

DM/MS/COR-OF/229

Dated: 25.01.2024

LETTER OF ACCEPTANCE

To,

M/s Crest Digital Private Limited,

Address:

Plot No.278, Building A Square,

1st Floor, Udyog Vihar Ph-2,

Gurugram, Haryana-122017.

Tel: +91-124-4243345

Email: vinay.kumar@crestdigital.com , info@crestdigital.com

(hereinafter termed as "Licensee")

(Kind Attention- Mr. Vinay Kumar (VP-Corporate Sales & Acquisition))

Sub: Bid No. DM/MS/COR-OF/229: Licensing of Space for In-building Solutions (IBS) for Providing Shared Mobile (Cellular) Coverage (2G/3G/4G/5G) in Tunnels Section and Underground Stations of Section-1 Anand Vihar station And Section-2 Meerut Central, Bhisali and Begumpul stations Along with RRTS Tunnels associated with each section(s) on either side with them upto ramp In the section of Delhi-Ghaziabad-Meerut corridor of RRTS Network.

Ref: -

- Press Advertisement dated 25.08.2023.
- Bidding Document No. DM/MS/COR-OF/229 dated 25.08.2023 including all A&Cs (03 in number).
- Your Offer Bid submitted on 23.10.2023 in response to above and opened online on 25.10.2023.
- Post Bid queries (Shortfall documents) dated 02.11.2023 raised through CPP Portal.
- Your Post Bid Replies downloaded from CPP Portal on 24.11.2023.
- Financial Bid opened online on 29.12.2023.

- This is to notify you that your Bid dated **23.10.2023** for "**Bid No. DM/MS/COR-OF/229:** Licensing of Space for In-building Solutions (IBS) for Providing Shared Mobile (Cellular) Coverage (2G/3G/4G/5G) in Tunnels Section and Underground Stations of Section-1 Anand Vihar station And Section-2 Meerut Central, Bhisali and Begumpul stations Along with RRTS Tunnels associated with each section(s) on either side with them upto ramp In the section of Delhi-Ghaziabad-Meerut



Bid No. DM/MS/COR-OF/229 (LOA) Page 1 of 4

corridor of RRTS Network” for the License Fee of **INR 21,000/- plus GST as applicable** (Indian Rupees Twenty One Thousand) **per sqm/ per month** (i.e. License Fee for Section-1 (Anand Vihar)) and **INR 11,000/- plus GST as applicable** (Indian Rupees Eleven Thousand) **per sqm/ per month** (i.e. License Fee for Section-2 (Meerut Central, Bhaisali and Begumpul stations)) is hereby accepted by National Capital Region Transport Corporation Limited (NCRTC) for a **license period of 9 (Nine) years**.

The “Other Monthly Charges”, “Variable Charges”, “One Time Lump Sum Charges (Non-Refundable)” and “Interest free Deposits (Refundable)” as defined in General Condition of Contract (**attached herewith as Annexure-1**) alongwith GST and other Taxes, as applicable from time to time, shall also be borne by the Licensee, in addition to the license fee for **9 (Nine) Years License Period**. The work shall be carried out as per the scope of work specified in Part II section 6 of Bidding documents and payment shall be made by the Licensee in accordance with Price Bid and Annexure-1.

2. In pursuant to the bidding process, as per terms and conditions set out in bid document and considering any addendum /corrigendum issued in the said bid, NCRTC agrees to provide space at 4 (four) Underground RRTS Stations of Section-1 and Section-2 respectively.
3. Details of station wise licensed space are as under:

Section-1

S. No.	Station	Area (SQM)	License fee Per month/station in INR
1.	Anand Vihar Station	15.0	21000/ +GST as applicable

Section-2

S. No.	Station	Area (SQM)	License fee Per month/Station in INR
1.	Meerut Central Station	15.0	11000/ +GST as applicable
2.	Bhaisali Station	15.0	11000/ +GST as applicable
3.	Begumpul Station	15.0	11000/ +GST as applicable

The above license fee is excluding GST. GST as applicable shall also be paid by licensee i.e. **M/s Crest Digital Private Limited** along with license fee. The above license fee shall be escalated & increased by 5% (five percent) per annum on a compounding basis after completion of every one year of the license period.

