

(For website)



# Delhi Metro Rail Corporation Ltd.

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

## **Licensing of Commercial Space at New Delhi Metro Station on Airport Express Line, Shahdara & Kashmere Gate Metro Station on Red Line through Open Auction**

### **NOTICE INVITING BID**

**(NIT No. 23/2015, Dated: 14.12.2015)**

1. New Delhi Metro Station on Delhi Airport Metro Express Line, Shahdara & Kashmere Gate Metro Station on Red Line is situated between the commercial hubs of Delhi city and are easily accessible by roads, Metro Trains, Trains, etc. from whole Delhi. Apart from operating facilities for commuters, the Station has commercial spaces as detailed in Annexure-I of Bid Document. These Commercial Spaces are proposed to be licensed out for various uses as detailed in this document through open auction. The specified spaces have captive commuter base and shall present a unique opportunity for retail players.
2. DMRC invites Bids through open auction from suitable participants who may be a reputed retailer/ manufacturer/ individual, registered sole proprietorship firm, partnership firm, company or a combination of these in the form of Joint Venture (JV) or Consortium having sound financial & technical strengths and registered office in India, for selection of Licensee(s) to grant Licensing Rights of commercial Spaces at New Delhi Metro Station on “*as is where is basis*” for its commercial utilization except banned list of usages as detailed in Annexure-II of Bid Document.
3. In case of a Bid by a JV/ Consortium of firms, following shall be abided 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. During initial lock in period, normally no change in the percentage stake of JV/ Consortium members shall be permitted. However, if warranted, the change in the percentage stake of JV/ Consortium members during initial lock in period, substantiated with specific reasons, may be permitted with prior written approval of DMRC.
  - iii. After initial lock in period, the change in percentage stake of JV/ Consortium

members may be permitted with prior written approval of DMRC.

- iv. 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 interest free Security Deposit/ Performance Security and or to terminate the License Agreement after 30 days notice.
- v. It is clarified that percentage stake of lead member of JV/ Consortium members shall always be more than 51% during license period. After lock-in period, Lead member may be any member of JV/Consortium, provided its percentage stake in JV/ Consortium is more than 51%.
- vi. Minimum percentage stake of any member in JV/ Consortium during license period (including lock-in period) shall not be less than 15%.
- vii. All members of such entity shall be jointly and severally liable for the performance of License agreement.

4. Schedule of Bidding through Open Auction Process:

Cost of Bid document	Rs. 21,000/- (Rs. 20,000+5% DVAT) per Space.
Earnest Money Deposit	Rs. 5,50,000/-
Sale of Application Form	14/12/2015 to 13/01/2016 (on all working days from 10.00 hrs -17.00 hrs)
Last date of receiving queries	Up to 15.00 hrs. on 31/12/2015
Site Visit	Prospective bidders are requested to attend the joint site visit of commercial space on 30/12/2015 at 1000 hrs.
Pre-Bid Conference	30/12/2015 at 1330 hrs. at Conference Hall, 7 <sup>th</sup> Floor, Metro Bhawan, Barakhamba Road, New Delhi- 110001
DMRC's response to queries by	04/01/2016
Time of Registration for Bidding Process	From 10:00 hrs to 13:30 hrs on 14/01/2016 at 7 <sup>th</sup> Floor, Metro Bhawan, Barakhamba Road, New Delhi.
Date, time & venue of auction for Bidding Process	14/01/2016 at 14:00 hrs. in Conference Hall, 7 <sup>th</sup> Floor, Metro Bhawan, Barakhamba Road, New Delhi.
Validity of Bids	180 days from bid submission date

5. Schedule of Various Stages: The Successful Bidder shall follow the following time lines:

Stage of Activity	Time Period
Payment of Advance License Fee for 1 <sup>st</sup> Quarter and Interest Free Security Deposit/ Performance Security to DMRC by Licensee.	Within 30 days of issue of Letter of Acceptance.
Licensing space to be handed over to Successful Bidder.	Within 7 days of making the payments of Interest Free Security Deposit/ Performance Security.
Commencement of License Agreement	From the date of possession or date mentioned in letter or notice for taking over possession of the Spaces, as and when the same is communicated by DMRC to do so.
Signing of License Agreement.	Within 30 days after handing over of the Space.
Commencement of License Fee	Immediately after a fitment period of 180 days from the date of Commencement of License Agreement.

6. During the course of Pre-Bid conference, the participants may seek clarifications and put suggestions for consideration. DMRC shall endeavour to provide clarifications and such further information as it may consider appropriate and valuable suggestions shall be deliberated upon by DMRC. DMRC's point of view/ response to queries will be uploaded on its website [www.delhimetrorail.com](http://www.delhimetrorail.com). Individual communication shall not be issued to any bidder. Only one representative of each interested participant shall be allowed to participate against a Space on production of any ID Card issued by Government Body.
7. Bid Document (non-transferable) can be obtained from the O/o- Dy. General Manager/ PB-1, 4th Floor, 'B' Wing, Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001. Cost of Bid Document (Non-refundable) is Rs. 21,000/- (Rupee Twenty One Thousand only) by including 5% DVAT. Bid 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**".
8. The information submitted in the Bid Document will be the basis for evaluating the bidders. Interested parties may participate in the bid process as per the instructions given in this document. 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.
9. Bid document can also be downloaded from DMRC's website [www.delhimetrorail.com](http://www.delhimetrorail.com) and may be submitted along with document cost at the time of submission of bids. Bids submitted without cost of Bid document by the bidders who have downloaded the Bid

document from DMRC's website, shall be out rightly rejected. Late/ delayed Bid(s) received after the stipulated date and time of submission of bid shall also be rejected out rightly.

10. Bids for licensing of commercial space shall be accompanied with Earnest Money Deposit as indicated in Annexure-1 of this document, in the form of a Bank Draft/ Demand Draft of a Scheduled Commercial Bank except regional rural bank and local area bank, drawn in favour of the "DMRC Ltd". The EMD of successful bidder shall be adjusted against the Interest free security deposit/ performance guarantee. For the other bidders, the EMD will be refunded after final round of Bidding Process.
11. Bidder shall submit bid document along with bid document cost. DMRC does not have any agent/ sub-agent for marketing. Addendum/ Corrigendum, if any, will be placed on DMRC's website [www.delhimetrorail.com](http://www.delhimetrorail.com) only.
12. Duly filled up Financial Bid Statement As per Annexure-3 of Bid Document shall be submitted immediately after capture of final bid at the prescribed venue and date of Open Auction.

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