Delhi Metro Rail Corporation Ltd.
A joint venture of Govt. of India and Govt. of Delhi

RFP/Bid Document for Licensing of unused TOM spaces in the form of Built up shops, on as is where is basis offered for commercial utilization
At selected Delhi metro stations on Line-2 of DMRC Network

(Tender Document)
Tender No.035/11920011/2019
RFP/Bid Document for Licensing of unused TOM Spaces in the form of built-up shops, on as is where is basis, offered for commercial utilization at selected Delhi Metro Stations on Line-2 of DMRC Network

Name and address of the Bidder to whom issued:

Date of issue....................
Issued by......................

Tender Document Cost: Rs 23,600/- (Rupees Twenty Three Thousand Six Hundred only) inclusive of 18% GST, which is non refundable.
DISCLAIMER

I. This Tender Document for “Licensing of unused TOM Spaces in the form of built-up shops, on as is where is basis, offered for commercial utilization at selected Delhi Metro stations on Line-2 of DMRC Network” contains brief information about the available spaces, Qualification, Eligibility Requirements and the Selection process for the successful bidder. The purpose of the Tender document is to provide bidders with information to assist the formulation of their bid application (the ‘Bid’ ;).

II. The information contained in this Tender Document or subsequently provided to interested parties {the “Bidder(s)}, in writing by or on behalf of Delhi Metro Rail Corporation Ltd. (DMRC) is provided to Bidder(s) on the terms and conditions set out in the Tender Document and any other terms and conditions subject to which such information is provided.

III. This Tender Document does not purport to contain all the information that each Bidder may require. This Tender Document has been prepared with a view to provide the relevant information about the said unused TOM Spaces in the form of built-up shops at selected metro stations on Line -2 (Yellow Line) of DMRC Network. DMRC advises each Bidder to conduct their own investigations and analysis and satisfy themselves of the accuracy, reliability and completeness of the information in this Tender Document and to obtain independent advice from appropriate sources. DMRC, its employees and advisors make no representation or warranty and shall not be liable in any manner whatsoever regarding the accuracy, reliability or completeness of the information provided in this Tender Document.

IV. Intimation of discrepancies in the Tender Document, if any, may be given before the pre-bid meeting, by the Bidders, to the office of the DMRC. If DMRC receives no written communication within the time frame, it shall be deemed that the Bidders are satisfied with the information provided in the Tender Document.

V. Any character or requirement for the said offered TOM Spaces which may be deemed to be necessary by the Bidder should be independently established and verified by the Bidder.

VI. This Tender Document is not an agreement and is not an offer or invitation by DMRC to any party. The terms for development of TOM spaces offered in the tender and the rights and obligations of the successful Bidder shall be as set out in a separate agreement executed between DMRC and the successful Bidder, broadly in the format set out herein.

VII. DMRC reserves the right to accept or reject any or all Bids without assigning any reasons, thereof. DMRC shall not entertain or be liable for any claim for costs and expenses in relation to the preparation of the documents to be submitted in terms of this Tender Document.
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CHAPTER 1

INTRODUCTION

1.1 Delhi Metro Rail Corporation (DMRC), a joint venture of the Government of India (GOI) and the Government of the National Capital Territory of Delhi (GNCTD) has completed the Phase I and Phase II of the Delhi metro and has completed a majority of Phase III of the project. Yellow line is one of the lines on the Delhi metro Network, a mass rapid transit system in Delhi, India. Line-2 consists of 37 metro stations from Samaypur Badli in Delhi to HUDA City Centre in neighboring city of Gurugram within NCR. The line with a length of 48.8 kilometers is mostly underground and has been laid under one of the most congested parts of Delhi. The Yellow (02) Line is a Delhi Metro Line connecting from HUDA City Centre Metro Station to Samaypur Badli Metro Station.

The Yellow line has interchanges with Red Line at Kashmere Gate, Blue Line at Rajiv Chowk, Violet Line at Kashmere Gate & Central Secretariat, Pink Line at Azadpur & INA & Magenta Line at Hauz Khas of the Delhi Metro system, as well as with the Old Delhi Railway Station at Chandni Chowk and New Delhi Railway Station at New Delhi of the Indian Railways. The line also connects with the Airport Express Line at New Delhi & Rapid metro Gurugram at Sikanderpur.

1.2 As part of its existing mandate Delhi Metro Rail Corporation (DMRC) has also undertaken to capture value from real estate in such a manner that on one hand it gives sustainable additional revenue to the corporation, and on the other hand facilitating DMRC commuters by providing one stop solution for most of their retail/daily needs. It also provides option of built-up spaces for private sector participants. Through this Bid document, DMRC intends to select a ‘Licensee’ to take up on ‘License basis’ (as mentioned in Annexure-1) unused TOM spaces in the form of built-up shops, on as is where is basis, offered for commercial utilization as a single package, at selected Delhi metro stations on Yellow Line of DMRC Network (Line-2).

1.3 An information document covering the purpose of the license, details of spaces available at the stations etc. may be downloaded from the website https://eprocure.gov.in/eprocure/app.
CHAPTER 2
NOTICE INVITING BID

2.1. DMRC invites open offers/bids through E-Tenders from suitable Bidders who may be a sole proprietorship firm, a partnership firm or a company having registered office in India & incorporated under the companies act 1956/2013 or a combination of above in the form of Joint Venture (JV) or Consortium for selection of a Licensee to grant Licensing Rights of unused TOM Spaces in the form of built-up shops (as per details at Annexure-1) at selected metro stations on Line -2 of DMRC Network on “as is where is basis” for commercial activities as a single package except banned list of usages as detailed in Annexure-II of DLA.

a) The bidder may be any entity which is a sole proprietorship firm, a partnership firm or a company having registered office in India & incorporated under the companies’ act 1956/2013 or a combination of above in the form of Joint Venture (JV) or Consortium.

b) Bid by a JV/Consortium of firms: In case of a bid by a JV/Consortium of firms, following shall be abide by the participant/s:

i. For the purpose of evaluation of the consortium, each member’s contribution towards the turnover shall be considered in the same ratio of their equity participation in the consortium.

ii. The Lead Member of the JV/Consortium shall maintain a minimum equity stake of 51% of the aggregate shareholding of the JV/Consortium during full tenure of License Agreement.

iii. Any change in percentage stake of JV/ Consortium members without prior written approval of DMRC shall be treated as Material Breach of Contract and Successful Bidder/ Licensee’s event of default entitling DMRC to encash Interest Free Security Deposit/Performance Guarantee and or to terminate the License Agreement after 30 (thirty) days notice.

iv. Minimum percentage stake of any member in JV/ Consortium during license period (including lock-in period) shall not be less than 15%.

v. Partners having less than 26% participation shall be considered as non-substantial partner and shall not be considered for evaluation which means that their eligibility shall not be considered for evaluation of JV/Consortium.

vi. All members of such entity shall be jointly and severely liable for the performance of license agreement.

c) A bidder shall not have a conflict of interest that affects the bidding process. Any Bidder found to have conflict of interest shall be disqualified. A bidder shall be deemed to have a conflict of interest affecting bidding process if a constituent of one Bidder is also a constituent of another bidder.

d) UNDERTAKING: Bidder shall undertake that they have not been banned from Business, as on date of Tender submission as per following:
(i) DMRC/ any other metro organizations (100% owned by govt.)/Ministry of Housing & Urban Affairs/Order of Ministry of Commerce, applicable for all Ministries must not have banned/debarred business with the tenderer/bidder (including any member in case of JV/consortium) as on the date of tender submission. The tenderer should submit undertaking to this effect in Annexure 11 of Tender Document.

(ii) Also no contract of the tendered executed in either individually or in a JV/Consortium, should have been rescinded / terminated by DMRC after award during last 03 years (from the last day of the previous month of a tender submission) due to non-performance of the tenderer or any of JV/Consortium members. The tenderer should submit undertaking to this effect in Annexure 11 of Tender Document.

(iii) In case at a subsequent date the successful bidder/licensee is found to have been banned for business as given above, DMRC shall be at liberty to and have full rights to cancel the allotment of bare space and forfeit the Interest Free Security Deposit after adjusting any dues payable by the successful bidder/licensee. The bidder should submit undertaking for the above as per Annexure 11.

e) **UNDERTAKING:** Licensee hereby undertakes that as on date, as per Annexure-12 of RFP.

   (i) Bidders/SPV (either as single entity or as a member of JV/Consortium) having lease/license agreement of DMRC property and have any dues pending for more than 90 days as on the last date of submission of bids, will be considered ineligible to participate in this bid. The bidder should submit an undertaking to this effect as per Annexure-12 of RFP

   (ii) If there is any misrepresentation of facts by the bidder in their bid submission, the same will be considered as “Fraudulent practice” and the bid submission of such bidders will be summarily rejected and also further action shall be taken as per terms of contract or other applicable laws/rule.

f) The bidders shall enclose with their application an undertaking stating/providing that all the necessary supporting documents, including duly certified audited accounts and financial statements have been submitted.

2.2. DMRC shall receive Bids pursuant to this Tender Document, in accordance with the terms set forth herein as modified, altered, amended and clarified from time to time by DMRC. Bidders shall upload their bids in accordance with such terms on or before the date specified in this document. The Bidders are advised to visit the DMRC premises at the site and familiarise themselves with the proposed arrangements and all activities necessary in this regard.

2.3. Salient features of Bidding Process:

   a) DMRC has adopted a single stage two packet open e-tendering bidding process for selection of a suitable highest bidder to grant Licensing Rights for the commercial activities inside pre-identified unused TOM Spaces in the form of built-up shops on as is where is basis on selected Delhi metro stations on Line-2(yellow line) of DMRC, as detailed in Annexure -1 of RFP.
b) Tender Document (non-transferable) can be downloaded from the web site [https://eprocure.gov.in/eprocure/app](https://eprocure.gov.in/eprocure/app). Cost of Tender Document (Non-refundable) is Rs. 23,600/- i.e Rupees Twenty Three Thousand Six Hundred only (including 18% GST). Tender Document cost shall be submitted online through RTGS/NEFT/IMPS to Delhi Metro Rail Corporation Ltd, for the credit of the following designated account of DMRC, **M/s Syndicate Bank, Barakhamba Road Branch, IFSC code – SYNB0009036, MICR code – 110025004, A/c No. – 90363210000015**

c) The Bidder shall submit along with the Bid Application a bid security, amounting to Rs. 9,00,000/- (Rupees Nine lakhs Only). The payment shall be made online through RTGS/NEFT/IMPS to Delhi Metro Rail Corporation Ltd, for the credit of the following designated account of DMRC i.e. **M/s Syndicate Bank, Barakhamba Road Branch, IFSC code – SYNB0009036, MICR code – 110025004, A/c No. – 90363210000015**. The Application shall be summarily rejected if it is not accompanied with bid security of Rs. 9,00,000/-. The bid security of the selected Bidder shall be adjusted against the first Advance License fee/Interest Free Security Deposit amount as per the License Agreement. The bid security of unsuccessful bidders shall be refunded after award of contract, without considering any interest, thereon. If the bidder withdraws his bid at any stage, his Bid Security amount shall be forfeited by DMRC. The details of the tender cost & bid security /EMD submitted online should be correctly stated with uploaded bid /tender document/offer.

d) Bidders are expected to carry out extensive survey of DMRC premises and analysis at their own cost, before submitting their respective Bids for award of the License Agreement. DMRC shall provide necessary permission and assistance to the prospective Bidders in this regard.

e) Schedule of Bidding Process for tender:

<table>
<thead>
<tr>
<th>Event</th>
<th>Details</th>
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<tr>
<td>Start of sale of Tender Document to Bidders</td>
<td>From 25/04/2019 to 23/05/2019 (upto 15:30hrs) on e-Tendering website <a href="https://eprocure.gov.in/eprocure/app">https://eprocure.gov.in/eprocure/app</a> For further information on this regard bidders are advised to contact on 23417910-12 (Ext: 534772), For technical queries related to Central Procurement Portal, Help Desk No: 0120-4200462, 0120-4001002</td>
</tr>
<tr>
<td>Cost of Tender Document (Non-refundable)</td>
<td>Non – Refundable Tender Document Cost of Rs. 23,600/- (inclusive of 18% GST) shall only be accepted through RTGS/NEFT/IMPS for credit to our bank account, M/s Syndicate Bank, Barakhamba Road Branch, IFSC code – SYNB0009036, MICR code – 110025004, A/c No. – 90363210000015.on or before 15:30 hours on 23/05/2019 the receipt and details of Tender Documents Cost paid have to be uploaded on the e-tender portal only upto 15:30 hours on 23/05/2019</td>
</tr>
<tr>
<td>Bid Security</td>
<td>Bid Security of Rs. 9,00,000/- shall only be accepted through RTGS/NEFT/IMPS for credit to our bank account, M/s Syndicate Bank, Barakhamba Road Branch, IFSC code – SYNB0009036, MICR code – 110025004, A/c No. – 90363210000015.on or before 15:30 hours on 23/05/2019 the receipt and details of Tender Documents Cost paid have to be uploaded on the e-tender portal only upto 15:30 hours on 23/05/2019</td>
</tr>
<tr>
<td>Site Visit</td>
<td>On 07.05.2019 at 11:00 hrs ( near Customer Care of Ghitorni metro station with Sh. Manoj Kumar, Ph. 8130355544)</td>
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<tr>
<td>Pre-Bid Meeting</td>
<td>At 11:30 Hrs on 10.05.2019 in Metro Bhawan, 3rd Floor Meeting Room ‘A’ Wing</td>
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<td>Last date of receiving queries</td>
<td>10.05.2019 upto 15:30 hrs</td>
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DMRC’s response to queries by 15.05.2019 upto 15:30 hrs  
Date & Time of Submission of Bids 23.05.2019 upto 15:30 hrs  
Date & Time of Opening of Bids 24.05.2019 At 15:30 hrs  
Validity of Bids 180 days from bid submission date

f.) Schedule of Various Stages: The Selected Bidder shall follow the following time lines:

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<th>Time Period</th>
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<tr>
<td>Payment of advance first Half yearly License fees, OMC &amp; GST and Interest Free Security Deposit to DMRC by Licensee</td>
<td>Within 30 days from the date of issue of Letter of Acceptance.</td>
</tr>
<tr>
<td>TOM spaces to be handed over to the selected bidder/Licensee</td>
<td>Within 7 days of signing of the License Agreement.</td>
</tr>
<tr>
<td>Signing of License Agreement</td>
<td>Within 30 days of receipt of full LOA payments.</td>
</tr>
<tr>
<td>The registration of License agreement shall be done within 30 days of signing of the license agreement by the licensee (registration fee, stamp duty etc to be fully borne by the licensee) and the duly registered documents to be submitted to DMRC for records. In case the registration of the license agreement/amendment (if any) is not done within the 30 days of signing of license agreement/amendment, it shall be treated as “Material Breach of Contract”. In case Licensee fails to remedy the breach/default in this regard to the satisfaction of DMRC within the cure period of 30 days, DMRC may terminate the Licensee agreement after the expiry of cure period of 30 days duly forfeiting the security deposit and any other amount paid by Licensee.</td>
<td>Registration of Agreement</td>
</tr>
<tr>
<td>Date of start of L.Fee</td>
<td>Within 30 days of Hand over</td>
</tr>
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2.4 Addendum/Corrigendum, if any, will be placed on DMRC website only time to time. Tender Document can also be downloaded from the website https://eprocure.gov.in/eprocure/app and may be submitted along with document cost at the time of submission of bids. **Late / delayed bid received after the stipulated date and time of submission of tender shall be rejected out rightly.**

2.5 DMRC has adopted a single stage **two packet** Bidding Process to select suitable highest Bidder to grant licensing of unused TOM spaces in the form of built-up shops on as i9s where is basis for commercial utilization at selected Delhi metro stations on Line-2 of DMRC Network.

2.6 The Bidder may obtain further information/ clarification, if any, in respect of Tender documents from the office of Sr. Dy.Chief Engineer/PB DMRC, 3rd floor, ‘A’ wing, Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi.

2.7 The intending Bidder must be registered on e-Tendering portal https://eprocure.gov.in/eprocure/app. Those who are not registered on the e-Tendering portal required to be registered beforehand. After registration the Bidder will get User Id and Password. On login, Bidder can participate in Tendering process and can witness various activities of the process.

2.8 The authorized signatory of intending Bidder, as per Power of Attorney (POA), must have valid **Class II or Class III Certificates with signing key usage** digital signature. The bid
document can only be downloaded or uploaded using *Class II or Class III Certificates with signing key usage* digital signature of the authorized signatory.

2.9 Bid submissions will be made online after uploading the mandatory scanned documents towards cost of Tender document and Bid Security & other documents as stated in the Tender document has to be submitted online, including details of online payment made for Tender Cost & Bid security.

2.10 Late bids (received after date and time of submission of bid) shall not be accepted under any circumstances.

2.11 DMRC reserves the right to accept or reject any or all proposals without assigning any reasons. No Bidder shall have any cause of action or claim against the DMRC for rejection of their bids.

2.12 All the uploaded files in tender submission should be named properly and arrange systematically. No special character/space should be there in the uploaded file name.

2.13 After successful completion of processing of tender, the Letter of Acceptance to the successful bidder shall be uploaded on the e-Tendering portal [https://eprocure.gov.in/eprocure/app](https://eprocure.gov.in/eprocure/app) which can be downloaded by successful bidder.

2.14 The bidders are advised to keep in touch with e-Tendering portal [https://eprocure.gov.in/eprocure/app](https://eprocure.gov.in/eprocure/app) and [www.delhimetrorail.com/tenders.aspx](http://www.delhimetrorail.com/tenders.aspx) for updates.

2.15 A copy of Letter of acceptance shall also be e-mailed to licensee.

2.16 In case of any grievances/ complaints regarding this tender, the bidders are advised to contact: 1.) General Manager (Property Business)

DMRC,
3rd Floor, ‘A’ Wing
Metro Bhawan, Fire Brigade Lane,
Barakhamba Road, New Delhi -110001
Email Id: gmpb@dmrc.org
Phone No: 011-23418417

2.) Chief Vigilance Officer

DMRC,
1st Floor,
Metro Bhawan, Fire Brigade Lane,
Barakhamba Road, New Delhi -110001
Email Id: cvodmrc@gmail.com
Phone No: 011-23418406
Website: [http://www.delhimetrorail.com/vigilance.aspx](http://www.delhimetrorail.com/vigilance.aspx)
CHAPTER 3

ELIGIBILITY CRITERIA FOR TENDER BIDDERS

3.1. The Applicant may be any entity i.e. sole proprietorship firm, a partnership firm or a company having registered office in India & incorporated under the companies act 1956/2013 or a combination of above in the form of Joint Venture (JV) or Consortium having minimum average annual turnover of Rs. **1.56 crores from all sectors of business** in the last three financial years i.e. gross aggregate turnover of Rs. **4.68 crores** in the last 3 (three) financial years i.e. 2015-16, 2016-17 & 2017-18.

The Applicant shall upload audited statement duly certified by its statutory auditor including Profit & Loss account statement of last three financial years and information as per Annexure-4.

3.2 The Applicant shall submit the audited annual reports/ Balance Sheets including profit & loss account of last 3 years as applicable and stated above. (In the present case, it shall be for, F.Y. 2015-16, 2016-17& 2017-18) along with certificate from statutory auditor as per Annexure-4. In case of JV/consortium, the financial audited reports of each relevant member of the consortium for last 3 years as above shall be submitted. If audited report for the latest F.Y. (2017-18) is not yet available, then the Applicant (s) is required to submit reports for F.Y. 2014-15, 2015-16& 2016-17 along with an affidavit to this effect and a certificate from its statutory auditor certifying that the balance sheet for F.Y. 2017-18 has not been audited so far.

3.3 An undertaking stating/providing that all the necessary supporting documents, including duly certified audited accounts and financial statements have been submitted. In case the audited financial statements of last three(03) preceding years other than the last FY i.e. 2017-18 are not submitted, the bid shall be considered as non-responsive and shall not be evaluated.

3.4 An undertaking stating that the bidder has not been banned from Business as per Annexure-11

3.5 An undertaking for no dues pending more than 90 days as per annexure-12

3.6 JV conditions as per Annexure – 7, 8 & 9

3.7 Surrendering/Withdrawal of the bid by the highest bidder after capturing of its bid during bidding process will lead to forfeiture of its EMD/Bid Security which is submitted to DMRC prior to start of open bidding process. Surrendering of license after payment of Interest Free Security Deposit/Performance Security even without taking possession of space shall lead to forfeiture of Interest Free Security Deposit/Performance Security and all other payments made by the successful bidder/Licensee. The successful bidder/Licensee voluntarily and unequivocally agrees not to seek any claim, compensation, damages or any other consideration whatsoever, on account of such forfeitures.
CHAPTER 4

TERMS AND CONDITIONS

4.1. Scope of the work:

Successful bidder shall have the rights to utilize the said offered, unused TOM Spaces as per terms and conditions of this Tender Document (Area and locations are given in annexure-1) for commercial purpose except for banned usages/ negative list as given in Annexure -II of DLA subject to the terms and conditions as specified by DMRC. The offered tendered TOM spaces are being allotted as a single package and will be allotted as such to the highest eligible bidder. Successful bidder shall be responsible for the following activities:

a.) The offered TOM spaces as detailed in Annexure -1 of this tender document will be provided on “as is where is basis” as a single package. It is successful bidder’s responsibility to develop the entire offered TOM Spaces at their own cost as per DMRC specifications. Due to any reason, if the licensed space is required to be vacated on operational reasons, the successful bidder shall do it peacefully without any demur. No claim for compensation/ costs/ damages etc. would be entertained on this account by DMRC.

b.) Successful bidder shall be required to execute all work at the allotted TOM space at their own cost as required for commercial development of the tendered TOM Spaces.

c.) The Successful bidder shall be required to adhere to the building design, but there are no limitations on planning and subdivision of the interior floor space. However, within these parameters, maintaining the structural safety and integrity shall be the sole responsibility of the successful bidder. The Successful bidder shall also ensure that the proposed commercial development within tendered area is neither an impediment for smooth flow of traffic nor a safety hazard for DMRC civil structures nor for commuters & public at large. The successful bidder shall also ensure that all existing utilities and facilities (if any) falling within the said tendered space will be kept accessible and the successful bidder shall not interfere or tamper with those installations at any time.

d.) Notwithstanding anything mentioned above, the successful bidder is required to adhere to the provisions of the prevailing master plan and the building bye-laws of the authorities having jurisdiction over the tendered space for the development works to be undertaken.

e.) The successful bidder shall obtain all clearances and sanctions as required from the competent authorities for building sub-plans, utilities, fire fighting, etc. It is to be clearly understood that all such clearances are to be obtained by the successful bidder and the DMRC may only provide assistance wherever possible without any obligation.

f.) Procuring all the permissions/ licenses etc. required from the statutory/ regulatory/ civic authorities concerned, to be able to use the tendered space for desired commercial purposes/ business, will be sole responsibility of the successful bidder. DMRC shall not be responsible for any such procurement and shall not entertain any claims in this regard.

g.) Fire fighting and other infrastructure so created within the tendered space must be integrated with that already provided /planned for.
h.) The successful bidder shall at all times adhere to all provisions of the Delhi Metro Railway (Operation And Maintenance) Act, 2002 and amendments thereto and shall also comply with all notices and circulars issued by DMRC in this regard.

i.) Operate, manage and maintain the entire offered space with adequate trained and experienced team for responsibilities as defined in this tender document.

j.) The successful bidder may also use or allow the use of the tendered / licensed space for all activities except for activities mentioned in list of banned usages placed at Annexure -II of DLA and only after prior written approval of DMRC.

k.) Marketing / Promoting / Sub- licensing of the offered spaces as specified in this tender document. Except for sub- licensing the use of the tendered Space Structure as per the terms of this tender document, the successful bidder shall not assign any of its rights, or interest in respective license agreement in favour of any company/person(s) at any time and for any reasons whatsoever.

l.) Under no circumstances, shall the tendered TOM Spaces Structure or facilities constructed or installed at the licensed space / tendered space be mortgaged, charged or otherwise put under any lien (including negative lien), and no charge or encumbrance will be created or agreed to be created in favour of any person, including the Lenders/ Financial Institution (s)/ Banks etc.

m.) Successful bidder ensures that no use of polythene baggage / bags at the tendered area/ licensed area.

n.) The successful bidder shall be responsible for obtaining fire NOC for their licensed area from Delhi Fire Services.

o.) Comply with all statutory requirements in connection with this tender document.

p.) Ensure regular and timely payments of all amounts due to DMRC and discharge all obligations as per provisions of this tender document.

q.) Payment of all statutory taxes, GST, local levies, statutory dues, etc. as and when due and as applicable.

4.2. Handing over of tendered space:

a.) After the evaluation of bids, Letter of Acceptance (LOA) will be issued to the successful bidders. The tendered TOM Space, as mentioned in Annexure-1, shall be handed over for commercial activities within 7 (seven) days from the date of signing of the license agreement, as a single package.

b.) (i) The areas of TOM spaces mentioned in Annexure-1 are tentative and are subject to variation/change in area. Actual area shall be measured at the time of handing over of the TOM spaces. If there is variation in area, the License fee shall be charged on pro-rata/actual area basis as per the rate of quoted License fee in per
square meter per month for the respective TOM area. The licensee shall be bound to take over the TOM space as per the actual area. Moreover, the successful bidder/licensee shall not be entitled to demand any reduction in area of the TOM spaces.

(ii) The successful bidder shall not claim any compensation on account of any variation in handing over area of the offered space from that of the mentioned in the Annexure-1.

c.) (i) Subsequently, if successful bidder applies for additional ‘adjacent / same area’ (even if for utility) upto 10% variation in tendered area within fitment period (as defined below), the same shall be provided on pro-rata basis on the prevailing rate of applicable License Fee, if found feasible, on sole discretion of DMRC. For area beyond this time frame and/or 10% variation range of tendered area, the same shall be provided on a negotiated / market rate, if found feasible, only on sole discretion of DMRC. DMRC is free to market, area beyond this time frame and/or 10% variation on open/limited/single tender basis. The license fee for such additional space shall commence immediately from the date of handing over of such space as no fitment period shall be applicable for such additional area. The tenure of such additional area will be co-terminus with the tenure of the original License agreement.

(ii) In case of subsequent handing over of any additional area to the licensee, Interest Free Security Deposit/Performance Security shall be updated if the variation due to additional area is more than (+) 10% of the initial tendered area and it shall be deposited within fifteen(15) days of date of issue of LOA & before handing over of the additional area.

Escalation of 20% in the rate of license fee, OMC and IFSD/Performance Security of any additional area shall be in the line of the License Agreement for the allotted TOM spaces. No partial surrender of the licensed TOM spaces will be permitted at any stage of the contract.

d.) Consequent to any alteration / renovation of/in the licensed / tendered space, for which prior written approval from DMRC has been taken by the successful bidder, if resulting in any increase / decrease in the handed over area, the variation shall not be considered for any change in the license fee or other payment terms. However, at the time of termination / surrender or natural completion of contract, DMRC reserves the right to ask the successful bidder to restore the licensed premises as per original allotment.

e.) Construction of Mezzanine Floor inside tendered / licensed space by the successful bidder shall be permitted only after adhering to prescribed safety norms & subject to feasibility as only a temporary structure is permitted as per DMRC specification, after due approval from DMRC. No additional license fee shall be charged for creation of this additional floor in form of mezzanine floor. The licensee has to quote the license fee as per the potential of the space including the feasibility of Mezzanine accordingly. DMRC reserves the right to ask the successful bidder to restore the licensed premises as per original allotment.

f.) If the successful bidder installs an awning with a fixed / stretchable length of 3
feet to shield the premises / commuters from sunlight/ rain/ adverse weather conditions, the same shall not be charged, provided licensed premises is having opening outside station building.

g.) At the time of termination/natural completion of license, DMRC reserves the right to ask the successful bidder to restore the said tendered/ licensed space as per original allotment.

h.) For detailed terms & conditions, kindly refer Draft License Agreement annexed at Annexure -13 of RFP.

4.3. Execution of License Agreement:

The License Agreement based on Draft License Agreement annexed at Annexure -13 of RFP shall be executed within 30 days of receipt of full LOA payment and the same will be required to be duly registered within 30 days of its execution.

4.4. License Tenure:

a) Licensing rights of said tendered TOM Spaces shall be for a period of Nine (09) years which shall be further extendable for a period of 06 (six) years on mutual agreed terms and conditions unless otherwise terminated by DMRC or surrendered by the successful bidder, in term of provisions of License Agreement.

b) The tenure of the License Agreement shall commence from the date of handing over of the first TOM space, or date of deemed handing over of the first TOM space within tendered package, whichever is earlier.

c) Tenure of the License Period of any space handed over subsequently shall be co-terminus with above period irrespective of date of actual handing over.

d) There shall be a lock in period of 02 (two) years from the date of commencement of agreement.

e) The Successful bidder shall have option to exit from the License Agreement immediately after completion of lock in period of two (02) years. For it, the Successful bidder shall have to issue 180 days prior notice to DMRC. Such prior notice intimation can be given after One and half (1 ½) years however option to exit will be available only after 2 (two) years. The exit clauses are as per provisions of Clause No. 6.3 to 6.5 of chapter 6 of Draft License Agreement annexed at Annexure -13 of RFP.

f) For detailed terms & conditions, kindly refer Draft License Agreement annexed at Annexure -13 of RFP.

4.5. Extension of License:

The License Tenure of this license agreement shall be Nine (09) years with a lock-in period of two (02) years from date of handing over of offered space. The license agreement shall be further extendable for period of six(06) years on mutual agreed terms and conditions.
4.6. Charging of License Fee:

a.) License fee shall be charged on the actual area of the TOM space handed over to the successful bidder. The aforesaid license fee shall be charged in advance on half yearly basis. The applicable Goods & Service Tax (GST) shall also be payable extra as applicable from time to time along with the License fee. The License Fee(advance), for the subsequent half years along with other dues, shall be payable by the last working day of the previous running half year.

b.) A Half-yearly Other Maintenance Charges Fee of Rs. 300/- per sqm per half year + GST as applicable of actual area licensed would be payable to DMRC along with the advance license fee. This amount would be Rs. 360/- per sqm per half yearly + GST of actual area licensed if the site has provision for supply of water.

c.) All other statutory taxes, statutory dues, local levies, third party dues (i.e. electricity, water consumption charges etc.) as applicable shall be charged extra and shall have to be remitted along with the license fees for onward remittance to the Government. The successful bidder shall indemnify DMRC from any claims that may arise from the statutory authorities in connection with this tender document / license agreement. Any change in tax structure as per government guidelines will also be applicable.

d.) The charging of license fee shall commence immediately after 30 days fitment period from the date of handing over of the tendered space. i.e. w.e.f 31st day from the date of handing over of tendered space or date of deemed handing over whichever is earlier.

e.) The license fee, OMC etc shall be increased & escalated by 20% on compounding basis after completion of every three (3) years of license period. Water consumption charges to be increased by 5% after completion of every one year of License period on compounding basis.

