

**SECTION 2: NOTICE INVITING BID**

**CONTRACT: PD-50**

**2.0 Notice Inviting Bids.**

2.1 DMRC invites online Bids from eligible participants who may be a sole proprietorship firm, or a partnership firm duly registered under the Indian Partnership Act, 1932, or a Limited Liability Partnership duly registered under Limited Liability Partnership Act, 2008 or a body corporate incorporated and registered in India under the Companies Act, 1956 /2013, duly registered under the law applicable to such company, either individually or in Joint Venture/Consortium under an existing agreement (the “**Bidders**”, which expression shall, unless repugnant to the context, include the members of the Consortium/ JV) for selection of Lessee(s) to grant rights under the Lease Agreement for the commercial utilization of the Lease Space(s) for various purposes, except banned list of usages as detailed in **Annexure-9**.

2.2 The PD Area(s) available as mentioned in Clause 1.1.2 of Section-1 are proposed to be given on lease basis through this bidding process on “as is where is basis” as demarcated in the plans placed as Annexure – 6 of this document (Hereinafter individually referred to as “**Leased Space(s)**” or “**Leased Area(s)**”)

**2.3 Deemed Knowledge and Disclaimer: -**

2.3.1 DMRC shall receive Bids pursuant to this RFP document, in accordance with the terms set forth herein as modified, altered, amended and clarified from time to time by DMRC. Bidders shall submit bids in accordance with such terms on or before the Proposal Due Date. The participating Bidders are expected to visit the Project Site to examine its precincts and the surroundings at the Bidder’s own expenses and ascertain on its own responsibility, information, technical data, traffic data, market study, etc. including actual condition of existing services.

2.3.2 The Bidder shall be deemed to have inspected the Project Site and be aware of the existing buildings, constructions, structures, installations etc., if any existing in the Leased Space(s) and shall not claim for any change on the Project Site after submitting its Bid. The Bidder hereby admits, agrees and acknowledges that DMRC has not made any representation to the Bidder or given any warranty of any nature whatsoever in respect of the Project Site (s) including in respect of its usefulness, utility etc. or the fulfillment of criteria or conditions for obtaining Applicable Permits by the Bidder for implementing the Project.

2.3.3 The Bidder shall be fully and exclusively responsible for, and shall bear the financial, technical, commercial, legal and other risks in relation to the development of the assets regardless of whatever risks, contingencies, circumstances and/or hazards may be encountered (foreseen or unforeseen) including underground utilities and notwithstanding any change(s) in any of such risks, contingencies, circumstances and/or hazards on exceptional grounds or otherwise and whether foreseen or unforeseen and the Bidder shall not have any right whether express or implied to bring any claim against, or to recover any compensation or

other amount from DMRC in respect of the Project other than for those matters in respect of which express provision is made in the Lease Agreement.

**2.4 Salient features of Bidding Process:**

- a) A single packet bidding process has been adopted for this tender for declaration of a Selected Bidder.
- b) The details of bidding process are provided in Section 3.
- c) Schedule of bidding process for RFP:

Sale of tender document	05.05.2026 to 04.06.2026 (upto 1500 hrs.)
Last date for receiving pre-bid queries	13.05.2026 upto1700Hrs
Pre-bid meeting	14.05.2026 at 1100 Hrs.
DMRC's response to pre-bid queries by	21.05.2026
Start &End date for bid submission	28.05.2026 from 0900 hrs & 04.06.2026(upto 1500 hrs.)
Date of opening of technical/financial bids	05.06.2026 (upto 1500 hrs.)

