## NOTICE INVITING BID

2.0 **Notice Inviting Bids**

2.1 The PD Area at the Project Site are proposed to be given on lease basis through this bidding process on "as is where is basis" as demarcated in the plans placed as Annexure – 6 of this document and are in form of built up areas for retail and commercial spaces, details of which are given below.

| PD Area | Floor | Code | Built up Area in Sqm |
|---|---|---|---|
| 1 | Concourse Level | C-2 | 590 |
| | Total | | 590 |

(Hereinafter individually referred to as "**Leased Space(s)**" or "Leased Area")

2.2 DMRC invites sealed Bids from suitable participants who may be a sole proprietorship firm or a partnership firm or a body corporate incorporated and registered in India under the Companies Act, 1956 /2013, duly registered under the law applicable to such company, either individually or in Joint Venture/Consortium under an existing agreement (the "**Bidders**", which expression shall, unless repugnant to the context, include the members of the Consortium) for selection of Lessee(s) to grant rights under the Lease Agreement for the commercial utilization of the Lease Space(s) for various purposes, except banned list of usages as detailed in Annexure-9.

2.3 **Deemed Knowledge and Disclaimer**:-

2.3.1 DMRC shall receive Bids pursuant to this RFP document, in accordance with the terms set forth herein as modified, altered, amended and clarified from time to time by DMRC. Bidders shall submit bids in accordance with such terms on or before the Proposal Due Date. The participating Bidders are expected to visit the Project Site to examine its precincts and the surroundings at the Bidder's own expenses and ascertain on its own responsibility, information, technical data, traffic data, market study, etc. including actual condition of existing services.

2.3.2 The Bidder shall be deemed to have inspected the Project Site and be aware of the existing buildings, constructions, structures, installations etc., if any existing in the Leased Space(s) and shall not claim for any change on the Project Site after submitting its Bid. The Bidder hereby admits, agrees and acknowledges that DMRC has not made any representation to the Bidder or given any warranty of any nature whatsoever in respect of the Project Site including in respect of its usefulness, utility etc. or the fulfillment of criteria or conditions for obtaining Applicable Permits by the Bidder for implementing the Project.

2.3.3 The Bidder shall be fully and exclusively responsible for, and shall bear the financial, technical, commercial, legal and other risks in relation to the development of the assets regardless of whatever risks, contingencies, circumstances and/or hazards may be encountered (foreseen or unforeseen) including underground utilities and notwithstanding any change(s) in any of such risks, contingencies, circumstances and/or hazards on exceptional grounds or otherwise and whether foreseen or unforeseen and the Bidder shall not have any right whether express or implied to bring any claim against, or to recover any compensation or other amount from DMRC in respect of the Project other than for those matters in respect of which express provision is made in the Lease Agreement.

2.4 **Salient features of Bidding Process:**

a) DMRC has adopted a two packet bidding process for declaration of a Selected Bidder for each schedule to grant rights under the Lease Agreement for the Leased Space.
b) The details of bidding process are provided in Section 3.
c) Schedule of bidding process for RFP :

| | |
|---|---|
| Start of sale of RFP Document to Bidders | From 06.10.2015 to 25.11.2015 (upto 11:00 hrs.) on e-tendering website www.tenderwizard.com/DMRC |
| Cost of RFP Bid Document (Non-refundable) | INR 21,000/- (inclusive of 5% DVAT) Non-Refundable<br>(Demand Draft /Banker's cheque) in favour of "Delhi Metro Rail Corporation Ltd" payable at New Delhi.)<br>Cost of tender documents i.e, D.D./Banker's cheque, in original, shall be accepted only upto 15:00 hours on 25.11.2015 in the office of Chief Engineer/Property Development, Delhi Metro Rail Corporation Limited at 25 Ashoka Road, New Delhi-110001. |
| Pre-Bid Conference | 02.11.2015 at 1130 hrs |
| Last date of receiving queries | 05.11.2015 (Queries from bidders after due date shall not be acknowledged) |
| DMRC's response to queries by | 16.11.2015 |
| Date & Time of Submission of RFP Bids | 26.11.2015 upto 15:30 Hrs. |

| | |
|---|---|
| online **(Proposal Due Date)** | |
| Date & Time of Opening of RFP Bids online | 26.11.2015 @ 15:35 Hrs. |
| Authority and place for submission of RFP Bid Document cost and seeking clarifications | **Chief Engineer/Property Development,**<br>Delhi Metro Rail Corporation,<br>25, Ashoka Road, Near Patel Chowk Metro Station, New Delhi –110 001. |

d) Schedule of Various Stages: The Selected Bidder shall follow the following time lines:

| Stage of Activity | Time Period |
|---|---|
| Payment of Upfront Fee and Security Deposit to DMRC. | Within 30 days of issue of Letter of Acceptance |
| Signing of Lease Agreement | Within 7 days after payment of Upfront Fee and Security Deposit. |
| Payment of Advance Lease Fee for 1st Quarter to DMRC by Lessee. | Within 7 days after end of moratorium period i.e. **nine months** after signing of the Lease Agreement without consideration of any interest. Delay in payment of advance lease fee shall attract interest @ 20% per annum on outstanding balance on due date |