

**SECTION 2**

**NOTICE INVITING BID**

## 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.

<b>Built up approx. Areas (in Sqm) at Tughlakabad metro station</b>	
Ground Floor	3168.00
Concourse Floor	1166.50
3 <sup>rd</sup> Floor	2334.00
4 <sup>th</sup> Floor	2334.00
5 <sup>th</sup> Floor	2334.00
<b>Total area</b>	<b>11336.50 sqm</b>

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

2.2 DMRC invites 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/ JV) 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 07.02.2019 to 18.03.2019 (upto 15:00 hrs.) on e-tendering website <a href="https://eprocure.gov.in/eprocure/app">https://eprocure.gov.in/eprocure/app</a> .
Tender Security amount (Earnest Money Deposit)	<p>Amount of tender Security: INR 13.00 lakhs</p> <p>Validity of Tender Security in case of BG: - 12.11.2019</p> <p>Tender Security in case of BG, FDR, Demand Draft, Banker's Cheque (in original) as per clause 3.10 of RFP shall be accepted only up to 1500 hrs on 18.03.2019 in the office of Chief General Manager/Contracts at the address mentioned hereinafter.</p> <p>In case of RTGS/NEFT &amp; IMPS transactions, bidders shall required to upload the scanned copies of transaction of payment (clearly indicating tender number i.e. CPD-64 in the remarks or description column of transaction) of tender security / EMD at the time of online bid submission. The detail of bank account of DMRC is mentioned below this</p>

	table.			
Cost of RFP Bid Document	<p>INR 23,600/- (inclusive of 18% GST) <b>Non-Refundable</b></p> <p><b>Payment of tender document cost/ tender fee shall be made only by RTGS, NEFT &amp; IMPS. No other mode of payment will be accepted.</b></p> <p>The detail of bank account of DMRC is mentioned below this table. The bidders shall upload scanned copies of transaction of payment of tender cost (including UTR no.) at the time of online bid submission. The tender reference number i.e. CPD-64 shall be clearly entered in remarks/descriptions at the time of online transaction of payment, failing which payment may not be considered.</p> <p><b>(GST registration No. shall also be provided along with the tender cost)</b></p>			
Last date of receiving queries	21.02.2019 upto 15:00 Hrs (Queries from bidders after due date shall not be acknowledged)			
Pre-Bid Meeting	25.02.2019 at 11.00 hrs			
DMRC's response to queries by	05.03.2019			
Tender Submission Start Date & Time	08.03.2019 from 09:00 Hrs.			
Tender Submission End Date & Time	18.03.2019 upto 15:00 Hrs.			
Date & Time of Opening of RFP Bids online	19.03.2019 @ 15:00 Hrs.			
Authority and place for submission of Tender Security, seeking clarifications & Pre Bid Meeting	<p><b>Chief General Manager/Contracts,</b></p> <p>Delhi Metro Rail Corporation, 5<sup>th</sup> floor, A-Wing, Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi –110 001</p>			
<b>To facilitate payment of tender fee and tender Security through RTGS, NEFT &amp; IMPS, the details of bank account of DMRC is mentioned below:</b>				
<b>Name of Bank</b>	<b>Bank's Address</b>	<b>Account Name &amp; no.</b>	<b>Account Type</b>	<b>IFSC code</b>
ICICI Bank	9A, Phelps Building, Connaught Place, New Delhi-110001	DMRC Ltd, Tender cell A/c, 000705045337	Current	ICIC0000007

- d) Schedule of Various Stages: The Selected Bidder shall follow the following time lines:

Stage of Activity	Time Period
-LOA payment:-	<p>Successful Bidder is required to deposit Interest free security Deposit/ Upfront amount/ Any other amount required within stipulated time period as mentioned in LOA. In case successful bidder fails to submit the same as advised in the LOA within 30 (thirty) days time period, same can also be submitted with interest as detailed below:-</p> <p>(a) Up to 30 days – Nil  (b) 31<sup>st</sup> to 45<sup>th</sup> day -2% Flat  (c) 46<sup>th</sup> to 60<sup>th</sup> day – 3% Flat</p> <p>The aforementioned interest is excluding GST and shall be charged on the balance amount remaining unpaid as per the LOA, This amount shall be submitted in the form of Demand Draft/ Pay order/ RTGS/NEFT only. In favour of DMRC Ltd,&amp; payable at New Delhi.</p> <p>After 60<sup>th</sup> days of issue of LOA if the Lessee fails to comply with the terms and conditions of LOA, the LOA may be cancelled and EMD/any other amount submitted may be forfeited by DMRC.</p>
Signing of Lease Agreement	Within 30 days of receipt of LOA payment
Payment of Advance Lease Fee for 1 <sup>st</sup> Quarter to DMRC by Lessee.	Within 7 days after end of moratorium period i.e. 12 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

2.5 The bidders are advised to keep in touch with e-tendering portal <https://eprocure.gov.in/eprocure/app> for updates. The Letter of Acceptance to the successful bidder shall be uploaded on procurement portal which can be downloaded by the successful bidder. For any complaints tenderers may contact CVO DMRC at 1st floor A-Wing, Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi –110001, Tel:011-23418406, Email: cvodmrc@gmail.com.