

SECTION 2
NOTICE INVITING BIDS

CONTRACT: PD-47R

2.0 Notice Inviting Bids.

2.1 The PD Areas available as mentioned in Clause 1.1.5 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 documents and is in form of built up area for retail and commercial spaces, using Temporary Structure only.

Lessee is required to develop the PD area by constructing a single story temporary/lightweight structure upto height of 4.00 meter (max.), for retail or commercial development such that clear height of 0.5 meter is maintained from the soffit of metro structure (if any).

2.1.1 Temporary/lightweight structure mean structures without any foundation or footing and which can be removed when required such as fabric structures, fabric building systems and steel prefab structures i.e. knock down systems etc. The lessee shall have to get the drawings, including exteriors, approved by DMRC before doing any construction at site. The lessee is required to maintain a clear distance of 0.5 meter between the Temporary structure and DMRC structure soffit.

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

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

2.3 Deemed Knowledge and Disclaimer: -

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

2.3.2 The Bidder shall be deemed to have inspected the Project Site and be aware of the existing buildings, constructions, structures, installations etc., if any existing in the Leased Space(s) and shall not claim for any change on the Project Site after submitting its Bid. The Bidder hereby admits, agrees and acknowledges

that DMRC has not made any representation to the Bidder or given any warranty of any nature whatsoever in respect of the Project Site (s) including in respect of its usefulness, utility etc. or the fulfilment of criteria or conditions for obtaining Applicable Permits by the Bidder for implementing the Project. Cost of shifting/removal of utilities if any (underground or aboveground), on the offered PD area shall be borne by the lessee

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:

Start of sale of RFP Document to Bidders	15.05.2026 to 15.06.2026 (upto 1500 hrs.) on e-tendering website https://eprocure.gov.in/eprocure/app .	
Tender Security amount (Earnest Money Deposit)	Location ID	EMD Amount (Rs. In Lakh)
	GT Road (Welcome Metro Station Line-7)	1.00
<p>Bidder should submit the EMD/Tender Security as per the instructions specified in Section 3 Clause 3.10 of RFP</p> <p>In case of RTGS/NEFT/IMPS transactions, bidders shall upload the scanned copies of transaction of payment of tender security / EMD including e receipt (indicating UTR No.) at the time of online bid submission. The Tender Reference Number i.e. PD-47R shall be clearly entered in remarks/descriptions at the time of online transaction of payment, failing which payment may not be considered. The detail of bank account of DMRC is mentioned below this table.</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</p>		

	<p>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: 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.</p>
<p>Cost of RFP Bid Document</p>	<p>INR 5900/- (inclusive of 18% GST) Non-Refundable</p> <p>Payment of tender fee/ tender document cost is to be done only by RTGS, NEFT & IMPS. No other mode of payment will be accepted. The detail of Bank account of DMRC to facilitate the payment is mentioned below in this table. The bidders will be required to upload scanned copies of transaction of payment of tender fee/tender document cost including e-receipt (clearly indicating UTR No. and tender reference i.e. (PD-47R) 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 ED/PD-Tenders</p> <p>Note: The payment of the tender cost is acceptable from any account. However, tenderer shall submit such transaction details along with their tender submission on e-portal. If the same transaction reference number has been submitted for more than one 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>
<p>Last date of receiving queries</p>	<p>25.05.2026 upto 1700Hrs</p> <p>Bidders to note that seeking clarification on the tender shall be done by sending it either on registered official email id of DMRC i.e. pdtenders@dmrc.org or one-tendering portal only.</p> <p>Seeking clarification by fax or post will not be considered.</p> <p><i>Queries from bidders after due date shall not be acknowledged.</i></p>
<p>Pre-Bid Meeting</p>	<p>26.05.2026 at 1100 Hrs.</p> <p>The Pre-bid meeting shall be conducted through video conferencing by software apps such as Cisco WebEx/</p>

