and Duhai Stations of Delhi- Meerut RRTS Corridor.

Sub: Licensing of commercial space at Pocket D of Duhai RRTS Station.

Ref: -

- (a) Press Advertisement dated 18.04.2024.
- (b) Bidding Document No. DM/MS/COR-OF/237 dated 18.04.2024 including all A&Cs (04 in number).
- (c) Your Offer Bid submitted on 06.07.2024 in response to above and opened online on 09.07.2024.
- (d) Financial Bid opened online on 16.08.2024.

1. This is to notify you that your Bid dated **06.07.2024** for "**Pocket D of Duhai RRTS Station**" of "**Bid No. DM/MS/COR-OF/237: Licensing of Commercial Spaces at Sahibabad, Guldhar and Duhai Stations of Delhi- Meerut RRTS Corridor**" for the License Fee of **INR 646.00 (Rupees six hundred forty six only) per sqm/ per month plus GST as applicable** is hereby accepted by National Capital Region Transport Corporation Limited (NCRTC) for a **license period of 09 (Nine) years**.

The above license fee is excluding GST. GST as applicable shall also be paid by licensee along with license fee. The aforementioned license fee and any other charges shall be increased and escalated by 5% on compounding basis after completion of every one (01) year of license period (from 2nd year onward) as per clause 8.1.4 of GCC.



Bid No. DM/MS/COR-OF/237 (LOA) Page 1 of 3

Registered & Corporate Office:

गतिशक्ति भवन, आई.एन.ए., नई दिल्ली-110023

GatiShakti Bhawan, INA, New Delhi-110023

CIN: U60200DL2013GOI256716

Phone: +91-11-24666700

E-mail: contactus@ncrtc.in

2. The tentative area is being licensed to you on 'as is where basis'. Tentative area as per this LOA for the above Contract is **134.0 sqm** at the above mentioned station.
3. The Commencement date for the Licensed Premises shall start from the expiry date of the Fitment Period of **120 days** after handing over of Licensed space or date of start of commercial activities whichever is earlier.
4. There shall be a lock-in period of **03 (three) years** binding on both, the Licensor and the Licensee from the date of Completion of fitment period or start of commercial activity whichever is earlier as per Clause 6.2 of GCC.
5. You are also requested to furnish Interest Free Security Deposit/ Performance Security of **INR 10,38,768/- (i.e. equivalent to the annual (12 months) awarded License Fee for 1st year)** within **30 days of issue of this Letter of Acceptance**, in accordance with the Conditions of Contract. The modalities of submission of Interest Free Security Deposit/ Performance Security shall be as per clause 9 of GCC. In case, if Licensee fails to submit the aforesaid security deposit within 30 days' time period, then the same can also be submitted with penal interest as detailed in clause 9.2 of GCC.
6. **Sub- Licensing:** The Licensee shall be entitled to sub-license the built-up space with prior approval of NCRTC to any person or entity (the "Sub-Licensee") in accordance with clause 5.3 of GCC. Further sub-licensing by a Sub-Licensee is not permitted.

7. Stages of Activity:

Sl.	Stage of Activity	Time Period
1.	Payment of Interest Free Security Deposit/Performance Security to be deposited to NCRTC by the Successful Bidder / Licensee.	Within 30 days of date of issue of Letter of Acceptance
2.	Signing of License Agreement	Within 15 days from date of submission of Interest Free Security Deposit/Performance Security to NCRTC by the Successful Bidder/Licensee.
3.	Physical or actual handing over of Licensed commercial space at the station(s)	<ol style="list-style-type: none"> 1. Within 07 days from date of signing of License Agreement. 2. If the licensee makes the payments of Interest Free Security Deposit/Performance Security within first 30 days of issue of LOA, the licensed space must be taken over by licensee after execution of License Agreement and within 52 days of issue of LOA. 3. If the licensee makes Interest Free Security Deposit/Performance Security payment beyond 30 days and within 60 days of issue of LOA, i.e. with applicable interest, the licensed space must be taken over by licensee after execution of license agreement and within 82 days of issue of LOA.




4.	Payment of Advance Quarterly License Fee for 1st Quarter	Within 45 days of date of handing over of the bare commercial space at the respective space.
5.	Commencement of License Fee	Immediately after the completion of fitment period i.e. 120 days from the date of handing over of bare commercial space(s) or date of start of commercial activities whichever is earlier.

8. The terms and conditions of this Letter of Acceptance, Bid Documents (including General Conditions of Contract), all Addendum & Corrigendum issued and Draft License Agreement shall be binding between **NCRTC** and the **Licensee** till the formal License agreement is executed. The formal License Agreement shall be signed within **15 days** from the date of submission of Interest Free Security Deposit/Performance Security to NCRTC.
9. You are requested to return a duplicate of this letter of acceptance as an acknowledgement.

Yours faithfully,

For & on behalf of
National Capital Region Transport Corporation Limited


[Signature]
11/09/2024

(Sunil Bhasker)
Group General Manager/Procurement