



SECTION 2: NOTICE INVITING BID

**CONTRACT: PD-27****2.0 Notice Inviting Bids.**

- 2.1 The PD Area at the [Pitampura Metro Station \(Shop no. PTP G-2\)](#) (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 are in form of built up areas for retail and commercial spaces, details of which are given below:

PD Area	Built-up Area in Sqm
Ground Floor (Shop no. PTP G-2)	137

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

- 2.2 DMRC invites online Bids from eligible participants who may be a sole proprietorship firm or a partnership firm duly registered under the Indian Partnership Act 1932, or a Limited Liability Partnership duly registered under Limited Liability Partnership Act 2008 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	23.12.2020 to 28.01.2021 (upto 1600 hrs.) on e-tendering website https://eprocure.gov.in/eprocure/app .
Tender Security amount (Earnest Money Deposit)	Bidder shall upload scanned copy of Undertaking for Tender Security Declaration as per Annexure-15 of RFP at the time of online bid submission. If Undertaking for Tender Security Declaration is not submitted or is not in prescribed format then such bids shall be considered ineligible and summarily rejected.
Cost of RFP Bid Document	INR 23,600/- (inclusive of 18% GST) Non-Refundable Payment of tender fee/ tender document cost is to be done only by RTGS, NEFT & IMPS. No other mode of payment will be accepted. The detail of Bank account of DMRC to facilitate the payment is mentioned below this table. The bidders will be required to upload scanned copies of transaction of payment of tender fee/tender document cost including e-receipt (clearly indicating UTR No. and tender reference i.e. PD-27 must be entered in remarks at the time of online transaction of payment, failing which payment may not be considered) to be uploaded in online bid submission. No copies of transaction of payment are required to be sent to the office of Advisor/PD Note: The payment of the tender cost is acceptable from any account. However, tenderer shall submit such transaction details along with their tender submission on e-portal. If the same transaction reference number has been submitted for more than one bid. All such bids shall be considered ineligible and summarily rejected.



	<i>GST registration no. also to be provided along with tender cost.</i>
Last date of receiving queries	05.01.2021 upto 1700 Hrs Bidders to note that seeking clarification on the tender shall be done by sending it either on registered official email id of DMRC i.e. business@dmrc.org or one-tendering portal only. Seeking clarification by fax or post will not be considered. <i>(Queries from bidders after due date shall not be acknowledged)</i>
Pre-Bid Meeting	12.01.2021 at 1100 Hrs The Pre-bid meeting shall be conducted through video conferencing by software apps such as Cisco Webex/ Microsoft Teams, etc. All perspectives bidders shall provide the detail of the person(s) (maximum upto to two) who will be participating in such virtual meeting at least one day before the meeting (latest by 1100 Hrs on 11.01.2021) to the registered official email of DMRC i.e. business@dmrc.org , so that links having details such as software, meeting ID, password etc. can be mailed to these person at least 12 hours before the scheduled pre-bid meeting. Further, bidders are requested to send Pre-bid clarifications on the registered official email of DMRC i.e. business@dmrc.org latest by 1700 hrs on 05.01.2021. <i>Queries received after 1700 hrs on 05.01.2021 shall not be entertained.</i>
DMRC's response to queries by	15.01.2021
Tender Submission Start Date & Time	21.01.2021 from 0900 Hrs
Tender Submission End Date & Time	28.01.2021 upto 1600 Hrs
Date & Time of Opening of RFP Bids online	29.01.2021 at 1600 Hrs
Authority and place for Pre Bid Meeting	Advisor /Property Development , Delhi Metro Rail Corporation, 25, Ashoka Road, Near Patel Chowk Metro Station, New Delhi –110 001 Email- business@dmrc.org



To facilitate payment of tender fee through RTGS, NEFT & IMPS, the details of bank account of DMRC is mentioned below:				
Name of Bank	Bank's Address	Account Name & no.	Account Type	IFSC code
ICICI Bank	9A, Phelps Building, Connaught Place, New Delhi-110001	DMRC Ltd, PD cell A/c, 000705011546	Current	ICIC0000007

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

Stage of Activity	Time Period
LOA payment	<p>The Successful Bidder is required to deposit Interest free security Deposit/ Upfront amount/ Any other amount required within 30 (Thirty) days from the date of issue of LOA (excluding the date of issue of LOA) In case successful bidder fails to submit the same within 30 days of issue of LOA, it can also be submitted with following Penal interest:-</p> <p>(a) Delay upto 15 days - 15% per Annum (b) Delay beyond 15 Days- 20% per Annum</p> <p>The aforementioned interest is excluding GST and shall be charged for the entire period from the date of issue of LOA and on the balance amount remaining unpaid as per the LOA.</p> <p>This amount of Penal interest shall be submitted in the form of Demand Draft/Pay Order/ RTGS/ NEFT only, in favour of DMRC Ltd. & payable at New Delhi.</p> <p>If the lessee fails to submit the required aforesaid Security Deposit/ Upfront amount / Any other amount required in terms and conditions of LOA, within 60 days of issue of LOA, the LOA may be cancelled/ any other amount submitted may be forfeited by DMRC.</p>
Signing of Lease Agreement	Within 30 days of receipt of LOA payment
Handing over of site	Within 7 days of signing of lease agreement
Payment of Advance Lease Fee for 1 st Quarter to DMRC by Lessee.	Within 7 days after end of moratorium period i.e. three 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 + GST on outstanding balance on due date.
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- 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