d) Key Commercial Terms

Parameter	Description
Commencement date	90 days from the issue of LOA or From the date of signing of Lease Agreement whichever is earlier
Lease Period	As per summary table below
Moratorium Period	
Upfront Amount	
Escalation on Lease Fee	@5 % per annum starting from the date of original LOA
Security Deposit	- Equivalent of 12 months of the applicable Lease Rent plus maintenance fee, parking fee and utility area fee, if any - Lessee shall be required to furnish this security within 30 days of issue of the LOA and before signing of the Lease Agreement - Security amount to be augmented annually in line with the annual escalation in Lease Rent
Other Chargeable Area	Parking area charge @ 20% of PD area Lease fee (if available) Utility area charge@ 20% of PD area Lease fee  Mezzanine Area (if developed) charge @ 50% of PD area Lease fee.
Regulatory Levies	- Stamp duty and registration charges to be paid by the Lessee - Property Tax to be borne by the Lessee - GST, other taxes, statutory levies, other municipal levies, etc. shall be borne by the Lessee

**Summary:**

Station	Fixed Upfront Amount (Rs Lakhs)	Lease Period (years)	Lock-in Period (months)	Moratorium Period (months)
New Ashok Nagar	5.11	15	45	03

Tender Security amount (Earnest Money Deposit)	Amount of tender Security are as under:					
	<table border="1"> <thead> <tr> <th>Tender ref no.</th> <th>Package/ Location ID</th> <th>EMD amount in Lakhs</th> </tr> </thead> <tbody> <tr> <td>PD-50</td> <td>New Ashok Nagar</td> <td>0.30</td> </tr> </tbody> </table> <p>Bidder should submit the EMD/Tender Security as per the instructions specified in Section 3 Clause 3.10 of RFP.</p> <p>The detail of Bank account of DMRC to facilitate the payment is mentioned below this table. The bidders shall upload the scanned copies of transaction of payment of tender security / EMD including e-receipt (clearly indicating UTR No. and tender reference i.e. <b>PD-50</b> as provided in Clause 1.1.2 of Section-1 must be entered in remarks at the time of online transaction of payment, failing which payment may not be considered) to be uploaded in online bid submission.</p> <p>Note: 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 member of JV/Consortium. Further, in case the bidder, JV or Consortium member is Proprietorship firm or Partnership firm (other than LLP), the tender security can also be submitted from the account of Proprietor or any partner of such partnership firm (other than LLP) as the case may be.</p> <p>Note: <i>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. If the same transaction reference number has been submitted for more than one bid. All such bids shall be considered ineligible and summarily rejected.</i></p>	Tender ref no.	Package/ Location ID	EMD amount in Lakhs	PD-50	New Ashok Nagar
Tender ref no.	Package/ Location ID	EMD amount in Lakhs				
PD-50	New Ashok Nagar	0.30				
Cost of RFP Bid Document	₹ 2360/- (including GST@ 18%) <b>Non-Refundable</b> Payment of tender fee/ tender document cost is to be done only by RTGS, NEFT & IMPS. No other mode of payment will					

	<p>be accepted. The detail of Bank account of DMRC to facilitate the payment is mentioned below this table. The bidders will be required to upload scanned copies of transaction of payment of tender fee/tender document cost including e-receipt (clearly indicating UTR No. and tender reference i.e. <b>PD-50</b> must be entered in remarks at the time of online transaction of payment, failing which payment may not be considered) to be uploaded in online bid submission. No copies of transaction of payment are required to be sent to the office of <b>Tender Inviting Authority</b>. If a bidder wants to participate in more than one Package/Location ID, bidder is required to make only one payment towards tender document cost. With one tender document cost, bidder can participate in all the Package/Location ID as per eligibility.</p> <p><b>Note:</b> 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 bids, all such bids shall be considered ineligible and summarily rejected.</p> <p><i>GST registration no. also to be provided along with tender cost.</i></p>
Pre-bid queries	<p>Bidders to note that seeking clarification on the tender shall be done by uploading on e-tendering portal or by sending it on registered official email id of DMRC. Seeking clarification by fax or post will not be considered.</p> <p>Queries from bidders after due date shall not be acknowledged.</p>
Pre-Bid Meeting	<p>The Pre-bid meeting shall be conducted through video conferencing by software apps such as Cisco Web-Ex/ Microsoft Teams, etc. All prospective bidders shall provide the detail of the person(s) (maximum up to two) who will be participating in such virtual meeting at least one day before the meeting (latest by 1100 Hrs. to the official email of DMRC, so that links having details such as software, meeting ID, password etc. can be mailed to these people at least 12 hours before the scheduled pre-bid meeting. Further, bidders are requested to send Pre-bid clarifications by email.</p> <p><b><i>Queries received after the deadline shall not be entertained.</i></b></p>
e-Tender Portal	<p>For downloading of tender documents and submission of bids e-procurement module of Central Public Procurement (CPP) Portal <a href="https://eprocure.gov.in/eprocure/app">https://eprocure.gov.in/eprocure/app</a></p>
e-tender portal 24x7 helpdesk for technical assistance	<p>Phone: 0120-4200462, 0120-4001002, 0120-4001005, 0120-6277787 E-Mail: <a href="mailto:support-eproc@nic.in">support-eproc@nic.in</a></p>