4.7. Interest Free Security Deposit:

a) Successful bidder shall pay Interest Free Security deposit/Performance security to DMRC, equivalent to 12 (twelve) months license fee payable in advance.

b) The Interest Free Security Deposit/Performance Security shall be increased & escalated by 20% on compounding basis after completion of every three (3) years of License Period.

c) For detailed terms & conditions related to interest free security deposit, kindly refer Clause No. 7.2 of Chapter -7 of Draft License Agreement annexed at Annexure -12.

4.7 Fitment period:

For carrying out the fit-outs, finishing works etc., successful bidder would be permitted a rent free / fitment period of 30 days from the date of handing over of the space. The successful bidder shall have to complete in all respects the development of the tendered / licensed space, within a period of 30 days from the date of ‘handing over’ of the space by DMRC under the License Agreement as License fee, OMC & other charges etc. would be applicable immediately after expiry of aforementioned fitment period i.e. w.e.f 31st day from date of handing over of space or date of deemed handing over whichever is earlier.
4.8 Sub-Licensing:

The successful bidder shall be entitled to sub-license the tendered/licensed space with prior approval of DMRC. However, for any such sub-license the guiding principles as detailed in Draft License Agreement annexed at Annexure -13 shall be scrupulously observed.

4.9 Property Tax and Registration of License Agreement:

a.) The property tax applicable, if any, on the property of DMRC shall be borne by DMRC.

b.) Payment of stamp duty on execution & registration of license agreement, to be executed in pursuance of this bid shall be solely borne by successful bidder.

4.10 Infrastructure Services:

a.) Electricity, Installation of DG sets, Air Conditioning and Fire Fighting & Fire Protection:

(i) It is successful bidder’s responsibility to draw electric power cable from LT panel to the tendered space at their own cost.

(ii) Successful bidder has to carry out all works for functioning of their tendered/licensed area on their own with all cost to be borne by licensee including installation & commission of ACB/ MCCB in spare space of LT panel, cable laying, cable trays, hangers in cable route, individual LT panel at proposed space and subsequent extension of power supply from individual LT panel along with associated cabling, cable tray, earthing, internal wiring, lighting, power distribution etc.

(iii) Successful bidder shall installed LED electrical lights and energy efficient Air-Conditioners to ensure energy conversation.

(iv) Availing power supply from outside agencies in DMRC is not permitted. Hence, for reliability of power supply, if desired, successful bidder can install their own DG sets at their own cost subject to adhere all norms specified in Draft License Agreement annexed at Annexure -13.

(v) For meeting Air Conditioning requirement for tendered/licensed space, successful bidder may install VRV/ package AC/ Split AC as per their own design and requirement at their own cost.

(vi) Dedicated fire alarm & control system for tendered space has to be planned and installed by successful bidder at their own cost as per the statutory requirement of Delhi Fire Services. It is successful bidder’s responsibility to connect tendered area/licensed area to aforesaid tapping point at their own cost. Further, the details of existing capacity of fire fighting pumps and water tanks are detailed in Draft License Agreement annexed at Annexure -13.

(vii) The successful bidder shall make its own fire – fighting arrangements for the station box area. Such fire-fighting arrangements shall conform to the IS code of
practice/ Delhi Fire services norms since the aforesaid property, being part of the main station building and further being interconnected, becomes even more sensitive from the aspect of fire hazards. The successful bidder shall ensure installation of automatic sprinkler systems and detection systems under intimation to DMRC and occupy the premises only after inspection and approval of the concerned department of DMRC. In this connection the successful bidder will provide unfettered access to DMRC’s fire officers for the purpose of inspection from time to time and shall at own risk and cost install and complete works as may be instructed by fire officer of DMRC.

(viii) The successful bidder shall make provision for TOD energy meter as per latest DERC guidelines.

The Licensee shall pay a refundable electrical consumption deposit of Rs. 4500/-per KVA for sanction of electrical load as per requirement.


b.) Water supply & Drainage:

The Water/drainage for licensed TOM spaces may/shall be provided depending upon technical feasibility and availability only. The water charges shall be applicable @ Rs. 2000/- per month + GST/taxes for each TOM space, as applicable from time to time, for TOM spaces with a ½ inch pipeline capacity. However, if the licensee is desirous of increasing the pipeline capacity, DMRC shall charge for the same at Delhi Jal Board’s (DJB) commercial water rates. The total cost of providing water i.e. pipeline, water meter, etc. shall be solely borne by the licensee along with GST/taxes as applicable(if applicable at any point of time). Water charges are to be escalated at the rate of 5% after completion of every one year of license period on compounding basis. DMRC shall not be responsible for any discontinuity of water supply for whatsoever be the reason, hence any claim on account of that shall not be entertained.

c.) Sanitary Connection:

The Sewage Treatment Plant (STP) & Effluent Treatment Plant (ETP) it required as per the laws shall be developed, operated and maintained by the successful bidder at their own cost to meet their daily requirements. The responsibility to connect the developments at tendered area/ licensed area shall lie solely with successful bidder subject to prior approval of DMRC/other civic agencies at the cost of the Licensee.

d.) Disposal of Waste:

The successful bidder shall have to make its own arrangements for daily disposal of waste (after segregation of dry and wet waste) out of DMRC premises at the dumping sites approved by MCD/ concerned civil agencies to ensure perfect cleanliness. If any kind of waste is found to be disposed off on DMRC premises, a penalty/fine of Rs. 3000/- shall be imposed by DMRC for each occasion.
e) Telephone:

DMRC may give permission for installation of cables for telephone/telecommunication equipment subject to technical feasibility. The instrument, cables and connection shall be obtained by the successful bidder from the telephone company at their own cost.

f) Security:

Successful bidder shall install CCTV cameras inside/ outside the tendered/ licensed area and also arrange security arrangement for their tendered / licensed area at their own cost. Successful bidder hereby undertakes to indemnify DMRC against all losses and claims in respect of death or injury to any person or loss or damage to any property which may arise out on this account.

g) Provision of Gas Bank/ PNG:

Over and above provision of Gas Bank/ PNG is subject to availability and technical feasibility. Successful bidder agrees voluntarily and unequivocally not to seek claim, damages, compensation or any other consideration whatsoever on account of non availability / provision of Gas Bank. The approved policy for provision of Gas Bank/ PNG is placed in Draft License Agreement annexed at Annexure -13.

h) Provision of Parking:

The parking facility is available at respective Metro Stations and same be may be used by successful bidder. All charges, fees and rules for parking will apply as applicable to the general public and commuters.
CHAPTER 5

SUBMISSION & EVALUATION OF BIDS BY BIDDERS

5.1. No Bidder shall submit more than one bid for this tender document.

5.2. Notwithstanding anything to the contrary contained in this tender document, the detailed terms specified in the draft license agreement shall have overriding effect; provided, however, that any conditions or obligations imposed on the bidder hereunder shall continue to have effect in addition to its obligations under the license agreement.

5.3. The bid should be furnished in the format as per the Annexure-6 for financial bid, clearly indicating the financial offer in (+) percentage above the given reserve price for each TOM space.

5.4. Bid Variable:

The reserve price for each TOM space is given in the Annexure-1 of this RFP and in BOQ. The bidders are required to quote in percentage above the reserve price given in the BOQ. This percentage above the reserve price shall be uniformly applicable for each and every TOM space given in the BOQ. Negative quotes viz. reserve price shall not be allowed. The bidders quoting in the negative percentage shall be disqualified and their EMD and tender cost shall be forfeited, also, the bidder can quote the percentage upto one decimal place only.

5.5. Bid Security:

Bidders have to pay/deposit, along with their Bid, a refundable bid security amounting to Rs.9,00,000/- (Rupees Nine Lakhs Only). The Bid Security shall be payable online through RTGS/NEFT/IMPS to Delhi Metro Rail Corporation Ltd, for credit of its designated account with M/s Syndicate Bank, Barakhamba Road Branch, IFSC code – SYNB0009036, MICR code – 110025004, A/c No. - 90363210000015. No other mode of payment of EMD/Bid security shall be accepted. The bid offer shall be valid for a period not less than One Hundred Eighty (180) days from bid due date. The bid security of the selected Bidder shall be adjusted against the Interest Free Security Deposit due as per the License Agreement. The bid security of unsuccessful bidders shall be refunded after award of License, without considering any interest thereon. The Bid shall be summarily rejected if it is not accompanied by the Bid Security. If the bidder withdraws their bid at any stage, their Bid Security amount shall be forfeited by DMRC.

5.6. The Bidder should submit a Power of Attorney as per the format at Annexure-5 of RFP, authorising the signatory of the Bid to commit the Bidder.

5.7. The Bid and all communications in relation to or concerning the Bidding Documents and the Bid shall be made in English language.

5.8. The bid shall be submitted by the bidder in a single stage and in two parts comprising of Technical Bid and Financial Bid. The Technical Bid shall include the details for
fulfilling Eligibility criteria as laid down in this document. The Financial Bid shall include the financial offer of the Bidder in the manner prescribed in this document. Both the Technical Bid and Financial Bid shall be submitted by the Bidder on the same date as mentioned in the Tender Document. The offer of Bidder, who does not fulfil the Eligibility criteria, shall be summarily rejected. The Bidder shall enclose with their Bid an undertaking stating that all the necessary supporting documents, including audited accounts and financial statements, certificate(s) from its statutory auditors have been provided.

5.9. **Technical Bid:**

The Bidder shall on or before the date and time given in the Notice Inviting Tender, upload their Tender on e-Tendering portal [https://eprocure.gov.in/eprocure/app](https://eprocure.gov.in/eprocure/app). The Bidder shall upload scanned copies of, subject to maximum of, following documents in Technical Bid:

a.) Tender Document Cost deposit slip.
b.) Bid Security submission slip.
c.) Annexure-2 (On Official letterhead of the Bidder)
d.) Annexure-3
e.) Annexure-4
f.) Annexure-5
g.) Annexure-6
h.) Attested certified copies of Memorandum and Articles of Association in case of companies or bodies corporate and copy of partnership deed in case of the Partnership Firm.
i.) In case of JV/Consortium, Annexure- 7, 8 and 9.
j.) Self attested copies of the PAN Card and GST Registration Certificate (of lead member in case of JV/Consortium). In case any or all of the provisions mentioned above are not applicable, the Bidder should give a declaration to that effect. Non submission will not be considered as exemption.
k.) Copies of (duly audited and certified by its statutory Auditor) Profit and Loss Account/Balance Sheet of the sole proprietor concern or a partnership firm, Annual Report in case of a company as per the companies Act.
l.) Copy of the complete Tender Document including Draft License Agreement (Annexure-13) and Addendum/ Corrigendum (if any) duly signed and stamped on each page by authorized representative of the Bidder as a token of acceptance of terms and conditions set out therein.
m.) In addition, a declaration by the bidders, as per Annexure -10, must be submitted stating that the Tender document has been downloaded from official website of e-Tendering portal [https://eprocure.gov.in/eprocure/app](https://eprocure.gov.in/eprocure/app) and no changes, whatsoever, have been made by the bidder. Bids received without the declaration are also liable to be rejected at any stage.
n.) Annexure-11
o.) Annexure-12

5.10. Financial Bid:
The financial bid shall be filled in the Bill of Quantity (BOQ) format available on [https://eprocure.gov.in/eprocure/app](https://eprocure.gov.in/eprocure/app). The bidder has to quote percentage above the reserve price given in the BOQ as per details/guidelines specified in clause 5.4 (Bid Variable) of this RFP.

5.11. The documents including this Tender Document and all attached documents, provided by DMRC shall remain or become the properties of DMRC and are transmitted to the Bidders solely for the purpose of preparation and the submission of a Bid in accordance herewith. Bidders are to treat all information as strictly confidential and shall not use it for any purpose other than for preparation and submission of their Bid. The provisions of this Clause shall also apply mutatis mutandis to Bids and all other documents submitted by the Bidders, and DMRC shall not return to the Bidders any Bid, document or any information provided along therewith.

5.12. The Bidder shall not have a Conflict of Interest that affects the Bidding Process. Any Bidder found to have a Conflict of Interest shall be disqualified. A Bidder shall be deemed to have a Conflict of Interest affecting Bidding Process, if a constituent of such Bidder is also a constituent of another Bidder.

5.13. Cost of Bidding:

The Bidders shall be responsible for all of the costs associated with the preparation of their Bids and their participation in the Bidding Process. DMRC shall not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Bidding Process.

5.14. Site visit and verification of information:

Bidders are advised to submit their respective Bids after visiting site and ascertaining themselves with the conditions, traffic, location, surroundings, climate, availability of power, water and other utilities, access to station/ space, handling and storage of materials, weather data, applicable laws and regulations and any other matter considered relevant by them. DMRC shall provide necessary permission & assistance to the prospective bidders in this regard. After submission of the bid, no bidder shall be permitted to seek any clarification/document from DMRC.

5.15. It shall be deemed that by submitting a Bid, the Bidder has:

a) made a complete and careful examination of the bidding documents & offered spaces;

b) received all relevant information from DMRC;

c) accepted the risk of inadequacy, error or mistake in the information provided in the bidding documents or furnished by or on behalf of DMRC relating to any of the matters referred to in Tender Document;

d) satisfied itself about all matters, things and information herein above necessary and required for submitting an informed Bid, execution of the license agreement in accordance with the bidding documents and performance of all of its obligations there under;
e) acknowledged and agreed that inadequacy, lack of completeness or incorrectness of information provided in the bidding documents or ignorance of any of the matters hereinabove shall not be a basis for any claim for compensation, damages, claim for performance of its obligations, loss of profits, etc. from DMRC, or a ground for termination of the License Agreement by the Licensee;

f) acknowledged that it does not have a Conflict of Interest; and

g) Agreed to be bound by the undertakings provided by it under and in terms hereof.

5.16. DMRC shall not be liable for any omission, mistake or error in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to tender or the Bidding Process, including any error or mistake therein or in any information or data given by DMRC.

5.17. Verification and Disqualification:

DMRC reserves the right to verify all statements, information and documents submitted by the Bidder in response to the Tender Document or the Bidding Document and the Bidder shall, when so required by DMRC, make available all such information, evidence and documents as may be necessary for such verification. Any such verification or lack of such verification, by DMRC shall not relieve the Bidder of its obligations or liabilities hereunder nor shall it affect any rights of DMRC there under.

5.18. Amendment/s in Tender Document:

a) At any time prior to the due date for submission of bid, DMRC may, for any reason, modify the Tender Document by the issuance of Addenda/ Corrigenda.

b) Any Addendum/ Corrigendum issued hereunder shall be uploaded on https://eprocure.gov.in/eprocure/app.

c) In order to afford the Bidders a reasonable time for taking an Addendum into account, or for any other reason, DMRC may, in its sole discretion, extend the Bid submission due date.

5.19. Preparation and Submission of Bids:

a) Format and Signing of Bid: The Bidder shall provide all the information sought under this Tender Document as per the format/s.

b) The Bid and its copy shall be typed or written in indelible ink and signed by the authorised signatory of the Bidder who shall also initial each page, in blue ink. All the alterations, omissions, additions or any other amendments made to the Bid shall be initialled by the person(s) signing the Bid.

c) The Bidders who have downloaded the Tender Document from the DMRC’s website / e-procure site, should carefully note the following instructions:

i. The Bidders should ensure that the complete Tender Document has been downloaded.

ii. In case of any correction/addition/alteration/omission in the tender document observed at any stage, the bid shall be treated as non-responsive and shall be rejected out-rightly.
5.20. Uploading of Application: Bidder shall upload the Application in the formats specified in Annexure together with the documents specified above.

5.21. All correspondence shall be address to:

General Manager/Property Business,
3rd Floor, ‘A’ Wing, Metro Bhawan,
Fire Bridge Lane, Barakhamba Road,
New Delhi-110 001

5.22. Bid documents submitted by fax, telex, telegram, mail or e-mail shall not be entertained and shall be summarily rejected. Bid documents received after the due date shall be summarily rejected. Applications received without due bid security amount shall be summarily rejected.

5.23. Bid Submission Date: The Bid should be uploaded before due date and time as detailed in this Tender document. Any bid application received after due date and time as prescribed in Tender document shall be summarily rejected.

5.24. DMRC shall open the technical bids on the due date of bid submission, at the place & time specified in this document and in the presence of the Bidders who choose to attend. DMRC will subsequently examine and evaluate the Technical Bids in accordance with the Eligibility Criteria set out in this Tender document.

5.25. The Financial Bid shall be opened on a subsequent date after evaluation of Technical eligibility. Financial Bids of only those Bidders, whose submissions are found to fulfil the eligibility criteria as stipulated in Chapter-3 above, shall be opened. The offer of Bidder, who does not fulfil the Eligibility criteria, shall be summarily rejected. The time of opening of Financial Bid shall be informed separately to the eligible Bidders and eligible Bidders can be present to witness the opening of the Financial Bid.

5.26. To facilitate evaluation of Bids, DMRC may, at its sole discretion, seek clarifications in writing from any Bidder regarding its Bid.

5.27. Evaluation of Bid: The evaluation and assessment for the selection of the Bidder shall be based on the Bid Variable i.e. the rate of License Fee quoted by the Bidder in percentage(+). The Technically Eligible Bidder, quoting the highest rate of License fee per sqm/month over the given reserve price, shall be the highest Bidder whose offer shall be evaluated and assessed by DMRC. In case the bids of two or more bidders are equal and are the (H-1) highest bids, then the bidder having the highest turnover in the last three financial years as stated in chapter-3 of RFP will be considered and selected for awarding of the License over the other bidders.

5.28. After evaluation of Bids, Letter of Acceptance (the “LOA”) shall be issued, in duplicate, by DMRC to the Selected Bidder and the Selected Bidder shall, within 7 (seven) days of the receipt of the LOA, sign and return the duplicate copy of the LOA as token of unconditional acceptance and acknowledgement thereof. In the event the duplicate copy of the LOA duly signed by the Selected Bidder is not received by the stipulated date,
DMRC may, unless it consents to extension of time for submission thereof, cancel the LOA & forfeit appropriate the Bid Security & any other payments made to DMRC by such Bidder as Damages on account of failure of the Selected Bidder to unconditionally accept the terms of LOA.

5.29. Successful Bidder is required to deposit Interest Free Security Deposit and advance License Fee and any other amount required within stipulated time period as mentioned in LOA i.e. within 30 (thirty) days of issuance of LOA. In case successful bidder fails to submit Interest Free Security Deposit as advised in the LOA within 30 (thirty) days time period, same can also be submitted with interest as detailed below:-

<table>
<thead>
<tr>
<th>Days from date of issuance of LOA</th>
<th>Rate of Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 30 days</td>
<td>NIL</td>
</tr>
<tr>
<td>31st to 45th day</td>
<td>@ 3% flat on balance amount remaining unpaid + GST</td>
</tr>
<tr>
<td>46th to 60th day</td>
<td>@ 4% flat on balance amount remaining unpaid + GST</td>
</tr>
</tbody>
</table>

The aforementioned interest shall be charged on the balance interest free security deposit and advance License Fee and any other amount remaining unpaid as per the LOA after the due date of payment. The amount for interest + GST shall be submitted in the form of Demand Draft/ Pay Order only in favour of DMRC Ltd. & payable at New Delhi.

5.30. After expiry of time period as mentioned above and in Letter of Acceptance (LOA) i.e. if the LOA payments are not made even up to 60th day from date of issuance of LOA, the LOA shall stand cancelled and amount of bid security & any other payments made to DMRC shall stand forfeited in favour of DMRC. The bidder voluntarily and unequivocally agrees not to seek any claim, compensation, damages or any other consideration, whatsoever on this account.

5.31. After acknowledgement of the LOA and deposit of dues as mentioned above, the Selected Bidder shall execute the License Agreement within the period prescribed in Tender Document i.e. within 30 (thirty) days of making full payments as per LOA. In case the Licensee delays the execution of the License Agreement beyond 30 days, DMRC may terminate and cancel the LOA and forfeit the EMD, Interest Free Security Deposit and any other amount paid to DMRC. The Selected Bidder shall not be entitled to seek any deviation, modification or amendment in the License Agreement. Payment of stamp duty, if any, for executing the License Agreement in pursuance of this bid shall be borne by the Licensee.

5.32. Notwithstanding anything contained in this Tender Document, DMRC reserves the right to accept or reject any Bid offer and to annul the Bidding Process and reject all Bid offers, at any time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reason therefore. In the event that DMRC rejects or annuls all the Bids, it may, in its discretion, invite all eligible Bidders to submit fresh Bids hereunder.
5.33. Confidentiality: Information relating to the examination, clarification, evaluation, and recommendation for the Bidders shall not be disclosed to any person who is not officially concerned with the process or is not a retained professional advisor advising DMRC in relation to, or matters arising out of, or concerning the Bidding Process. DMRC shall treat all information, submitted as part of Bid, in confidence and shall require all those who have access to such material to treat the same in confidence. DMRC may not divulge any such information unless it is directed to do so by any statutory entity that has the power under law to require its disclosure or is to enforce or assert any right or privilege of the statutory entity and/or DMRC or as may be required by law or in connection with any legal process.

All documents forming part of the bidding process shall remain or become the properties of DMRC and are transmitted to the bidders solely for the purpose of preparation and the submission of a bid in accordance herewith. Bidders are to treat all information as strictly confidential and shall not use it of any purpose other than for preparation for their bid. The provisions of this clause shall also apply mutatis mutandis to all documents submitted by the bidders, and DMRC shall not return to the bidders any document or any information provided along therewith.

5.34. On receipt of full amount in accordance with Letter of Acceptance, DMRC shall issue a taking over notice to the successful bidder to take over the licensed TOM spaces on the specified date within 7 days from the date of signing of license agreement & after payment of dues in accordance with Letter of Acceptance. If the successful bidder fails to take over the scheduled TOM spaces on scheduled date as mentioned in the letter of intent for whatsoever reasons, the scheduled TOM spaces shall be deemed handed over on 07th day from the date of signing of license agreement as stipulated in Letter of Acceptance or on the intended date of handing over whichever is earlier. If DMRC fails to handover any part of a scheduled/licensed TOM spaces within the specified period, the successful bidder voluntarily and unequivocally agrees not to seek any claim, compensation, damages or any other consideration whatsoever on this account.

5.35. REGISTRATION OF AGREEMENT: The registration of Licensee agreements shall be done within 30 days of signing of agreement by the licensee (registration fees, stamp duty etc to be fully borne by the licensee/lessee) and the duly registered documents are to be submitted to DMRC for records. Any amendment in the contract agreement, if required to be registered, shall also be registered within 30 days from the date of amendment and duly registered documents shall be submitted to DMRC for record. In case the registration of the license agreement/amendment is not done within the 30 days of signing of license agreement/amendment, it shall be treated as “material breach of contract” in terms of clause 12.2(p) of DLA. The Licensee will be given 30 days time to cure the default in terms of clause no. 12.3 of DLA. In case Licensee fail to remedies the default to the satisfaction of the DMRC within the cure period, DMRC may terminate the Licensee agreement after the expiry of cure period duly forfeiting the interest free security deposit and any other amount paid by Licensee.

5.36. Permissible usage of Space: The commercial space can be put for any activity except banned list of usages as given in Annexure-II of DLA. The successful bidder/Licensee
shall not create, permit or allow any offensive odours to occur in or escape from the licensed space. Successful bidder/Licensee shall ensure proper storage of its eatable products in such a way that there is no contamination or decay of consumable products or its raw materials. Cooking by Gas Bank/PNG may also be permitted, if feasible only on the elevated stations, on case to case basis. If permitted Gas Bank shall have to be planned by the licensee at Ground floor. The successful bidder/Licensee may be permitted to change the usage of space during the currency of license subject to prior approval of DMRC. The successful bidder/Licensee shall be responsible for taking prior approval from all the relevant legal and statutory authorities as per the applicable laws for operation of its business.

5.37 LIST OF USAGES BANNED/ NEGATIVE LIST

1. Any product / Service the sale of which is unlawful /illegal or deemed unlawful under any Indian act or legislation.

2. Any product the storage and sale of which may lead to or be considered as a fire hazard; such as fire crackers, industrial explosives, chemicals etc.

3. Sale of liquor & alcohol based beverages from shop and departmental stores (take away) is not permitted.

4. Sale of tobacco and tobacco products.

5. ATM

6. Coal/Gas based cooking strictly prohibited. However, provision of Gas Bank/PNG/LPG is subject to availability and technical feasibility & approval of DMRC. Only electrical/induction cooking of Semi-cooked food can be permitted in underground stations.

7. Advertisement at any location and in any format.

8. Banqueting and similar activities.

CHAPTER – 6

INSTRUCTIONS TO APPLICANTS

6.1 All information covering the purpose of the license, details of space available etc. may be downloaded from the website https://eprocure.gov.in/eprocure/app.
6.2 This Tender Document does not purport to contain all the information that each Applicant may require. Applicants are requested to conduct their own investigations and analysis and to check the accuracy, reliability and completeness of the information in this Tender Application Form before participating in the Tender process. DMRC makes no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of the Tender Document. Information provided hereunder is only to the best of the knowledge of DMRC. Applicants are required to read carefully the contents of this document & to provide the required information. Applicants may be single firms or may be members of a consortium.

6.3 It shall however be noted, that DMRC will not discuss any aspect of the selection process. However, DMRC may display name of successful bidder on DMRC’s website. Applicants will deem to have understood and agreed that no explanation or justification of any aspect of the selection process will be given by DMRC and that DMRC’s decisions are without any right of appeal/litigation, whatsoever. Applicants are advised that the selection process will be entirely at the discretion of DMRC.

6.4 For any query from Applicants, DMRC reserves the right not to offer clarifications on any issue raised in a query or if it perceives that the clarifications can only be made at a later stage, it can do so at a later date. No extension of any deadline will be granted on the count or grounds that DMRC have not responded to any query or not provided any clarification. Applicants may clearly note the date and time of uploading of bids. No late or delayed bids will be accepted. However DMRC may ask for any supplementary information, if deemed so.

6.5 Applicants will not be considered if they make any false or misleading representations in statements/attachments. If any submission is found false or misleading even at later stage (i.e, after the award of Tender) then also, DMRC may annul the award. Further, the Applicant may be blacklisted for participation in any future Tenders of DMRC. In such a case DMRC shall forfeit the EMD (if any), Security Deposit (if any) &/or any other payments made to DMRC. The Bidder are required to download the addendum, post bid queries etc. from e-Tendering portal https://eprocure.gov.in/eprocure/app.

6.6 Amendment to Bid Documents:

During the Tender period, DMRC may issue further instructions to Bidder or any modifications to existing Tender documents in the form of an addendum. Such amendment/corrigendum in the form of an addendum/corrigendum will be uploaded on the e-Tendering portal https://eprocure.gov.in/eprocure/app within the date given in NIT which shall be available for all the prospective Bidders who have purchased/downloaded the Tender document in the Tender period.

6.7 Bidder shall, on or before the date and time given in the Notice of Invitation to Tender, upload their Tender on e-Tendering portal https://eprocure.gov.in/eprocure/app. The Bidder shall ensure that a receipt is obtained for the submission of their Tender, such receipt being issued free of charge. In addition a declaration by the bidders as per Annexure – 10 must be submitted stating that the Tender document has been downloaded from official website of e-Tendering portal https://eprocure.gov.in/eprocure/app and no changes, what so ever, has been made by the bidder. Bids received without the declaration are also liable to be rejected at any stage.
6.8 Submission of Tenders:

The completed Bids shall be accepted only up to the date and time as specified in NIT. Bids have to be submitted online on the website [https://eprocure.gov.in/eprocure/app](https://eprocure.gov.in/eprocure/app). The Bidders shall furnish the information strictly as per the formats given in the Tender documents without any ambiguity. Further, Bidder are directed to follow guidelines as mentioned below for online submission of bid:

1) The bidders are required to submit soft copies of their bids electronically on the Central Public Procurement (CPP) Portal, using valid Digital Signature Certificates. The instructions given below are meant to assist the bidders in registering on the CPP Portal, prepare their bids in accordance with the requirements and submitting their bids online on the CPP Portal.

More information useful for submitting online bids on the CPP Portal may be obtained at: [https://eprocure.gov.in/eprocure/app](https://eprocure.gov.in/eprocure/app).

2) Bidders are required to enroll on the e-Procurement module of the CPP Portal (URL: [https://eprocure.gov.in/eprocure/app](https://eprocure.gov.in/eprocure/app)) by clicking on the link “Online bidder Enrollment” which is free of charge.

3) As part of the enrolment process, the bidders will be required to choose a unique username and assign a password for their accounts.

4) Bidders are advised to register their valid email address and mobile numbers as part of the registration process. These would be used for any communication from the CPP Portal.

5) Upon enrolment, the bidders will be required to register their valid Digital Signature Certificate (Class II or Class III Certificates with signing key usage) issued by any Certifying Authority recognized by CCA India (e.g. Sify / nCode / eMudhra etc.), with their profile.

6) Only one valid DSC should be registered by a bidder. Please note that the bidders are responsible to ensure that they do not lend their DSC’s to others which may lead to misuse.

7) Bidder then logs in to the site through the secured log-in by entering their user ID / password and the password of the DSC / e-Token.

8) There are various search options built in the CPP Portal, to facilitate bidders to search active tenders by several parameters. These parameters could include Tender ID, Organization Name, Location, Date, Value, etc. There is also an option of advanced search for tenders, wherein the bidders may combine a number of search parameters such as Organization Name, Form of Contract, Location, Date, Other keywords etc. to search for a tender published on the CPP Portal.

9) Once the bidders have selected the tenders they are interested in, they may download the required documents / tender schedules. These tenders can be moved to the respective ‘My Tenders’ folder. This would enable the CPP Portal to intimate the bidders through SMS / e-mail in case there is any corrigendum issued to the tender document.

10) The bidder should make a note of the unique Tender ID assigned to each tender, in case they want to obtain any clarification / help from the Helpdesk.

11) Bidder should take into account any corrigendum published on the tender document before submitting their bids.
12) Bidders are advised to go through the tender NIT and the tender document carefully to understand the documents required to be submitted as part of the bid.

13) Bidder, in advance, should get ready the bid documents to be submitted as indicated in the tender document / schedule and generally, they can be in PDF / XLS / RAR / DWF/JPG formats. Bid documents may be scanned with 100 dpi with black and white option which helps in reducing size of the scanned document.

14) To avoid the time and effort required in uploading the same set of standard documents which are required to be submitted as a part of every bid, a provision of uploading such standard documents (e.g. PAN card copy, annual reports, auditor certificates etc.) has been provided to the bidders. Bidders can use “My Space” or “Other Important Documents” area available to them to upload such documents. These documents may be directly submitted from the “My Space” area while submitting a bid, and need not be uploaded again and again. This will lead to a reduction in the time required for bid submission process.

15) Bidder should log into the site well in advance for bid submission so that they can upload the bid in time i.e. on or before the bid submission time. Bidder will be responsible for any delay due to other issues.

16) The bidder has to digitally sign and upload the required bid documents one by one as indicated in the tender document.

17) Bidder has to select the payment option as “online” to pay the tender fee / EMD as applicable and enter details of the instrument.

