

SECTION 2: 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 “**Bare Space**” for retail and commercial spaces. Developer may plan property development/retail and parking as per his wish on the vacant space after taking prior approval of DMRC regarding the layout of property development/retail area and parking area. The area designated for property development and parking area are as under:

S. No	Floor	Code	<u>Bare Space for PD (in Sqm)</u>
1.	PD Area		750 (* Construction to be done by Lessee)
2.	Parking Area@ 2 ECS/100 Sqm.		350

(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 05.04.2016 to 16.05.2016 (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 (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 upto 15:00 hours on 16.05.2016 in the office of Executive Director/Contracts at below mentioned address.
Validity of Tender Security in case of BG	10.01.2017
Pre-Bid Conference	21.04.2016 at 11.00 hrs
Last date of receiving queries	22.04.2016 (Queries from bidders after due date shall not be acknowledged)
DMRC's response to queries by	29.04.2016
Date & Time of Submission of RFP Bids online (Proposal Due Date)	16.05.2016 upto 15:00 Hrs.
Date & Time of Opening of RFP Bids online	16.05.2016 @ 15:05 Hrs.

Authority and place for submission of RFP Bid Document cost and seeking clarifications	Executive Director/Contracts, Delhi Metro Rail Corporation, 5 th floor, A-Wing, Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi –110 001
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- 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 1 st 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