

DELHI METRO RAIL CORPORATION LIMITED

NIT No. 018/2015

Dated: 22.10.2015

Tender for Licensing of Commercial Spaces at Janpath Metro Station on "as is where is basis" for a period of 15 yrs

- 1.1 Janpath Metro Station is the part of the Delhi Metro Line-6 and is also known as Violet Line. It is an underground metro station of Delhi MRTS. The station is situated on Janpath lane which is famous for marketing and is in close proximity to Connaught Place, ITO, DariyaGanj, PaharGanj, etc. which is easily accessible by roads, Metro Trains, Trains, etc. from whole Delhi. Apart from operating facilities for commuters, the Station has retail spaces as follows:
- a) Janpath_1: 216 Sqm at Gate No. 3 of Janpath Metro Station as detailed in Annexure-1.
b) Janpath_2: 187 Sqm at Gate No. 4 of Janpath Metro Station as detailed in Annexure-1.
The specified spaces have captive commuter base and shall present a unique opportunity for retail players.
- 1.2 DMRC invites Bids (through e-tendering process) from suitable participants who may be a registered sole proprietorship firm, a partnership firm or a company having registered office in India or a combination of above in the form of Joint Venture (JV) or Consortium, etc. for selection of Licensee(s) to grant Licensing Rights of Commercial Spaces at Janpath Metro Station in 2 (two) Schedules on "as is where is basis" for its commercial utilization except banned list of usages as detailed in Annexure-II.
- 1.3 DMRC shall receive Bids (e-tender) pursuant to this Bid 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 date specified in this document. The Bidders are advised to visit the site and familiarise themselves with the proposed arrangements and all activities necessary in this regard.
- 1.4 Salient features of Bidding Process:
- a) DMRC has adopted a two packet Bidding Process to select suitable highest Bidder(s) to grant Licensing Rights of commercial spaces at Janpath Metro Station as per bidding schedule.
- b) For participation in e-tendering process, the Bidder(s) has to be registered on DMRC's e-tendering portal www.tenderwizard.com/DMRC. On registration they will be provided with a User ID and a password enabling them to submit their Bids online using Digital System Certificate (DSC) and can witness various activities of the process. The authorized signatory of intending Bidder, as per Power of Attorney (POA), must have valid class-III digital signature. The Bid Document can only be downloaded or uploaded using Class-III digital signature of the authorized signatory. If needed prospective bidder can be imparted training on "online tendering process".
- c) The bidder may participate in one or more schedules. The Bidder(s) shall submit bid security of **Rs. 5,00,000/- (Rupees Five lakh)** for each bidding schedule for which the Bidder is bidding along with the Bid Document. The mode of payment for bid security shall be made in the form of a Demand Draft/ Pay Order drawn on any Indian Scheduled bank/ Indian Branch of foreign bank in favour of "Delhi Metro Rail Corporation Ltd" payable at New Delhi.
- d) The bidder shall specify details of Bid Security in Bid Form (Annexure-3) for corresponding Schedule for which the bid security is being submitted. The Bid shall be summarily rejected if it is not accompanied with appropriate bid security for that particular schedule. The bid security of the selected Bidder shall be adjusted against the Interest Free Security Deposit/ Performance Security. The bid security of unsuccessful bidders shall be refunded after award of contract to

Successful Bidder, without considering any interest, thereof. If the selected bidder withdraws his bid at any stage, his Bid Security amount shall be forfeited in favour of DMRC.

e) Schedule of Bidding Process:

