

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 built up areas for retail and commercial spaces, details of which are given below.

Built up approx. Areas (in Sqm) at Seelampur metro station Package -1	
Ground floor	765
Mezzanine	420

(Hereinafter individually referred to as “**Leased Space(s)**” or “Leased Area”)

- 2.2 DMRC invites sealed online 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 online 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 online 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 12/07/2017 on e-tendering website https://eproure.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 11:00 hours on 18/08/2017 in the office of Executive Director/PD at below mentioned address.
Validity of Tender Security in case of BG	18/04/2018.
Pre-Bid Meeting	20/07/2017 at 11.00 hrs in o/o ED/PD.
Last date of receiving queries	24/07/2017 (upto 11:00 Hrs.) (Queries from bidders after due date shall not be acknowledged)
DMRC's response to queries by	01/08/2017.
Tender Submission Start Date & Time	07/08/2017 from 09:00 Hrs
Tender Submission End Date & Time	18/08/2017 upto 12:00 Hrs.
Date & time of opening of Tender (Technical Bid)	18/08/2017 at 15:00 Hrs.
Authority and place for submission of RFP Bid Document cost and seeking clarifications	Executive Director/Property Development, Delhi Metro Rail Corporation, 25, Ashoka Road, New Delhi -110001 011-23348324, Fax.No. 011-23362791

- 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. 4 (four) 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