	<p>Microsoft Teams, etc. All perspectives bidders shall provide the detail of the person(s) (maximum upto to two) who will be participating in such virtual meeting at least one day before the meeting (latest by 1100 Hrs. on 18.09.2025) to the registered official email of DMRC i.e. pdtenders@dmrc.org so that links having details such as software, meeting ID, password etc. can be mailed to these person at least 12 hours before the scheduled pre-bid meeting. Further, bidders are requested to send Pre-bid clarifications on the registered official email of DMRC i.e. pdtenders@dmrc.org latest by 1700 hrs. on 19.09.2025.</p> <p>Queries received after 1700 hrs. On 25.05.2026 shall not be entertained.</p>			
DMRC's response to queries by	04.06.2026			
Tender Submission Start Date & Time	08.06.2026 from 0900 Hrs.			
Tender Submission End Date & Time	15.06.2026 upto1500Hrs.			
Date & Time of Opening of RFP Bids online	16.06.2026 at 1500 Hrs.			
Authority and place for Pre-Bid Meeting	<p>ED/PD-Tenders, Delhi Metro Rail Corporation, 25, Ashoka Road, Near Patel Chowk Metro Station, New Delhi –110001 Email - pdtenders@dmrc.org</p>			
<p>To facilitate payment of tender fee and tender security through RTGS, NEFT & IMPS, the details of bank account of DMRC is mentioned below:</p>				
Name of Bank	Bank's Address	Account Name & no.	Account Type	IFSC code
ICICI Bank	9A, Phelps Building, Connaught Place, New Delhi-110001	DMRC Ltd, PD cell A/c, 000705011546	Current	ICIC000 0007

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

Stage of Activity	Time Period
LOA payment	The Successful Bidder is required to deposit Interest free security Deposit/ Any other amount required within 30 (Thirty) days from the date of issue of LOA (excluding the date of issue of LOA) In case successful bidder fails to submit the same within 30 days of issue of LOA, it can also be submitted with

	<p>following Penal interest:-</p> <p>Delay beyond 30days from date of issue of LOA - 15% per Annum.</p> <p>The aforementioned interest is excluding GST and shall be charged for the entire period from the date of issue of LOA and on the balance amount remaining unpaid as per the LOA.</p> <p>This amount of Penal interest shall be submitted in the form of Demand Draft/Pay Order/ RTGS/ NEFT only, in favour of DMRC Ltd. & payable at New Delhi.</p> <p>If the lessee fails to submit the required aforesaid Security Deposit / 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.</p>
Signing of Lease Agreement	Within 30 days of receipt of LOA payment
Handing over of site	Within 7 days of signing of lease agreement
Payment of Advance Lease Fee for 1 st Quarter to DMRC by Lessee.	Within 7 days after end of moratorium period. 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 complaint's 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

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>.

Instructions for Online Bid Submission:

The bidders are required to submit soft copies of their bids electronically on the 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>.

REGISTRATION

- 1) Bidders are required to enrol on the e-Procurement module of the Central Public Procurement Portal (URL: <https://eprocure.gov.in/eprocure/app>) by clicking on the link “**Online bidder Enrolment**” on the CPP Portal which is free of charge.
- 2) As part of the enrolment process, the bidders will be required to choose a unique username and assign a password for their accounts.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.

SEARCHING FOR TENDER DOCUMENTS

- 1) 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 ID, 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 ID, Date, Other keywords etc. to search for a tender published on the CPP Portal.
- 2) 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.
- 3) 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.

PREPARATION OF BIDS

- 1) Bidder should take into account any corrigendum published on the tender document before submitting their bids.

- 2) Please go through the tender advertisement and the tender document carefully to understand the documents required to be submitted as part of the bid. Please note the number of covers in which the bid documents have to be submitted, the number of documents - including the names and content of each of the document that need to be submitted. Any deviations from these may lead to rejection of the bid.
- 3) 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. Bidder has to ensure that size of each file should not exceed 40MB before uploading.
- 4) 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.

SUBMISSION OF BIDS

- a) 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.
- b) The bidder has to digitally sign and upload the required bid documents one by one as indicated in the tender document.
- c) **Tender fee / Tender document cost:** The instrument type for payment of tender cost/ tender fee is to be done only by RTGS, NEFT & IMPS. No other mode of payment will be accepted. The bidders will be required to upload scanned copies of transaction of payment of tender cost/tender fee at the time of bid submission.
- d) **Tender Security/ EMD:** Bidder should submit the EMD/Tender Security as per the instructions specified in Section 3 Clause 3.10 of RFP.
- e) 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 coloured (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.
- f) 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.

- g) 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.
- h) The uploaded tender documents become readable only after the tender opening by the authorized bid openers.
- i) 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.
- j) 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.

ASSISTANCE TO BIDDERS

- 1) 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.
- 2) 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.
- 3) For any technical related queries please call at 24 x 7 Help Desk Number 0120-4200462, 0120-4001002, 0120-4001005, 0120-6277787.

International Bidders are requested to prefix 91 as country code.

E-Mail: **Technical - support-eproc(at)nic(dot)in**