



Delhi Metro Rail Corporation Ltd.

A joint venture of Govt. of India and Govt. of Delhi

TENDER FOR LICENSING OF BUILT-UP SPACES AT 2nd FLOOR OF D-21 CORPORATE PARK

NOTICE INVITING BID

(NIT No.21/2015, Dated: 07.12.2015)

1. D-21 Corporate Park is the depot of the Delhi Airport Metro Express Line (Dwarka Sec 21 – New Delhi). The depot has approximately 1223.29 sqm area at Second Floor, which is proposed to be licensed out. The built-up space has prominent and spacious frontage and captive commuter base. This built-up area presents a unique opportunity for Office players.
2. DMRC invites E - Tenders from suitable Bidders 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 a Licensee to grant Licensing Rights of Built-up Spaces at D-21 Corporate Park on “*as is where is basis*” for commercial activities except banned list of usages as detailed in Annexure-11.
 - a) The Bidder may be any entity which is 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.
 - b) Bid by a JV/Consortium of firms: In case of a Bid by a JV/Consortium of firms, following shall be abide by, by the participant/s.-
 - i. No change in the ownership shall be permitted during the 25 years of the License period. However the change in the percentage stake of JV/Consortium members may be permitted after expiry of initial five years lock in period with the prior permission of DMRC.
 - ii. The Lead Member of the JV/Consortium shall maintain a minimum equity stake of 51% of the aggregate shareholding of the JV/Consortium during full tenure of License Agreement.
 - iii. 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.
 - iv. All members of such entity shall be jointly and severally liable for the performance of License agreement.

- v. The eligibility of all the members of JV/Consortium would be considered, in proportion of their share/ participation in the JV/Consortium.
 - c) A Bidder 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.
 - d) The Bidders shall enclose with its application an undertaking stating/providing the necessary supporting documents, including audited accounts and financial statements.
3. DMRC shall receive Bids pursuant to this Tender Document, in accordance with the terms set forth herein as modified, altered, amended and clarified from time to time by DMRC. Bidders shall upload bids in accordance with such terms on or before the date specified in this document. The Bidders are advised to visit the DMRC premises at the site and familiarise themselves with the proposed arrangements and all activities necessary in this regard.
4. Salient features of Bidding Process:
 - i. DMRC has adopted a single-stage Bidding Process for selection of a suitable highest bidder to grant Licensing Rights for the commercial activities inside built-up spaces available at 2nd floor of D-21 Corporate Park.
 - ii. Tender Document (non-transferable) can be downloaded from the web site www.Tenderwizard.com/DMRC. Cost of Tender Document (Non-refundable) is Rupee Twenty One Thousand only (Rs.21,000/-) (including 5% DVAT). Tender Document cost shall be submitted in the form of 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.
 - iii. The Bidder shall submit along with the Bid Application a bid security, amounting to Rs. 19,00,000/- (Rupees Nineteen Lakhs) only. The payment shall be made in the form of 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. ***The Application shall be summarily rejected if it is not accompanied with bid security.*** The bid security of the selected Bidder shall be adjusted against the Interest Free Security Deposit amount as per the License Agreement. The bid security of unsuccessful bidders shall be refunded after award of contract, without considering any interest, thereof. If the bidder withdraws his bid at any stage, his Bid Security amount shall be forfeited by DMRC.
 - iv. 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 to the prospective Bidders in this regard.

v. Schedule of Bidding Process for tender:

Start of sale of Tender Document to Bidders	From 07/12/2015 to 06/01/2016 (upto 17:30 hrs.) on e-Tendering website www.Tenderwizard.com/DMRC Tender document can only be obtained after registration of Tenderer on the website www.Tenderwizard.com/DMRC . For further information on this regard bidders are advised to contact on 23417910-12 (ext:-534763), Help Tender wizard Desk no:-49424365
Cost of Tender Document (Non-refundable)	INR 21,000/- (inclusive of 5% DVAT) Non - Refundable (Demand Draft /Banker's cheque) in favour of "Delhi Metro Rail Corporation Ltd" payable at New Delhi.) Cost of Tender documents i.e, D.D./Banker's cheque, in original, shall be accepted only in the office of Dy.GM/PB –I, Delhi Metro Rail Corporation, 4th floor, Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi –110001 before opening of Tender and details have to be uploaded on the web-site upto 17:30 hours on 06/01/2016.
Site Visit	17/12/2015 at 11.00 hrs.
Pre-Bid Conference	18/12/2015 at 10.00 hrs. in Conference hall, 7th floor, Metro Bhawan, Barakhamba Road, New Delhi- 110001
Last date of receiving queries	17:30 hrs on 19/12/2015
DMRC's response to queries by	22/12/2015
Date & Time of Submission of Sealed Bids	Latest by 15.00 hrs of 07/01/2016
Date & Time of Opening of Bids	15.15 hrs on 07/01/2016
Validity of Bids	180 days from bid submission date

vi. Schedule of Various Stages: The Selected Bidder shall follow the following time lines:

Stage of Activity	Time Period
Payment of Advance Quarterly License Fees and Interest Free Security Deposit/ Performance Security to DMRC by Licensee.	Within 45 days of issue of Letter of Acceptance
Vacant space to be handed over to Selected Bidder	Within 7 days of making the due payments in accordance with LOA.
Signing of License Agreement	Within 30 days of due handing over of space.

5. Addendum/Corrigendum, if any, will be placed on our website only time to time. Tender Document can also be downloaded from the website www.Tenderwizard.com/DMRC and may be submitted along with document cost at the time of submission of bids. ***Late / delayed tender received after the stipulated date and time of submission of tender shall be rejected out rightly.***
6. DMRC has adopted a two packet Bidding Process to select suitable highest Bidder to grant licensing of built up space.
7. The Tenderers may obtain further information/ clarification, if any, in respect of Tender documents from the office of Dy.GM/PB – I, Delhi Metro Rail Corporation, 4th floor, Metro

Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi.

8. The intending Tenderers must be registered on e-Tendering portal www.Tenderwizard.com/DMRC. Those who are not registered on the e-Tendering portal shall be required to get registered beforehand. If needed they can be imparted training on 'online Tendering process'. After registration the Tenderer will get user id and password. On login Tenderer can participate in Tendering process and can witness various activities of the process.
9. The authorized signatory of intending Tenderer, as per Power of Attorney (POA), must have valid *Class-III* digital signature. The Tender document can only be downloaded or uploaded using *Class-III* digital signature of the authorized signatory.
10. Tender submissions will be made online after uploading the mandatory scanned documents towards cost of Tender documents such as Demand Draft or Pay Order or Banker's Cheque from a Scheduled commercial bank based in India and towards Tender Security such as Bank Guarantee or Demand Draft or Pay Order or Banker's Cheque from a Scheduled commercial bank based in India and other documents as stated in the Tender document.
11. Late Tenders (received after date and time of submission of bid) shall not be accepted under any circumstances.
12. DMRC reserves the right to accept or reject any or all proposals without assigning any reasons. No Tenderer shall have any cause of action or claim against the DMRC for rejection of his proposal.
13. Bidder shall note that the maximum file size that can be uploaded is 5 MB. All the uploaded files in Tender submission should be named properly and arrange systematically. No special character/space should be there in the uploaded file name.
14. The bidders are advised to keep in touch with e-Tendering portal www.Tenderwizard.com/DMRC for updates.

By order/-
General Manager/Property Business
Delhi Metro Rail Corporation