18) Bidder should prepare, submit online the EMD/ Bid Security as per the instructions specified in the tender document. The details of the payments made, should tally with the details available in the scanned copy and the data entered during bid submission time. Otherwise the uploaded bid will be rejected. Delayed submission of tender document cost & tender security (EMD) will be at the sole responsibility and liability of the bidder & DMRC shall in no way be responsible.

19) Bidders are requested to note that they should necessarily submit their financial bids in the format provided and no other format is acceptable. If the price bid has been given as a standard BOQ format with the tender document, then the same is to be downloaded and to be filled by all the bidders. Bidders are required to download the BOQ file, open it and complete the blue color unprotected cells with their respective financial quotes and other details (such as name of the bidder). No other cells should be changed. Once the details have been completed, the bidder should save it and submit it online, without changing the filename. If the BOQ file is found to be modified by the bidder, the bid will be rejected.

20) The server time (which is displayed on the bidders’ dashboard) will be considered as the standard time for referencing the deadlines for submission of the bids by the bidders, opening of bids etc. The bidders should follow this time during bid submission.

21) All the documents being submitted by the bidders would be encrypted using PKI encryption techniques to ensure the secrecy of the data. The data entered cannot be viewed by unauthorized persons until the time of bid opening. The confidentiality of the bids is maintained using the secured Socket Layer 128 bit encryption technology. Data storage encryption of sensitive fields is done. Any bid document that is uploaded to the server is subjected to symmetric encryption using a system generated symmetric key. Further this key is subjected to asymmetric encryption using buyers/bid openers public keys. Overall, the
uploaded tender documents become readable only after the tender opening by the authorized bid openers.

22) The uploaded tender documents become readable only after the tender opening by the authorized bid openers.

23) Upon the successful and timely submission of bids (i.e. after Clicking “Freeze Bid Submission” in the portal), the portal will give a successful bid submission message & a bid summary will be displayed with the bid no. and the date & time of submission of the bid with all other relevant details.

24) The bid summary has to be printed and kept as an acknowledgement of the submission of the bid. This acknowledgement may be used as an entry pass for any bid opening meetings.

25) Any queries relating to the tender document and the terms and conditions contained therein should be addressed to the Tender Inviting Authority for a tender or the relevant contact person indicated in the tender.

26) Any queries relating to the process of online bid submission or queries relating to CPP Portal in general may be directed to the 24x7 CPP Portal Helpdesk.

27) The DMRC shall not be held responsible if the failure of any Bidder to provide the information in the prescribed formats results in a lack of clarity in the interpretation and consequent disqualification of its Bid. The Bidder has to submit the Cost of Tender/Bid Document and Bid Security in the DD/ Banker’s Cheque in Original, failing which Bid shall be summarily rejected.

6.9 Late Bids: Tenders have to be uploaded on e-Tendering portal [https://eprocure.gov.in/eprocure/app](https://eprocure.gov.in/eprocure/app) before the due date and time of Tender submission. Tenders received after due date and time of submission shall not be accepted. DMRC will not be responsible for any delay, internet connection failure or any error in uploading the Tender submission. The Bidder are advised to upload their submissions well before the due date and time of Tender submission to avoid any problems and last minute rush. DMRC may, at their discretion, extend the deadline for submission of Tenders by issuing an amendment, in which case all rights and obligations of DMRC and the Bidder previously subject to the original deadline will thereafter be subject to the deadline as extended.

6.10 Modification, Substitution and Withdrawal of Tenders:

A Bidder may withdraw, substitute, or modify their tender after it has been submitted. No Tender may be withdrawn, substituted, or modified in the interval between the deadline for submission of Tenders and the expiration of the period of Tender validity specified by the Bidder on the Letter of Tender or any extension thereof. Withdrawal of Tender during the specified period shall result in forfeiture of Tender security.

6.11 Tender Opening:

The Tenders shall be opened online by the opening committee on due date and time of Tender opening. The Tender security will be checked and details will be read out for the information of representative of Bidder. Technical package of those bidder who have not submitted Tender security shall not be opened. Tender which is accompanied by an unacceptable or fraudulent Tender Security shall be considered as non-compliant and rejected. The Technical Package of all the Bidder shall be opened in the presence of Bidder or their representatives who choose to attend on date & time as mentioned in
Tender document in the office Sr. Dy. Chief Engineer / Property Business, DMRC, 3rd floor, A-Wing, Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi – 110001. If such nominated date for opening of Tender is subsequently declared as a Public Holiday by the DMRC, the next official working day shall be deemed as the date of opening of Technical Package. The Tender of any Bidder who has not complied with one or more of the foregoing instructions may not be considered. The details will be read out for the information of representative of Bidder, present at the time of opening of Tender. On opening of the Tender, it will be checked if they contain Pre-Qualification, Technical & Financial Packages. Pre-Qualification & Technical packages of the Bidder not containing financial package shall not be opened. DMRC shall prepare a record of opening of the Pre-Qualification, Technical & Financial Packages, which shall include the name of bidder and whether there is a withdrawal, substitution or modification; alternative proposals, and presence or absence of a Tender security. The Bidder representatives who are present shall be requested to sign the record. The omission of a bidder’s signature on the record shall not invalidate the contents and effect of the record. The Bidder name, details of the Tender security and such other details as the DMRC, at their discretion, may consider appropriate will be announced at the time of Tender opening. The sealed financial package will be opened on a subsequent date after evaluation of technical packages. Financial packages of only those Bidders whose submissions are found substantially responsive and technically compliant will be opened. The time of opening of financial package shall only be informed separately to the Bidders who have qualified during Pre-Qualification and Technical evaluation stages and Bidder can be present to witness opening of Financial Package.

6.12 Evaluation of Financial Proposals:
DMRC shall open Financial Package of all the Bidders who have passed the Pre-Qualification criteria and have submitted substantially responsive Technical Tenders, in the presence of Bidder’s representatives who choose to attend at the address, date and time informed / specified by DMRC. The financial bids of the bidders shall be opened one at a time, reading out: the name of the Bidder and whether there is a modification; the Tender Price(s), including any discounts and any other details as DMRC may consider appropriate. Only Financial Package discounts read out and recorded during the opening of Price Tenders shall be considered for evaluation. No Tender shall be rejected at the opening of Price Tenders. The Bidder’s representatives who are present shall be requested to sign the record. The omission of a Bidder’s signature on the record shall not invalidate the contents and effect of the record. A copy of the record shall be distributed to all Bidders. If in case the quoted highest bids of two or more Bidder are equal then the agency having highest gross turnover in the last three financial years as specified in Chapter-3 shall be selected.

6.13 Correction of Errors:
Tenders determined to be substantially responsive will be checked by DMRC for any arithmetical errors in computation and summation during financial evaluation. Errors will be corrected as follows:
   a.) Where there is a discrepancy between the unit price and the total amount derived from the multiplication of the unit price and the quantity, the unit price as quoted will normally govern unless in the opinion of DMRC there is an obviously gross
misplacement of the decimal point in the unit price, in which event, the total amount as quoted will govern; and

b.) If there is an error in a total corresponding to the addition or subtraction of subtotals, the subtotals shall prevail and the total shall be corrected.

If a Bidder does not accept the correction of errors as outlined above, their Tender will be rejected and the Tender security forfeited. The Bidder are required to download the addendum, post bid queries etc. from e-Tendering portal https://eprocure.gov.in/eprocure/app.

6.14 Amendment to Tender Documents:
During the tender period, DMRC may issue further instructions to Bidder or any modifications to existing Tender documents in the form of an addendum. Such amendment/corrigendum in the form of an addendum / corrigendum will be uploaded on the e-Tendering portal addendum/corrigendum will be uploaded on the e-Tendering portal https://eprocure.gov.in/eprocure/app within the date given in NIT which shall be available for all the prospective Bidder who have purchased the Tender document in the Tender period.
CHAPTER 7

MISCELLANEOUS

7.1 The Bidding Process shall be governed by, and construed in accordance with, the laws of India and the Courts at New Delhi shall have exclusive jurisdiction over all the disputes arising under, pursuant to and/or in connection with the Bidding Process. Even in such cases where DMRC asks for additional information from any bidder, the same cannot be adduced as a reason for citing any dispute.

7.2 DMRC, in its sole discretion and without incurring any obligation or liability, reserves the right, at any time, to:
   a) suspend and/or cancel the Bidding Process and/or amend and/or supplement the Bidding Process or modify the dates or other terms and conditions relating thereto;
   b) consult with any Bidder in order to receive clarification or further information;
   c) retain any information and/or evidence submitted to DMRC by, on behalf of, and/or in relation to any Bidder; and/or
   d) Independently verify, disqualify, reject and/or accept any and all submissions or other information and/or evidence submitted by or on behalf of any Bidder.

7.3 It shall be deemed that by submitting the Bid, the Bidder agrees and releases DMRC, its employees, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/or performance of any obligations hereunder, pursuant hereto and/or in connection with the Bidding Process and waives, to the fullest extent permitted by applicable laws, any and all rights and/or claims it may have in this respect, whether actual or contingent, whether present or in future.

7.4 The Tender Document and License Agreement are to be taken as mutually explanatory and, unless otherwise expressly provided elsewhere in this Tender Document, in the event of any conflict between them, the priority shall be in the following order:
   (a) License Agreement
   (b) Tender Document;
   i.e., the License Agreement above shall prevail over Tender Document.
CHAPTER 8

DEFINITIONS

a. “Agreement” means the License Agreement to be executed between DMRC and the selected bidder in the format approved by DMRC and includes any amendments, annexure hereto made in accordance with the provisions hereof.

b. “Applicable Laws” means all laws, brought into force and effect by Govt. of India, State Governments, local bodies and statutory agencies and rules/ regulations/ notifications issued by them from time to time. It also include judgments, decrees, injunctions, writs and orders of any court or judicial authority as may be in force and effected from time to time.

c. “Applicable Permits” means all clearances, permits, authorizations, consents and approvals required to be obtained or maintained under Applicable Law, in connection with the “TOM Spaces” during the subsistence of this Agreement.

d. “As is where is basis” means DMRC shall provide TOM spaces Structure as per annexure -1 of this tender document on “as is where is basis”. Successful bidder shall not make any additions or alterations in the licensed space, installations / utilities including electric installations, wiring and water, sanitary pipeline (if any) without the prior permission of DMRC in writing and when permitted by the DMRC the said additions and alterations shall be carried out by the successful bidder at their own cost. They shall not be entitled to any compensation for any additions carried out by them in the licensed TOM Spaces rather successful bidder shall be required to hand over the licensed TOM spaces in original condition at the end of license period.

e. “Bid” means the documents in their entirety comprised in the bid, including all clarifications, addenda and revisions issued by DMRC to the bidders, the Proposal submitted by the successful bidder in response to the Bid Notice in accordance with the provisions thereof.

f. “Bidder” means any entity which is a sole proprietorship firm, a partnership firm or a company having registered office in India & incorporated under companies at 1956/2013, or a combination of above in the form of Joint Venture (JV) or consortium, fulfilling the criteria laid down in Tender Document.

g. “Bid Security” means the refundable interest free amount to be submitted by the bidder along with tender document to DMRC.

h. “Change in Law” means the occurrence or coming into force of any of the following after the date of signing this Agreement:
   i. The enactment of any new Indian law.
   ii. The repeal, modification or re-enactment of any existing Indian law.
   iii. Any change in the rate of any Tax. Provided that Change in Law shall not include: Coming into effect after the date of signing this Agreement of any provision of a statute which is already in place as of the date of signing this Agreement.
or

Any new law or any change in existing law under the active consideration of or in the contemplation of any Government as of the date of signing this Agreement, which is a matter of public knowledge.

i. “Commencement Date or Handover Date” means the date on which the Space is handed over by DMRC to the licensee, in accordance with the terms of this agreement.

j. “Damages” shall mean any claim of DMRC against the Licensee for breach of this Agreement, including but not limited to, losses, dues, arrears etc. against which DMRC shall be entitled to claim and adjust the Security Deposit/ Performance Guarantee.

k. “DMRC” means Delhi Metro Rail Corporation Limited, A joint venture of Govt. of India and Govt. of National Capital Territory of Delhi incorporated under the Companies Act, 1956.

l. “Interest Free Security Deposit/ Performance Guarantee” means interest free amount to be deposited by the Licensee with DMRC as per terms and conditions of License Agreement as a security against the performance of the License Agreement.

m. “License” means the licensing rights granted by DMRC to the selected bidder for commercial activity as permitted in the tender document/ license agreement (excluding banned list of usage of premises) based on the terms and conditions of the License Agreement.

n. “Licensee” means the selected bidder, who has executed the license agreement with DMRC pursuant to bidding process for carrying out commercial activities as permitted in the tender document/ license agreement (excluding banned list of usage of premises) inside space at approved location of metro station.

o. “License Fee” means the amount payable by the licensee to DMRC as per terms and conditions of the license agreement along with any kind of central or state taxes, local levies, statutory dues, etc that may be payable by the licensee as per prevalent laws.

p. “License Period” means the period beginning from the Commencement Date and ending on the Termination Date by efflux of time or sooner determination in accordance with the date of this Agreement.

q. “Permits” shall mean and include all applicable statutory, environmental or regulatory licenses, authorization, permits, consents, approvals, registrations and franchises from concerned authorities.

r. “Selected Bidder” means the bidder who has been selected by DMRC, pursuant to the bidding process for award of license.
s. “Space(s)” means the TOM spaces namely the specified TOM area in the metro stations for commercial development as detailed in Annexure – 1, given on license basis by DMRC to the licensee under and in accordance with this License Agreement.

t. “Sub Licensee” means all person/ agency with whom Licensee has executed sub license agreement as per terms and conditions of license agreement executed between DMRC and the Licensee, for commercial utilization of the space.

u. "Tax" means and includes all taxes, fees, cesses, levies that may be payable by the Licensee under the Applicable Law to the Government or any of its agencies.

v. “Termination” means termination of this Agreement by efflux of time or sooner determination in accordance with the provisions of this License Agreement.

w. “Termination Date” means the end of the License period or date of sooner determination of the License period in accordance with the terms of this Agreement whichever is earlier.
## Details of TOM Spaces offered for licensing

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<td></td>
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<td>5.87</td>
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<tr>
<td>19</td>
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<td>GTN1</td>
<td>1</td>
<td>5.96</td>
<td>729</td>
<td></td>
</tr>
</tbody>
</table>

**Total Area in sqm**: 296.88

**Note-1**: Areas indicated above are approximate. Actual area at the time of handing over shall be final. If there is any variation in area the License Fee and other dues shall be charged for actual area handed over.

**Note-2**: Successful bidder shall be required to execute all work at their own cost as required for commercial development in the tendered area where only temporary structure shall be developed as per DMRC specifications.

**Note-3**: Afore mentioned Spaces offered on license basis is available on “as is where is basis”.

**Note-4**: The reserve price for each TOM space is given above, in the Annexure-1 of RFP. The bidders are required to quote in percentage above the reserve price given above in the Annexure-1 of RFP. This percentage above the reserve price shall be uniformly applicable for each and every TOM space given in the Annexure-1 of RFP. Negative quotes visa vis this reserve price shall not be allowed. The bidders quoting in the negative percentage shall be disqualified and their EMD and tender cost shall be forfeited, also, the bidder can quote the percentage upto one decimal place only.
Annexure-2

Letter Comprising the Bid
(On Official letterhead of the Bidder)

No:  
Dated:  

General Manager/Property Business,  
3rd Floor, A Wing, Metro Bhawan,  
Fire Bridge Lane, Barakhamba Road,  
New Delhi-110001

Sub:   Bid for Licensing of 19 TOM Spaces at 13 selected metro stations on (Yellow line )Line - 2.

Sir,

With reference to above subject, I/we, having examined the Bidding Documents and understood their contents, hereby submit my/our Bid for the aforesaid Licensing Rights for commercial activities for the space on License Fees basis. The Bid is unconditional and unqualified.

1. I/ We acknowledge that DMRC shall be relying on the information provided in the Bid and the documents accompanying the Bid for selection of the Licensee for the aforesaid subject, and we certify that all information provided therein is true and correct; nothing has been omitted which renders such information misleading; and all documents accompanying the Bid are true copies of their respective originals.

2. This statement is made for the express purpose of our selection as Licensee for the aforesaid subject. I/ We shall make available to DMRC any additional information it may find necessary or require to supplement or authenticate the Bid.

3. I/ We acknowledge the right of DMRC to reject our Bid without assigning any reason or otherwise and hereby waive, to the fullest extent permitted by applicable law, our right to challenge the same on any account whatsoever.

4. I/ We declare that:
   (a) I/ We have examined and have no reservations to the bidding documents, including Addendum/ Corrigendum, if any, issued by DMRC; and
   (b) I/ We do not have any conflict of interest in accordance with provisions of the Tender document; and
   (c) I/ We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as stipulated in the tender document, in respect of any Bid or tender document issued by or any agreement entered into with DMRC; and
(d) I/ We hereby certify that we have taken steps to ensure that in conformity with the provisions of the Tender, no person acting for us or on our behalf has engaged or shall engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice; and

(e) the undertakings given by me/us along with the Application in response to the tender for the above subject were true and correct as on the date of making the Bid Application and are also true and correct as on the Bid due date and I/we shall continue to abide by them.

5. I/ We understand that you may cancel the bidding process at any time and that you are neither bound to accept any Bid that you may receive nor to invite the Bidders to Bid for the above subject, without incurring any liability to the Bidders, in accordance with provisions of the tender document.

6. I/ We hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by DMRC in connection with the selection of the Bidder, or in connection with the bidding process itself, in respect of the above mentioned subject License Agreement and the terms and implementation thereof.

7. In the event of my/ our being declared as the selected bidder, I/we agree to enter into a License Agreement in accordance with the draft that has been provided to me/us prior to the Bid due date. We agree not to seek any changes in the aforesaid draft and agree to abide by the same.

8. I/ We have studied all the bidding documents carefully and also surveyed the DMRC space. We understand that except to the extent as expressly set-forth in the License Agreement, we shall have no claim, right or title arising out of any documents or information provided to us by DMRC or in respect of any matter arising out of or relating to the bidding process including the award of License Agreement.

9. I/ We offer due bid security to DMRC in accordance with the tender document. The documents accompanying the Bid, as specified in tender document, have been submitted in a separately as “Enclosures of the Bid”.

10. I/ We agree and understand that the Bid is subject to the provisions of the bidding documents. In no case, I/we shall have any claim or right of whatsoever nature if the licensing rights as mentioned in above subject are not awarded to me/us or our Bid is not opened or rejected.

11. The financial offer has been quoted by me/us after taking into consideration all the terms and conditions stated in the tender document, draft License Agreement, addenda /corrigenda, our own estimates of costs and after a careful assessment of the site and all the conditions that may affect the project cost and implementation of the project.
12. I/ We agree and undertake to abide by all the terms and conditions of the tender document.

13. I/We agree and undertake to be jointly and severally liable for all the obligations of the Licensee under the License Agreement for the license period in accordance with the agreement.

14. I/ We shall keep this offer valid for 180 (one hundred and eighty) days from the Bid due date specified in the tender document.

15. I/ We hereby submit/ upload bid documents i.e. tender documents and Draft License Agreement duly signed on each page as token of unconditional acceptance of all terms and conditions set out herewith.

(Following declaration is to be submitted only by the Bidders who have downloaded the Tender document from https://eprocure.gov.in/eprocure/app)

I / We declare that the submitted/ uploaded tender documents are same as available on https://eprocure.gov.in/eprocure/app. I / We have not made any modification / corrections / additions etc. in the tender document. I / We have checked that no page is missing and all pages are legible and indelible. I / We have properly bound the tender document. In case at any stage, it is found that there is any difference in the downloaded tender document from the original tender document available at https://eprocure.gov.in/eprocure/app, DMRC shall have the absolute right to reject my/ our bid or terminate the license agreement after issue of Letter of Acceptance, without any prejudice to take any other action as specified for material breach of conditions of Bid/ License Agreement.

In witness thereof, I/we submit this Bid under and in accordance with the terms of the tender document.

Yours

(Signature, name and designation of the Authorised signatory)

Name and seal of Bidder/Lead Member

Date:

Place:
General Information of the Bidder

1. (a) Name : 
(b) Country of incorporation : 
(c) Address of the corporate headquarters : 
(d) Address of its branch office(s) in India:

2. Details of individual(s) who shall serve as the point of contact/communication for DMRC within the Company:
   (a) Name : 
   (b) Designation : 
   (c) Company : 
   (d) Address : 
   (e) Telephone Number : 
   (f) Fax Number : 
   (g) E-Mail Address :

3. In case of Consortium/JV:
   a. The information above (1 & 2) shall be provided for all the members of the consortium.
   b. Information regarding role of each member :

<table>
<thead>
<tr>
<th>S/N</th>
<th>Name of Member</th>
<th>Proportion of Equity to be held in the Consortium</th>
<th>Role*</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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<td></td>
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<tr>
<td>2</td>
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<tr>
<td>3</td>
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</tbody>
</table>

* Specify whether Lead Member / Ordinary Member

Signed

(Name of the Authorized Signatory)

For and on behalf of

(Name of the Bidder)

Designation

Place:

Date:
**Annexure-4**

**Certificate of Statutory Auditor with regard to Eligibility of the Bidder**
(On the Letterhead of the Statutory Auditor)

We have verified the relevant statutory and other records of M/s ______________ [Name of Bidder], and certify that the average annual turnover of M/s _________ (Name of the Applicant) from all businesses in the last 3 completed financial years is Rs. ________________.

Year wise details of average annual turnover from all businesses are as under:

<table>
<thead>
<tr>
<th>Name of Bidder or member of JV</th>
<th>Turnover (from all sectors of business)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2015-16</td>
</tr>
<tr>
<td>Name of Bidder or member (1) of JV</td>
<td></td>
</tr>
<tr>
<td>Name of Bidder or member (2) of JV</td>
<td></td>
</tr>
<tr>
<td>Name of Bidder or member (3) of JV</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
</tr>
</tbody>
</table>

*Signature and Seal of the Statutory Auditor clearly indicating his/her membership number*

Note:  
(i) Turnover as brought out in the audited annual financial results is to be indicated in above table and certified by the statutory auditor of the applicants.

(ii) Average annual turnover from all sectors of business for each member of JV shall be indicated separately without consideration of ratio of participation in the current tender.

(iii) If audited report for the latest F.Y. (2018-19) is not yet available, then the Applicant(s) is required to submit reports for F.Y. 2015-16, 2016-17 & 2017-18 along with an affidavit and a certificate from chartered accountant certifying that the balance sheet for F.Y. 2018-19 has not been audited so far.
Power of Attorney of Bidder

Know all men by these presents, We _______________________________ (name and address of the registered office) do hereby constitute, appoint & authorize Mr./Ms. _______________________________ (name and residential address) who is presently employed with us and holding the position of ______________________ as our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our Bid, including signing and submission of all documents and providing information / responses to DMRC, representing us in all matters before DMRC, and generally dealing with DMRC in all matters in connection with our Bid.

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

For

________________________________________

Accepted

_____________________________ (signature)

(Name, Title and Address) of the Attorney

Note:

1. The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the fulfillment(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure.

2. It should be on non-judicial stamp paper of Rs.100/- duly notarized with supported by copy of Board of Resolution passed for this purpose only in case of company.
**Financial Bid**

**Name of the Bid:**  Bid for Licensing of TOM Spaces at Yellow Line (Line-2).

**Period of License:** Nine (09) years with a Lock in period of Two (02) years.

_The financial bid is need to be filled in the Bill of Quantity (BOQ) format available on [https://eprocure.gov.in/eprocure/app](https://eprocure.gov.in/eprocure/app)._
TENDER DOCUMENT
FOR LICENSING OF
TOM SPACE
SELECTED METRO STATION
S ON LINE - 2

Annexure-7

(On Rs. 100/- stamp paper duly notarized)

Consortium Agreement/Memorandum of Understanding

This Consortium Agreement/Memorandum of Agreement is executed at New Delhi on this _____ day of _________, 201_.

BETWEEN

Mr. ____________________________ R/o____________________________________ OR
M/s ______________________, a Company incorporated under the Companies Act, 1956 and
having its Registered Office at _______________________ acting through its
__________________ duly authorized by a resolution of the Board of Directors dated ______
(hereinafter referred to as the ‘LEAD MEMBER’ which expression unless excluded by or
repugnant to the subject or context be deemed to mean and include its successors in interest,
legal representatives, administrators, nominees and assigns) of the ONE PART;

AND

Mr. ____________________________ R/o____________________________________ OR
M/s ______________________, a Company incorporated under the Companies Act, 2013 and
having its Registered Office at __________________ and acting through its ______________,
duly authorized by a resolution of the Board of Directors dated __________ (hereinafter
referred to as the ‘Participant member’) which expression unless excluded by or repugnant to
the subject or context be deemed to mean and include its successors in interest, legal
representatives, administrators, nominees and assigns) of the OTHER/SECOND PART;

AND

Mr. ____________________________ R/o____________________________________ OR
M/s ______________________, a Company incorporated under the Companies Act, 2013 and
having its Registered Office at __________________ and acting through its ______________,
duly authorized by a resolution of the Board of Directors dated __________ (hereinafter
referred to as the ‘Participant member’) which expression unless excluded by or repugnant to
the subject or context be deemed to mean and include its successors in interest, legal
representatives, administrators, nominees and assigns) of the THIRD PART.

Whereas Delhi Metro Rail Corporation Limited (hereinafter referred to as ‘DMRC’) has invited
Bids for the “Licensing of TOM Spaces at selected metro stations on Yellow (02) Line” in
terms of the Bid documents issued for the said purpose and the eligibility conditions required
that the Bidders bidding for the same should meet the conditions stipulated by DMRC for
participating in the bid by the Consortium for which the Bid has been floated by DMRC.

AND WHEREAS in terms of the bid documents all the parties jointly satisfy the eligibility
criteria laid down for a bidder for participating in the bid process by forming a Consortium
between them.
AND WHEREAS all the parties hereto have discussed and agreed to form a Consortium for participating in the aforesaid bid and have decided to Reduce the agreed terms to writing.

NOW THIS CONSORTIUM AGREEMENT/MEMORANDUM OF AGREEMENT HEREBY WITNESSES:

1. That in the premises contained herein the Lead Member and the Participant Member having decided to pool their technical know-how, working experiences and financial resources, have formed themselves into a Consortium to participate in the Bid process for “Licensing of TOM Spaces at selected metro stations on Yellow (02) Line” in terms of the Bid invited by Delhi Metro Rail Corporation Ltd., (DMRC).

2. That all the members of the Consortium have represented and assured each other that they shall abide by and be bound by the terms and conditions stipulated by DMRC for awarding the Bid to the Consortium so that the Consortium may take up the aforesaid “Space”, in case the Consortium turns out to be the successful bidder in the bid being invited by DMRC for the said purpose.

3. That all the members of the Consortium have satisfied themselves that by pooling their technical know-how and technical and financial resources, the Consortium fulfills the pre-qualification/eligibility criteria stipulated for a bidder, to participate in the bid for the said Bid process for “Licensing of TOM Spaces at selected metro stations on Yellow (02) Line”.

4. That the Consortium have agreed to nominate any one of__________, _____ and _____ as the common representative who shall be authorized to represent the Consortium for all intents and purposes for dealing with the Government and for submitting the bid as well as doing all other acts and things necessary for submission of bid documents such as Bid Application Form etc., Mandatory Information, Financial Bid. etc. and such other documents as may be necessary for this purpose.

5. That the share holding of the members of the Consortium for this specified purpose shall be as follows:
   (i) The Lead Member shall have _____ per cent (___%) of share holding with reference to the Consortium for this specified license agreement.
   (ii) The Participant Member shall have _____ (___%) of share holding with reference to the Consortium for this specified license agreement.

6. That in case to meet the requirements of bid documents or any other stipulations of DMRC, it becomes necessary to execute and record any other documents amongst the members of the Consortium, they undertake to do the needful and to participate in the same for the purpose of the said project.

7. That it is clarified by and between the members of the Consortium that execution to this Consortium Agreement/Memorandum of Agreement by the members of the Consortium does not constitute any type of partnership for the purposes of provisions of the Indian Partnership Act and that the members of the Consortium shall otherwise be free to carry on their independent business or commercial activities for their own respective benefits under their own respective names and styles. This Consortium Agreement is limited in its operation to the specified project.
8. That the Members of the Consortium undertake to specify their respective roles and responsibilities for the purposes of implementation of this Consortium Agreement and the said project if awarded to the Consortium in the Memorandum to meet the requirements and stipulations of DMRC.

IN FAITH AND TESTIMONY WHEREOF THE PARTIES HERETO HAVE SIGNED THESE PRESENTS ON THE DATE, MONTH AND YEAR FIRST ABOVE WRITTEN.

1. (__________________)  
   Authorized Signatory  
   (__________________)  
   For (Name of company)

2. (__________________)  
   Authorized Signatory  
   (__________________)  
   For (Name of company)

3. (__________________)  
   Authorized Signatory  
   (__________________)  
   For (Name of company)

Enclosure: Board resolution of each of the Consortium Members authorizing:

(i) Execution of the Consortium Agreement, and

(ii) Appointing the authorized signatory for such purpose.
Annexure-8

Affidavit

(To be given separately by each consortium member of the Bidder on Stamp Paper of Rs. 10 duly notarized)

I, ........................................ S/o ........................................................., resident of ..................
............................................................................................................. the ....................(insert designation) of the ......................(insert name of the single bidder/consortium member if a consortium), do solemnly
affirm and state as follows :

1. I say that I am the authorised signatory of .............(insert name of company/ consortium
member) (hereinafter referred to as “Bidder/Consortium Member”) and I am duly authorised by
the Board of Directors of the Bidder/Consortium Member to swear and depose this Affidavit on
behalf of the bidder/consortium member.

2. I say that I have submitted information with respect to our eligibility for Delhi Metro Rail
Corporation’s (hereinafter referred to as “DMRC”) Tender Document for Licensing of TOM
Spaces at selected metro stations on Yellow (02) Line and I further state that all the said
information submitted by us is accurate, true and correct and is based on our records available with
us.

3. I say that, we hereby also authorize and request any bank, authority, person or firm to furnish any
information, which may be requested by DMRC to verify our credentials/ information provided by
us under this Bid and as may be deemed necessary by DMRC.

4. I say that if any point of time including the License period, in case DMRC requests any further/
additional information regarding our financial and/or technical capabilities, or any other relevant
information, we shall promptly and immediately make available such information accurately and
correctly to the satisfaction of DMRC.

5. I say that we do hereby undertake that as on date of Tender submission that neither
DMRC/MOUD/Delhi Govt. has banned business with the bidder (any member in case of JV) nor
any Central/State Government Department/PSU/Other Government entity or local body have
banned business with the bidder (any member in case of JV) which is applicable to all ministries
(approved by the Committee of Economic Secretaries, Ministry of Commerce)”

6. I say that, we fully acknowledge and understand that furnishing of any false or misleading
information by us in our Tender Document shall entitle us to be disqualified from the Tendering
process for the said project. The costs and risks for such disqualification shall be entirely borne by
us.

