

SECTION 2

NOTICE INVITING BID

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2.1 Notice Inviting Bids

The land (area) of approx. 223 Sqm at the Project Site is 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 is in form of bare piece of land.

Lessee is required to develop the Food Plaza/ Cafeteria as a part of Station Facilities of MRTS project on Connaught Place- Dwarka Corridor of DMRC Ltd. by constructing a single story temporary structure. Temporary structure mean structures without any foundation or footing and which can be removed when required such as fabric structures, fabric building systems and steel prefab structures i.e. knock down systems etc. The Lessee is required to adhere to the Building design, There exteriors, especially the Glass facade, licensee shall develop the PD area, in harmony to the existing design/glass facade, the construction shall not hamper/derivate the looks of the station Box. The licensee shall have to get the drawings, including exteriors, approved by DMRC before doing any construction at site.

(Hereinafter individually referred to as “**Land (area)**” 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 Land (area) 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 01.09.2016 to 21.09.2016 (upto 11:00 hrs.) on e-tendering website https://eprocure.gov.in/eprocure/app .
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 21.09.2016 in the office of Executive Director/Property Development at below mentioned address.
Pre-Bid Conference	Pre-bid on 08.09.2016 at 11:00 hrs
Last date of receiving queries	09.09.2016 (Queries from bidders after due date

	shall not be acknowledged)
DMRC's response to queries by	<u>16.09.2016</u>
Date & Time of Submission of RFP Bids online (Proposal Due Date)	<u>21.09.2016</u> upto <u>15:00 Hrs.</u>
Date & Time of Opening of RFP Bids online	<u>21.09.2016 @ 15:05 Hrs.</u>
Authority and place for submission of RFP Bid Document cost and seeking clarifications	O/o ED/PD 25 Ashoka Road, Near Patel Chowk Metro Station New Delhi 110001

- 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. 9 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