

**CHAPTER 2**  
**NOTICE INVITING TENDER (Bids)**

- 2.1. DMRC invites open E-Tenders/bids from suitable Bidders who may be a sole proprietorship firm, a partnership firm body of individuals (BOI), association of persons(AOP), NBFC, Banks, Society, NGO, any legal entity registered under Law 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 of bare spaces for commercial utilization at various selected Metro Stations of Line-08 Extensions in DMRC network** on “*as is where is basis*” in a single schedule for commercial activities except banned list of usages as detailed in Annexure-12A & 12B of RFP & Annexure-II(A&B) of draft license agreement.
- 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.  
**Illustration:** Say if ‘A’ and ‘B’ are two members of JV, ‘A’ is having 70% equity holding in JV and ‘B’ is having 30% equity holding in JV/Consortium. In such a condition, 70% of A’s turnover and 30% of B’s turnover will be taken for the calculation of eligibility of the JV/Consortium.
    - ii. The lead member of the JV/ Consortium shall maintain a minimum percentage share of 51% of the aggregate shareholding of the JV/ Consortium during the tenure of License Agreement.
    - iii. Any change of percentage stake of JV/ Consortium member without prior written approval of DMRC shall be treated as Material breach of Contract and Licensee’s Event of Default entitling DMRC to encash Security Deposit Performance Guarantee and or to terminate the License Agreement after 30 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 severally 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) Bidder shall undertake that they have not been banned from Business, as on date of Tender submission as per following:

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- i) DMRC/ any other metro organisations (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 9 of Tender Document.

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 bidder/s should submit undertaking to this effect as per Annexure 9

ii)

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 spaces and forfeit the Interest Free Security Deposit after adjusting any dues payable by the successful bidder/licensee. The bidder/should submit undertaking to this effect as per Annexure-9.

- e) 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 provided.

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 single packet bidding process for selection of a suitable highest bidder to grant Licensing Rights for the commercial activities inside pre-identified Bare spaces **at various selected Metro Stations of Line-08 Extensions in DMRC network** , as detailed in Annexure -1.
- b) Tender Document (non-transferable) can be downloaded from the web site <https://eprocure.gov.in/eprocure/app>. Cost of Tender Document (Non-refundable) is Rs. 29500/- (including 18% GST). Tender Document cost shall be submitted through RTGS/NEFT/ECS. Bid Security/EMD (₹) of Rs. 11,10,000/- is required to be paid.
- c) The bidder shall submit bid security/EMD of Rs. 11,10,000/- with the bid application. The bid security amount shall be paid in the form of RTGS/NEFT/ECS mode of payments. No other mode of payment will be accepted. **The Application/bid shall be summarily rejected if it is not accompanied with the above bid security of/for appropriate bid security and tender cost.** The bid security of the successful bidder/s shall be adjusted against the Interest Free Security Deposit amount as per the License Agreement. The bid security of unsuccessful bidder/s 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.
- d) The payment of the tender cost is acceptable from any account. However, tenderer shall submit such transaction details along with their tender submission on e-portal. If the same transaction reference number has been submitted for more than one bid, all such bids shall be considered ineligible and summarily rejected.

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- e) Bidders to note that the payment of tender security shall be made from the account of bidder only, however, in case of JV/ Consortium, the tender security can either be paid from JV/Consortium account or one of the constituent members of JV/Consortium. If tender Security has been made from other than the account mentioned above, same shall not be accepted and all such bids shall be considered ineligible and summarily rejected.
- f) Tender Document Cost and bid security shall only be submitted in the form of Customer Payment Portal, RTGS, NEFT & IMPS in the following bank of DMRC:

<b>Name of Bank</b>	<b>Bank's Address</b>	<b>Account Name &amp; No.</b>	<b>Account Type</b>	<b>IFSC Code</b>
Union Bank of India	F-14/15, Connaught Place, New Delhi -110001	DMRC Limited, Property Business Account No. 307801110050003	Current Account	UBIN0530786

Moreover, the bidders are advised to make the payments preferably through the payment Portal available on DMRC's official website i.e. <https://services.billdesk.com/MercOnline/web/delhi-metro/pay>.