7. I state that all the terms and conditions of the Tender Document have been duly complied with.

DEPONENT

VERIFICATION:-
I, the above named deponent, do verify that the contents of paragraphs 1 to 7 of this affidavit are true and
correct to my knowledge. No part of it is false and nothing material has been concealed.

Verified at ........................., on this ......................... day of......................,2017.
DEPONENT
Annexure-9

(On Rs. 100/- stamp paper duly notarized)

Undertaking for Responsibility

___________________ as a lead member of the consortium of ____ companies - namely ____________________________ (Complete name with address) jointly & severely undertake the responsibility in regards to the license agreement with DMRC in respect of Licensing of TOM Spaces at selected metro stations on Yellow (02) Line

1. That, we Solely undertake that ___________________ (Name of the Company/consortium member) shall conduct all transactions/ correspondences and any other activity in connection with License agreement pertaining to “Licensing of TOM Spaces at selected metro stations on Yellow (02) Line” with DMRC.

2. That, all consortium members are jointly or severely responsible for all commitments / liabilities/ dues etc to DMRC.

3. That, we further confirm that, the stake holding of lead member- ___________________ (Name of the company/consortium member) shall always remain more than 51% and we, all consortium members, insure that there shall be no change in the stake holding of all parties in the initial 2 (two) years lock in period of license agreement.

4. We also confirm that our consortium was made on Dt.____________, for seeking “Licensing of TOM Spaces at selected metro stations on Yellow (02) Line” and in support of which a copy of our Board Resolution is attached with this Undertaking.

(Authorized / CEO of all ____ consortium members to sign on undertaking with witness signatures)

1. __________________
2. __________________
3. __________________
4. __________________
5. __________________
6. __________________

Witness 1.

2.
Annexure-10

Undertaking For Downloaded Tender Document

We here by confirm that, we have downloaded / read the complete set of Tender documents /addendum/clarifications along with the set of enclosures hosted on e-Tendering portal [https://eprocure.gov.in/eprocure/app]. We confirm that we have gone through the bid documents, addendums and clarifications for this work placed upto the date of opening of bids on the e-Tendering portal [https://eprocure.gov.in/eprocure/app]. We confirm our unconditional acceptance for the same and have considered for these in the submission of our financial bid. We/I hereby give our acceptance to all the terms and conditions of the bid document as well as the draft licensee agreement.

Company Name _____________________________
Name______________________________________
Signature___________________ Date: ___________
Postal Address ______________________________
E-Mail ID __________________________________
Phone ___________________ FAX ______________

Company Seal:
UNDERTAKING FOR NOT BEING BANNED FROM BUSINESS

(On Stamp Paper of Rs. 100/- duly notarised)

UNDERTAKING As per clause No. _2.1(e) of RFP Document

1. We do hereby undertake that DMRC/any other Metro Organization (100% owned by govt.)/Ministry of Housing & Urban Affairs/Order of Ministry of Commerce, applicable for all Ministries has not banned/debarred business with us as on the date of tender submission.

2. Also any work executed either individually or in a JV/Consortium, has not been rescinded/terminated by DMRC after award of contract to us during last 3 years (from the last day of the previous month of a tender submission) due to non-performance either on our own or as a member of JV/Consortium.

3. In case at a later date the undertaking is found to be false or incorrect, DMRC shall have the right to cancel the allotment/license and forfeit all payments made by the licensee including the interest free security deposit after adjustment of all dues payable by the licensee.

STAMP & SIGNATURE OF AUTHORISED SIGNATORY

Note:
1. In case of JV/Consortium, the undertaking shall be submitted by each member of the JV/Consortium.
2. The undertaking shall be signed by authorized signatory of the tenderer. In case of JV/Consortium by the authorized signatory of the constituent members and duly counter signed by the authorized signatory of tenderer.
3. In all cases where the bidding entity fulfils the eligibility criteria by way of and on account of submission of the financials of its holding companies and/or other group of subsidiary companies as per clause 2.1 (f) of RFP, the above undertaking shall be executed by such holding companies as well as group subsidiary company.
ANNEXURE-12

UNDERTAKING FOR TIMELY PAYMENT OF OUTSTANDING OF LICENSE FEES IN DMRC

To be submitted by bidder (single entity/JV) and also by Each member of the JV/Consortium separately

1.0 We here by undertake that we have following lease/license/concession agreement of DMRC property (as on last date of submission of this tender)

<table>
<thead>
<tr>
<th>S. No</th>
<th>Lease contract agreement no.</th>
<th>Date of start</th>
<th>Date of completion</th>
<th>Due date of payment of last pending Invoice</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

2.0 It is certified that no dues are pending on our account for more than 90 days in any of the above agreement(s) either as a single entity or as a member of JV/consortium or SPV of JV/consortium/single entity.

NOTE: During evaluation if it is found that incorrect information has been furnished by us of any DMRC property, the submission will be considered ineligible and summarily rejected.
## CONTENTS

<table>
<thead>
<tr>
<th>Article No.</th>
<th>Items</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
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CHAPTER: 1
DRAFT LICENSE AGREEMENT
Agreement No ________________ of Year _______

THIS AGREEMENT is executed on this _____ day of ___________ 2019 at New Delhi between Delhi Metro Rail Corporation Ltd. incorporated under the Companies Act-1956 having its registered office at Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001, India, hereinafter to as the “Licensor” or “DMRC” (which expression shall unless repugnant to the context mean and include it’s successors and assigns) of the First Party

AND

M/s______________________________, having their registered/ corporate office at______________________________, hereinafter called “Licensee” through their duly authorized signatory ____________ (which expression shall unless repugnant to the context or meaning thereof include the successors and assigns) of the Second party.

WHEREAS

a) DMRC, with a view to augment its revenues through non-operating measures, had invited open bids from the interested parties for Licensing of unused TOM Spaces in the form of built-in shops, on as is where is basis, offered for commercial utilisation at selected Delhi metro stations on Yellow Line(Line-2) (details as per annexure-I) of DMRC Network. After consideration of the offers received, DMRC has selected the successful bidder, M/s ____________________________as the “Licensee” for assigning Licensing of unused TOM Spaces as mentioned above at selected metro stations on Yellow Line (Line-2) of DMRC Network as given in Annexure-I hereinafter called “Licensed Space”, on “as is where is basis”.

b) DMRC has agreed to provide to the Licensee, the Licensing Rights of Licensed TOM Spaces as given above (pre identified by DMRC) for commercial utilization on “as is where is basis”, on payment of License Fee and other charges to DMRC on the terms and conditions hereunder contained in this License Agreement.

c) Licensee shall use, develop, manage, operate, maintain, vacate and sub-license Licensed Space (through proper sub-license Agreement) licensed to them at DMRC locations as specified in this Agreement at its own cost.

NOW THEREFORE, in lieu of the mutual promise and consideration set out herein DMRC and the Licensee (hereinafter collectively called “Parties”) witnessed and hereby agree as follows:

A. That the several documents forming part of this Agreement are to be read as mutually supplementary and explanatory to one another and, unless otherwise expressly provided elsewhere in this Agreement, in the event of any conflict, discrepancy or ambiguity between them, the priority of documents shall be in the order:

i. This License Agreement
B. The Licensee hereby covenants as follows:

i. Licensee hereby assumes responsibility for the Licensing of unused TOM Spaces as mentioned above at selected Delhi metro stations on Yellow Line (Line-02) of DMRC Network. Licensee shall be responsible to develop, manage, operate, maintain, use, sub-license & vacate the Licensed Space as specified in this Agreement at its own cost.

All the licensed TOM spaces & their layout plans & interior designs proposed by the licensee are subject to prior approval by DMRC in writing with regard to operational feasibility, aesthetics and safety and security concerns of the metro Network.

ii. Licensee irrevocably agrees to make all payments including License Fee as per this Agreement as and when due, without delay or demur, without waiting for any formal advice from DMRC in this regard.

iii. The Licensee confirms having examined the potential locations of the licensed spaces in detail and fully understands and comprehends the technical requirements for development of the Spaces. The Licensee also confirms full satisfaction as to the business viability of licensing the Licensed unused TOM Spaces and hereby voluntarily and unequivocally agrees not to seek any claim, damages, compensation or any other consideration, whatsoever on this account. The Licensee also confirms having made independent assessment of present and future market potential and no future claim whatsoever regarding change in market circumstances shall be used by it as an alibi or excuse for non-payment of License Fee and other amounts due to DMRC under this License Agreement.

C. That DMRC and LICENSEE represent and warrant that they are empowered, authorized and able to make this agreement.

In Witness whereof the parties hereto have caused this agreement to be signed in their respective hands as of the day and year first before written.

...............2019

(..................................................)           (..................................................)
FOR AND ON BEHALF OF
DELHI METRO RAIL
CORPORATION LIMITED

Authorized Signatory
FOR AND ON BEHALF OF
LICENSEE

In Witness whereof the LICENSEE and the DMRC have set their hands hereunto on the day, month and year first written above in the presence of the following witnesses:

---------------------------------------------
DMRC
Property Business Cell

---------------------------------------------
LICENSEE
CHAPTER: 2

DEFINITIONS

a. “Agreement” means the License Agreement to be executed between DMRC and the selected bidder in the format approved by DMRC and includes any amendments, annexure hereto made in accordance with the provisions hereof.

b. “Applicable Laws” means all laws, brought into force and effect by Govt. of India, State Governments, local bodies and statutory agencies and rules/ regulations/ notifications issued by them from time to time. It also include judgments, decrees, injunctions, writs and orders of any court or judicial authority as may be in force and effected from time to time.

c. “Applicable Permits” means all clearances, permits, authorizations, consents and approvals required to be obtained or maintained under Applicable Law, in connection with the “TOM Spaces” during the subsistence of this Agreement.

d. “As is where is basis” means DMRC shall provide TOM spaces as per annexure -1 of this tender document on “as is where is basis”. Successful bidder shall not make any additions or alterations in the licensed space, installations / utilities including electric installations, wiring and water, sanitary pipeline (if any) without the prior permission of DMRC in writing and when permitted by the DMRC the said additions and alterations shall be carried out by the successful bidder at their own cost. They shall not be entitled to any compensation for any additions carried out by them in the licensed TOM Spaces rather successful bidder shall be required to hand over the licensed TOM spaces in original condition at the end of license period.

e. “Bid” means the documents in their entirety comprised in the bid, including all clarifications, addenda and revisions issued by DMRC to the bidders, the Proposal submitted by the successful bidder in response to the Bid Notice in accordance with the provisions thereof.

f. “Bidder” means any entity which is a sole proprietorship firm, a partnership firm or a company having registered office in India & incorporated under companies at 1956/2013, or a combination of above in the form of Joint Venture (JV) or consortium fulfilling the criteria laid down in Tender Document.

g. “Bid Security” means the refundable interest free amount to be submitted by the bidder along with tender document to DMRC.

h. “Change in Law” means the occurrence or coming into force of any of the following after the date of signing this Agreement:
   iv. The enactment of any new Indian law.
   v. The repeal, modification or re-enactment of any existing Indian law.
   vi. Any change in the rate of any Tax. Provided that Change in Law shall not include:
Coming into effect after the date of signing this Agreement of any provision of a statute which is already in place as of the date of signing this Agreement or

Any new law or any change in existing law under the active consideration of or in the contemplation of any Government as of the date of signing this Agreement, which is a matter of public knowledge.

i. “Commencement Date or Handover Date” means the date on which the Space is handed over by DMRC to the licensee, in accordance with the terms of this agreement.

j. “Damages” shall mean any claim of DMRC against the Licensee for breach of this Agreement, including but not limited to, losses, dues, arrears etc. against which DMRC shall be entitled to claim and adjust the Security Deposit/ Performance Guarantee.

k. “DMRC” means Delhi Metro Rail Corporation Limited, A joint venture of Govt. of India and Govt. of National Capital Territory of Delhi incorporated under the Companies Act, 1956.

l. “Interest Free Security Deposit/ Performance Guarantee” means interest free amount to be deposited by the Licensee with DMRC as per terms and conditions of License Agreement as a security against the performance of the License Agreement.

m. “License” means the licensing rights granted by DMRC to the selected bidder for commercial activity as permitted in the tender document/ license agreement (excluding banned list of usage of premises) based on the terms and conditions of the License Agreement.

n. “Licensee” means the selected bidder, who has executed the license agreement with DMRC pursuant to bidding process for carrying out commercial activities as permitted in the tender document/ license agreement (excluding banned list of usage of premises) inside space at approved location of metro station.

o. “License Fee” means the amount payable by the licensee to DMRC as per terms and conditions of the license agreement along with any kind of central or state taxes, local levies, statutory dues, etc that may be payable by the licensee as per prevalent laws.

p. “License Period” means the period beginning from the Commencement Date and ending on the Termination Date by efflux of time or sooner determination in accordance with the date of this Agreement.

q. “Permits” shall mean and include all applicable statutory, environmental or regulatory licenses, authorization, permits, consents, approvals, registrations and franchises from concerned authorities.

r. “Selected Bidder” means the bidder who has been selected by DMRC, pursuant to the bidding process for award of license.
s. “Space(s)” means TOM spaces namely the specified TOM area in the metro stations for commercial development as detailed in Annexure – I given on license basis by DMRC to the licensee under and in accordance with this License Agreement.

t. “Sub Licensee” means all person/ agency with whom Licensee has executed sub license agreement as per terms and conditions of license agreement executed between DMRC and the Licensee, for commercial utilization of the space.

u. "Tax" means and includes all taxes, fees, cesses, levies that may be payable by the Licensee under the Applicable Law to the Government or any of its agencies.

v. “Termination” means termination of this Agreement by efflux of time or sooner determination in accordance with the provisions of this License Agreement.

w. “Termination Date” means the end of the License period or date of sooner determination of the License period in accordance with the terms of this Agreement whichever is earlier.
CHAPTER: 3

DISCLAIMER

3.1 The Licensee acknowledges that prior to execution of this Agreement, it has extensively studied and analysed and satisfied itself about all the requirement of this License Agreement including but not limited to market and market conditions.

3.2 The Licensee acknowledges that prior to execution of this Agreement, they have carefully assessed of intended earnings from said business and that they will be fully responsible for all its assessment in this regard.

3.3 The Licensee confirms having seen / visited / assessed the intent of this License Agreement and fully understands and comprehends the technical, financial, commercial and investment requirements.

3.4 The Licensee also confirms that it has fully analyzed to its fullest satisfaction, business viability of the Licensee and hereby voluntarily and unequivocally agrees not to seek any claim, damages, compensation or any other consideration, whatsoever on this account.

3.5 Licensee hereby undertakes that as on date

(i) DMRC/ any other metro organizations (100% owned by govt.)/Ministry of Housing & Urban Affairs/Order of Ministry of Commerce, applicable for all Ministries must not have banned/debarred business with the tenderer/bidder including any member in case of JV/consortium) as on the date of tender submission. The tenderer should submit undertaking to this effect in Annexure- 11 of (RFP) Tender Document.

(ii) Also no contract of the tendered executed in either individually or in a JV/Consortium, should have been rescinded / terminated by DMRC after award during last 03 years (from the last day of the previous month of a tender submission) due to non-performance of the tenderer or any of JV/Consortium members. The tenderer should submit undertaking to this effect in Annexure- 11 of (RFP) Tender Document.

(iii) In case at a subsequent date the successful bidder/licensee is found to have been banned for business as given above, DMRC shall be at liberty to and have full rights to cancel the allotment of bare space and forfeit the Interest Free Security Deposit after adjusting any dues payable by the successful bidder/licensee. The bidder should submit undertaking for the above as per Annexure - 11 of (RFP) Tender Document.
CHAPTER: 4

GRANT OF LICENSE

4.1 Unused TOM spaces as detailed in Annexure –I of this License Agreement as per Terms & Conditions of the RFP document are offered for commercial purpose except for banned usages/ negative list as detailed in Annexure –II subject to the terms and conditions and as detailed in this License Agreement and specified by DMRC time to time. Licensee shall be responsible for the following activities:

a.) The unused TOM Spaces as detailed in Annexure -I of this License Agreement will be provided on “as is where is basis” as a single package. It is Licensee’s responsibility to develop the entire licensed Space(s) at their own cost as per DMRC specifications and drawings. No partial surrender of the licensed TOM spaces shall be permitted at any stage of this tenure of the License Agreement. Due to any reason, if structure is required to be removed, Licensee shall do it peacefully and without any delay or demur along with prior approval from DMRC. No claim for compensation/ costs/ damages etc. would be entertained on this account by DMRC.

b.) Licensee shall be required to execute all work at the allotted tom spaces at their own cost as required for commercial development of the licensed area.

c.) The Licensee shall be required to adhere to the building design, but there are no limitations on planning and subdivision of the interior floor space. However, within these parameters, maintaining the structural safety and integrity shall be the sole responsibility of the Licensee. Licensee shall also ensure that the proposed commercial development within tendered area is neither an impediment for smooth flow of traffic nor a safety hazard for DMRC civil structure nor for commuters & nor for public at large. Licensee shall also ensure that all existing utilities and facilities (if any) falling within the said tendered space will be kept accessible and Licensee shall not interfere or tamper with those installations at any time.

d.) Notwithstanding anything mentioned above, Licensee is required to adhere to the provisions of the prevailing master plan and the building bye-laws of the authorities having jurisdiction over the licensed space for the development works to be undertaken.

e.) Licensee shall obtain all clearances and sanctions as required from the competent authorities for building sub-plans, utilities, fire fighting, etc. It is to be clearly understood that all such clearances are to be obtained by the Licensee and the DMRC may only provide assistance wherever possible without any obligation.

f.) Procuring all the permissions/ licenses etc. required from the statutory/ regulatory/ civic authorities concerned, to be able to use the tendered space for desired commercial purposes/ business, will be sole responsibility of the successful bidder. DMRC shall not be responsible for any such procurement and shall not entertain any claims in this regard.

g.) Fire fighting and other infrastructure so created within the licensed space must be integrated with that already provided /planned for the respective metro station of DMRC.

h.) Licensee shall at all times adhere to all provisions of the Delhi Metro Railway (Operation
And Maintenance) Act, 2002 and amendments thereto and shall also comply with all notices and circulars issued by DMRC in this regard.

i) Operate, manage and maintain the entire offered space with adequate trained and experienced team for responsibilities as defined in this License Agreement.

j.) Licensee may also use or allow the use of the licensed space for all activities except for activities mentioned in list of banned usages placed at Annexure - II and only after prior written approval of DMRC.

k.) Marketing / Promoting / Sub-licensing of the offered spaces as specified in this License Agreement. Except for sub-licensing the use of the licensed space as per the terms of this license agreement, Licensee shall not assign any of their rights, or interest in respective license agreement in favour of any company/person(s) at any time and for any reasons whatsoever.

l.) Under no circumstances, shall the licensed space or facilities constructed or installed at the licensed space be mortgaged, charged or otherwise/ be put under any lien (including negative lien), and no charge or encumbrance will be created or agreed to be created in favour of any person, including the Lenders/ Financial Institution(s)/ Banks etc.

m.) Successful bidder ensures that no use of polythene baggage/ bags at the tendered area/ licensed area.

n.) Comply with all statutory requirements in connection with this license agreement.

o.) Licensee shall be responsible for obtaining fire NOC for their licensed area from Delhi Fire Services.

p.) The licensee shall make provision for TOD energy meter as per latest DERC guidelines.

q.) Ensure regular and timely payments of all amounts due to DMRC and discharge all obligations as per provisions of this license agreement.

r.) Payment of all statutory taxes, GST, local levies, statutory dues, etc. as and when due and as applicable.
CHAPTER -5

GRANT OF LICENSE AND HANDING OVER OF SPACE

5.1 The licensed unused TOM Spaces as mentioned in Annexure – I at selected metro stations of yellow line(Line-2) of DMRC network has been offered for licensing rights as detailed in Annexure-I.

5.2 The vacant TOM Spaces, as mentioned in Annexure-I, has been/ shall be handed over for commercial activities within 7 days from the signing of the License Agreement which shall be executed within 30 days of receipt of full payment of dues as per the LOA.

5.3 Area of the TOM Spaces as specified in Annexure-I are approximate. Actual area to be handed over subsequent to issue of Letter of Acceptance shall be measured & shall be final. If the handed over area varies from the area specified in Annexure-I, the License Fees shall be charged on actual area handed over. If the handed over area further varies on account of subsequent additions due to allotment of additional area, & alterations, the actual utilized area shall be also got revised from the affected date and charged accordingly.

5.4 Licensee shall not claim any compensation on account of any variation in handing over of the offered / tendered space from that mentioned in the Annexure-I.

The areas of TOM spaces mentioned in Annexure-1 are tentative and are subject to variation/change in area. Actual area shall be measured at the time of handing over of the TOM spaces. If there is variation in area, the License fee shall be charged on pro-rata/actual area basis as per the rate of quoted License fee in per square meter per month for the respective TOM area. The licensee shall be bound to take over the TOM space as per the actual area. Moreover, the successful bidder/licensee shall not be entitled to demand any reduction in area of the TOM spaces.

5.5 Consequent to any alteration/renovation of/in the licensed premise (s), for which prior written approval from DMRC has been taken by the licensee, if resulting in any increase / decrease in the handed over area, the variation shall not be considered for any change in the license fee or other payment terms. However, at the time of termination or natural completion of contract, DMRC reserves the right to ask the licensee to restore the licensed premises as per original allotment.

5.6 If Licensee applies for additional ‘adjacent / same area’ (even if for utility) upto 10% variation in Tendered area within fitment period, the same shall be provided on pro-rata basis at the prevailing/applicable rate of License Fee, if found feasible, on sole discretion of DMRC. For area beyond this time frame and/or 10% variation range of Tendered area, the same shall be provided on a negotiated / market rate, if found feasible, only on sole discretion of DMRC. DMRC is free to market, area beyond this time frame and/or 10% variation on open/limited/single Tender basis. The license fee for such additional space shall commence immediately from the date of handing over of such space, as no fitment period shall be applicable for such additional area. The tenure of such additional area will be co-terminus with the tenure of the original License Agreement.
5.7 Construction of Mezzanine Floor inside licensed space by licensee shall be permitted only after adhering to prescribed norms & subject to feasibility as only a temporary structure permitted as per DMRC specification / approval, after due prior approval from DMRC. No additional license fee shall be charged for creation of this additional floor in form if mezzanine. DMRC reserves the right to ask the licensee to restore the licensed premises as per original allotment.

5.8 At the time of termination/natural completion of license, DMRC reserves the right to ask the successful bidder to restore the said tendered/ licensed space as per original allotment.

5.9 If the successful bidder installs an awning with a fixed / stretchable length of 3 feet to shield the premises / commuters from sunlight/ rain/ adverse weather conditions, the same shall not be charged, provided licensed premises is having opening outside station building.

5.10 Execution of License Agreement:
The License Agreement shall be executed within 30 days of receipt of full LOA payment and the same will be required to be duly registered within 30 days of its execution.
CHAPTER 6

TENURE OF LICENSE AGREEMENT

6.1 Tenure of License Agreement shall be for a period of nine (09) years, unless otherwise terminated by DMRC or surrendered by Licensee, in term of provisions of this agreement. The tenure of License Agreement shall commence from the date of handing over of the first TOM space, or date of deemed handing over of the first TOM space of the tendered package whichever is earlier. Tenure of the License Period of any space handed over subsequently shall be co-terminus with above period irrespective of date of actual handing over.

6.2 For carrying out the fit-outs, finishing works etc., licensee would be permitted a rent free period of 30 days from the date of handing over of the space. Licensee shall have to complete in all respects the development of the licensed space, within a period of 30 days from the date of ‘handing over’ of the space by DMRC under the License Agreement. For any delay in completion of work, DMRC shall not be responsible. In any case, the License Fee and other charges/OMC etc. shall become chargeable immediately after the specified fitment period of 30 days i.e. w.e.f 31st day from date of handing over of space or date of deemed handing over whichever is earlier.

6.3 If the Licensee is desirous of terminating the license hereby created before expiry of the lock-in period of two (02) years, the License Agreement shall deemed to be terminated on the date mentioned in termination/ surrender notice, subject to confirmation by DMRC. In such a case, the balance Interest Free Security Deposit shall be forfeited in favour of DMRC after adjustment of outstanding dues, if any, payable to DMRC. No grace period shall be provided to Licensee in such a case. DMRC may also recover the balance outstanding dues, if are more than Interest Free Security Deposit, from the other contracts of Licensee in DMRC. Balance outstanding dues, if are more than Interest Free Security Deposit, shall also be recoverable from the Licensee before Licensee is permitted to remove their establishment(s) or else DMRC will seize their property at nil/ zero value. DMRC shall be free to dispose-off the said property / goods in whatsoever manner as it deems fit. Licensee shall have no claim for compensation or consideration / damages on this account.

6.4 There shall be a lock in period of two (02) years from the date of commencement of agreement. The Licensee shall have option to exit from the License Agreement immediately after completion of the lock in period. For it, the Licensee shall have to issue 180 days prior written notice to DMRC. Such prior notice intimation can be given after One and half (1 ½) years however option to exit will be available only after two (02) years. In this case, Balance Security Deposit of the Licensee shall be refunded after adjusting the dues, if any, to be payable by Licensee. DMRC may also recover the balance outstanding dues, if are more than Interest Free Security Deposit, from the other contracts of Licensee in DMRC. Balance outstanding dues, if are more than Interest Free Security Deposit, shall also be recoverable from the Licensee before Licensee is permitted to remove their establishment(s) or else DMRC will seize their property at nil / zero value. DMRC shall be free to dispose-off the said property / goods in whatsoever manner as it deems fit. Licensee shall have no claim for compensation or consideration / damages on this account.
6.5 If the Licensee is desirous of terminating the license after expiry of above said lock-in period without serving any prior intimation period or shorter intimation period than 180 days, the agreement shall be deemed to be terminated on completion of such short / irregular intimation period. In such cases, the Interest Free Security Deposit shall be refunded to the Licensee after adjustment of license fee for period shorter than 180 days (notice period) and outstanding dues, if any. DMRC may also recover the balance outstanding dues, if are more than Interest Free Security Deposit, from the other contracts of Licensee in DMRC. Balance outstanding dues, if are more than Interest Free Security Deposit, shall also be recoverable from the licensee before Licensee is permitted to remove their establishment(s) or else DMRC will seize their property at nil/ zero value. DMRC shall be free to dispose-off the said property / goods in whatsoever manner as it deems fit. Licensee shall have no claim for compensation or consideration / damages on this account.

6.6 No partial surrender of the Licensed Spaces which has been handed over to the Licensee by DMRC shall be permissible to the Licensee during the currency of License Agreement. DMRC can take back part/whole area on Operational reasons by giving one month prior notice. No claim/damages on account of that shall be entertained.

6.7 At the end of License period or determination of this agreement prior to tenure of license period, for any reason whatsoever, all rights given under this License Agreement shall cease to have effect and the premises shall revert to DMRC, without any obligation to DMRC to pay or adjust any consideration or other payment to the Licensee.

6.8 On completion/ termination of License Agreement, the Licensee shall hand over the space with normal wear & tear. The Licensee shall be allowed to remove their assets like temporary structure, furniture, almirahs, air-conditioners, DG sets, equipments, etc. without causing damage to the existing structure. However, the Licensee shall not be allowed to remove any facility, equipment, fixture, etc. which has become an integral part of the development plan of the space.

6.9 Extension of License:

The License Tenure of this license agreement shall be nine (09) years with a lock-in period of two (02) from date of first handing over of offered space. The License Agreement shall be further extendable for a period of six(06) years on mutual agreed terms and conditions.
CHAPTER -7

CHARGING OF LICENSE FEE, INTEREST FREE SECURITY DEPOSIT AND OTHER APPLICABLE DUES

7.1 License Fee:

a.) The license fee (exclusive of all taxes) for the licensed TOM spaces shall be paid by Licensee to DMRC @ percentage above the reserve price as specified in Annexure-1 of RFP/BOQ for each TOM space. The said license fee shall be paid in advance on half yearly basis for actual area handed over. The licensed area/spaces shall be charged at the quoted/accepted rate. The detailed License Fee for each offered TOM space is as follows:

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<th>S/N</th>
<th>Station</th>
<th>Section/Location</th>
<th>No. of TOM spaces</th>
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<td>KGM_SCR</td>
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<td>8</td>
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<td>CHK_4-6S</td>
<td>3</td>
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b.) The applicable GST @18% etc. shall also be payable extra as applicable from time to time along with the License fee. Any further revision in rates of GST/tax structure will also be payable.

c.) The charging of license fee shall commence immediately after 30 days fitment period from the date of handing over of the licensed space i.e. w.e.f 31st day from the date of handing over of licensed/tendered space or date of deemed handing over whichever is earlier.
d.) The aforementioned license fee, OMC etc shall be increased & escalated by 20% on compounding basis after completion of every three (3) years of License Period.

e.) The license fee shall be paid to DMRC on half yearly basis in advance to DMRC by the last working day of the previous half year. This has also been illustrated below for better understanding of licensee –

- The Billing Period: 1st Jan - 30th June
- Period for the issue of invoice: 1st Dec - 15th Dec
- Last Date of payment of Dues to DMRC: 31st December

The licensee shall preferably make payment of advance Half Yearly License Fees to DMRC by E-mode i.e. RTGS/NEFT after obtaining prior approval of DMRC as per Annexure-III, III(1) & III(2). The payment of dues can also be made by DD/P.O. in favour of DMRC ltd. issued by scheduled commercial bank and payable at New Delhi.

Along with License Fee, Licensee shall also pay other dues i.e. statutory dues/liabilities, electricity and water consumption charges, damage/penal charges, interest, pending arrears, etc. as applicable time to time.

f.) A Half-yearly Other Maintenance Charges of Rs.300/- per sqm+ GST/taxes as applicable, of actual carpet area licensed shall be payable to DMRC along with the advance license fee. This amount shall be Rs.360/- per sqm per half-yearly+ GST/Taxes as applicable, of actual carpet area licensed, if the site has provision for supply of water. A non refundable one time, electrical supervision charges of Rs.10,000/- (Rupees Ten Thousand only) per energy meter + GST as applicable would also be paid to DMRC. The license fees and Other Maintenance Charges shall be escalated and increased by 20% on compounding basis after completion of every three years of license period. Water consumption charges are to be increased & escalated by 5% after completion of every one year of License Period on compounding basis.