Sale of Application Form	22.10.2015- 18.11.2015 (on all working days from 1000 hrs -1700 hrs) & on 19.11.2015 upto 1100 hrs).
Cost of Bid Document (Non-refundable)	Rs. 21,000/- (Rupees twenty one thousand only) Including 5% DVAT.
Site Visit	02.11.2015 at 1000 hrs.
Pre-Bid Conference	02.11.2015 at 1230 hrs, Conference Hall,7 th Floor, Metro Bhawan, Barakhambha Road, New Delhi-110001
Last date of receiving queries	Latest by 1500 hrs on 04.11.2015
DMRC's response to queries	06.11.2015
Date & Time of Submission of Sealed bids	Latest by 1500 hrs of 19.11.2015
Date & Time of Opening of Bids	1515 hrs on 19.11.2015
Validity of Bids	180 days from bid submission date

- f) The Cost of Bid Document and Bid Security shall be accepted in the form of Demand Draft/Pay Order/ Banker's Cheque in favour of "Delhi Metro Rail Corporation Ltd." payable at New Delhi. The Cost of Bid Document and the Bid Security must be submitted, in original, on or before 1500Hrs of last date of sale of Bid Document to Dy. General Manager/ Property Business, 4th Floor, B-Wing, Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001. Bidders who fail to submit the Cost of Bid Document and the Bid Security in physical form on or before the prescribed date and time shall be declared as ineligible and the Bid submitted by them shall be summarily rejected. The Bid shall be valid for a period not less than 180 days from last date of submission of Bid.
- g) Bidders are expected to carry out extensive survey of DMRC premises and analysis at their own cost, before submitting their respective Bids for award of the License Agreement. DMRC shall provide necessary permission and assistance for the prospective Bidders in this regard.
- h) The Bid submissions must be made online after uploading the mandatory scanned documents towards Cost of Bid Document, Bid Security and other documents as stated in Bid Document.
- i) Bidders shall note that the maximum file size that can be uploaded is 5MB. All the uploaded files in Bid submission should be named properly and arranged systematically. No special character/space should be there in the uploaded file name.
- j) Bids received after Last Date & Time of Submission (e-tender) of Bid online shall not be accepted under any circumstances.
- k) In case of a Bid by a JV/Consortium of firms, following shall be abide by its members:
- i. The Lead Member of the JV/Consortium shall maintain a minimum percentage share of 51% of the aggregate shareholding of the JV/Consortium during full tenure of License Agreement.

- ii. Any change in percentage stake of JV/Consortium members without prior written approval of DMRC shall be treated as Material Breach of Contract and Licensee's Event of Default entitling DMRC to encash Security Deposit/Performance Security and or to terminate the License Agreement after 30 days notice.
 - iii. It is clarified that percentage stake of lead member of JV/Consortium members shall always be more than 51% during license period. Lead member may be any member of JV/Consortium, provided its percentage stake in JV/Consortium is more than 51%.
 - iv. Minimum percentage stake of any member in JV/Consortium during license period (including lock-in period) shall not be less than 15%.
 - v. Partners having less than 26% participation shall be considered as non-substantial partner and shall not be considered for evaluation which means that their eligibility shall not be considered for evaluation of JV/Consortium.
 - vi. All members of such entity shall be jointly and severally liable for the performance of License agreement.
- l) The Bidders shall not have a conflict of interest that affects the Bidding Process. Any Bidder found to have conflict of interest shall be disqualified. A Bidder shall be deemed to have a conflict of interest affecting Bidding Process if a constituent of one Bidder is also a constituent of another Bidder.
- 1.5 Bid Document can also be downloaded from DMRC's website www.delhimetrorail.com under head "Tenders" and subhead "Property Development & Property Business Tenders" and must be submitted online through e-tendering process only. The RFP submitted without cost of RFP document by the bidders shall be out rightly rejected. The bids received after stipulated date and time of submission of RFP shall be rejected out rightly.
- 1.6 The Bidders are advised to keep in touch with e-tendering portal www.tenderwizard.com/DMRC for updates.
- 1.7 The Bid can be submitted by the specified date and time to –

**The Office of DGM/PB,
4th Floor, 'B' Wing, Metro Bhawan,
Fire Bridge Lane, Barakhamba Road,
New Delhi-110 001.**