



JAIPUR METRO

JAIPUR METRO RAIL CORPORATION LIMITED
(A Govt. of Rajasthan Undertaking)

Office: 2nd Floor, Wing-A, Admin Building, Metro Depot,
Brighu Path, Mansarovar, Jaipur-302020

Website: www.jaipurmetrorail.in, Email: edca@jaipurmetrorail.in



No.:- F.1 (R-309)/JMRC/DC/Rev/PD_NAMT_South/2024-25/5339

date **10 7 JAN 2026**
(Through email/post)

To,
Consortium of Gemistan Private Limited (Lead member) and
M/s Rambhajo's (Other Member), Jaipur
A-231, Som-Path Nehru Nagar,
Panipech, Jaipur- 302016, Rajasthan

Kind Attention: Sh. Jitendra Singh Tanwar (M. 9982660171)

E-mail: tanwarjs2000@gmail.com

LETTER OF AWARD

Subject :	Property Development of Parking Land at New Aatish Market Metro Station of JMRC Gate No.-2 (South Side)
Reference: 1	Bid against RFP No. F.1 (R-309)/JMRC/DC/Rev/PD_NAMT_South/2024-25/20 Dated: 15.10.2025
2	Tender UBN - JMR2526SLOB00099
3	Tender E-bid Id : 2025_JMRC_507727_1

Dear Sir,

With reference to the subject cited above, we are pleased to inform you that you have been adjudged as **successful bidder (H1 Rank)** against the above referred RFP.

Accordingly, Letter of Award (LoA) is hereby issued to you for "Property Development of Parking Land at New Aatish Market Metro Station of JMRC Gate No.-2 (South Side)" with following Terms and Conditions:

1. Your bid quoted at **Rs. 3,01,25,304/- (Rupees Three Crores One Lakh Twenty Five Thousand Three Hundred & Four only)** excluding applicable GST is accepted by the competent authority as an approved "Annual Lease Premium" for 1st year of operation (Post Moratorium) for a Lease period of **60 years** from the commencement date (i.e. the date of signing of the lease agreement).
2. **As per clause 1.5 (6) of the RFP document**, you are requested to execute the Lease agreement as prescribed in the RFP document within 2 (Two) months from issuance of this Letter of Award (LoA) (i.e. **upto 06.03.2026**).
3. Following compliances are to be ensured before signing of Lease agreement:
 - a. **As per clause 3.2.8 of RFP document**, a copy of this LoA duly accepted unconditionally, sealed and signed may be submitted within **20 (Twenty) days** of issuance of this LoA. (i.e. **upto 27.01.2026**)
 - b. **As per clause 4.1 of RFP document**, an interest free, irrevocable and unconditional Performance Security of an amount equivalent to the accepted annual lease premium i.e. **Rs. 3,01,25,304/- (Rupees Three Crores One Lakh Twenty Five Thousand Three Hundred & Four only)** shall be deposited within 45 (Forty-Five) days from the date of issuance of Letter of Award (LoA) (i.e. **upto 20.02.2026**).
 - c. **As per clause 4.4.2 of RFP document**, you are requested to deposit the Upfront Lease Premium as mentioned below:



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(i) **Onetime payment:** Either Rs 7,75,00,000 (Rupees Seven Crores Seventy-Five Lakhs Only) + applicable GST to JMRC within 45 (Forty-Five) days from the date of issuance of Letter of Award (LoA), if paid one time.

Or

(ii) **Staggered in 2 (Two) installments:**

a. Rs. 3,87,50,000 (Rupees Three Crores Eighty-Seven Lacs and Fifty Thousand only) + GST as applicable as 1st installment within 45 (Forty-Five) days from the date of issuance of Letter of Award (LoA).

and

b. The 2nd installment to be paid with an interest @10.5% (Ten point Five Percent) on the remaining Upfront Lease Premium within 1 (one) year from the signing of Lease Agreement.

d. **As per clause 4.2** of RFP document, the success fee is to be paid to M/s Jones Lang LaSalle Property Consultants (India) Pvt. Ltd, the Transaction Advisor to JMRC.

4. Till the time, a formal Lease Agreement is signed, all the terms of RFP document shall be binding and this Letter of Award (LoA) will constitute a binding contract between you and JMRC.

5. **Executive Director (Corp. Affairs)** of this organization will be the nodal officer for this contract.

6. The courts at Jaipur shall have exclusive jurisdiction over any disputes arising out of or in context of this LOA.

7. For electronic payment (RTGS), please find the details of Bank account of JMRC as under:-

Bank Name	Account no.	Branch Name	IFSC code
State Bank of India	61208185606 Jaipur Metro Rail Corp. Ltd.	Secretariat Branch, Jaipur	SBIN0031031

Thanking you,

Executive Director (Corporate Affairs)

Copy to :(Through email) 5340-5346 07 JAN 2026

1. PS to CMD, JMRC
2. Director (CA)/Director (Fin.)/Director (O&S)/Director (Project), JMRC
3. ED(Traction and E&M), JMRC
4. GM (Fin.)/ GM (Civil)/GM (OP), JMRC.
5. M/s JLL Property Consultants India Pvt. Ltd.(Transaction Advisors of JMRC)
6. Guard File