The licensee shall preferably make payment of advance Half Yearly License Fees to DMRC by E-mode i.e. RTGS/NEFT after obtaining prior approval of DMRC as per Annexure-III, III(1) & III(2) of this license agreement.

h.) The account shall be regularly reconciled by DMRC.

i.) The Licensee agrees voluntarily and unequivocally to make all payments to DMRC as may be due before the due date, without waiting for any formal advice from DMRC. In the events of non-receipt of any invoice, the Licensee agrees to collect the same from the office of authorized representative of the Licensor.

j.) Licensee shall periodically advise the details of payment deposited with DMRC. In the case of non-submission of such details, initially Third Party dues i.e. statutory dues/ liabilities shall be settled (mandatory liabilities of DMRC), then others dues/ liabilities like electricity, etc. and lastly License fee shall be accounted for.

k.) If the Licensee fails to pay or partly pay the license fee and other dues required to be paid as per terms and condition of License Agreement by the due date, a 15
(fifteen) days Cure Notice shall be issued to pay the outstanding license fee and other dues along with an interest of 18% (Eighteen percent) per annum on the amount of License Fee and other dues remaining outstanding and unpaid after the due date and falling in arrears. Interest shall continue to be accrued on monthly compounding basis until all the payable amount of License Fee and other dues are finally paid and squared up. Such interest shall be charged on outstanding dues for the actual number of day(s) of delay in payment.

l.) If the Licensee failing to deposit the outstanding License Fee and other dues within 15 (fifteen) days’ Cure Notice, DMRC shall issue a 30 days Termination Notice to make payment of outstanding License Fee and other dues within next 30 (thirty) days.

m.) In the event of Licensee failing to deposit the outstanding License Fee and other dues within fifteen (15) days from the date of issue of 30 (thirty) days Termination Notice, DMRC shall disconnect all utilities provided to the Licensee.

n.) In the event of Licensee failing to deposit the dues within thirty (30) days from the date of issue of Termination Notice, it shall constitute Material Breach of Contract and Licensee’s Event of Default under this Agreement and shall entitle DMRC to terminate the License Agreement as per provisions stipulated in Chapter-12 of the License Agreement including forfeiture of the Interest Free Security Deposit, after adjustment of all dues payable to DMRC.

7.2 Interest Free Security Deposit:

a.) Licensee shall pay and submit Interest Free Security Deposit to DMRC, equivalent to 12 (twelve) months license fee payable in advance.

b.) The Interest Free Security Deposit shall be increased & escalated by 20% on compounding basis after completion of every three (3) years of license period.

c.) The Interest Free Security Deposit up to Rs.10 Lacs shall be accepted only in the form of Bank Draft/ Pay Order in favour of DMRC Ltd. payable at New Delhi. However, if the amount of Interest Free Security Deposit exceeds Rs. 10 Lacs, initial Rs. 10 Lacs of IFSD shall be paid in form of Bank Draft / Pay Order and for the remaining amount exceeding Rs. 10 Lacs; minimum 50% amount shall be paid in form of Bank Draft/ Pay Order (upto a maximum of Rs. 50 Lacs) & balance or 50% of IFSD shall be paid in the form of Bank Guarantee (BG) in favour of DMRC Ltd. IFSD can be paid & deposited as follows:-

d.) The Bank Draft/ Pay Order issued against Interest Free Security Deposit shall be in favour of DMRC Ltd. payable at New Delhi issued by a Scheduled Commercial Bank based in India,

e.) Irrevocable Bank Guarantee issued against Interest Free Security Deposit shall be in the prescribed format (as per Annexure-VIII) of DMRC issued by the State
Bank of India or any other Nationalized Bank or other Scheduled Commercial Banks, acceptable to DMRC, payable at its Branches located in Delhi/ NCR. The Bank Guarantee shall be valid at least for three years. The Bank Guarantee shall be renewed & extended for further period of at least three years well before expiry of earlier Bank Guarantee, failing which the previous Bank Guarantee shall be invoked & encashed by DMRC without any prior intimation. For last year of license period, the Licensee shall submit the Bank Guarantee valid for remaining license period plus six months and shall renew it, if required, till the final settlement of all accounts failing which the Bank Guarantee of the Successful bidder shall be invoked & encashed by DMRC without any prior notice to the Licensee.

f.) In case of a JV/ Consortium, the Interest Free Security Deposit/ performance security is to be submitted in the name of its JV/ Consortium. However, splitting of the Interest Free Security Deposit/ performance security (while ensuring the Interest Free Security Deposit/ performance security is in the name of JV/ Consortium) and its submission by different members of the JV/ Consortium for an amount proportionate to percentage stake or otherwise is also acceptable.

g.) The Bank Guarantee issuing bank as defined in Clause No. 7.2 (e) above must be on the Structured Financial Messaging System (SFMS) platform. A separate advice of the Bank Guarantee will be invariably be sent by issuing bank to the DMRC’s bank through SFMS and only after this, the Bank Guarantee will become operative and acceptable to DMRC. Accordingly, it is licensee’s responsibility to advice DMRC’s bank particulars in this regard as detailed below to Bank Guarantee issuing bank and ensure the forwarding of advice of said Bank Guarantee through SFMS to DMRC’s designated bank; at present.

ICICI Bank Limited
9A, Phelps Building,
Connaught Place, New Delhi – 110001.
IFSC Code: ICIC0000007

h.) Interest Free Security Deposit will remain unchanged for a variation of (+/-) 10% from tendered area, as there’s possibility of minor variation in area during handing over. For any variation/allotment of additional space/area beyond (+/-) 10% of the initial tendered area, the IFSD shall be updated/increased as per the increased allotted area within 15 days of date of issue of LOA.

i.) In case of successful completion of the full term of the License period i.e. Nine (09) years from commencement date of License Agreement, Interest Free Security Deposit shall be refunded without accruing any interest on it and after adjusting the outstanding dues subjected to fulfillment of all handover requirements by the Licensee up to the satisfaction of DMRC.
j.) DMRC shall reserve the right for deduction of DMRC dues from Licensee’s Interest Free Security Deposit/ Performance Security at any stage of agreement i.e. currency/ completion/ termination/ surrender, against:

(i) Any amount imposed as a penalty and adjustment for all loses/damages by DMRC for any nonconformity with the Agreement terms & condition by the Licensee.

(ii) Any amount which DMRC becomes liable to the Government/Third party due to any default of the Licensee or any of his servant/ agent.

(iii) Any payment/ fine made under the order/judgment of any court/consumer forum or law enforcing agency or any person working on his behalf.

(iv) Any other outstanding DMRC’s dues/ claims, which remain outstanding after completing the course of action as per this License Agreement.

k.) Once an amount is debited from the Interest Free Security Deposit, the Licensee shall replenish the Interest Free Security Deposit to the extent the amount is debited, within fifteen (15) days period failing which it shall be treated as a Licensee’s event of default.

l.) Interest Free Security Deposit shall be forfeited after adjustment of all dues whatsoever payable to DMRC in case of any Licensee’s Event of Default & termination of the License Agreement due to it.

7.3 Taxes and Other Statutory Dues:
All other statutory taxes, statutory dues, local levies, third party dues, GST etc (i.e. electricity, water consumption charges etc.) as applicable shall be charged extra and shall have to be remitted along with the license fees for onward remittance to the Government. The successful bidder shall indemnify DMRC from any claims that may arise from the statutory authorities in connection with this tender document / license agreement. Any change in tax structure as per government guidelines will also be applicable.

7.4 Property Tax and Registration of License Agreement:

a.) The property tax applicable, if any, on the property of DMRC shall be borne by DMRC.

b.) Payment of all stamp duties for registration of the license agreement for licensing of TOM spaces which is required to be executed in pursuance of this Bid shall be borne by Licensee. The registration of the License agreement or/and its amendment, if applicable shall be done within 30 days of signing of agreement by the licensee (registration fees, stamp duty etc to be fully borne by the licensee) and the duly registered documents to be submitted to DMRC for records. If the registration of License Agreement is not done within 30 days from the date of signing of agreement as instructed by DMRC, it shall be taken as “Material Breach of Contract” and DMRC may terminate the License Agreement accordingly, in case the licensee fails to cure/rectify the event of default, with in the cure period of 30 days with due forfeiture of Interest Free Security Deposit & advance licensee fees & other dues paid to DMRC.
CHAPTER 8

MAINTENANCE AND OPERATION OF LICENSED SPACES

8.1 Alterations and Renovations:

a) The Licensee shall be allowed to carry out any alterations or renovations within the said premises but without in any way altering or damaging the main/shell structure of the said premises. The Licensee shall need to take prior written approval from DMRC through a written notice, prior to commencement of any alteration works and if necessary DMRC reserves the right to ask for review the renovation plan/drawings before providing consent/approval. Consequent to any alteration/renovation/partition of/in the licensed premises, for which prior approval in writing from DMRC has been taken by the licensee, if resulting in any increase/decrease in the handed over area, the variation shall not be considered for any change in the license fees or rate of license fees or other payment terms. However, at the time of termination or natural completion of contract, DMRC reserves the right to ask the licensee to restore the licensed premises as per original allotment.

b) All the work shall be done at the cost of licensee complying and strictly following the safety procedure, measurement and guidelines laid down on Annexure- IV & V. If it is noticed at any stage that licensee is not complied the safety procedure, measurement and guidelines laid down on Annexure- IV & V, a penalty up to Rs. 25,000/- per instance per TOM space shall be imposed on the Licensee.

c) The Licensee shall be responsible for the costs of removing debris from the premises and shall be responsible for all damage to the common areas of the complex like flooring, lift cars etc during the process of alteration. Any special cleaning or drain clearance necessary as a result of the alteration works and any other costs incurred by DMRC including any extra security costs, which are caused by, or in connection with, the works shall also be charged to the Licensee’s account. The Licensee shall have to bear the cost of the damage plus service charges. However before incurring any such costs the Licensee shall be briefed on the requirements by DMRC.

8.2 Maintenance & Repairs:

(a) Licensee shall bear the cost of minor day-to-day repairs and maintenance including white washing. All major repairs due to constructional defects shall be the responsibility of DMRC. If the major repairs or maintenance required to be carried out by DMRC are not carried out within reasonable time, the licensee shall have the right to get the needful done with prior written consent of DMRC and deduct the cost thereof from the amount payable to DMRC.

(b) The Licensee shall be at liberty on the termination of this license to remove or take away such fixtures, fittings and electric appliances installed by it leaving the licensed premises, as far as possible, in the same conditions structurally, reasonable wear and tear and acts of God and nature excepted.

(c) The premise, which has been handed over to the licensee under this agreement, shall be kept in good condition and maintained properly by the licensee at their own cost.
If the property is not handed over in good condition as required under this agreement, DMRC reserves the right to seek exemplary damages and indemnification.

8.3 Operation of TOM spaces:

(a) Licensee shall ensure proper storage of the packaged products ensuring that there is no contamination or decay of products or raw materials or goods. Licensee shall ensure that fire detection and suppression measures installed inside his premises are kept in good working condition at all times.

(b) The Licensee voluntarily and unequivocally agrees to provide un-fettered access to the fire officer of DMRC for inspection at any time and agrees voluntarily and unequivocally to abide by and comply with all instructions as may be indicated by the fire officer. Non compliance may be treated as breach of contract and license shall be terminated.

(c) Licensee shall ensure that all electrical wiring, power outlets and gadgets are used and maintained properly, for guarding against short circuits/ fires. The instructions in this regard by the DMRC electrical inspector/authorized representative must be complied with. Any cost/s associated with implementation of such instruction shall be borne solely by the licensee. The Licensee voluntarily and unequivocally agrees not to seek any claims, damages, compensations or any other consideration whatsoever on account of implementing the instruction issued by DMRC’s Fire Officer, electrical inspector, Security officer or their authorized representatives from time to time.

(d) Licensee shall keep and maintain the licensed spaces in neat, clean condition and in safe and sound manner during the license period. Any defective, week or corroded structure should be replaced immediately with new proper structure after due certification from reputed agency. In case of any incident/ injury caused due to error/ omission attributable on the part of licensee, the licensee shall be responsible for all compensation.

(e) Licensee and its employees or other persons involved in the execution of the work shall not in any way impinge on the safety and security of metro operations, passenger safety, commuter’s convenience, safety of metro properties and its assets. In case of serious accident caused due to negligence of the licensee, resulting in injury, death to commuters or DMRC’s employees or loss to DMRC property, it shall constitute Material Breach of Contract and shall be considered Licensee’s Event of Default that shall entitle DMRC to terminate the License Agreement with 30 days written notice besides the licensee will be liable to pay compensation/damages as per law.

(f) Access to stations shall be regulated by the office of the General Manager/Property Business and licensee is required to take necessary permissions in this regard from the office of General Manager/Property Business as per extant policy of DMRC. It is clarified that the permission to the licensee shall not be unduly denied.
(g) Entry and access in paid area by the workmen of the licensee shall be through smart card and its cost shall be borne by the licensee. Identity Cards shall be issued by DMRC but these ID cards shall not be applicable for making journey in trains and entry/exit to paid areas of Stations.

(h) The Licensee shall ensure safety and security of licensed TOM spaces. DMRC shall not take any responsibility.

(i) Joint inspection of the TOM spaces shall be conducted by DMRC officials and Licensee, at least fortnightly. Discrepancy noticed or instructions issued by DMRC shall be rectified/complied by the Licensee within a period of 7 days, failing which DMRC reserves the right to impose fine up to Rs.5,000/- per instance of irregularity per week per TOM space. Deliberate or willful non-compliance of DMRC’s written instructions for a period of 30 days shall constitute Material breach and Licensee’s Event of Default that shall entitle DMRC to encash security deposit and terminate the License Agreement after giving 30 days notice to the Licensee. Such termination of the License Agreement and forfeiture of the interest free security deposit by DMRC after adjustment of all dues what so ever shall be without prejudice to any other damages, rights or remedies applicable under law in its favour.

(j) The overall control and supervision of the premises shall remain vested with DMRC who shall have the right to inspect the whole or part of the licensed premises as and when considered necessary, with respect to its bonafide use and in connection with fulfilment of the other terms and conditions of the license agreement. DMRC so reserves the right to enter the licensed premises to repair and replace the fixtures provided by DMRC. If any fixtures or utility relating to operation of the MRTS (Metro) is running through the area licensed, proper protection as advised by DMRC shall be done by Licensee.

(k) **Encroachment:**

The Licensee shall strictly not encroach up common areas/circulating areas or any other space, and restrict his operation to within the area licensed. In case, the licensee encroaches upon the common area, circulating area or any other space then a fine/damages @ Rs.1,000/- on the first occasion, Rs.3,000/- on the second occasion and Rs.4,000/- per instance after second occasion shall be imposed by DMRC. Thereafter after 5 such instances DMRC reserves the right to revoke the license for breach of contract condition as per the provision of this agreement.

(l) Further, DMRC can impose the fine on licensee up to Rs.5,000/- per offence/per instance per TOM space on the following offenses:

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<th>i.</th>
<th>Any staff of Licensee found in drunken condition/ indulging in bad conduct.</th>
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<td>ii.</td>
<td>Any staff of the Licensee found creating nuisance on duty.</td>
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<td>iii.</td>
<td>Improper maintenance &amp; defacement of the Metro Property.</td>
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<td>iv.</td>
<td>Misbehavior with staff and commuters of DMRC.</td>
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<td>v.</td>
<td>Not following safety and security norms as may be indicated by authorized representative of DMRC.</td>
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<td>vi.</td>
<td>Any staff of the Licensee found without uniform and ID Card and/or found creating nuisance on duty.</td>
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vii. Not following the instructions issued by DMRC authorities from time to time

viii. Dishonor of drafts & cheques given by licensee in favour of DMRC.
(Cheques will be accepted only in emergent circumstances with prior approval of HOD level Officer of DMRC).

The option to impose fine, penalty, etc under this License Agreement shall be exercised by DMRC official not below the rank of Deputy HOD.

(m) On operational ground/ administrative exigency, the licensor may ask the licensee to vacate any of the Licensed TOM space. Thereupon, the Licensor shall refund the interest free security deposit on prorata basis. The Licensee unequivocally and voluntarily agrees not to seek any claim, compensation or any other consideration on this account on whatsoever reason.
CHAPTER: 9

RIGHTS AND OBLIGATIONS

9.1 Licensee’s Obligations:

The Licensee’s responsibilities and duties shall include the following, in addition to and without prejudice to other obligations under this Agreement:

a) to obtain due permits, necessary approvals, clearances and sanctions from the competent authorities for all activities or infrastructure facilities including interior decoration, power, water supply, drainage & sewerage, firefighting, telecommunication, etc.;

b) to develop, operate and maintain the licensed area at all times in conformity with this Agreement;

c) to furnish “As Built Drawings” of the premises with 30 days of completion of development work.

d) to ensure that no structural damage is caused to the existing buildings and other permanent structures at the station as a result of their activities or any of their agents, contractors, sub-Licensee, etc.;

e) to take all reasonable steps to protect the environment (both on and off the Licensed Space and to limit damage and nuisance to people and property resulting from construction and operations, within guidelines specified as per Applicable Laws and Applicable Permits;

f) to duly supervise, monitor and control the activities of contractors, sub-licensees, agents, etc., if any, under their respective License Agreements as may be necessary;

g) to take all responsible precautions for the prevention of accidents on or about the site and provide all reasonable assistance and emergency medical aid to accident victims;

h) not to permit any person, claiming through or under the Licensee, to create or place any encumbrance or security interest over whole or any part of Licensed Space or their assets, or on any rights of the Licensee therein or under this Agreement, save and except as expressly permitted in this Agreement;

i) to keep the Licensed Space free from all unnecessary obstruction during execution of works and store the equipment or surplus materials, dispose of such equipment or surplus materials in a manner that causes least inconvenience to the Metro Station, Commuters or DMRC’s activities.

j) at all times, to afford access to the Licensed Space to the authorized representatives of DMRC, other persons duly authorized by any Governmental Agency having jurisdiction over the business of Licensed Space, to inspect the Licensed Space and to investigate any matter within their authority and upon reasonable notice; and

k) to comply with the divestment requirements and hand over the Licensed Space to DMRC upon Termination of the Agreement;
9.2 The Licensee shall be solely and primarily responsible to DMRC for observance of all the provisions of this License Agreement on behalf of its employees and representatives and further on behalf of the sub-Licensees, their employees and agents and any person acting under or for and on behalf of the Licensee or the sub-Licensees; contractor(s) appointed for the Licensed Space as fully as if they were the acts or defaults of the Licensee, their agents or employees.

9.3 Sub-Licensing:

The successful bidder shall be entitled to sub-license the licensed space during the subsistence of the License period as per the terms and conditions of the License Agreement, with the prior approval of DMRC. However, for any such sub-license the following guiding principles shall be scrupulously observed.

a) The successful bidder shall be entitled to sub-license, the licensed space, during the subsistence of the License period with a clear stipulation that sub-licenses granted shall terminate simultaneously with the termination of the License Agreement, including on sooner termination of the License Period for any reason whatsoever.

b) All contracts, agreements or arrangements with sub-licensees shall specifically stipulate this covenant of termination of the sub-licensee’s rights, and further that the successful bidder / sub-licensee shall not have any claim or seek any compensation from DMRC for any such termination.

c) The successful bidder (Licensee) shall prepare a draft standard format of the sub-license agreement, which he/she/they shall be required to sign with the sub-licensees for the use of the Licensed Space based on terms and condition of License Agreement executed between DMRC and successful bidder. The format of standard Sub-License Agreement shall be approved by DMRC before execution of any sub-license to third party. In case of any deviation from the above-mentioned standard draft sub-license agreements, the successful bidder shall obtain the prior written consent and approval of DMRC before entering into an agreement with a sub-licensee. DMRC reserves the sole right not to give consent/approval to such a request and no compensation or claim on this account shall be entertained.

9.4 The successful bidder shall at all times adhere to all provisions of the Delhi Metro Railway (Operation And Maintenance) Act, 2002 and amendments thereto and shall also comply with all notices and circulars issued by DMRC in this regard.

9.5 No tenancy/sub-tenancy is being created by DMRC in favour of Licensee under or in pursuance of this Agreement and it is distinctly & clearly understood, agreed and by/ between the parties hereto that:

a) The Licensee shall not have or claim any interest in the said licensed space as a tenant/sub-tenant or otherwise.

b) The rights, which Licensee shall have in relation to the said licensed space, are only those set out in this Agreement.

c) The relationship between DMRC and Licensee under and/or in pursuance of this Agreement is as between Principal and Principal. Consequently, neither party shall be entitled to represent the other and/or make any commitment on behalf of and/or with traders or any other party. Furthermore, no relationship in the nature of Partnership or
Association of persons is hereby being created or intended to be created between DMRC on the one hand and Licensee on the other hand in connection with and/or relating business to be operated by Licensee at the said premises.

9.6 Infrastructure Services:

a.) Electricity, Installation of DG sets, Air Conditioning and Fire Fighting & Fire Protection:

(i) DMRC will supply electric power for this tendered space. It is Licensee’s responsibility to draw electric power cable from aforementioned LT panel to the licensed space at their own cost.

(ii) Licensee has to carry out all works for functioning of their tendered / licensed area on their own with all cost including installation & commission of ACB/ MCCB in spare space of LT panel, cable laying, cable trays, hangers in cable route, individual LT panel at proposed space and subsequent extension of power supply from individual LT panel along with associated cabling, cable tray, earthing, internal wiring, lighting, power distribution etc.

(iii) Licensee shall install LED electrical lights and energy efficient Air-Conditioners to ensures energy conversation,

(iv) Availing power supply from outside agencies in DMRC is not permitted. Hence, for reliability of power supply, if desired, licensee can install their own DG sets at their own cost subject to adhere all norms specified in Annexure – IV.

(v) For meeting Air Conditioning requirement for tendered / licensed space, licensee may install VRV/ package AC/ Split AC as per its own design and requirement with all cost to be borne by successful bidder. The Licensee shall make provision for TOD energy meter as per latest DERC guidelines.

(vi) Dedicated fire alarm & control system for tendered space has to be planned and installed by licensee at their own cost as per the statutory requirement of Delhi Fire Services. It is licensee’s responsibility to connect licensed area to the tapping point at their own cost

(vii) For detailed terms & conditions pertains to infrastructure service and rules / procedures to be followed for electricity supply, installation of DG sets, Air-conditioning and Fire Fighting & Fire Protection, kindly refer in Annexure – IV. Licensee shall pay a refundable electrical consumption deposit of Rs. 4500/- per KVA for sanction of electrical load as per requirement.

(viii) The successful bidder shall make its own fire – fighting arrangements for the station box area. Such fire-fighting arrangements shall conform to the IS code of practice/ Delhi Fire services norms since the aforesaid property , being part of the main station building and further being interconnected, becomes even more sensitive from the aspect of fire hazards. The successful bidder shall ensure installation of automatic sprinkler systems and detection systems under intimation to DMRC and occupy the premises only after inspection and approval of the concerned department of DMRC. In this connection the successful bidder will provide unfettered access to DMRC’s
fire officers for the purpose of inspection from time to time and shall at own risk and cost install and complete works as may be instructed by fire officer of DMRC.

(ix) Licensee shall ensure that fire detection and suppression measures installed inside his premises are kept in good working condition at all times.

(x) Licensee will be responsible for loss of life or property due to non function of fire safety facilities in emergency

(xi) The trained staff must be available during operational hours

(xii) Record of periodic check of fire equipments and installation should be maintained as per relevant code of practice.

b.) Water Supply:
Raw water supply as per availability and feasibility may be arranged by DMRC at a single point at the request and cost of the licensee. The licensee will have to make their own arrangement for drawing pipe lines from aforesaid point to their tendered/licensed area at their own cost. Further, licensee will have to make their own arrangement for distributions of water including the installation of meters, storage and purification at their own cost after taking all necessary approvals. The discharge of all wastes including the drainage shall also be arranged by the licensee at their own costs and in this connection it shall follow all the directives as may be issued by the authorized representative of the DMRC.

The Water/drainage for licensed shop shall be provided depending upon technical feasibility and availability only. The water charges shall be applicable @ Rs. 2000/- per month + GST/taxes, for each licensed TOM space as applicable from time to time, for shops with a ½ inch pipeline capacity. However, if the licensee is desirous of increasing the pipeline capacity, DMRC shall charge for the same at Delhi Jal Board’s (DJB) commercial water rates. The total cost of providing water i.e. pipeline, water meter, etc. shall be solely borne by the licensee along with GST/taxes as applicable(if applicable at any point of time). **Water charges are to be escalated at the rate of 5% after completion of every one year of license period on compounding basis.** DMRC shall not be responsible for any discontinuity of water supply for whatsoever be the reason, hence any claim on account of that shall not be entertained.

c.) Sanitary Connection:
The Sewage Treatment Plant (STP) and Effluent Treatment Plant (ETP) if needed shall be developed, operated and maintained by the licensee at their own cost to meet their daily requirements. The responsibility to connect the developments (temporary structure/ open commercial area) at licensed area to aforementioned STP/ ETP and from STP/ ETP to the municipal drainage solely lies with licensee subject to prior approval of DMRC/ other civic agencies, at the cost of Licensee.

d.) Disposal of Waste:
The licensee shall have to make its own arrangements for daily disposal of waste (after segregation of dry and wet waste) out of DMRC premises at the dumping sites approved by MCD/ concerned civil agencies to ensure perfect cleanliness.
If any kind of waste is found to be disposed off on DMRC premises, a penalty/fine of Rs. 300/- shall be imposed by DMRC for each occasion.

e) Telephone:
DMRC may give permission for installation of cables for telephone/telecommunication equipment subject to technical feasibility. The instrument, cables and connection shall be obtained by the licensee from the telephone company at their own cost.

f) Security:
Licensee shall install CCTV cameras inside/ outside the licensed area and also arrange security arrangement for their licensed area at their own cost. Licensee hereby undertakes to indemnify DMRC against all losses and claims in respect of death or injury to any person or loss or damage to any property which may arise out on this account.

g) Provision of Gas Bank/ PNG/LPG:
Over and above provision of Gas Bank/ PNG/LPG is subject to availability and technical feasibility. Successful bidder agrees voluntarily and unequivocally not to seek claim, damages, compensation or any other consideration whatsoever on account of non availability / provision of Gas Bank. The policy for Provision of Gas Bank & PNG is annexed at Annexure – IX & X

9.7 REGISTRATION OF LICENSE AGREEMENT:
The registration of Licensee agreement shall be done within 30 days of signing of agreement by the licensee (registration fees, stamp duty etc to be fully borne by the licensee/lessee) and the duly registered documents are to be submitted to DMRC for records. Any amendment in the contract agreement, if required to be registered, shall also be registered within 30 days from the date of amendment and duly registered documents shall be submitted to DMRC for record. In case the registration of the license agreement/amendment is not done within the 30 days of signing of license agreement/amendment, it shall be treated as “material breach of contract”. The Licensee will be given 30 days time to cure the default. In case Licensee fails to remedies the default to the satisfaction of the DMRC within the cure period of 30 days, DMRC may terminate the Licensee agreement after the expiry of cure period duly forfeiting the interest free security deposit and any other amount paid by Licensee.

9.8 In no case, payments shall be allowed to remain outstanding for a period of more than 60 days. If at any stage, the dues remain outstanding for a period of more than 60 days, the license agreement may stand terminated without giving any notice to the licensee & Interest Free Security Deposit (IFSD) shall stand forfeited as per the provision of the license agreement.

9.9 Except for the sub-licensing the use of shop/bare space, the licensee shall not assign any of its rights or interest in this agreement in favour of any company/person(s) at any time and for any reasons whatsoever.
9.10 Provision of Parking:

The parking facility is available at respective Metro Stations and same be may be used by successful bidder. All charges, fees and rules for parking will apply as applicable to the general public and commuters.
CHAPTER: 10

INDEMNITY AND INSURANCE

10.1 The Licensee hereby undertakes to indemnify and hold DMRC harmless against all costs, damages, liabilities, expenses arising out of any third party claims relating to non-completion of the Fit-out; quality of the Fit-out and the construction/ construction activities, agreement to sub-License entered in to between the Licensee and end user.

10.2 The Licensee hereby undertakes to indemnify DMRC against all losses and claims in respect of death or injury to any person or loss or damage to any property which may arise out of or in consequence of the execution and completion of works and remedying defects therein and against all claims, proceedings, damages, costs charges and expenses whatsoever in respect thereof or in relation thereto.

10.3 The Licensee hereby undertakes that DMRC shall not be liable for or in respect of any damages or compensation payable to any workman or other person in the employment of Licensee or any of his contractors/ sub-contractors/ sub-Licensees. The Licensee shall indemnify and keep indemnified DMRC against all such damages and compensation; all claims proceedings, damages, costs, charges and expenses whatsoever in respect thereof or in relation thereto.

10.4 The licensee must strictly comply with all the provisions of The EPF Act 1952, The ESI Act, Minimum Wages Act 1948, Labor Laws & regulation in force including but not limited to the Contract Labor (Regulation & Abolition) Act-1976 including any subsequent amendment thereof and the rules made there under as per prevalent Government orders and ensure timely payment under these Acts. Failure to comply these acts shall attract penalty as per provisions. Licensee shall indemnify DMRC Administration for any loss and damages suffered due to violation of its provision.

10.5 The Licensee hereby indemnifies DMRC against any loss, damage or liabilities arising as a result of any act of omission or commission on part of Licensee or on part of its personnel or in respect of non-observance of any statutory requirements or legal dues of any nature.

10.6 The Licensee hereby undertakes to discharge all statutory obligations and liabilities in connection with employment of its personnel in the said premises. Licensee hereby indemnifies DMRC against any liability arising in connection with the employment of its personnel in the said premises of Licensor. Licensee hereby undertakes to carry out police verification of its employees and submit the copy of same to DMRC in accordance with its extant policies.

10.7 The Licensee shall indemnify DMRC from any claims that may arise from the statutory authorities against any statutory taxes, statutory dues, local levies, etc. in connection with this License.

10.8 The Licensee shall indemnify DMRC from any serious accident caused due to negligence of the Licensee, resulting in injury, death to commuters or DMRC employees or loss to DMRC property.
10.9 The Licensee shall be liable for and shall indemnify, protect, defend and hold harmless DMRC, DMRC’s officers, employees and agents from and against any and all demands, claims, suits and causes of action and any and all liability, costs, expenses, settlements and judgments arising out of the failure of the Licensee to discharge its obligations under this clause and to comply with the provisions of Applicable laws and Applicable Permits.

10.10 The Licensee shall indemnify and keep indemnified DMRC for any losses/ penalties on this account levied by any judicial/statutory authorities/courts on the Licensee.

10.11 Insurance and Waiver of Liability:

The Licensee shall bear the cost, throughout the term of the License, for a comprehensive general liability insurance covering injury to or death of any person(s) while working in DMRC premises, including death or injury caused by the sole negligence of the Licensee or the Licensee’s failure to perform its obligations under the agreement. Upon DMRC’s request, the Licensee shall submit to DMRC, suitable evidence that the foregoing policy or policies are in effect. In the event of the default i.e. avoiding the insurance cover, the Licensee agrees and undertakes to indemnify and hold the licensor harmless against any and all liabilities, losses, damages, claims, expenses by the licensor as a result of such default by the Licensor.
CHAPTER: 11

FORCE MAJEURE

11.1 Neither DMRC nor Licensee shall be liable for any inability to fulfill their commitments and obligations hereunder occasioned in whole or in part by Force Majeure, any of the following events resulting in material adverse effect, shall constitute force majeure events:

a) Earthquake, Flood, Inundation, Landslide.
b) Storm, Tempest, Hurricane, Cyclone, Lighting, Thunder or other extreme atmospheric disturbances.
c) Fire caused by reasons not attributable to the Licensor/Licensee.
d) Acts of terrorism
e) War, hostilities (Whether war be declared or not), invasion, act of foreign enemy, rebellion, riots, weapon conflict or military action or civil war.
f) Strikes or boycotts, other than those involving the Licensor/ Licensee, its contractors, or their employees, agents etc.