No other mode of payment will be accepted. The bidders will be required to upload scanned copies of transaction of payment of tender document cost/tender fee and bid security **including e-receipt (clearly indicating UTR No. and tender reference)**, which must be entered in remarks at the time of online transaction of payment, (failing which payment may not be considered) and is to be uploaded in the online bid submission. Hard copies of transaction payment are not required to be sent to the office of General Manager/Property Business. To avoid any discrepancies in reconciliation of GST, the tender cost may be submitted by separate RTGS/ NEFT/IMPS/Customer Payment Portal. The tender no. and name of the tender should be mentioned in details while submitting payments.

The details of actual submission of the tender cost and bid security must match with the details of the uploaded documents at the time of bid submission as stated above, failing which the payment may not be considered to be uploaded in online bid submission.

- g) 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.

- h) Schedule of Bidding Process for tender:

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Start of sale of Tender Document to Bidders	From 23.04.2026 to 26.05.2026 (up to 1500hrs) 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: 534763), For technical queries related to Central Procurement Portal, Help Desk No: 0120-4200462, 0120-4001002
Cost of Tender Document (Non-refundable)	Non-Refundable Tender Document Cost of Rs. 29,500/- including of 18% GST) shall be paid on or before last date of tender submission (up to 1500hrs). Payment of tender document cost is to be made only by RTGS, NEFT, IMPS and Customer payment portal. No other mode of payment will be accepted. The details of bank account of DMRC for payment of Tender Document are mentioned below: <b>Union Bank of India, Branch at F-14/15, Connaught Place, New Delhi-110001, IFSC Code-UBIN-0530786, MICR Code-11002-6006, Account No. 30780-11100-50003.</b>
Bid Security	Bid Security/EMD (₹) will be Rs. 11,10,000/- for the subject work as indicating in clause No. 2.3 (b) shall only be accepted in form of NEFT/RTGS/IMPS/Customer Payment Portal
Site Visit	Site visit will be at 1000 hours at Metro Station on 28.04.2026 (contact at Customer Care Centre of _____ Metro Station) (Contact Person, _____)
Pre-Bid Conference	The pre-bid meeting shall be conducted through video conferencing using software apps such as Cisco WebEx, Microsoft Teams, etc. All Prospective Tenderers shall provide the details of the person(s) (maximum up to Two) who will be participating in such virtual meeting at least 24 hours before the meeting ( <b>latest by 11:00 Hrs on 07.05.2026</b> to the registered official email of DMRC i.e.pbtenders@dmrc.org, so that links having details such as software apps, meeting ID, password, etc. can be e-mailed to such persons at least 12 hours before the scheduled pre-bid meeting.
Last date of receiving queries	<b>06.05.2026 upto 1700 hrs</b>
DMRC's response to queries by	<b>20.05.2026</b>
Start Date & Time of Submission of Bids	<b>20.05.2026 from 1500 hrs</b>
Last Date & Time of Submission (e-tender) of Bids	<b>26.05.2026 from 1500 hrs</b>
Date & Time of Opening of Technical/Financial Bids	<b>27.05.2026 from 1500 hrs</b>
Validity of Bids	<b>180 days from bid submission date</b>

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

Stage of Activity	Time Period
Payment of Interest Free Security Deposit to DMRC by Successful Bidder.	Within 30 days of date of issue of Letter of Acceptance