4. The tentative area is being licensed to you on ‘as is where basis’. Tentative area as per this LOA for the above Contract is 15.0 sqm at each of the above mentioned stations.



5. The Commencement Date for a station shall be the expiry date of the Fitment Period of **150 days** or the actual date of ROD of a respective station, whichever is later, subsequent to issue of Letter of Acceptance.
6. There shall be a lock-in period of **02 (Two) years** from the commencement date of the License period of the Licensee as per Clause 6.2 of GCC.
7. You are also requested to furnish Interest Free Security Deposit/ Performance Security of **INR 97,20,000/- (i.e. equivalent to the annual (12 months) awarded License Fee for 1st year)** within **28 days of issue of this Letter of Acceptance**, in accordance with the Conditions of Contract, using for that purpose the Performance Security Form included in Section 8 (Contract Forms) of the Bidding Document. In case of Bank Guarantee, licensee shall furnish the said BG as per clause no. 8. of GCC and Addendum 02.

8. Stages of Activity:



S. No.	Stage of Activity	Time Period
i	Submission of Interest Free Security Deposit / Performance Security to NCRTC by the Selected Bidder	Within 28 days of issue of Letter of Acceptance
ii	Handing over of Space at stations for IBS to Selected Bidder	Within 10 days of submitting of acceptable performance security and making all the due payments for Non-Refundable One Time Lump-Sum Charges, Refundable Interest Free Electrical Consumption, mentioned herein for the section-1 and section-2.
iii	Duration of License Period	9 Years from the commencement date of License fee of the last section out of Section-1 or Section-2.
iv	Signing of License Agreement	The License Agreement shall be Signed within 60 days after the date of issue of the Letter of Acceptance and after submission of Security Deposit/ Performance Security.
v	Commencement Date of License Fee	License Fee shall commence immediately after the expiry of fitment period of 150 days from handing over of section(s) or Revenue Operation Date (ROD) of a particular section whichever is later. The commencement of License fees of a particular section shall depend on expiry of fitment period or Revenue Operation Date (ROD) for that particular section.
vi	Payment of FIRST QUARTERLY Advance License Fee to NCRTC by Licensee.	Before expiry of fitment period or Revenue Operation Date (ROD) of the particular section, whichever is later.



9. The terms and conditions of this Letter of Acceptance, Bid Document (including General Conditions of Contract), Addendum & Corrigendum issued and Draft License Agreement shall be binding between **NCRTC** and the **Licensee** i.e. **M/s Crest Digital Private Limited** till the formal License agreement is executed. The formal License Agreement shall be Signed within **60 (Sixty) days** after the date of issue of the Letter of Acceptance and after submission of Security Deposit/ Performance Security.
10. 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


25.01.2024

(Navneet Kaushik)
Director/Systems & Operations

Enclosure: Annexure-1 (Contains 04 pages)

ANNEXURE-1 TO Letter of Acceptance of Bid No. DM/MS/COR-OF/229

Table-1 (Section-1)

S.No	Item	Rate
Monthly Recurring Charges:		
1.	License Fee for Space for GSM room at Anand Vihar station (minimum chargeable area of 15 sqm, however extra space for GSM room if required, can be made available subject to feasibility and availability)	Rs. 21,000/- per sqm/month + GST as applicable (As accepted)
2	License Fee for additional space for utilities/microwave tower (Will be charged for minimum 1 sqm area at each location)	On pro rata basis as per S.No 1 above.
3.	License Fee for Spaces on Cable Tray (Station & Tunnel) and for Indoor Antenna/Repeater	Rs.5700/- per month +GST
4.	Maintenance charges for Space including Supervision Charges for tunnel entry. (Entry in tunnel will be restricted to availability of power block in the section.)	Rs.2230/- per month +GST
5	Other maintenance charges (OMC) on space at station	Rs.70/- per sqm/month +GST (Total area to be charged as licensed at S.No 1 and S.No 2)
6	Fan cooling unit (FCU) charges	Rs.520/-per TR/month of installed Tonnage Rating(TR) + GST
7	Electrical Installation Charges including substation lease rent.	Rs.275/- per KVA/month + GST

Table-2 (Section-1)

Variable Charges: Third Party Dependent (DERC)		
1.	Air-Conditioning Charges	[Total 2TR installed in GSM room X 0.75 (Working TR) X 1.494] KVA X 24 hrs X (Number of Days in particular month) X (Unit charges as per concerned DISCOM)}
2.	Air-Conditioning Maintenance Charges i.e. Operation and Maintenance charges for high end installations at stations.	20% of Air-Conditioning Charges as of S.No 1.