11.2 The License fee for the portion affected due to Force Majeure shall be exempted for the affected period if the force majeure condition persists for more than 7 days.

11.3 Occurrence of any Force Majeure shall be notified to the other party within 7 days of such. If any Force Majeure continues for a period of three months, the party notifying the Force Majeure condition may be entitled to, though not being obliged, to terminate this agreement by giving a notice of 7 (seven) days to the other party and interest free Security Deposit/ Performance Guarantee shall be refunded by DMRC to the Licensee after adjusting outstanding dues, if any.
CHAPTER: 12

BREACHES/SURRENDER/TERMINATION OF LICENSE AGREEMENT

12.1 Surrender of License Agreement:

(i) No partial surrender of the licensed spaces or part of the licensed space which has been handed over to the Licensee by DMRC shall be permissible during the currency of the License Agreement.

(ii) The Licensee shall have option to surrender the license agreement after two (02) years lock in period provided-
   a) The Licensee successfully completes initial two (02) years lock in period.
   b) There is no arrear pending with the Licensee on the date of issue of surrender notice.
   c) DMRC receives a 180 days advance notice, in writing, from licensee for its intention to surrender the license agreement. Such notice of 180 days can be given as per the provisions of Clause No. 6.3, 6.4 & 6.5 of this license agreement and as per Clause No. 12.1 (iii), (iv) & (v) as given below.
   d) Licensee continues to pay all dues as per schedule to DMRC till the date of pre-mature closure of License Agreement.
   e) Licensee hand over peaceful possession of the all Licensed space to DMRC free from all encumbrances within 30 (thirty) days from the termination of License agreement.

If Licensee satisfies the above said conditions, DMRC shall terminate the Agreement and refund interest free Security Deposit/ Performance Security after adjusting any outstanding amount on the part of Licensee.

(iii) If the Licensee is desirous of terminating the license hereby created before expiry of the lock-in period of two (02) years, the License Agreement shall deemed to be terminated on the date mentioned in termination/ surrender notice, subject to confirmation by DMRC. In such a case, the balance Interest Free Security Deposit shall be forfeited in favour of DMRC after adjustment of outstanding dues, if any, payable to DMRC. No grace period shall be provided to Licensee in such a case. DMRC may also recover the balance outstanding dues, if are more than Interest Free Security Deposit, from the other contracts of Licensee in DMRC. Balance outstanding dues, if are more than Interest Free Security Deposit, shall also be recoverable from the Licensee before Licensee is permitted to remove their establishment(s) or else DMRC will seize their property at nil/ zero value. DMRC shall be free to dispose-off the said property / goods in whatsoever manner as it deems fit. Licensee shall have no claim for compensation or consideration / damages on this account.

(iv) There shall be a lock in period of two (02) years from the date of commencement of agreement. The Licensee shall have option to exit from the License Agreement immediately after completion of the lock in period. For it, the Licensee shall have
to issue 180 days prior notice to DMRC. Such prior notice intimation can be given after One and half (1 ½) years however option to exit will be available only after two (02) years. In this case, Security Deposit of the Licensee shall be refunded after adjusting the dues, if any, to be payable by Licensee. DMRC may also recover the balance outstanding dues, if are more than Interest Free Security Deposit, from the other contracts of Licensee in DMRC. Balance outstanding dues, if are more than Interest Free Security Deposit, shall also be recoverable from the Licensee before Licensee is permitted to remove their establishment(s) or else DMRC will seize their property at nil / zero value. DMRC shall be free to dispose-off the said property / goods in whatsoever manner as it deems fit. Licensee shall have no claim for compensation or consideration / damages on this account.

(v) If the Licensee is desirous of terminating the license after expiry of above said lock-in period without serving any prior intimation period or shorter intimation period than 180 days, the agreement shall deemed to be terminated on completion of such short / irregular intimation period. In such cases, the Interest Free Security Deposit shall be refunded to the Licensee after adjustment of license fee for period shorter than 180 days (notice period) and outstanding dues, if any. DMRC may also recover the balance outstanding dues, if are more than Interest Free Security Deposit, from the other contracts of Licensee in DMRC. Balance outstanding dues, if are more than Interest Free Security Deposit, shall also be recoverable from the licensee before Licensee is permitted to remove their establishment(s) or else DMRC will seize their property at nil/ zero value. DMRC shall be free to dispose-off the said property / goods in whatsoever manner as it deems fit. Licensee shall have no claim for compensation or consideration / damages on this account.

12.2 Breach of License Agreement/ Licensee’s Events of Default:

Following shall be considered as Material Breach of the License Agreement by Licensee resulting in Licensee’s Events of Default:

a) If the Licensee fails to perform or discharge any of their obligations in accordance with the provisions of License Agreement, unless such event has occurred because of a Force Majeure Event, or due to reasons solely attributable to DMRC without any contributory factor of the Licensee.

b) If the Licensee fails to pay License Fee, utility charges, penalty or Damage herein specified or any other due to be paid by the Licensee to DMRC by the stipulated date.

c) If the Licensee makes any of the following changes in Ownership:
   i. Any change in percentage stake of JV/Consortium by the members without prior written permission of DMRC.
   ii. Dilution of stake of Lead Member in the JV/Consortium below 51% at any time during the License Period.
   iii. Dilution of stake of any consortium member in JV/Consortium below 15% during the license period.

d) If the Licensee during pendency of the License Agreement becomes insolvent or is put under receivership by a competent court.
e) If the Licensee is in persistent non-compliance of the written instructions of a DMRC official.

f.) If the Licensee or any of its representatives cause an incident or accident that results in injury or death to DMRC employees/commuters or loss to DMRC property.

g.) If the Licensee is in violation of any of the other Clauses of License Agreement and after three written notice (unless otherwise specifically mentioned therein) from DMRC fails to cure the Default to the satisfaction of DMRC.

h.) If any representation made or warranties given by the Licensee under this Agreement is found to be false or misleading.

i) If the Licensee engaging or knowingly has allowed any of its employees, agents, or sub-Licensee to engage in any activity prohibited by law or which constitutes a breach of or an offence under any law, in the course of any activity undertaken pursuant to this Agreement.

j) If the Licensee has created any encumbrance, charges or lien in favour of any person or agency, over the Licensed Space except expressly permitted under this Agreement.

k) If a resolution for voluntary winding up has been passed by the shareholders of the Licensee.

l) If any petition for winding up of the Licensee has been admitted and liquidator or provisional liquidator has been appointed or the Licensee has been ordered to wind up by Court of competent jurisdiction, except for the purpose of amalgamation or reconstruction with the prior consent of DMRC, provided that, as part of such amalgamation or reconstruction and the amalgamated or reconstructed entity has unconditionally assumed all surviving obligations of the Licensee under this Agreement.

m) If the Licensee has abandoned the Licensed Space.

n) If the licensee violates banned usage as per list given in Annexure-II.

o) If the licensee submitted false undertaking (as detailed on Clause No. 3.5 of Chapter-3) regarding not blacklisting / ban Licensee by Central/ State Government Department/ Public Sector Undertaking/ Other Government Entities or Local Body.

p) The registration of License agreement shall be done within 30 days of signing of agreement by the licensee(registration fee, stamp duty etc to be fully borne by the licensee) and the duly registered documents to be submitted to DMRC for records. In the case the registration of the license agreement/amendment, is not within the 30 days of signing of license agreement/amendment, it shall be treated as “Material Breach of Contract”.

12.3 Termination of License Agreement by DMRC:

Provided that in the event of application of clauses 12.2 (a), (b) and (p) above, DMRC shall give to the Licensee 15 to 30 days time, as applicable to cure the default prior to considering the events specified therein as Licensee’s events of default and in the event the Licensee remedies the default to the satisfaction of the DMRC within the cure period, the event shall not be considered as a Licensee Event of Default. In case the licensee fails to remedies the default to the satisfaction of the DMRC within the cure period, then DMRC shall be within its rights to disconnect the utility services &
terminate the License Agreement as per the provisions of this license agreement & issue a termination notice of thirty (30) days. The Licensee voluntarily agrees not to seek any claim, compensation, damages or any other consideration whatsoever on any ground in this regard. However, in the event of application of clause 12.2 (c) to (o), DMRC may terminate the License Agreement with immediate effect.

12.4 On Operational Ground:

DMRC reserves the right to terminate the License Agreement by giving 90 days advance notice on operational ground. The License agreement shall stand terminated after expiry of three months notice and the Security Deposit shall be refunded after adjusting outstanding dues, if any, payable by the Licensee. The Licensee voluntarily agrees not to seek any claim, compensation, damages or any other consideration whatsoever on any ground in this regard.

Licensee shall remove his belongings from DMRC premises within 30 days of issue of termination letter, failing which these belongings shall become property of DMRC at “0”/“Zero”/Nil value. DMRC shall be free to use/dispose-off these belongings in whatever manner as deemed fit. Licensee shall have no claim, compensation or consideration on any account of these belongings.

12.5 Termination for Force Majeure:

The License Agreement may be terminated for Force Majeure Reasons as specified in Chapter-11.

12.6 Other Terms & Conditions:

(i) On termination of License Agreement:

a) All sub-licenses/ third party agreements, entered by the Licensee, shall stand terminated with immediate effect;

b) In case of termination of agreement on account of Licensee’s Events of Default, the interest free Security Deposit shall be forfeited in favour of DMRC. Any outstanding dues payable to DMRC shall be adjusted/ recovered from the advance license fee and forfeited interest free Security Deposit. Balance outstanding dues, if remaining after adjustment of outstanding dues from the advance license fee and interest free Security Deposit, shall also be recovered from the licensee.

c) All utilities shall be disconnected with immediate effect, unless otherwise specified elsewhere, and

d) A notice of vacation shall be issued to the Licensee to vacate the premises within 30 days grace period.

(ii) On termination of the license agreement, the Licensee shall handover the vacant possession of premises to the DMRC’s authorized representative within 30 days (grace period) from the date of termination of License Agreement, after removal of plants, equipments, furniture, fixtures, etc. installed by the Licensee at its own cost, without causing damage to DMRC structures. The Licensee shall be allowed to remove their temporary structures, assets like furniture, almirahs, air-
conditioners, DG sets, equipments, etc without causing damage to the structure. However, the Licensee shall not be allowed to remove any facility, equipment, fixture, etc. which has become an integral part of the development plan of the space. The Licensee agrees voluntarily and un-equivocally not to seek any claim, damages, compensation or any other consideration whatsoever on this account. If the premise is not handed over in good condition as required under this clause, DMRC reserves the right to deduct/ recover damage charges. No grace period shall be provided to licensee, if licensee terminates the contract within the lock-in period.

(iii) If the Licensee fails to vacate the premises within the grace period of thirty (30) days, penalty of twice the prevalent monthly License Fee shall be chargeable for occupation for and beyond this thirty (30) days period. And, after lapse of this thirty (30) days grace period, DMRC shall take over the goods / property treating at NIL/ Zero value, even if it is under lock & key; and shall be free to dispose-off the property in whatsoever manner as it deems fit. Licensee shall have no claim for compensation or consideration / damages in this regard after completion of notice period. If, licensee fails to pay the penalty, applicable in case of non-vacation of premises, the same shall be adjusted from the Interest Free Security Deposit / Performance Security available with DMRC. No grace period shall be provided to licensee, if licensee terminates the contract within the lock-in period.

(iv) After vacating the premises, the Licensee shall submit a vacation certificate from the DMRC’s authorized representative as a proof of Licensee having vacated the site. Licensee’s statement regarding vacation, without a vacation certificate from the concerned station manager or their authorized representative, shall not be accepted.

(v) The termination of this Agreement shall not relieve either party from their obligation to pay any sums then owing to the other party nor from the obligation to perform or discharge any liability that had been incurred prior thereto. The Licensee shall be liable to pay all dues outstanding to DMRC including electricity, chiller and other utility charges under this agreement without prejudice to rights and remedies applicable under the law. The final settlement of dues shall take place after submission of vacation certificate from the Depot in charge or his authorized representative subsequent to termination of License Agreement.

(vi) Rights of DMRC on Termination: DMRC shall not have any obligation whatsoever including but not limited to obligations as to compensation for loss of employment, continuance or regularization of employment, absorption or re-employment on any ground, in relation to any person in the employment of or engaged by the Licensee in connection with the Licensed space.

(vii) On termination of Agreement, DMRC shall have rights to re-market or/and to seal/ lock the Licensed Space.
CHAPTER: 13

DISPUTE RESOLUTION

13.1 Arbitration:

All disputes relating to this agreement or claims arising out of or relating to this agreement or breach, termination or the invalidity thereof or on any issue whether arising during the progress of the services or after the completion or abandonment thereof or any matter directly or indirectly connected with this agreement shall be referred to Arbitrator(s) appointed by Director, DMRC on receipt of such request from either party, after signing of the Agreement. Matters to be arbitrated upon shall be referred to a sole Arbitrator if the total value of the claim is up to Rs.50 Lakhs and to a panel of three Arbitrators, if total value of claims is more than Rs.50 Lakhs. DMRC shall provide a panel of three Arbitrators for the claims up to Rs.50 Lakhs and a panel of five Arbitrators for claims of more than Rs.50 Lakhs. Licensee shall have to choose the sole Arbitrator from the panel of three and / or one Arbitrator from the panel of five in case three Arbitrators are to be appointed. DMRC shall also choose one Arbitrator from this panel of five and the two so chosen will choose the third Arbitrator from the panel only. The Arbitrator(s) shall be appointed within a period of 30 days from date of receipt of written notice / demand of appointment of Arbitrator from either party.

13.2 The decision of sole Arbitrator / panel of Arbitrators shall be binding on all the parties. The cost of arbitration shall be borne by respective parties equally. The venue of such arbitration shall be Delhi / New Delhi. The parties agree to comply with the awards resulting from arbitration and waive their rights to any form of appeal insofar as such waiver can validly be made.

13.3 Rules governing Arbitration Proceedings: The Arbitration Proceedings shall be governed by Indian Arbitration and Conciliation Act 1996, as amended from time to time including provisions in force at the time the references made. During the pendency of arbitration proceedings, the Licensee shall continue to perform and make due payments to DMRC as per the License Agreement.

13.4 Jurisdiction of Courts:

The Court at Delhi/New Delhi shall have the exclusive jurisdiction to try all disputes between the parties arising out of this agreement. The court at Delhi/New Delhi shall have the exclusive jurisdiction to try all disputes between the parties arising out of this agreement.
CHAPTER: 14
REPRESENTATIONS AND WARRANTIES

14.1 The Licensee represents and warrants to DMRC that -

a) It is duly organized, validly existing and in good standing under the laws of India;
b) It has full power and authority to execute, deliver and perform its obligations under this Agreement and to carry out the transactions contemplated hereby;
c) It has taken all necessary corporate and other action under Applicable Laws and its constitutional documents to authorize the execution, delivery and performance of this Agreement;
d) It has the financial standing and capacity to undertake the commercial utilization of Licensed Space;
e) This Agreement constitutes its legal, valid and binding obligation enforceable against it in accordance with the terms hereof;
f) The execution, delivery and performance of this Agreement shall not conflict with, result in the breach of, constitute a default under or accelerate performance required by any of the terms of the Licensee Memorandum and Articles of Association or any Applicable Law or any covenant, agreement, understanding, decree or order to which the Licensee is a party or by which Licensee or any of its properties or assets are bound or affected;
g) There are no actions, suits, proceedings or investigations pending or to the Licensee’s knowledge threatened against the Licensee at law or in equity before any court or before any other judicial, quasi-judicial or other authority, the outcome of which may constitute the Licensee Event of Default or which individually or in the aggregate may result in Material Adverse Effect;
h) It has no knowledge of any violation or default with respect to any order, writ, injunction or any decree of any court or any legally binding order of any government authority which may result in Material Adverse Effect;
i) It has complied with all applicable law and has not been subject to any fines, penalties, injunctive relief or any other civil or criminal liabilities which in the aggregate have or may have Material Adverse Effect;
j) No representation or warranty by the Licensee contained herein or in any other document furnished by the Licensee to DMRC or to any government authority in relation to Applicable Permits contains or shall contain any untrue statement of material fact or omits or shall omit to state a material fact necessary to make such representation or warranty not misleading;
k) The Licensee also acknowledges and hereby accepts the risk of inadequacy, mistake or error in or relating to any of the matters set forth above and hereby confirms that DMRC shall not be liable for the same in any manner whatsoever to the Licensee;
l) The Licensee shall make its own arrangements in engagement of its staff and labor and shall at no point represent to or claim that the staff, labor is being recruited for and on behalf of DMRC. The Licensee shall at all times comply and represent to the staff and labor employed/engaged by them the requirement for complying with
Applicable Laws and applicable Permits, particularly in relation to safety and environmental regulations.

14.2 Obligation to notify change:

In the event that any of the representations or warranties made given by the Licensee ceases to be true or stands changed, it shall promptly notify DMRC of the same.

14.3 DMRC Covenants:

a) DMRC covenants and represents that it has good and marketable title to the said premise, free and clear of all liens, claims, mortgages or deeds of trust affecting the Licensee’s possession of the Licensed Premises, Licensee’s use of the premises, or the rights granted to the Licensee hereunder.

b) DMRC covenants and represents that it has full and complete authority to enter into a license agreement under all terms, conditions and provisions set forth in the agreement, and so long as the Licensee keeps and substantially performs each and every term, provision and condition contained in the agreement, the Licensee shall peacefully and quietly enjoy the premises without hindrance or disturbance by DMRC or by any other person(s) claiming by, through or under or in trust for DMRC.

c) On paying the License fee, Licensee hereby reserved and observing & performing the several covenants and stipulations on its part and the conditions herein contained, shall peacefully hold and enjoy the licensed space throughout the said term without any interruptions by the DMRC or by any person claiming by, through, under or in trust for DMRC.

d) DMRC may provide necessary photocopies of documents pertaining to DMRC properties, if feasible, if required by Licensee for seeking any permission pertaining to various activities from any Government Agency.
CHAPTER: 15

MISCELLANEOUS

15.1 All penalty amounts stipulated in the License Agreement shall become double after completion of every three (03) years from the date of commencement of License Agreement on rolling basis.

15.2 Licensee shall comply with the laws of land including Delhi Pollution Control Board guidelines, building guidelines, fire norms etc. DMRC shall not be held liable for any change/ modification in these laws which adversely affect this agreement. Licensee shall have no right/claim in this regard, whatsoever the reason may be.

15.3 Licensee shall bear all salaries, wages, bonuses, payroll taxes or accruals including gratuity, superannuating, pension and provident fund contributions, contributions to worker’s compensations funds and employees state insurance and other taxes and charges and all fringe and employee benefits including statutory contributions in respect of such personnel employed/deployed by the Licensee. These personnel shall at no point of time be construed to be employees of DMRC and the Licensee shall be solely responsible for compliance with all labor laws which shall include all liabilities of the Provident Fund Act, ESI Act, Workmen’s compensation Act, Minimum Wages Act and other Labor Welfare Act in respect of its personnel. The Licensee shall indemnify DMRC from any claims that may arise in connection with above.

15.4 Employees conduct:

The Licensee shall ensure that all persons employed behave in an orderly and disciplined manner and that the said employees are prohibited from carrying on any unlawful, unfair activities or demonstrations. The Licensee shall submit the details/ Bio data of personnel to whom it intends to employ/deploy for carrying out the work of media installation, within 45 days of handing over of the stations. The personnel deployed shall be decent, courteous and without any adverse or criminal background. In this connection, Licensee shall be required to furnish declaration to DMRC with respect to all his personnel deployed. Further within 45 days of issue of LOA, Licensee shall submit police verification report in respect of all its personnel (to be deployed for the work of media installation) shall be furnished by the Licensee to DMRC. All the Licensee’s personnel shall be required to possess ID card issued by DMRC while working in DMRC’s premises as per prevailing procedure. Access inside the stations in paid areas shall be through smart cards as per prevailing applicable charges, in addition to the valid ID cards.

15.5 Misuse:

The Licensee shall use the granted space under the agreement only for those services provided therein as permissible under DMRC (O&M) administration, except activities and banned items listed at Annexure-II of this agreement and shall not use the same for any other purposes. In case, the Licensee carries on any business or uses the said premises for any other purposes the license shall deemed to have been misused and DMRC (Licensor) shall immediately terminate the said agreement. All liabilities for mis-user charges and mis-user proceedings; if so initiated shall be that of the Licensee only. The Licensee shall
indemnify and keep indemnified DMRC for any losses/penalties on this account levied by any judicial/statutory authorities/courts.

15.6 Signage:

a) The Licensee shall have the right to put up only one signage of size up to 15 sqft and width up to 1½ feet for displaying generic name of the Shop/TOM space for its own branding. The signage may be illuminated or non-illuminated at the Licensee’s option, however it shall need to confirm to all governmental laws, regulations or ordinance relevant thereto.

b) The Licensee shall need to obtain a written approval from DMRC by way of a notice before putting up any form of signage and DMRC reserves the right to refuse or to suggest an alternation to the same. The signage shape and location etc are subject to architectural controls to be issued by DMRC.

c) Placement of Signage without the permission of DMRC or placement in non-approved locations shall attract a penalty up to of Rs.5,000/- per signage on the first occasion and up to Rs.50,000/- per signage on the second occasion. In case of persistence default, DMRC reserve the right to terminate the agreement with forfeiture of the (interest free) security deposit and advance license fees paid in its favour after adjustment of all dues whatever.

d) No advertisement in any format whatsoever shall be permitted in/on the licensed shop. No audio advertisement of any kind shall be allowed.

15.6 Notices:
DMRC and Licensee voluntarily and unequivocally agrees –

a) That any notice to be served upon DMRC shall be sufficiently served and given if delivered to-

“General Manager/Property Business,
3rd Floor, A Wing, Metro Bhawan,
Fire Bridge Lane, Barakhamba Road,
New Delhi-110 001”

b) That any notice which may be required to be served upon the Licensee shall be served and given if delivery by Registered AD/Speed Post/Courier at the Address given on the First page of the License Agreement or delivered in person to the authorized representative of Licensee.

c) That any notice or correspondence under the terms of this License shall be in writing by registered post/ Speed Post / Courier or delivered personally. All activities including day to day management, billing, cancellation / termination / surrender etc. shall be carried out from the office of the General Manager/Property Business or by his duly authorized representative. All notices shall be addressed as above.

d) No instruction/ notice of any party if not communicated in writing, shall be entertained by the other party.
## Annexure- I

### Detail of TOM Spaces offered for licensing.

<table>
<thead>
<tr>
<th>S/N</th>
<th>Line</th>
<th>Business Type</th>
<th>Station</th>
<th>Section/Location</th>
<th>No. of TOM spaces</th>
<th>Area in SQM</th>
<th>Reserve Price Per Sqm Per Month (in Rs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>TOM Space</td>
<td>Adarsh Nagar</td>
<td>AHNR_5-6</td>
<td>2</td>
<td>7.24</td>
<td>945</td>
</tr>
<tr>
<td>2</td>
<td>2</td>
<td></td>
<td>Vishwavidyalaya</td>
<td>VW_G2</td>
<td>2</td>
<td>15.31</td>
<td>1175</td>
</tr>
<tr>
<td>3</td>
<td>2</td>
<td></td>
<td>Vidhansabha</td>
<td>VS_3-4S</td>
<td>2</td>
<td>13.61</td>
<td>945</td>
</tr>
<tr>
<td>4</td>
<td>2</td>
<td></td>
<td>Vidhan Sabha</td>
<td>VS_2S</td>
<td>1</td>
<td>6.80</td>
<td>945</td>
</tr>
<tr>
<td>5</td>
<td>2</td>
<td></td>
<td>Civil Lines</td>
<td>CL_1S</td>
<td>1</td>
<td>15.00</td>
<td>945</td>
</tr>
<tr>
<td>6</td>
<td>2</td>
<td></td>
<td>Civil Lines</td>
<td>CL_1N</td>
<td>1</td>
<td>15.04</td>
<td>945</td>
</tr>
<tr>
<td>7</td>
<td>2</td>
<td></td>
<td>Kashmere Gate</td>
<td>KGM_SCR</td>
<td>3</td>
<td>13.14</td>
<td>1296</td>
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<tr>
<td>8</td>
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<td></td>
<td>Chandni Chowk</td>
<td>CHK_4-6S</td>
<td>3</td>
<td>19.63</td>
<td>1040</td>
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<tr>
<td>9</td>
<td>2</td>
<td></td>
<td>Chandni Chowk</td>
<td>CHK_7-9</td>
<td>3</td>
<td>23.78</td>
<td>1040</td>
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<tr>
<td>10</td>
<td>2</td>
<td></td>
<td>Rajiv Chowk</td>
<td>RCK_8-11D</td>
<td>4</td>
<td>22.01</td>
<td>8600</td>
</tr>
<tr>
<td>11</td>
<td>2</td>
<td></td>
<td>Rajiv Chowk</td>
<td>RCK_7-10A</td>
<td>4</td>
<td>23.40</td>
<td>8600</td>
</tr>
<tr>
<td>12</td>
<td>2</td>
<td></td>
<td>Rajiv Chowk</td>
<td>RCK_8-11F</td>
<td>4</td>
<td>21.96</td>
<td>8600</td>
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<tr>
<td>13</td>
<td>2</td>
<td></td>
<td>Udyog Bhawan</td>
<td>UDB_5N</td>
<td>1</td>
<td>8.28</td>
<td>1175</td>
</tr>
<tr>
<td>14</td>
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<td>Udyog Bhawan</td>
<td>UDB_1S</td>
<td>1</td>
<td>7.65</td>
<td>1175</td>
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<tr>
<td>15</td>
<td>2</td>
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<td>Lok Kalyan Marg</td>
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<tr>
<td>16</td>
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<td>Malviya Nagar</td>
<td>MVNR_4-5</td>
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<td>11.89</td>
<td>945</td>
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<tr>
<td>18</td>
<td>2</td>
<td></td>
<td>Sultanpur</td>
<td>SLTP_3</td>
<td>1</td>
<td>5.87</td>
<td>635</td>
</tr>
<tr>
<td>19</td>
<td>2</td>
<td></td>
<td>Ghitorni</td>
<td>GTNI_1</td>
<td>1</td>
<td>5.96</td>
<td>729</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td></td>
<td><strong>Total Area in sqm</strong></td>
<td><strong>296.88</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Note-1:** Areas indicated above are approximate. Actual area measured at the time of handing over shall be final. If there is any variation in area the License Fee and other dues shall be charged for actual area handed over.

**Note-2:** Successful bidder shall be required to execute all work at their own cost as required for commercial development in the tendered area where only temporary structure shall be developed as per DMRC specifications.

**Note-3:** Aforementioned Spaces are offered on license basis is available on “as is where is basis”.

**Note-4:** The reserve price for each TOM space is given above, in the Annexure-1 of RFP. The bidders are required to quote in percentage above the reserve price given above in the Annexure-1 of RFP. This percentage above the reserve price shall be uniformly applicable for each and every TOM space given in the Annexure-1 of RFP. Negative quotes visa vis this reserve price shall not be allowed. The bidders quoting in the negative percentage shall be disqualified and their EMD and tender cost shall be forfeited, also, the bidder can quote the percentage upto one decimal place only.
Annexure-II

LIST OF USAGES BANNED/ NEGATIVE LIST

1. Any product / Service the sale of which is unlawful /illegal or deemed unlawful under any Indian act or legislation.

2. Any product the storage and sale of which may lead to or be considered as a fire hazard; such as fire crackers, industrial explosives, chemicals etc.

3. Sale of liquor & alcohol based beverages from shop and departmental stores (take away) is not permitted.

4. Sale of tobacco and tobacco products.

5. ATM

6. Coal/Gas based cooking strictly prohibited. However, provision of Gas Bank/ PNG/LPG is subject to availability and technical feasibility & approval of DMRC. Only electrical/induction cooking of Semi-cooked food can be permitted in underground stations.

7. Advertisement at any location and in any format.

8. Banqueting and similar activities.
Annexure-III

No. .....................................................

Dt. __/__/____

Undertaking regarding payments through RTGS/NEFT/ECS mode in PB Agreement

The license agreement between Mr./Mrs./Miss/M/s._______________________ (name of the Licensee/company/party) and DMRC Ltd. executed on Dt.________________.

Lease out No. and Customer ID_________________________ (as mentioned in invoice).

I/We____________________________ (name of the Licensee/company/party) have been made to understand that payments of contract shall be acceptable to M/s DMRC Ltd. in the form of Bank Draft/Pay order/Demand draft only and in case, I/we______________________ intend to make payments through RTGS/NEFT/ECS procedures the same shall require prior approval of DMRC as per the terms and conditions detailed as under:

1. RTGS/NEFT/ECS mode of payments shall require prior approval of DMRC for which Licensee/party/company must take consent from the property business cell of DMRC Ltd. in the standard format attached at Annexure–III.

2. Once DMRC has given their approval, the party must intimate every time before submission of any payment through RTGS/NEFT/ECS at least seven (7) days prior to due date for making payment in prescribed format attached at Annexure–III. DMRC shall give their consent with in two working days within the receipt of aforesaid intimation for submission of request as per Annexure–III.

3. In case of any delay in receipt of aforesaid intimation mentioned at Pt. No. 2, DMRC reserve the right for refusal to accept payments through RTGS/NEFT/RTGS mode of payments.

4. In event of Licensee/party/company’s non-compliances to the aforesaid requirements, DMRC shall take action as under:
   a.) In the absence of any details from Licensee/party/company for consideration of DMRC amount received from the party shall not be accounted for and party shall continue pay interest/penalty on the outstanding as per the provision of contract.
   b.) In case of receipt of payment with incomplete details payment received shall be adjusted/allocated in the following order:
      i) All the statutory dues/ Taxes shall be adjusted first.
      ii) All payments made by DMRC on behalf of Licensee/party/company such as water/electricity/maintenance charges/annual maintenance charges etc. shall be adjusted after the adjustment statutory dues/Taxes as mentioned in Pt. No. 4.b.i above.
      iii) All previous outstanding dues existing on date of receipt of payment including interest/penalty imposed.
      iv) Sum remaining after adjustments as per items No. (i) to (iii) above shall be adjusted against lease rent/space rent/license fee as per the terms of contract.
      v) In case amount received is even shorter than statutory dues, the Licensee shall be liable to pay all the penalties as declared/decided by the statutory bodies or as applicable under the provisions of law. In addition to this, Licensee/party/company shall also attract penalties as per the provisions of license agreements. Repeated violations of aforesaid instructions shall be treated as non performance/breach of agreement and under the provisions of license agreement may attract maximum penalty of termination of license agreement.

I/We____________________________(name of the Licensee/company/party) hereby agree to the abovementioned procedure/ terms and conditions related to submission of payments through RTGS/NEFT/ECS mode.