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Physical or actual handing over	<p>1. If the licensee makes LOA payments in first 30 days of issue of LOA, the licensed space must be taken over by licensee after execution of License Agreement and within 67 days of issue of LOA.</p> <p>2. If the licensee makes LOA payment beyond 30 days and in 60 days of issue of LOA, i.e. with applicable interest, the licensed space must be taken over by licensee after execution of license agreement and within 97 days of issue of LOA.</p>
Deemed Handing over of Licensed Space	<p>A. If Licensee fails to Take Over of Licensed Space as per Para 1 above, the licensed space shall be Deemed Handed Over by DMRC on 68<sup>th</sup> day of issue of LOA.</p> <p>B. If Licensee fails to Take Over of Licensed Space as per Para 2 above, or any extension of time for LOA payments has been granted by DMRC, the licensed space shall be Deemed Handed Over by DMRC on 98<sup>th</sup> day of issue of LOA.</p>
Registration of License Agreement	Within 30 days of signing of License Agreement.
Payment of Advance Quarterly License Fee for 1 <sup>st</sup> Quarter	Within 180 days of date of handing over/deemed handing over of the commercial space
Commencement of License Fee	Immediately after 180 days of fitment period i.e. -181 <sup>th</sup> day of date of handing over/deemed handing over of bare spaces. In case the bare spaces be allotted to the existing licensee then no fitment period shall be provided to the licensee.

j) Registration of License Agreement: The registration of License Agreement shall be done within 30 (thirty) days of signing of License Agreement by the successful bidder/licensee (registration fees, stamp duty etc to be fully borne by the successful bidder/licensee) and the duly registered documents are to be submitted to DMRC immediately for records. Any amendment in the Contract /License Agreement, if required to be registered, shall also be registered within 30 (thirty) days from the date of amendment and duly registered documents shall be submitted to DMRC for records. In case the registration of the License Agreement/ Amendment is not done within the 30 (thirty) days for signing of License Agreement/ Amendment, it shall be treated as “Material Breach of Contract” in terms of Clause No. 12.2(p) of Draft License Agreement. The Successful Bidder/ Licensee will be given 30 (thirty) days time to cure the default in terms of Clauses No. 12.3 of Draft License Agreement. In case Successful Bidder/ Licensee fails to remedy the default to the satisfaction of the DMRC within the cure period of 30 days, DMRC may terminate the License Agreement after the expiry of cure period duly forfeiting the Interest Free Security Deposit/Performance Security and any other amount paid by the Successful Bidder/ Licensee.

2.4 Addendum/Corrigendum, if any, will be placed on DMRC website only from 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 out rightly rejected.**

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- 2.5 DMRC has adopted a single stage **single packet** Bidding Process to select suitable highest Bidder for licensing of bare spaces at **various selected Metro Stations of Line-08 Extensions in DMRC network**.
- 2.6 The Bidder may obtain further information/ clarification, if any, in respect of Tender documents from the office of DGM/PB, DMRC, 3<sup>rd</sup> 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 documents such as RTGS/ NEFT/IMPS/Customer Payment Portal details, bid security amount for the said tender for which bid is submitted and other documents as stated in the Tender document.
- 2.10 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.
- 2.11 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.
- 2.12 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> which can be downloaded by successful bidder.
- 2.13 The bidders are advised to keep in touch with e-Tendering portal <https://eprocure.gov.in/eprocure/app> and [www.delhimetrorail.com/tenders.aspx](http://www.delhimetrorail.com/tenders.aspx) for updates.
- 2.14 The licensee has to comply with rules and regulations of safety and health management policy of DMRC enclosed and the same shall be read be in conjunction with Tender Document (uploaded separately).
- 2.15 In case of any grievances/ complaints regarding this tender, the bidders are advised to contact:
  - 1.) General Manager (Property Business)  
DMRC Limited,  
3<sup>rd</sup> Floor, A-Wing,  
Metro Bhawan, Fire Brigade Lane,  
Barakhamba Road, New Delhi -110001  
Email Id: [pbtenders@dmrc.org](mailto:pbtenders@dmrc.org)  
Phone No: 011-23418417
  - 2.) Chief Vigilance Officer

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DMRC, 1st Floor, A Wing,  
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>

**General Manager  
(Property Business)  
Delhi Metro Rail Corporation Limited**