



MUMBAI METRO RAIL CORPORATION LIMITED

e-Tender Notice inviting bids for

LICENSING OF SPACE FOR RETAIL, F&B AND OTHER COMMERCIAL OPERATIONS AT MUMBAI METRO LINE 3 STATIONS

NIT - . MMRCL/Planning/PLN/NFBR/49(5)/RFP/01/2024

March 13, 2024

MUMBAI METRO RAIL CORPORATION LTD (MMRCL),
MMRC TRANSIT OFFICE BUILDING, 'A' WING, 'E' BLOCK, NORTH SIDE OF CITY
PARK, BEHIND INCOME TAX OFFICE, BANDRA KURLA COMPLEX, BANDRA EAST,
MUMBAI – 400 051

e-TENDER NOTICE

MUMBAI METRO RAIL CORPORATION (MMRC)

*2nd Floor, Hallmark Business Plaza, Sant Dnyaneshwar Nagar, Bandra East, Mumbai,
Maharashtra 400051*

MMRC invites Bids(through e-tendering process) from eligible Bidder(s), who may be a sole proprietorship firm, a partnership firm or a company incorporated under Companies Act 1956/2013 and having registered office in India, for Licensing of Space for Retail, F&B and Other Commercial Operations at Mumbai Metro Line 3 Stations.

The RFP details are as follows:

Table 1:Details of RFP

Sr. No.	Parameter	Details															
1	Tender / Bid No.	MMRCL/Planning/PLN/NFBR/49(5)/RFP/01/2024															
2	Division	MMRCL / Planning Department															
3	Name of Tender / Bid	MMRCL/Planning/PLN/NFBR/49(5)/RFP/01/2024															
4	Contact Details	Mr. Swetal Kanwalu, DGM (Town Planner), Planning Dept. 8 th Floor, Hallmark Business Plaza Sant Dnyaneshwar Nagar, Bandra East, Mumbai, Maharashtra 400051 Contact No. 022-26561355, 022-26561369															
5	Importation Dates	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Milestone</th> <th style="text-align: center;">From Date</th> <th style="text-align: center;">To Date</th> </tr> </thead> <tbody> <tr> <td>Issue of Tender</td> <td colspan="2" style="text-align: center;">13-Mar-2024, 12 Noon</td> </tr> <tr> <td>Last date of receipt of queries / clarifications</td> <td style="text-align: center;">13-Mar-2024, 12 Noon</td> <td style="text-align: center;">22-Mar-2024, 11 AM</td> </tr> <tr> <td>Pre – bid meeting</td> <td colspan="2" style="text-align: center;">22-Mar-2024, 3 PM</td> </tr> <tr> <td>Last date of submission</td> <td colspan="2" style="text-align: center;">05/04/2024, 4 PM</td> </tr> </tbody> </table>	Milestone	From Date	To Date	Issue of Tender	13-Mar-2024, 12 Noon		Last date of receipt of queries / clarifications	13-Mar-2024, 12 Noon	22-Mar-2024, 11 AM	Pre – bid meeting	22-Mar-2024, 3 PM		Last date of submission	05/04/2024, 4 PM	
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The RFP document is available for download from website <https://etenders.gov.in/eprocure/app> from the above mentioned date. The Tender Document fee of Rs. 10,000 /- (excluding 18% GST) (Non-refundable) shall be paid at the time of submission of the RFP.

Date: 13.03.2024

Place: Mumbai

Sd/-

(R. Ramana)

Director (Planning, Real Estate Dev./NFBR)

Detailed Tender Notice and Guidelines for Submission of Tender

Tenders are invited by, the name and designation of nodal officer, from agencies fulfilling conditions as under:

Details of Tender

Table 2: Details of Tender

SN	Parameter	Description
1	Name of Work	Licensing of Space for Retail, F&B and Other Commercial Operations at Mumbai Metro Line 3 Stations
2	Cost of Tender Document	10,000 /- (INR Ten Thousand only), excluding 18% GST (Non-Refundable)
3	Tender Processing Fee /EMD	INR 25,00,000/- (INR Twenty Five Lakh only), Refundable
5	Point of Contact	Mr. Swetal Kanwalu, DGM (Town Planner) Hallmark Business Plaza, 8th Floor, Sant Dnyaneshwar Nagar, Bandra East, Mumbai, Maharashtra 400051 Contact No. 022 26561355/369 E-mail ID: swetal.kanwalu@mmrcl.com

Tender Schedule

The tenders will be received online on MMRCL E-Tendering portal (<https://etenders.gov.in/eprocure/app>) and will be opened as per scheduled date and time given below:

Table 3: Tender Schedule

SN	Tender Schedule	Bidder Schedule	Start Date & Time	End Date & Time
1	Issue of Tender Document	-----	13-Mar-2024, 12 Noon	
2	-----	Submission of queries/clarification	13-Mar-2024, 12 Noon	22-Mar-2024, 11 AM
3	Pre-bid Meeting		22-Mar-2024, 3 PM	
4	-----	Bid Submission	05/04/2024, 4 PM	
5	Opening of Technical Bid		08-Apr-2024, 11 AM	

Financial Bid opening date & time will be intimated in advance.

Deemed Knowledge and Disclaimer

MMRC 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 MMRC. 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.

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

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 MMRC in respect of the Project other than for those matters in respect of which express provision is made in the License Agreement.

The competent authority reserves the right to reject any or all of the tender offers, without assigning any reason thereof. Validity period of the offer of the tender will be 180 days from the date of opening of the financial bid of the e-tender. Awarded tender shall have to submit signed copy of tender manually to the department. If there is any amendment in the tender the same shall be updated on the web portal.

Guidelines for E-Tendering

All documents related to this bid document are available on the MMRC e-tendering portal <https://etenders.gov.in/eprocure/app> without registration. All bidders must note that this being E-tender, bids received only through online on E-tendering portal <https://etenders.gov.in/eprocure/app> shall be considered as an offer. Any bid submitted in paper form will not be received and opened and shall be summarily rejected. To participate, applicant / bidders is/are required to register and bid using following steps.

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: <http://etenders.gov.in/eprocure/app> .

REGISTRATION

- 1) Bidders are required to enroll on the e-Procurement module of the Central Public Procurement Portal (URL: <http://etenders.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 / eMudra 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, 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.
- 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 / email 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.
- 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 and keep it as a repository.

Note: My Documents space is only a repository given to the Bidders to ease the uploading process. If Bidder has uploaded his Documents in My Documents space, this does not automatically ensure these Documents being part of Technical Bid.

SUBMISSION OF BIDS

- 1) 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.
- 2) The bidder has to digitally sign and upload the required bid documents one by one as indicated in the tender document.
- 3) Bidder has to select the payment option as "offline" to pay the tender fee / EMD as applicable and enter details of the instrument.
- 4) Bidder should prepare the EMD as per the instructions specified in the tender document. The original should be posted/couriered/given in person to the concerned official, latest by the last date of bid submission or as specified in the tender documents. The details of the DD/any other accepted instrument, physically sent, 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.
- 5) 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 white 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.

6) 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.

7) 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 opener's public keys. Overall, the uploaded tender documents become readable only after the tender opening by the authorized bid openers.

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9) 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.

10) 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 CPP Portal Helpdesk.

Sd/-

R Ramana

Director (Planning, Real Estate Dev./NFBR)

Signature Not Verified

Digitally signed by SWETAL DEVCHAND
KANWALU
Date: 2024.03.13 14:54:02 IST
Location: eProcurement System for Central
PSUs