Date: ____/_____/_______

Name and designation of authorized representative of client /Licensee/company
FORMAT FOR INTIMATION FOR DEPOSITION OF PAYMENTS VIA RTGS/NEFT/ECS IN PB CONTRACTS

1. Name and address of Licensee/ Party/ Company ________________________________

2. Customer ID ________________________________

3. Lease out No ________________________________

4. Invoice No. and Date ________________________________

5. Period of Invoice ________________________________

6. Head/item wise details of payment to be submitted as described in the invoice

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description/Head details</th>
<th>Period</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Gross amount to be deposit

Less statutory deductions such as TDS, VET, S. Tax etc.

Net amount to be deposit

7. TDS registration No. of client/Licensee ________________________________

8. S. Tax registration No. of client/ Licensee ________________________________

9. D.VAT registration No. of client /Licensee ________________________________

Note: DMRC’s authorized bank name and account No. to which payments to be made – M/s Syndicate Bank, Barakhamba Road Branch, IFSC code – SYNB0009036, MICR code – 110025004, A/c No. - 90363210000015

Name and designation of authorized representative of Licensee/ Party/ Company

All Licensees/Parties/ Companies are directed to give complete compliance to this and ensure to deposit the details at least seven days before of due date of making payments as mentioned in invoice for approval of DMRC.

To be filled by DMRC Officials

The aforesaid details is checked and verified by Manager/AM-Property Business and is approved/ disapproved for submission through ECS/RTGS/NEFT, with following observations:

1. ________________________________
2. ________________________________
3. ________________________________

Licensee is hereby directed to submit confirmation of deposition of payment before the due date.

Dated: ____/____/_______

Signature of Manager/AM-Property Business
Annexure-III (2)

FORMAT FOR APPROVAL FOR SUBMISSION OF PAYMENTS VIA RTGS/NEFT/ECS IN PB CONTRACTS

To,
Delhi Metro Rail Corporation Ltd.
O/o- Dy. Chief Engineer/ Property Business.
3rd Floor, Metro Bhawan,
Barakhamba Road,
Delhi – 110 001

Sub: Request for approval for submission of payments via RTGS/ NEFT/ ECS in our contract with DMRC.

Ref: 1.) The license agreement between Mr./Mrs./Miss/M/s.________________________ (name of the Licensee/ Company /Party) and DMRC Ltd. executed on Dt._________.
2.) Lease out No. and Customer ID_________________ (as mentioned in invoice).

Sir,
1.) With reference to above mentioned subject matter, it is requested that kindly allow us to avail the RTGS/NEFT/ECS mode of payment for deposition of payments against aforementioned license agreement.
2.) That, I/we____________________________ (Name of Licensee/ authorized representative of Company/ Party/ Licensee) have understood the terms and conditions related to deposition of payments via RTGS/ NEFT/ ECS mode.
3.) That, I/we also voluntarily agree to submit the format for intimation for deposition of payments via RTGS/NEFT/ECS in Property Business contracts seven (7) days before due date as mentioned in invoice or last date for submission of payments as per the terms and conditions of license agreement every time for approval of DMRC Ltd. for making payments via RTGS/NEFT/ECS mode.
4.) After making payments, I/we shall also undertake to submit the details with payment confirmation before due date.
5.) I/we also understand that in case of non-compliances, it shall be considered as breach of agreement and action shall be taken as per the terms and conditions of license agreement.

Thanking you

Name and designation of authorized representative of Licensee/ Party/ Company

____________________________

To be filled by DMRC Officials

On the request for the ______________________(name of Licensee/ Party/ Company), they are allowed to deposit the payment via RTGS/ NEFT/ ECS mode in DMRC’s authorized bank name and account No. to which payments to be made – M/s Syndicate Bank, Barakhamba Road Branch, IFSC code – SYNB0009036, MICR code – 110025004, A/c No. - 90363210000015 subject to submission of format for intimation for deposition of payment via RTGS/NEFT/ECS in PB contracts every time seven (7) before due date for approval of DMRC Ltd. and submission of confirmation of deposition of payments before the due date.

Dated: ____/____/_______
Signature of Manager/AM-Property Business

Property Business Cell
Annexure-IV

Rules and Guidelines for Release of Electric Power

1. Electric power required for commercial activity within footprint of metro station is required to be sourced from existing available source of DMRC at station, availing power supply from outside agencies in DMRC is not permitted. The disbursement of power at different stations shall be dealt with individually under separate connections.

2. The power supply connection released for commercial activity shall be from the available DMRC power network, which is reliable having adequate Redundancy. However, if the Licensee proposes to install DG set, the same shall be conforming to DMRC’s DG set Policy as per Annexure-IV(H).

3. Licensee may provide split ACs at his own cost conforming to detailed specifications attached at Annexure-IV(E). However, if the Licensee requires to provide any other type of AC system such as VRV, Central Plant, etc., the same shall be provided with prior approval of DMRC.

4. Electric connection up to each shop is already available. However, if bulk power supply is required, the same shall be made available from DMRC Switch Room. Licensee is required to pay the cost of electrical works required for extension of power form DMRC panel/ DB up to site on actual basis + DMRC service charges @15%. Alternatively, Licensee may also undertake electrical work for extension of power from nominated source under DMRC supervision and complying all codal provisions listed DMRC specifications, upon payment of requisite fees of Rs. 10,000/- per feeder (one feeder with energy meter).

5. DMRC provides power supply up to leased premises on chargeable basis. For meeting the requirement following works shall be done:
   a) Supplying and laying including end termination of suitable size (rating suitable for allowable electric load) LT FRLS cable (from source to nearest point) as per standard specifications.
   b) Supplying and laying of meter box, pre-paid energy meter and MCB for extending the power. Pre-paid energy meters require periodic recharge if timely recharge is not done then electric supply is automatically disconnected.

6. Licensee shall extend power supply from this Meter box at his own cost. Please find attached list of approved makes and specifications to be complied for carrying out electrical works inside leased premises, Annexure-IV(D). Licensee is also required to comply with necessary provision for fire safety in accordance with stipulations attached at Annexure-IV(F). The work executed by Licensee shall be inspected by DMRC representative for ensuring compliance of specifications/ stipulations of contract.

7. At the end of the contract (pre-mature surrender/termination, natural completion, etc.) all cable, electric meter, connected software, etc. shall be sole property of DMRC.
Licensee voluntarily and unequivocally agrees not to seek any claim, damage, compensation or any other consideration whatsoever on account of time and costs associated, in making provision of electricity.

8. Mode of power supply: If Licensee desires they may seek temporary or permanent connection. Temporary connection is given for limited time i.e. 30 days.

9. Permanent connection is given after ensuring all safety compliance and completion of electrical and fire safety works in leased premises in all respect.

10. During tenure of temporary power supply Rs.100/- per week per KW or part thereof shall be charged over and above applicable tariffs.

11. In case of failure to convert, the temporary connection to permanent within stipulated time, temporary connection charge shall be doubled. Format of application for temporary and permanent connection and lists of documents required are attached at Annexure-IV(A)&IV(B).

12. TARIFF: Rate of electricity shall be charged from Licensee at which concerned DISCOM would be charging, had they obtained electric connection from them.
### Format of Application for Temporary Power Supply

<table>
<thead>
<tr>
<th>SN</th>
<th>Item</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Name of the Licensee</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Station</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Reference to allotment letter (Copy to be attached)</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Load Requirement (KW)</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Details of submission of Advance Consumption Deposited as per load</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Details of Cable installed along with earthing (Make and rating)</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Details of MCCB/MCB installed (make and rating)</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Details of ELCB installed (make and rating)</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Details of MDI / TOD Energy installed (Make and rating)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Attach Original Meter Test Report</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Please confirm whether lockable DB with earthing has been provided</td>
<td></td>
</tr>
<tr>
<td></td>
<td>and sealed by DMRC representative</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Attach Cable layout plan (submitted by license &amp; signed by concern</td>
<td>Attached/Not Attached</td>
</tr>
<tr>
<td></td>
<td>ed E &amp; M supervisor)</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Attach Electrical Declaration along with annexure on Rs.100/- Non-je</td>
<td>Attached/Not Attached</td>
</tr>
<tr>
<td></td>
<td>judicial Stamp paper</td>
<td></td>
</tr>
</tbody>
</table>

### Procedure

1. After ensuring lying of cable and meter box as per stipulations Licensee shall apply to concerned PD / PB department in above form.

2. Electrical Department shall release temporary electric connection after verification.

3. Licensee to ensure that rules and specifications for electrical works, fire safety requirements have been understood by them and necessary approval wherever required has been taken / applied for.
Format of Application for Permanent Power Supply

<table>
<thead>
<tr>
<th>SN</th>
<th>Item</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Name of the Licensee</td>
<td>:</td>
</tr>
<tr>
<td>2</td>
<td>Station</td>
<td>:</td>
</tr>
<tr>
<td>3</td>
<td>Reference to allotment letter (Copy to be attached)</td>
<td>:</td>
</tr>
<tr>
<td>4</td>
<td>Load Requirement (KW)</td>
<td>:</td>
</tr>
<tr>
<td>5</td>
<td>Details of submission of Advance Consumption Deposited as per load</td>
<td>:</td>
</tr>
<tr>
<td>6</td>
<td>Details of Cable installed along with earthing (Make and rating)</td>
<td>:</td>
</tr>
<tr>
<td></td>
<td>Attach cable test report</td>
<td>:</td>
</tr>
<tr>
<td>7</td>
<td>Details of MCCB/MCB installed (Make and rating)</td>
<td>:</td>
</tr>
<tr>
<td>8</td>
<td>Details of ELCB installed (make and rating)</td>
<td>:</td>
</tr>
<tr>
<td>9</td>
<td>Details of MDI / TOD Energy installed (Make and rating)</td>
<td>:</td>
</tr>
<tr>
<td></td>
<td>Attach Original Meter Test Report</td>
<td>:</td>
</tr>
<tr>
<td>10</td>
<td>Please confirm whether lockable DB with earthing has been provided</td>
<td>:</td>
</tr>
<tr>
<td></td>
<td>and sealed by DMRC representative</td>
<td>:</td>
</tr>
<tr>
<td>11</td>
<td>Attach Cable layout plan (submitted by license &amp; signed by concerned</td>
<td>Attached / Attached</td>
</tr>
<tr>
<td></td>
<td>E &amp; M supervisor)</td>
<td>Not</td>
</tr>
<tr>
<td>12</td>
<td>Attach Electrical Declaration on Rs.100/- Non-judicial Stamp paper</td>
<td>Attached / Attached</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Not</td>
</tr>
<tr>
<td>13</td>
<td>Attach Electrical Installation Test Report (In stipulated format)</td>
<td>Attached / Attached</td>
</tr>
<tr>
<td></td>
<td>signed from Electrical contractor holding valid license</td>
<td>Not</td>
</tr>
</tbody>
</table>
Procedure

1. After ensuring completion of all electrical works as per stipulations and completion of all safety requirements i.e. Fire safety, clearance by local fire service etc. Licensee shall apply to concerned PD / PB department in above form.

2. Electrical Department and Fire Department shall carry out inspection at site and if found complied, permanent electric connection shall be released.
Electrical Installation Test Report

<table>
<thead>
<tr>
<th>SN</th>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Name &amp; Address of the Licensee</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Location</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Shop / Unipay Payment (Kiosk) Machine / Stall No.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Connected Load</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Energy Meter S. No. &amp; Make</td>
<td>(Manufacturer’s test report is to be enclosed)</td>
</tr>
</tbody>
</table>

It is certified that all the electrical work at above installation have been carried out in compliance to the IE rules, IE acts adhering to the safety norms, rules and regulations of DMRC & that of any other statutory body. All men and material and temporary earthing have been removed from our end & the installation is fit for energizing.

It shall be responsible on behalf of Licensee for non-compliance of any of the above. Copy of my valid electrical Contractor license is attached.

Seal & Signature of the Licensee Seal & Signature of Electrical Contractor (Holding Valid License )
Specifications for Electrical Works

1. Licensee is required to prepare all the plans/drawings for Electrical & Fire work to be carried by them and obtain prior approval of DMRC before execution. The work is required to be executed as per IE rules and through a licensed Sub Contractor. All costs associated with provision of electricity shall be borne solely by the Licensee. The Licensee hereby voluntarily and unequivocally agrees not to seek any claim, damages, compensation or any other consideration whatsoever on account of time and cost associated in making provision of electricity.

2. For Elevated station load up to 10 KVA shall given in single phase & in case of underground stations load up to 5KVA shall be given. Load above this it shall only be given in three phase. License is required to balance load at his end so that no unbalancing occurs at DMRC end.

3. Cables up to 6 Sq.mm. shall be of copper conductor and above 6 Sq.mm. Aluminum conductors may be used. However in case of underground station use of Aluminum conductor cable is not allowed. Cables for single phase shall be three core, with one core as earth. For three phase load four core cable along with separate 2 nos. of 8 SWG GI wires shall be used for earthing. For underground stations 2 separate earth wire of 8 SWG copper conductor shall be used.

4. For elevated stations all wires shall be FRLS. Cables shall be armoured, XLPE, FRLS. In case of Underground stations all wires and cables shall be armoured, XLPE FRLSZH and conform to NFPA-70, BS-6724 and BS6724.

5. The meter along with MCB & ELCB box shall be metallic and without any holes. DP MCB & ELCB is required for single phase supply. TPN MCB and ELCB are required in case of three phase. ELCB, cables, MCB rating for main connection shall be as per below table-1.

6. Use of any PVC material is not permitted in the underground stations.

7. Licensee shall provide a separate protection for their electric requirement with proper discrimination with upstream breaker.

8. All materials specification must follow standards, codes and specification as used by DMRC in the E&M works.

9. In case, the Licensee draws power more than the sanctioned load, electricity connection may be disconnected. The electricity connection shall be restored on first occasion only when Licensee pays necessary penalty as per DERC norms and removes excess load. On the subsequent occasion, DMRC reserves the rights to revoke the license and forfeited the interest free Security Deposit/ Performance Guarantee.

10. Only Galvanized Cable tray, Conduit, Cable Ladder shall be allowed.
11. Internal wiring of luminaries (Light Fittings) and Signage in signage’s panel shall also be FRLSZH in case of underground stations.

12. All Plastic accessories used in luminaries shall be non-flammable material, meeting all the NFPA requirements, preferable by UV and shall be suitable for application at UG station conforming to UL – 94 standards on flammability of material.

Table: 1 -- Rating of Electric Items

<table>
<thead>
<tr>
<th>Power Requirement (KVA)</th>
<th>Rating of MCB (A, 10kA)</th>
<th>Rating of ELCB (A, mA)</th>
<th>Cable Size Copper (Sq.mm.) DB to Licensee premises</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELEVATED STATION</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0 - 0.1</td>
<td>0.5</td>
<td>16, 30</td>
<td>1.5</td>
</tr>
<tr>
<td>0.1 - 0.2</td>
<td>1</td>
<td>16, 30</td>
<td>1.5</td>
</tr>
<tr>
<td>0.2 - 0.5</td>
<td>2</td>
<td>16, 30</td>
<td>1.5</td>
</tr>
<tr>
<td>0.5 - 0.7</td>
<td>3</td>
<td>16, 30</td>
<td>1.5</td>
</tr>
<tr>
<td>0.7 - 0.9</td>
<td>4</td>
<td>16, 30</td>
<td>1.5</td>
</tr>
<tr>
<td>0.9 - 1.2</td>
<td>5</td>
<td>16, 30</td>
<td>1.5</td>
</tr>
<tr>
<td>1.2 - 1.4</td>
<td>6</td>
<td>16, 30</td>
<td>1.5</td>
</tr>
<tr>
<td>1.4 - 2.3</td>
<td>10</td>
<td>16, 30</td>
<td>2.5</td>
</tr>
<tr>
<td>2.3 - 3.7</td>
<td>16</td>
<td>16, 30</td>
<td>4</td>
</tr>
<tr>
<td>3.7 - 4.6</td>
<td>20</td>
<td>25, 30</td>
<td>4</td>
</tr>
<tr>
<td>4.6 - 7.4</td>
<td>32</td>
<td>32, 30</td>
<td>6</td>
</tr>
<tr>
<td>7.4 - 9.2</td>
<td>40</td>
<td>40, 30</td>
<td>10</td>
</tr>
<tr>
<td>9.2 - 10.0</td>
<td>50</td>
<td>63, 30</td>
<td>16</td>
</tr>
<tr>
<td>UNDERGROUND STATIONS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0 - 0.1</td>
<td>0.5</td>
<td>16, 30</td>
<td>3 Core x 4 Sq. mm (for single phase )</td>
</tr>
<tr>
<td>0.1 - 0.2</td>
<td>1</td>
<td>16, 30</td>
<td>3 Core x 4 Sq. mm (for single phase )</td>
</tr>
<tr>
<td>0.2 - 0.5</td>
<td>2</td>
<td>16, 30</td>
<td>3 Core x 4 Sq. mm (for single phase )</td>
</tr>
<tr>
<td>0.5 - 0.7</td>
<td>3</td>
<td>16, 30</td>
<td>3 Core x 4 Sq. mm (for single phase )</td>
</tr>
</tbody>
</table>
## List of Approved Makes

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Item</th>
<th>Approved Makes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>GI Conduit Pipes</td>
<td>BEC, AKG, NIC, Steel Craft -- ISI Marked</td>
</tr>
<tr>
<td>2.</td>
<td>GI Conduit Accessories</td>
<td>Confirming to BIS as per approved samples</td>
</tr>
<tr>
<td>3.</td>
<td>Copper Conductor FRLS, PVC insulated wires</td>
<td>National, Ecko, Finolex, Havells, Grundly, NICCO, Asian, Poly Cab</td>
</tr>
<tr>
<td>4.</td>
<td>Copper Conductor FRLSZH, PVC insulated wires</td>
<td>Polycab, Ducab Dubai, Cords Cables, KEI.</td>
</tr>
<tr>
<td>5.</td>
<td>FRLS Cables</td>
<td>Fort Gloster, NICCO, Finolex, Asian/RPG, KEI, Havells, Polycab, CCI, Universal</td>
</tr>
<tr>
<td>6.</td>
<td>FRLSZH, PVC Cables</td>
<td>Polycab, Ducab Dubai, Cords Cables, KEI, Rashi Cables.</td>
</tr>
<tr>
<td>7.</td>
<td>Switches &amp; Socket outlets</td>
<td>Crabtree, Anchor, MDS, LK (Schneider)</td>
</tr>
<tr>
<td>8.</td>
<td>MCB, RCCB (ELCB)</td>
<td>L&amp;T Hager, MDS, Siemens, GE, Merlin-Gerin, ABB, Schneider</td>
</tr>
<tr>
<td>9.</td>
<td>Distribution Boards</td>
<td>L&amp;T Hager, MDS, Siemens, ABB, INDO, ASIAN, Havells, GE, Schneider</td>
</tr>
<tr>
<td>11.</td>
<td>Luminaries</td>
<td>Philips / Schrader / Osram / Bajaj / Thorn / Crompton</td>
</tr>
</tbody>
</table>
Annexure-IV(E)

Specification of Air Conditioner

Split type air conditioners conforming to IS:1391(Part-2)-1992 with amendment No.1 fitted with hermetically sealed air compressor operating on refrigerant R-22 suitable for wall mounting and conforming to following specifications. Split AC shall be preferably five star rated. Approved makes are Hitachi / O-general / Daikin / Carrier.

General Technical Requirements

1. Air conditioners shall be suitable for 230V, 50 Hz single phase AC supply, capable of performing the functions as Cooling, Dehumidifying, Air circulating and Filtering.

2. The air conditioners shall be fitted with hermetically sealed type suction cooled reciprocating or discharge cooled rotary compressor (as applicable), compressor unit operating on Refrigerant R-22 with suitable rated capacitor start electric motor. It shall be equipped with overload protection. These shall be mounted on resilient mountings for quiet operation. The compressor shall conform to IS:10617 part (1)-1983 (amendment 1 & 2). Rotary compressor shall be covered by manufacturers test certificate.

3. The air conditioners shall be complete with automatic temperature control and cut-in and cut-out etc. for temperature range 16 degrees to 30 deg. C. The differential of the thermostat for cut-in and cut-out shall not be greater than +/- 1.75 deg. C. The Air conditioners may either be provided with adjustable step less type mechanical thermostat or electronic thermostat as per IS:11338:1985.

4. The filter pads provided shall be washable.

5. The cabinet of the evaporator unit and condensing unit shall be made from galvanized steel sheet of 1.0mm thick with galvanized coating thickness of 120 gm / sq. mtr and shall be provided with stiffness for robust construction and shall have rounded corners, steel parts/front panel etc. shall have stove-enameled finish preceded by undercoat of anti-corrosive primer paint phosphating and through cleaning of the surface. Alternate methods of corrosion protection like plastic powder coating, electrostatic paintings are also acceptable in lieu of stove enameled finish.

6. Overall power factor of the unit shall be at least 0.85 at capacity rating test conditions.

7. Maximum power consumption of the split air conditioners shall be at capacity rating test conditions.


9. Standard evaluation of cooling capacity shall be done by connecting indoor and outdoor units with piping of 5 meters length with six bends of standard radius. Connecting copper tubing shall have dimensions suitable for the compressors offered with model.
10. Refrigerant used shall be Freon-22.

11. Inbuilt protection in IDU against electrical faults shall be provided. Compressor current shall not flow through Indoor units.

12. The indoor units made of ABS/HIPS shall be of flame retardant and impact resistant life. ABS/HIPS indoor unit cabinet shall pass inflammability test requirement for Grade V-O as per UL-94. For impact resistance the unit duly packed, when dropped from a height of 1 Mtr. shall show no damage.

13. Display shall be LED/LCD and provided on indoor unit or on Handset or on both. These displays shall be selectable.

14. Remote control (Cordless) shall be provided with one On/Off timer, selecting Fan speed (Three speeds) and setting up of temperature.

15. Installation of pipes, Insulation and cables beyond 6Mtrs, if required:
   i. Suction line copper pipe of 0.70mm thickness.
   ii. Liquid line copper pipe of 0.70mm thickness.
   iii. Expanded polyethylene foam or other suitable insulation tubing for suction line copper pipe.
   iv. Drain pipe (15mm dia flexible PVC pipe).
   v. Suitable capacity 2 core PVC insulated copper wire 2.5mm to electrically connect both the units with each other.

16. Installation: Location of ODU is to be finalized after approval from DMRC. The installation at site shall comprise the following work:
   i. Mounting/Fitting indoor & outdoor units at the respective locations.
   ii. (Laying refrigerant piping and connecting both the units after drilling hole/holes in the wall, if required. The thickness of the copper tubing shall not be less than 0.70mm.
   iii. Insulating the suction pipe with expanded polyethylene foam 5mm tubing or other suitable.
   iv. Laying 15mm drain pipe to throw out the condensate water being formed in the indoor unit and connecting it to station drain.
   v. Leak testing the entire system.
   vi. Charging Refrigerant gas in the unit.
   vii. Suitable electric wiring between indoor and outdoor, up to switch AT location of indoor unit. Switch/Socket/Plug is also included.
Annexure-IV(F)

Fire Safety Requirements

Kiosks: This category includes ATMs, Retail Outlet provided as bare space for a maximum area of 100 Sq m. Under this category, only fire Extinguishers are required is detailed in below in Table-2

Table - 2

<table>
<thead>
<tr>
<th>TYPE &amp; SPECIFICATION: BIS approved stored pressure extinguisher as per IS 15683:2006 and of type ‘A’, ‘BC’ or ‘ABC’ conforming to risk protection as per IS 2190:1992. (Kg and Liters can be converted in same ratio i.e. 5Kg = 9 Liters) Extinguishing medium inside extinguishers must be of their respective approved IS specification and of capacity:</th>
</tr>
</thead>
<tbody>
<tr>
<td>AREA</td>
</tr>
<tr>
<td>Up to 10 Sq. m.</td>
</tr>
<tr>
<td>One Fire Extinguisher of 2 KG capacity</td>
</tr>
</tbody>
</table>

The existing shops up to an area of 250 Sq. m. are integrated design part of a Metro Station. In addition to other Fire Safety measures each shop is to be provided with Fire Extinguisher as per Table-2.

For Shops of area above 100 Sq. m. and less than 250 Sq. m., fire Extinguishers of capacity 10 KG and another of 18 Liters Water, these should be distributed in at least four units at two places remote to each other.

For bigger spaces, Licensee is required to obtain details of recommended suppression and detection system from DMRC in the beginning.
Annexure-IV(G)

Declaration
[For Elevated Stations - On Non Judicial Stamp Paper of Rs. 100/-][Duly Notarised]

I__________________________, son/daughter/wife of ______________________ Resident of __________________________ (hereinafter referred to as the “Bidder”, which term shall mean and include executors, administrators, heirs, successors and assigns), do hereby swear and declare as under:

OR

________________________, a company incorporated under the provision of the Companies Act 1956, a sole proprietorship, a partnership having its registered office at ____________________________________________ (hereinafter referred to as “Bidder”, which expression shall unless repugnant to the context or meaning thereof, include its successors and assigns), do hereby swear and declare as under:

That the Bidder is an occupant of the premises No.______________ at ___________ having taken the premises from DMRC on the terms and conditions agreed to with DMRC which include that DMRC may supply electricity as a part of the lease or license of the premises, based on the commercial arrangement.

The Bidder has requested the DMRC to provide an electricity connection at the above-mentioned premises in the Bidder’s name for the purpose mentioned in the application form.

The Bidder hereby agrees and undertakes:

1. That the Bidder desires to have and agrees with DMRC to take supply of energy for the above mentioned purpose, for a period of not less than two years from the date of commencement of supply and to pay for the energy so supplied and all other charges at the rates set out in the concerned State Electricity Regulatory Commission’s Tariff Schedule and the miscellaneous charges for supply as may be in force from time to time, including advance Consumption Deposit etc.

2. That the Bidder shall have no objection for the DISCOMs to carry out Inspections of the Bidders’ Meters & Equipment & Any Observation made by such Agencies, Which are acceptable to DMRC, shall be binding on the Bidder for Attention/Compliance.

3. That DMRC shall be entitled to disconnect the supply of energy by issuing a disconnection notice in writing, to the Bidder, if the Bidder is in default of payment of the due charges.

4. That the Bidder shall pay the full amount mentioned in the Monthly/Bi-monthly Consumption Bill as raised by DMRC before the last date mentioned in such Monthly./Bi-monthly Bill. Licensee shall provide Test Report/Calibration report in regard to Energy Meter installed. DMRC may ask Licensee to recalibrate the Energy Meter whenever considered necessary.

5. that all or any taxes/duties, as may be levied on the supply of electricity to the Bidder by DMRC, shall be paid and borne by the Bidder.

6. That the Bidder agrees that DMRC would accept an application from the Bidder for Reduction in load only after two years from the original sanction. All applications for load enhancement by the Bidder would be dealt with by DMRC as a new connection and DMRC would follow the procedure as in the case of a new connection.
7. that DMRC shall have the right to recover the fixed charges due as per applicable tariff for the remaining contracted period in case the contract is terminated prior to the expiry of the contracted period.

8. that all the electrical work done within the Bidder’s premises including wiring, power outlets and gadgets are used and maintained properly for guarding against short circuits/fires and are as per the Indian Electricity Rule, 1956 and other applicable laws, statutory provisions and standards in force at the time, and indemnify DMRC against any loss accrued to the Bidder on this account. Further, the Bidder agrees that if there is any harm/loss to the property of DMRC or to any other third party due to fault in the electrical work, outlets or apparatus within the premises of the Bidder, all the loss shall be borne by the Bidder.

9. to pay DMRC all costs and expenses that DMRC may incur by reason of a fresh service connection being given to the Bidder.

10. to indemnify DMRC against all proceedings, claims, demands, costs, damages and expenses that DMRC may incur by reason of a fresh service connection given to the Bidder.

11. to be bound by DMRC’s conditions of supply, and all applicable acts and rules.

12. that DMRC shall not be responsible for any interruption/diminution of supply.

13. Others :

13.1 Licensee shall have to provide a Low voltage switch-board with MCBs& ELCB’s of required capacity with Electronics Static Energy Meters having provision of MDI, TOD etc. of required capacity at his cost conforming to relevant BIS standards and of approved make along with test certificate shall be arranged by the Bidder. The meter shall be installed and sealed by DMRC, either within the premises of the Bidder or at a common meter room/board. Bidder shall not tamper with or disturb the meter in any manner whatsoever, and shall be responsible for its safety.

13.2 DMRC shall provide supply, if available, at one fixed point as per DMRC plan. All cabling work to tap off the supply from the fixed point and to avail it within his premises shall be done by the Bidder. Approval to the layouts/schemes/details shall be taken from DMRC O&M wing.

13.3 Only FRLS cable of required size shall be used for tapping off supply from DMRC fixed supply to Licensee premises in rigid GI Conduit pipe.

13.4 Licensee shall also do wiring within his shop/stall by using GI conduit or fire resistance PVC casing/caping. The Licensee shall use FRLS copper wire of the required size (the wiring scheme, the type of wiring, size of wires, various loads, plug point, light fan etc. shall be as per DMRC’s approval).

13.5 DMRC shall provide Power Supply of single phase, 230V, 50Hz for a max. connected load up to 10kW, Electrical load requirement exceeding 10 KW shall be given on 3-phase, 415V, 50Hz subject to availability.

13.6 Licensee shall be given only normal power supply available in station premises. Licensee may use suitable voltage stabilizers and power factor correction equipment as per his requirement. DMRC shall not be providing any standby power supply from station DG set or UPS.
13.7 Licensee shall not be permitted to use any standby Diesel Generator Sets. Licensee shall only be permitted to use standby UPS/Inverter system shall also be taken as a part of total connected load.

13.8 The Total Demand Load & Total Connected load shall be treated as same. Licensee shall have to pay applicable demand charges as per the Total Connected Load Only.

13.9 Licensee shall use Energy efficient lighting & shall provide proper Lighting fixtures, Lamps, Electronic Ballast etc. Licensee shall provide uniform & good illumination level not less than 100 Lux in any case.

13.10 Licensee shall use reputed Brand/make Electrical wiring and switch gear items. The Electrical Contractor/agency at Licensee’s cost shall carry the entire work. DMRC’s representative may inspect and supervise the work.

13.11 Licensee shall provide proper Earthing connection as per the applicable standards and shall terminate the same to the DMRC’s Distribution Board or to any other place as directed by the DMRC. Installation Test Report issued by licensed electrical wiring contractor in the prescribed format (available with the application form) and countersigned by the Bidder shall be submitted by the Licensee. Every shop/ property Development area must have enough Fire Extinguishers as stipulated.

13.12 Licensee shall not be allowed to provide Room Heating appliance of any kind.

13.13 The power shall be supplied normally at the rate of 0.5 KVA/Sq.Mtr. of space licensed out. Minimum load to be given shall be 2 KVA on which the demand charges as applicable shall be paid by the Licensee. Additional power up to 10 kW on single phase and thereafter on three phase system if required by the Licensee shall be supplied subject to availability at an additional cost and conditions to be stipulated by DMRC.

13.14 In case, Licensee draws power more than the connected load, his electricity connection shall be disconnected. The electricity connection shall be provided back on first occasion only when Licensee pays necessary penalty as per State ERC norms and removes excess load. On the subsequent occasion, DMRC reserves the right to revoke the license and forfeit the interest free Security Deposit/ Performance Guarantee.

