



दिल्ली मेट्रो रेल कॉर्पोरेशन लि० DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

CIN : U74899 DL 1995 GOI 068150

DMRC/PD/CPD-26R/MN/2022-23/199

Date: 28.11.2022

To,

M/s Best View Infracon Limited,
201-212, 2nd Floor, Splendor Forum,
Jasola District Centre,
New Delhi - 110025

Sub: PD area at Malviya Nagar (Plot) Metro Station (CPD-26R) .

Ref: (i) Lease Agreement (CPD-26R) dated: 29.06.2017.

(ii) Your office letter & mail dated: 06.05.2020, 20.05.2020 etc.

(iii) This office letter dated: 08.06.2020, 12.08.2022 etc.

(iv) Meetings with you held on 15.09.2022 & 02.11.2022.

With reference to your office letters referred (ii) above, wherein you have requested for allotment of additional FAR/area of Parking plot at Malviya Nagar Metro Station. In this regard, in-principle approval had been granted by DMRC on 08.06.2020 (ref-iii, above). Further vide this office letter dated 12.08.2022, you had been informed about permanent allotment of land to DMRC and you were directed for preparation of drawings. It was also conveyed to you that terms & conditions & due payment shall be conveyed to you shortly.

The terms & conditions for allotment of 3683 Sqm plot is as under:-

- (i) The said land plot having area of 3683 sqm fall in the **No Construction Zone** due to underground metro station, so lessee shall use only FAR of additional land plot as per MPD subject to the approval from DMRC & concerned statutory authorities.
- (ii) Lessee shall have to pay following payments for the additional FAR of the Plot of 3683 sqm within 30 days of issue of this letter: -
 - a. Additional Upfront of Rs. 22,98,73,640/- including GST.
 - b. Additional Security Deposit of Rs 1,12,43,462/- (Equivalent to one year lease fee).
- (iii) Recurring payment (as per agreement dated 29.06.2017) for additional FAR shall be charged after 1 year 6 months from the date of approval by DMRC or operation of upper floor (of additional FAR), whichever is earlier.
- (iv) Lessee has to submit the copy of approval of revised drawings of additional FAR immediately after getting approval from statutory authority.

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- (v) The allotment shall be co-terminus with the Lease Agreement dated 29.06.2017.
- (vi) DMRC commuters parking shall not be hampered and shall remain with DMRC parking contract with separate entry and boundaries. The DMRC commuters parking shall be operated by DMRC as being done presently.
- (vii) As existing underground Malviya Nagar Metro Station & related operational services over it i.e. Entry/Exit structure, shaft, commuter parking, sulabh (Toilet) etc. are on this plot hence, lessee is allowed to do modification/alteration in the plot only with prior approval of DMRC and ensuring that existing operation activities shall not be hampered in anyway.
- (viii) The land shall be developed, maintained and upkept by Lessee at their own cost. DMRC parking contractor will maintain & operate parking as being done.
- (ix) Lessee has to provide space for commuter parking i.e 1223 sqm where presently parking is operational.
- (x) Escalation, Taxes & all other terms and conditions of Lease Agreement dated 29.06.2017 shall be applicable to this area also.

This is with the approval of the Competent Authority.

Yours Sincerely,


28/11/2022

(Balwinder Kaur)
Sr. DGM/PD

Copy to:- Advisor Arch.
CGM/Civil/O&M
GM/Operation
GM/PD – I
GM/F/Project

} - For kind information please.