Tender Inviting Authority	ED/PD-Tenders, Delhi Metro Rail Corporation, 25, Ashoka Road, Near Patel Chowk Metro Station. New Delhi –110001 Email <a href="mailto:pdtenders@dmrc.org">_pdtenders@dmrc.org</a> .
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<b>To facilitate payment of tender fee and tender security through RTGS, NEFT &amp; IMPS, the details of bank account of DMRC is mentioned below:</b>				
Name of Bank	Bank's Address	Account Name & no.	Account Type	IFSC code
<b>ICICI Bank</b>	<b>9A, Phelps Building, Connaught Place, New Delhi-110001</b>	<b>DMRC Ltd, PD cell A/c, 000705011546</b>	<b>Current</b>	<b>ICIC0000007</b>

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

Stage of Activity	Time Period
LOA payment	<p>The Successful Bidder is required to deposit Interest free security Deposit/ Upfront amount/ Any other amount required within 30 (Thirty) days from the date of issue of LOA (excluding the date of issue of LOA). In case successful bidder fails to submit the same within 30 days of issue of LOA it shall be subjected to 15% per annum penal interest.</p> <p>The aforementioned interest is excluding GST and shall be charged for the entire period from the date of issue of LOA and on the balance amount remaining unpaid as per the LOA.</p> <p>This amount of Penal interest shall be submitted in the form of Demand Draft/Pay Order/ RTGS/ NEFT only, in favour of DMRC Ltd. &amp; payable at New Delhi.</p> <p>If the lessee fails to submit the required aforesaid Security Deposit/ Upfront amount / Any other amount required in terms and conditions of LOA, within 60 days of issue of LOA, the LOA may be cancelled and EMD/ any other amount submitted may be forfeited by DMRC. Further, bidder shall be debarred from participating in re-tender for that property and other upcoming tenders of DMRC for a period of one year from the date of annulment / cancellation of LOA.</p>
Signing of Lease Agreement	Within 30 days of receipt of LOA payments

Handing over of site	Within 7 days of signing of lease agreement
Payment of Advance Lease Fee for 1 <sup>st</sup> Quarter to DMRC by Lessee.	Within 7 days after end of moratorium period. Delay in payment of advance lease fee shall attract interest @ 20% per annum + GST on outstanding balance on due date.

- 2.5 The bidders are advised to keep in touch with e-tendering portal <https://eprocure.gov.in/eprocure/app> for updates. The Letter of Acceptance to the successful bidder shall be uploaded on procurement portal which can be downloaded by the successful bidder.

For any complaints tenderers may contact:

**CVO DMRC** at 1st floor  
A-Wing, Metro Bhawan,  
Fire Brigade Lane, Barakhamba Road,  
New Delhi –110001,  
**Tel:** 011-23418406,  
**Email:** [cvodmrc@dmrc.org](mailto:cvodmrc@dmrc.org)

In addition, all the vigilance related complaints may be lodged/ uploaded through the vigilance complaint portal (VCP) whose web address is <http://vcp.delhimetrorail.com>.