13.15 In case, the Licensee is found misusing Electricity or tampering with the Energy meter, a token penalty of Rs. 1000/- shall be charged from him along with disconnection of power supply. Reconnection of power supply shall be done only after charging Rs. 100/- as reconnection fee and clearance of all dues duly obtaining approval of Competent Authority of DMRC.

14. that the Bidder shall have no objection at any time to the rights of DMRC to supply energy to any other consumer from the service line or apparatus installed on the Bidder’s premises.

15. that the supply shall be used for the purpose that it has been sanctioned by DMRC and shall not be misused in any way to serve any other purposes.

16. that the supply shall not be extended/sublet to any other premises.

17. that the Bidder’s industry/trade has not been declared to be obnoxious, hazardous/pollutant by any Government agency and that no court orders are being infringed by grant of applied electricity connection at the Bidder’s premises.
18. that DMRC shall be at liberty to adjust the electricity consumption charges along with any other charges against the consumption deposit paid by the Bidder, in the event of termination of the agreement prior to the expiry of the contracted period or in case of any contractual default.

19. that DMRC shall be at liberty to transfer the dues remaining unpaid by the Bidder, after adjusting the advance consumption deposit, to other service connections(s) that may stand in the Bidder’s name.

20. to allow clear and unencumbered access to the meters for the purpose of meter reading, maintenance, inspection, checking, testing etc.

21. that DMRC shall be entitled to disconnect the service connection under reference in the event of any default and /or non-compliance of statutory requirements and/or in consequence of legally binding order by statutory authority(ies)/court of Law, without prejudice to the DMRC’s rights to exercise its rights under law including that of getting its due payments as on the date of connection. The Bidder undertakes to pay penalty imposed by DMRC on its own discretion for the damages caused to the leased property on account of any default or non-compliance of any statutory requirements.

22. that all details furnished in this Requisition form are true to the Bidder’s knowledge. If any information is found incorrect at a later date, the company shall have the right to withhold/disconnect supply, as the case may be, and forfeit the advance consumption deposit.

23. The Bidder acknowledges and accepts that the relationship of the Bidder with DMRC is not that of a consumer and a Licensee but that of a commercial arrangement where the Bidder has taken on lease/license premises of DMRC and the Electricity connection is being provided as a part of the above arrangement.

The Bidder further agrees that this declaration given by him shall be construed as an agreement with the DMRC to the above effect.

Date: __________________________
Place: __________________________

Signature of Bidder __________________________
(Full name)

Signed and delivered in the presence of:
Witness 1 __________________________
Witness 2 __________________________

Signature__________________________ Signature__________________________

Full Name__________________________ Full Name__________________________

Complete Address____________________ Complete Address____________________

Phone No.__________________________ Phone No.__________________________

List of Documents to be submitted along with Declaration
1. Installation Test Report issued by licensed electrical wiring contractor in the prescribed format (available with the application form) and countersigned by the Bidder.

2. Proof of allotment of the space/area leased out by DMRC in the form of the following:
   - Allotment/possession letters, Lease deed
   - General Power of Attorney together with proof of ownership of the executor.
   {Applicable in case of company}
Annexure-IV(H)

DECLARATION
[For Under Ground Stations - On Non judicial stamp paper of Rs. 100/-] (Duly notarized)

I____________________, son/daughter/wife of ____________________ Resident of ______________________________ (hereinafter referred to as the “Bidder”, which term shall mean and include executors, administrators, heirs, successors and assigns), do hereby swear and declare as under:

OR

________________________ , a company incorporated under the provision of the Companies Act 1956, a sole proprietorship, a partnership having its registered office at __________________________ (hereinafter referred as “Bidder”, which expression shall unless repugnant to the context or meaning thereof, include its successors and assigns), do hereby swear and declare as under:

That the Bidder is an occupant of the premises no.______________ at ______________ having taken the premises from DMRC on the terms and conditions agreed to with DMRC which include that DMRC may supply electricity as a part of the lease or license of the premises, based on the commercial arrangement.

The Bidder has requested the DMRC to provide an electricity connection at the above-mentioned premises in the Bidder’s name for the purpose mentioned in the application form.

The Bidder hereby agrees and undertakes:

1. That the Bidder desires to have and agrees with DMRC to take supply of energy for the above mentioned purpose, for a period of not less than two years from the date of commencement of supply and to pay for the energy so supplied and all other charges at the rates set out in the concerned State Electricity Regulatory Commission’s Tariff Schedule and the miscellaneous charges for supply as may be in force from time to time, including advance Consumption Deposit etc.

2. That the Bidder shall have no objection for the DISCOMs to carry out Inspections of the Bidders’ Meters & Equipments & Any Observation made by such Agencies, Which are acceptable to DMRC, shall be binding on the Bidder for Attention/Compliance.

3. That DMRC shall be entitled to disconnect the supply of energy by issuing a disconnection notice in writing, to the Bidder, if the Bidder is in default of payment of the due charges.

4. That the Bidder shall pay the full amount mentioned in the Monthly/Bi-monthly Consumption Bill as raised by DMRC before the last date mentioned in such Monthly./Bi-monthly Bill. Licensee shall provide Test Report/Calibration report in regard to Energy Meter installed. DMRC may ask Licensee to recalibrate the Energy Meter whenever considered necessary.

5. That all or any taxes/duties, as may be levied on the supply of electricity to the Bidder by DMRC, shall be paid and borne by the Bidder.

6. That the Bidder agrees that DMRC would accept an application from the Bidder for reduction in load only after two years from the original sanction. All applications for load enhancement by the Bidder would be dealt with by DMRC as a new connection and DMRC would follow the procedure as in the case of a new connection.
7. That DMRC shall have the right to recover the fixed charges due as per applicable tariff for the remaining contracted period in case the contract is terminated prior to the expiry of the contracted period.

8. That all the electrical work done within the Bidder’s premises including wiring, power outlets and gadgets are used and maintained properly for guarding against short circuits/fires and are as per the Indian Electricity Rule, 1956 and other applicable laws, statutory provisions and standards in force at the time, and indemnify DMRC against any loss accrued to the Bidder on this account. Further, the Bidder agrees that if there is any harm/loss to the property of DMRC or to any other third party due to fault in the electrical work, outlets or apparatus within the premises of the Bidder, all the loss shall be borne by the Bidder.

9. To pay DMRC all costs and expenses that DMRC may incur by reason of a fresh service connection being given to the Bidder.

10. To indemnify DMRC against all proceedings, claims, demands, costs, damages and expenses that DMRC may incur by reason of a fresh service connection given to the bidder.

11. To be bound by DMRC’s conditions of supply, and all applicable acts and rules.

12. That DMRC shall not be responsible for any interruption/diminution of supply.

13. Others

13.1 From the DMRC DB to main MCB / MCB of shops only XLPE insulated armoured copper conductor FRLS/ LSZH (as applicable) cables shall be used. Licensee shall have to provide a Low voltage switch-board with MCBs& ELCB’s of required capacity with Electronics Static Energy Meters having provision of MDI, TOD etc. of required capacity at his cost conforming to relevant BIS standards and of approved make along with test certificate shall be arranged by the Bidder. The meter shall be installed and sealed by DMRC, either within the premises of the Bidder or at a common meter room/board (Common meter room is locked & key, access is not permitted to licensee). Bidder shall not tamper with or disturb the meter in any manner whatsoever, and shall be responsible for its safety.

13.2 DMRC shall provide supply, if available, at one fixed point as per DMRC plan. All cabling work to tap off the supply from the fixed point and to avail it within his premises shall be done by the Bidder. Approval shall be taken from DMRC O&M wing. The Licensee hereby voluntarily and unequivocally agrees not to seek any claim, damage, compensating or any other consideration what so ever on account of time and cost associated in making provision of electricity.

13.3 That the use of any PVC material is not permitted in the underground stations.

13.4 Licensee shall also do wiring within his shop/stall/KIOSK by using GI conduit. The Licensee shall use FRZHLS copper wire of the required size (the wiring scheme, the type of wiring, size of wires, various loads, plug point, light, fan etc. shall be as per DMRC’s approval).

13.5 DMRC shall provide Power Supply of single phase, 230V, 50Hz for a max. connected load up to 10 KW, Electrical load requirement exceeding 10 KW shall be given on 3-phase, 415V, 50Hz subject to availability.

13.6 Licensee shall be given only normal power supply available in station premises. Licensee may use suitable voltage stabilizers and power factor correction equipment as per his requirement. DMRC shall not be providing any standby power supply from station DG set or UPS.
13.7 Licensee shall not be permitted to use any standby Diesel Generator Sets. Licensee shall only be the permitted to use standby UPS/Inverter System with maintenance free battery. The Load of such standby UPS/Inverter system shall also be taken as a part of total connected load.

13.8 The Total Demand Load & Total Connected load shall be treated as same. Licensee shall have to pay applicable demand charges as per the Total Connected load only.

13.9 Licensee shall use Energy efficient lighting & shall provide proper Lighting fixtures, Lamps, Electronic Ballast etc. Licensee shall provide uniform & good illumination level not less than 100 Lux in any case.

13.10 Licensee shall provide proper Earthing connection as per the applicable standards and shall terminate the same to the DMRC’s Distribution Board or to any other place as directed by the DMRC. Installation Test Report issued by licensed electrical wiring contractor in the prescribed format (available with the application form) and countersigned by the Bidder shall be submitted by the Licensee.

13.11 Fire Extinguisher: Every shop/property Development area must have enough Fire Extinguishers as stipulated.

13.12 Licensee shall not be allowed to provide Room Heating appliance of any kind.

13.13 The power shall be supplied normally at the rate of 0.2 KVA/sq. m. of space licensed out. Minimum load to be given shall be 2 KVA on which the demand charges as applicable shall be paid by the Licensee. Additional power up to 5 KVA on single phase and thereafter on three phase system if required by the Licensee shall be supplied subject to availability at an additional cost and conditions to be stipulated by DMRC.

13.14 In case, Licensee draws power more than the connected load, his electricity connection shall be disconnected. The electricity connection shall be provided back on first occasion only when Licensee pays necessary penalty as per State ERC norms and removes excess load. On the subsequent occasion, DMRC reserves the right to revoke the license and forfeit the interest free security deposit after adjustment of all dues what so ever.

13.15 In case, the Licensee is found misusing Electricity or tampering with the Energy meter, suitable action shall be taken as per respective State Electricity Act.

14. That the Bidder shall have no objection at any time to the rights of DMRC to supply energy to any other consumer from the service line or apparatus installed on the Bidder's premises.

15. That the supply shall be used for the purpose that it has been sanctioned by DMRC and shall not be misused in any way to serve any other purpose.

16. That the supply shall not be extended/sublet to any other premises.

17. That the Bidder's industry/trade has not been declared to be obnoxious, hazardous/pollutant by any Government agency and that no court orders are being infringed by grant of applied electricity connection at the Bidder’s premises.

18. That DMRC shall be at liberty to adjust the electricity consumption charges along with any other charges against the consumption deposit paid by the Bidder, in the event of termination of the agreement prior to the expiry of the contracted period or in case of any contractual default.
19. That DMRC shall be at liberty to transfer the dues remaining unpaid by the Bidder, after adjusting the advance consumption deposit, to other service connection(s) that may stand in the Bidder’s name.

20. To allow clear and unencumbered access to the meters for the purpose of meter reading, maintenance, inspection, checking, testing, etc.

21. That DMRC shall be entitled to disconnect the service connection under reference in the event of any default and/or non-compliance of statutory requirements and/or in consequence of a legally binding order by statutory authority(s)/Court of Law, without prejudice to the DMRC’s rights to exercise its rights under law including that of getting its due payments as on the date of connection. The Bidder undertakes to pay penalty imposed by DMRC on its own discretion for the damages caused to the leased property on account of any default or non-compliance of any statutory requirements.

22. That all details furnished in this Requisition form are true to the Bidder’s knowledge. If any information is found incorrect at a later date, the company shall have the right to withhold /disconnect supply, as the case may be, and forfeit the advance consumption deposit.

23. The Bidder acknowledges and accepts that the relationship of the Bidder with DMRC is not that of a consumer and a Licensee but that of a commercial arrangement where the Bidder has taken on lease/license premises of DMRC and the Electricity connection is being provided as a part of the above arrangement.

24. The Bidder further agrees that this declaration given by him shall be construed as an agreement with the DMRC to the above effect.

Date: ____________________________
Place: ___________________________
Signature of Bidder
(Full name)

Signed and delivered in the presence of:
Witness 1
Signature__________________________
Full Name__________________________
Complete Address____________________
Phone No.__________________________

Witness 2
Signature__________________________
Full Name__________________________
Complete Address____________________
Phone No.__________________________

List of Documents to be submitted along with Declaration
1. Installation Test Report issued by licensed electrical wiring contractor in the prescribed format (available with the application form) and countersigned by the Bidder.

2. Proof of allotment of the space/area leased out by DMRC in the form of the following:
   a) Allotment/possession letters, Lease deed
   b) General Power of Attorney together with proof of ownership of the executor. {Applicable in case of company}
Guidelines for use of DG set by PB Licensee at Metro Station

1. DG set shall be allowed only as standby power supply arrangement, after release of permanent supply.

2. Capacity of DG set should not be more than sanctioned load. DG set supply should be fed only to essential loads.

3. Proper size cable should be laid as per capacity of DG set. Electrical drawings and layout plan should be got prior approval from DMRC/EIG.

4. Proper protection should be provided so that normal and DG supply are not mixed.

5. DG set should be silent type and noise and emission limits should be as per CPBC norms.

6. CPCB certificate of DG set should be submitted conforming the standards.

7. DG set should be installed in proper fencing/room so that inconvenience to commuters may be avoided.

8. Proper fire protection and suppression system should be provided for SG Set Room. Clearance shall have to be obtained from Fire Officer.

9. Proper maintenance of DG Set should be carried out so that parameters are within CPCB limits.

10. Proper separate double earthing of DG Set for body and neutral should be provided as per fault calculation. Neutral earthing should be of copper.

11. DG exhaust stack height should not be less than H=h+0.2 √(KVA), where H= height of exhaust stack, h= height of building.

12. Diesel should only be stored in inbuilt tank of DG Set.

13. Area allotted for DG Set shall be billed for license fees.

14. EIG (Electrical Inspector General to Govt. of India) sanction is required before starting of DG Set. Inside metro premises, DMRC nominated officer act as EIG.
# Annexure-V

## Material Specification for renovation/ refurbish of premises

<table>
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Shalimar Paints  
Sherwin Williams Paints  
ICI Dulux  
Acro Paints  
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Nerolac  
Jenson & Nicholson  
Kamdhenu Paints  
Shalimar Paints  
Sherwin Williams Paints |
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| 14 | TEXTURE PAINTS | Spectrum  
Unitjile  
BarkeliteHylam (Surface Texture Division)  
"Heritage" Paints  
Texfin Products (M/s Niko)  
Acro Paints  
Birla  
ICI Dulux  
NCL AL TEK  
Kamdhenu Paints  
Bizzar  
Sherwin Williams Paints |
| 15 | POLYURETHANE PAINTS | MRF Paints  
Nerolac  
H C Associates  
Modi Industries Ltd (Paint Section) |
| 16 | WALL CARE PUTTY | J.K. White  
Unistone  
Birla (Aditya Birla Group)  
Shalimar Paints  
Gyproc Wall Putty (Saint Gobam) |
| 17 | GLASS 9Float / Toughened | Float Glass India Ltd (Asahi float)  
Asahi Float (AIS)  
Modigaurd  
Glaverbel  
Saint Gobam |
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<td><strong>GI &amp; MS PIPES (IS: 1239 PART I &amp; II, IS: 3589)</strong></td>
<td>Jindal (Hissar)</td>
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<td><strong>UPVC PIPES &amp; FITTINGS (IS: 4985-1981)</strong></td>
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<td><strong>CPVC PIPES &amp; FITTINGS</strong></td>
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<td><strong>STONEWARE PIPES 7 GULLY TRAPS (IS:651)</strong></td>
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<td><strong>RCC DSPIPES (IS:458)</strong></td>
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<td>COPPER PIPES &amp; FITTINGS</td>
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<td>HOPE PIPES &amp; FITTINGS</td>
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<td>POLYBUSYLENE (PB) PIPES &amp; FITTINGS</td>
<td>Georg Fischer</td>
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<td>Multiplas Standard of Integrated Waterproofing Membrane Limited / SUPER THERMOLAY/POLYFL EX of STP Limited</td>
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<td>&quot;LOTUS-3&quot; of the Structural Waterproofing Co. Limited</td>
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<td>INTEGRAL CRYSTALLINE WATERPROOFING METHOD</td>
<td>KrytonBuildmat</td>
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<td>Vandex International Ltd</td>
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<td>POWDER COATINGS</td>
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<td>Radiant anodisersPvt Ltd</td>
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<td>63</td>
<td>ALUMINIUM SECTIONS</td>
<td>Hindustan Aluminium</td>
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<td>Jindal Aluminium Ltd</td>
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<td>Bharat Aluminium Company Limited/vedanta BALCO</td>
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JSPL  
Bihar (Bihar Tubes Ltd) |
| 66 | SS WORKS | Tata Metal  
Liyod Metal  
NSL Limited  
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Swastik Pipes Ltd  
JSW ISPAT  
Rana |
| 67 | ROOFING SHEETS | Dharam Industries (FABRINOX)  
Ozone  
Jindal Stainless (JSL) |
| 68 | METAL ROOFS | Roof fit (Fibre Glass Roofing, Metal Roofing, galvalume Sheets)  
Wonder sheets (3 layer - UPVC Wonder Sheets Pro)  
I Loyd Insulations India Limited |
| 69 | POLYCARBONATE SHEETS | "TRACDEK" Interarch Building Products Pvt Ltd (Metal Roofing Sheet)  
TATA Bluescope (Metal coated and Pre-painted Sheets "Zincalume" "Colortioned") |
| 70 | TENSILE FABRIC | "Lexan" (SABIC Innovative Plastics)  
Danpalon |
|   |   | Fenan  
Mehler |
Annexure-VI

Handing Over Note

Date: __ ___201…

TOM Sapce No.---------------------- allotted at -------------------------------metro station, Admeasuring _______Sqm, is handed over to the Licensee, through Sh/Smt./Ms.…………………………..of M/s.………………………………………….. office at………………………………..on……………………………..(date)……………………………..at……………..(time), in the presence of Property Business Wing, E&M Wing, C&S Wing & Operations Wing representatives.

Licensee hereby acknowledge the receipt and assumes all responsibility of the above described site, as provided in the License Agreement, from the date and time stated above.

_________________________             _______________________
Licensee                          PB Cell

_________________________             _______________________
E & M                            E & M Works

_________________________
Operations
Annexure-VII

Taking Over Note

Date: ………….201….

Vacant possession of TOM Space No.----------------- allotted at ------------------- ----- metro station of admeasuring ………..Square meter is taken over by Authorized DMRC representative on ……………….(Date)………………….(Time) from the Licensee Through Sh/Smt./Ms.----------------------of M/s. ------------------office at __________ in the presence of Property Business Wing, E&M Wing, C&S Wing & Operations Wing representatives.

________________________
Licensee

________________________
PB Cell

________________________
E & M

________________________
Works

________________________
Operations
Annexure-VIII

Format of Bank Guarantee

(The Bank Guarantee shall either be from State Bank of India or any other Nationalized Bank or other Scheduled Commercial Banks from/payable at _______________, (New Delhi) on non-judicial stamp paper of appropriate value)

BANK GUARANTEE NO. ___________________ dated ______________

This Deed of Guarantee executed at _____________ by ______________ (Name of Bank) having its Head / Registered office at _________________ (hereinafter referred to as “the Guarantor”) which expression shall unless it be repugnant to the subject or context thereof include its successors and assigns;

In favour of

The Delhi Metro Rail Corporation Limited (hereinafter called “DMRC”), having its office at Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001, which expression shall unless it be repugnant to the subject or context thereof include its successors and assigns;

WHEREAS:

1. DMRC, with a view to augment its earnings through non-operating revenue, has licensed Co-branding/advertisement activities at _______________________ Metro Station to M/s ______________________ (hereinafter called “Licensee”).

2. DMRC has agreed to provide to the Licensee, Co-branding spaces on “as is where is basis” in accordance to LOA No. ____________________ dated _____________.

3. Therein after referred to as Co-Branding/ advertisement activities, on payment of License Fee to DMRC on the terms and conditions hereunder contained in this License Agreement.

4. This License is for a period of ____________ years from the date of commencement of License period, unless otherwise terminated/surrendered earlier or extended further.

5. The offer submitted by M/s ______________________ having their registered office at ______________________ has been accepted by DMRC vide LOA No. ______________________ dated ________________.

6. As per the terms of the above mentioned LOA, the Licensee has been selected for Co-Branding/advertisement activities at ______________________ Metro Station of Delhi Metro for the duration of the License.

7. The Licensee is also required to make payments of License Fees & other dues as per contractual obligations and applicable taxes to DMRC.

8. The Licensee is required to also bear and pay all expenses, costs and charges incurred in the fulfillment of all its obligations under the License Agreement.
9. The Licensee is required to furnish an unconditional irrevocable Bank Guarantee for an amount of Rs. ______________ (Rupees ______________ only) as a part of Interest free security deposit which is equivalent to the Annual license fee for ______________ Metro Station, as security for the performance and fulfillment of all its responsibilities and obligations as per the LICENSE Agreement. The Licensee has requested the Guarantor to issue the said Bank Guarantee in favour of DMRC.

10. Now, therefore at the request of the Licensee, the Guarantor has agreed to execute this Guarantee in favour of DMRC for the due payment of Rs. _________________(Rupees ______________ only).

NOW, THEREFORE, THIS BANK GUARANTEE WITNESSETH AS FOLLOWS:–

1. The Guarantor, as primary obligor shall, without demur, reservation, contest, recourse or protest and/or without reference to Licensee, pay to DMRC an amount not exceeding Rs. _________________(Rupees ______________ only), on the same working day of receipt of a written demand from DMRC, calling upon the Guarantor to pay the said amount.

For the purpose of this clause, any letter making demand on the Bank by DMRC dispatched by Registered Post with Ack. Due or by any Electronic means addressed to the above mentioned address of the Bank within the validity / claim period of the said bank guarantee shall be deemed to be the claim/demand in writing referred to above irrespective of the fact as to whether and when the said letter reached the Bank, as also any letter containing the said demand or claim is lodged with the Bank personally.

2. The Guarantor agrees that DMRC shall be the sole judge to decide as to whether the Licensee has defaulted in the performance of its obligations as per the License Agreement, and the decision of DMRC in this regard shall be final and binding on the Guarantor, notwithstanding any differences in this regard between DMRC and the Licensee or any dispute pending before any Court, Tribunal, Arbitrator or any other Authority. The scheduled commercial Bank issuing the above Bank Guarantee confirms that it is on the SFMS (structured financial messaging system) platform, and it will invariably send a separate advise of the BG to the designated bank of DMRC, (through) SFMS.

3. Any such demand made on the Guarantor by DMRC shall be conclusive, absolute, final and binding on the Guarantor, and the amount due and payable by the Guarantor under this Guarantee will be honored by the Guarantor, simply on demand, without demur, reservation, contest, protest, recourse whatsoever and without need for ascribing any reason to the demand.

The liability of the Guarantor under this guarantee is absolute and unequivocal. The above payment shall be made without any reference to the Licensee or any other person.

4. This Guarantee shall be irrevocable, valid and remain in full force until ______________(period of expiry) or till the end of 6(Six) month after completion of the License Period or for such extended period as may be desired by DMRC, and as conveyed by DMRC to Bank.

5. In such case of renewal, the Guarantor shall renew the Bank Guarantee, sixty days prior to the expiry of validity of the Bank Guarantee and the process for extension of the
Guarantee would be repeated till period of License Agreement is exhausted. Failure to extend the validity of Bank Guarantee at least sixty days prior to the expiry date of Bank Guarantee would lead to encashment of this Bank Guarantee as per the concept of extend or pay.

6. For last year of License period, the Licensee shall submit the Bank Guarantee valid for remaining License period plus six months and shall renew it, if required, till the final settlement of all accounts failing which the Bank Guarantee of the Licensee shall be invoked and encashed by DMRC without any prior notice to the Licensee.

7. This Guarantee shall continue to be enforceable till all amounts under this Guarantee are paid. The said Guarantee shall be released by DMRC after the expiry of the License Period subject to fulfillment of all handover requirements by the Licensee, to the satisfaction of DMRC and further subject to adjustment for all damages suffered by DMRC.

8. This Guarantee is unconditional and irrevocable during the currency of BG till such time DMRC discharges this Guarantee by issuing a letter to the Guarantor in this behalf.

9. The Guarantor undertakes to pay the amount mentioned herein as Principal debtor and not a surety and it shall not be necessary for DMRC to proceed against the Licensee before proceeding against the Guarantor, notwithstanding the fact that DMRC may have obtained or obtains from the Licensee, any other security which at the time when proceedings are taken against the Guarantor hereunder, is outstanding and unrealized.

10. The obligations of the Guarantor shall not be affected by any variations in the terms and conditions of the License Agreement or other documents or by extension of time of performance of any obligations granted to the Licensee or postponement / non-exercise / delayed exercise of any of its rights by DMRC against the Licensee or any indulgence shown by DMRC to the Licensee, and, the Guarantor shall not be relieved from its obligations under this Bank Guarantee on account of any such variation, extension, postponement, non exercise, delayed exercise or omission on the part of DMRC or any indulgence by DMRC to the Licensee to give such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving the Guarantor.

11. The Guarantee shall not be affected by any change in the constitution or winding up of the Licensee/the Guarantor or any absorption, merger or amalgamation of the Licensee / the Guarantor with any other person.

12. The Bank agrees that DMRC at its option shall be entitled to enforce this guarantee during its currency against the Bank as a Principal Debtor in the first instance without proceeding against the Licensee and notwithstanding any security or other guarantee that DMRC may have in relation to Licensee’s liabilities.

13. The guarantee hereinbefore contained shall not be affected by any change in the constitution of the Bank or of the Licensee.

14. The expressions “Bank” and “Licensee” hereinbefore used shall include their respective successors and assigns.

15. The Bank also agree that this guarantee shall be governed and construed in accordance with Indian laws and subject to the exclusive jurisdiction of the courts at Delhi.

16. Partial and Multiple drawings/withdrawals are permitted under this bank Guarantee.

17. The Guarantor declares that it has power to issue this Guarantee and discharge the obligations contemplated herein and the undersigned is duly authorized to execute this Guarantee.
18. This guarantee shall come into effect forthwith and shall remain in force up to
____________ or the extended period if any and shall not be revoked by the Guarantor
at any time without DMRC’s prior consent in writing.
19. Notwithstanding anything contained hereinabove:
   a) Our liability under this Bank Guarantee shall not exceed and is restricted to Rs.
      ______________(Rupees ____________ only).
   b) This Guarantee shall remain in force up to ______________.
   c) Unless the demand/claim under this guarantee is served upon us in writing on or
      before ______________ all the rights under this guarantee shall stand automatically
      forfeited and we shall be relieved and discharged from all liabilities mentioned
      hereinabove.

IN WITNESS WHEREOF THE GUARANTOR HAS EXECUTED THIS GUARANTEE
ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED THROUGH ITS
DULY AUTHORISED REPRESENTATIVE.

For and on behalf of the _____________ Bank.

Signature of authorized Bank official

Name: ____________________________
Designation: _______________________
I.D. No.: _________________________
Stamp/Seal of the Bank: ___________

Signed, Sealed and Delivered
for and on behalf of the Bank
by the above named ________________
In the presence of:

Witness–1
Signature _________________________
Name ____________________________
DMRC Policy for permission of Piped Natural Gas (PNG)

DMRC shall permit use of PNG for purpose of cooking subject to fulfilling of statutory conditions and compliance of regulatory conditions by the licensee or sub-licensee.

STATUTORY CONDITIONS

1. Installation of the PNG system shall be done by the licensee through IGL or its authorized vendor

2. The licensee shall submit the certificate from IGL/ its authorized certifying agency stating that the work has been done as per the approved standards, specifications and norms of the PNG pipe line system

3. IGL guidelines to be followed in addition to DMRC guideline for fire prevention for use of LPG as stipulated in the circular no. O&M/E&M/Guide lines/LPG dtd. 06.07.2011.

[Signature]
DMRC Policy for permission of LPG

DMRC shall permit installation of LPG bank (packed installation) for purpose of cooking subject to fulfilling of statutory conditions and compliance of regulatory conditions by the licensee or sub-licensee.

STATUTORY CONDITIONS

1. Packed installations allowed only on ground level.

2. Packed installations not allowed at place where they are likely to cause obstruction, suffer damage or exposure to conditions likely to affect safety of commuters.

3. Packed installation not allowed inside the station building. The site for cylinder manifold is to be located away from the kitchen. A minimum distance of three meters required between packed installation and any building, public place or roadways.

4. A minimum distance of 1 meter is required between the cylinder installation and the open surface water drain, if any.

5. Packed installation not allowed at a place where they may be overheated i.e. close to steam pipe, boilers etc.


7. The maximum permitted capacity of packed installation shall be 500 kg.

8. All workers of shop/DMRC staff on that station be made well acquainted with the operation of packed installation valves by the owner.

REGULATORY CONDITIONS

1. Packed installation is to be slightly raised from the ground level. Cylinders shall be located on a concrete or brick floor without any cavity, in outdoor installation. The cylinders shall be installed in upright position with the valve pointing upwards.

2. The drawing of packed installation system shall be got approved from DMRC before start of work. The Packed installation shall be suitably protected by automatic or manual sprinkler system.
3. The cylinder storage cabinet shall be of fire resistant construction. Flammable materials like wood and plastic not allowed. A Lean - to roof with expanded metal on angle iron framework on the side is considered suitable for this purpose. Since LPG is heavier than air, adequate ventilation is to be provided at floor level open to atmosphere. The ventilators shall be provided with 2 layers copper or non - corroding metal wire mesh.

4. Main shut-off valve on the pipeline emerging out of cylinder storage cabinet shall be located in such a manner that it just falls outside the storage cabinet and shall be easily accessible at all times. At the point of entry of each work place, the line shall have a quick shut off valve.

5. The storage cabinet shall have caution signs such as “DANGER”, “HIGHLY INFLAMMABLE GAS SHED”, “NO SMOKING” etc. painted in luminous red paint outside at a prominent place.

6. Safety cap is to be put on the empty cylinders.

7. The doors of the cabinet where cylinders are installed shall open outwards.

8. The nearby area of packed installation shall always remain clear of any vegetation.

SPECIAL NOTE

i. In case of any alteration/deviation/violation of any one of above mentioned measures or failure in compliance of standards of IS: 6044 (Part I) – 1971 in packed installations, If noticed by the Fire Wing of DMRC will be liable for Heavy Penalty/cancellation of permission/termination of allotment by DMRC.

ii. Owner of the shop has to apply for grant of permission for use of L.P.G. in the allotted shop with a drawing of proposed packed installation.