



JAIPUR METRO

JAIPUR METRO RAIL CORPORATION LIMITED

(A Government of Rajasthan Undertaking)

2nd Floor RSIC Wing, Udyog Bhawan, Tilak Marg, C-Scheme, Jaipur-302005

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आजादी का
अमृत महोत्सव

F1(R-229)/ JMRC/DC/revenue/Punjab Agri/2023-24/3437 Date 13 SEP 2023

To,
General Manager,
Punjab Agri Export Corporation Limited
Plot No. 2A, Sector 28A
Madhya Marg, Chandigarh
160 002

Letter of Acceptance

Sub.: Allotment of retail spaces for installation of Juice-cum-Snacks Bar.

Ref.:

1. Policy for entering into Lease/ License/Concession Agreement with Government entities, PSUs and Autonomous Government Bodies etc Circular no. 01/ 2023-24
2. Your letter no. PAGREXCO/CHD/2023 Dt. 22.08.2023.

Dear Sir/Madam,

With reference to the above, the Letter of Acceptance (LoA) is hereby issued to you for "installation of Juice-cum-Snacks Bar at Metro Stations of JMRC (Jaipur Metro)" at following retail spaces:-

S. N	Metro Station	Area# (Sq.m.)	Retail space Code	Lease rent (Rs.) per sqm Per month (Ex. GST)	Lease rent (Rs.) Per month* First year of the Lease period (Ex. GST)
1	Mansarovar	9.00	RPMS-01	1200.00/-	10800/-
2	Mansarovar	5.24	RSMS-02	1202.29/-	6300/-
3	Railway Station	4.76	RSRS-03	1260.50/-	6000/-
4	Railway Station	9.00	RPRS-01	1255.56/-	11300/-
5	Sindhi Camp	9.00	RPSC-01	2388.89/-	21500/-
6	Sindhi Camp	6.04	RSSC-02	2400.66/-	14500/-
7	Sindhi Camp	9.00	RPSC-02	2388.89/-	21500/-

The Leased area is tentative and actual leased area shall be finalized after a joint visit before signing of the lease agreement.

* Monthly lease rent shall be compounded annually @ 6%. GST or any other taxes etc., as applicable, shall be payable extra by the lessee.

Further, in accordance with the Policy for entering into Lease/ License/Concession Agreement with Government entities, PSUs and Autonomous Government Bodies etc, you are requested to comply the following before signing the Lease Agreement:-

- I. You are requested to submit a copy of this LoA duly accepted unconditionally, sealed and signed within 10 days from issuance of LoA i.e. by 23/09/2023 as per procedure mentioned in Point No. IV (6) of Policy Document.

- II. Execute a Lease Agreement on a non-judicial stamp paper of appropriate value as per Stamp Act/Respective Act, applicable at the time of execution or registration as per the format provided in Annexure-D of Policy Document within 30 days from issuance of LoA i.e. by 13/10/2023.
- III. You are requested to submit Performance Security Deposit equal to 6 (Six) months of accepted Monthly Lease rent of each Retail Space applicable for the first year of lease period in the form of DD/ Banker's Cheque of scheduled bank drawn in favour of Jaipur Metro Rail Corporation, payable at Jaipur within 10 days from issuance of LoA i.e. by 23/09/2023. A separate DD/ Banker's Cheque against Performance Security would be required for each Retail Space.
- IV. You are requested to deposit the first quarterly installment of Advance Lease Rent for each Retail Space i.e. amount equivalent to 03 months approved lease rent for first year + Applicable GST within 15 days of the demand/invoice, after signing of the Lease Agreement.
- V. Subsequent to issue of this LoA and before signing of the leased agreement & issuance of the Notice To Proceed (NTP), a joint measurement of the retail space, by Lessee and JMRC representatives, shall be carried out to measure the actual area to be leased. Accordingly, the monthly payable lease rent shall be calculated on pro-rata basis.
- VI. You are requested to submit the preliminary plan of deployment of each Retail Space as per scope of Lease, immediately after issuance of LoA but latest within 40 days of issuance of LoA. In the plan, lessee shall inter-alia submit details of development of Leased space, size and type of activity to be carried out there along with necessary and relevant details.
- VII. Lease rent/license fees/any other charges against the invoices issued by JMRC is required to be deposited in JMRC's bank account as mentioned below:

Bank Name	State Bank Of India
Name of Account	Jaipur Metro Rail Corporation Limited
Bank Account Number	61208185606
IFSC Code	SBIN0031031
Branch	Secretariat Branch, Jaipur

- VIII. You are requested to submit one copy of RFP No. "F.1 (R- 198)/JMRC/DC/Retail/Street/2021-22/09 Dated: 11/02/2022" (enclosed) duly sealed and signed by the Authorized Signatory.

All the terms and conditions and procedure except EMD/ Bid Security and Performance Security shall be applicable of the last approved Bid Document for Leasing out the Retail space of Cat-A (RFP No. F.1 (R-198)/JMRC/DC/Retail/Street/2021-22/09 Dated: 11/02/2022) available on JMRC's official website and amendments thereto through the Open Tender, as made by JMRC and shall part of the agreement.

Encl.: As above


 [Sanjay Bansal]
Executive Director (Corp. Affairs)

Copy to: 3438-3441 Dt. 13/09/23

1. PS to MD, JMRC
2. Director (O&S)/ Director (CA)/ Director (Finance), JMRC (Through e-mail)
3. JE (IT Cell) JMRC for uploading on SPPP and JMRC Portal.
4. Notice Board, JMRC


Joint General Manager (Revenue)