ANNEXURE-1 TO Letter of Acceptance of Bid No. DM/MS/COR-OF/229

3.	Energy consumption charges (Energy consumption as per installed Energy Meter) with TOD energy metre	Rate of electricity for temporary or permanent electrical connection shall be charged as per concerned DISCOM prevalent tariff orders issued by DERC
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Table-3 (Section-1)

One Time Lump-Sum Charges: Non-Refundable		
1.	One time fixed charges for installation of FCU with all associated item	Rs 1,14,000/- per TR + GST
2.	One time electrical supervision charges per energy meter	Rs.10000/- per energy meter + GST
3.	One time charges for Clamp of LCX cable in Tunnels	Rs.475/- per running meter + GST (Total length of tunnel to be charged is 9 km. including up and down line)

Table-4 (Section-1)

Deposits: Interest Free refundable		
1.	Interest Free Electrical Consumption Deposit	Rs.5000/- per KVA



ANNEXURE-1 TO Letter of Acceptance of Bid No. DM/MS/COR-OF/229

For section-2

Table-5 (Section-2)

S.No	Item	Rate
Monthly Recurring Charges:		
1.	License Fee for Space for GSM room at : Meerut Central, Bhisali and Begumpul stations (minimum chargeable area of 15 sqm per station , however extra space for GSM room if required, can be made available subject to feasibility and availability)	Rs. 11,000/- per sqm/month + GST as applicable (As accepted)
2	License Fee for additional space for utilities/microwave tower (Will be charged for minimum 1 sqm area at each location)	On pro rata basis as per S. No 1 above.
3.	License Fee for Spaces on Cable Tray (Station & Tunnel) and for Indoor Antenna/Repeater	Rs.17,100/- per month +GST
4.	Maintenance charges for Space including Supervision Charges for tunnel entry. (Entry in tunnel will be restricted to availability of power block in the section.)	Rs.6,690/- per month +GST
5	Other maintenance charges (OMC) on space at station	Rs.70/- per sqm per month +GST (Total area to be charged as licensed at S.No 1 and S.No 2)
6	Fan cooling unit (FCU) charges	Rs.520/-per TR/month of installed Tonnage Rating(TR) + GST (Tonnage rating shall be the sum of tonnage ratings of all three stations)
7	Electrical Installation Charges including substation lease rent.	Rs.275/- per KVA/month + GST

Table-6 (Section-2)

Variable Charges: Third Party Dependent (DERC)		
1.	Air-Conditioning Charges	[Total 2TR installed in GSM room X 0.75 (Working TR) X 1.494] KVA X 24 hrs X (Number of Days in particular month) X (Unit charges as per concerned DISCOM)}
2.	Air-Conditioning Maintenance Charges i.e. Operation and Maintenance charges for high end installations at stations.	20% of Air-Conditioning Charges as of S.No 1.



ANNEXURE-1 TO Letter of Acceptance of Bid No. DM/MS/COR-OF/229

3.	Energy consumption charges (Energy consumption as per installed Energy Meter) with TOD energy metre	Rate of electricity for temporary or permanent electrical connection shall be charged as per concerned DISCOM prevalent tariff orders issued by DERC/UPERC
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Table-7 (Section-2)

One Time Lump-Sum Charges: Non-Refundable		
1.	One time fixed charges for installation of FCU with all associated item	Rs 1,14,000/- per TR + GST
2.	One time electrical supervision charges per energy meter	Rs.10000/- per energy meter + GST (one Energy meter per station for three stations)
3.	One time charges for Clamp of LCX cable in Tunnels	Rs.475/- per running meter + GST (Total length of tunnel to be charged is 15 km. including up and down line)

Table-8 (Section-2)

Deposits: Interest Free refundable		
1.	Interest Free Electrical Consumption Deposit	Rs.5000/- per KVA



[Handwritten Signature]
25/01/2024