

**E-AUCTION NOTICE**

- 1) Uttar Pradesh Metro Rail Corporation Ltd. (UPMRC) is a Special Purpose Vehicle (SPV) set up by the Government of Uttar Pradesh and the Government of India as a joint venture. This is one of the most ambitious Mass Rapid Transit System (MRTS) projects of the Government which has been executed and operated well within the sanctioned budget and within an extremely compressed deadline. It has achieved the distinction of being the fastest Metro Project construction which has ever happened in this country.
- 2) UPMRC has successfully commenced its services on entire North-South Corridor from CCS Airport to Munshipulia consisting of 21 Nos. Metro Stations with total stretch length of 23 Km from 9th March 2019 in Lucknow city.
- 3) In order to fulfil its mandate to raise non-fare box revenue through value capture from its real estate etc., Uttar Pradesh Metro Rail Corporation (UPMRC) Ltd. invites Open bid from eligible applicants through forward auction module of GeM Portal, who fulfil qualification criteria as stipulated in Clause 8 below **“LKKS-03: Licensing of Kiosk Spaces at Metro Stations of N-S corridor of UPMRC Network at Lucknow”**.

**4). Key Details:**

i.	Bid No.	LKKS-03	
ii.	License Period	3 years	
iii.	Date of issue of bid document	25.10.2024 (18:00 hours)	
iv	Cost of bid document* (Non Refundable)	<b>Rs. 5900/- (inclusive of 18% GST)</b> Payment of cost of bid document is to be made through RTGS, NEFT & IMPS (*details of bank account of UPMRC are mentioned below.)	
v.	EMD/Bid Security*	EMD/ Bid Security can be submitted either through RTGS, NEFT & IMPS in UPMRC account (offline mode) mentioned below at S No. (vi). Bidder shall have to deposit Bid Security amount for each space, as per clause 6 of e-auction notice, in which the bidder is interested. <b>Note: Cost of Bid Document &amp; EMD shall be submitted by the bidders except Micro and Small Enterprises (MSEs) as defined in MSE Procurement Policy issued by Department of Micro, Small and Medium Enterprises (MSME) or are registered with the Central Purchase Organization.</b>	
vi	Details of UPMRC Bank Account for submission of bid document cost and EMD/ Bid Security (offline mode) as given above at S No. (iv)	<b>Bank Account in the name of</b>	<b>UTTAR PRADESH METRO RAIL CORPORATION LTD</b>
		<b>Bank Account No</b>	<b>50200009236810</b>
		<b>Name of Bank</b>	<b>HDFC Bank</b>
		<b>IFSC CODE</b>	<b>HDFC0001267</b>

	& S No (v)	<b>BRANCH</b>  <b>Beneficiary Bank name</b>	<b>06,SAPRU MARG, HAZRATGANJ, LUCKNOW, UTTAR PRADESH</b>  <b>HDFC BANK</b>
vii.	Bid Document Sale start date	25.10.2024 (18:00 Hours)	
viii.	Bid Document Sale end date	12.12.2024 (15:00 Hours)	
ix.	Pre-bid meeting	20.11.2024 (15:00 Hours) The Pre-bid meeting shall be conducted through video conferencing by software apps such as Google Meet, Microsoft Team etc.	
x.	Last date of Seeking clarification	20.11.2024 (18:00 hours) Bidders to note that seeking clarification on the bid shall be done by sending it on GeM portal only. Seeking clarification by any other mode will not be considered. Queries/clarifications from bidders after due date and time shall not be acknowledged.	
xi.	Pre-qualification submission start date and time	05.12.2024 (11:00 Hours)	
xii.	Pre-qualification submission end date and time	12.12.2024 (15:00 hours)	
xiii.	Pre-qualification assessment end date and time	16.01.2025 (18:00 Hours)	
xiv.	EMD submission start date and time	17.01.2025 (11:00 Hours)	
xv.	EMD submission end date and time	24.01.2025 (15:00 Hours)	
xvi.	Auction start date & time	27.01.2025 (11:00 Hours)	
xvii.	Auction end date & time	29.01.2025 (12:00 hours)	
xviii.	Extension	Unlimited	
xix.	Date of Award of Allotment	Will be notified through GeM Portal	
xx.	Validity of bid document	180 days from submission end date.	
		Chief Engineer / Business Development, Uttar Pradesh Metro Rail Corporation, Administrative Building,	

xxi	Authority, seeking any clarifications	Near Dr. Bhimrao Ambedkar Samajik Parivartan Sthal, Vipin Khand, Gomti Nagar, Lucknow – 226010.  <b>(Email: cebdupmrc@gmail.com)</b>
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## 5. Eligible Applicants:

- i. The bids for this contract will be considered only from those bidders (proprietorship firms, partnerships firms, companies, corporations) who meet requisite eligibility criteria prescribed in the clause 8 of E-Auction Notice given below. **Joint Ventures/Consortiums are not allowed to participate in the bidding process.**
- ii. A bidder shall submit only one bid in the same bidding process. A bidder who submits or participates in, more than one bid will cause all of the proposals in which the bidder has participated to be disqualified.
- iii. Bidders shall not have a conflict of interest. All Bidders found to have a conflict of interest shall be disqualified. Bidders shall be considered to have a conflict of interest with one or more parties in this bidding process, if:
  - a) participation by a bidding firm or any of its affiliates that are either involved in the consultancy contract to which this procurement is linked; or if they are part of more than one bid in the procurement; or
  - b) if the bidding firm or their personnel have relationships or financial or business transactions with any official of procuring entity who are directly or indirectly related to e-auction or execution process of contract; or
  - c) improper use of information obtained by the (prospective) bidder from the procuring entity with an intent to gain unfair advantage in the procurement process or for personal gain.
- (iv) The Bidder / applicant must not have been blacklisted, debarred or convicted as on the due date of submission of bid by Government of India/ State Government / Competition Commission of India/ Government undertaking. The bidder should submit an undertaking to this effect and shall submit a “Verification Statement” to this effect as per proforma placed at Annexure 2.
- (v) Suitable financial/technical strength as per clause 8 of E-Auction notice and an aptitude is essential to fall in line and match with the aesthetics and standards for conduct of business demonstrated by UPMRC on its metro stations.
- (vi) **One can bid for any single/ multiple/all spaces together offered under this e-auction.**
- (vii) The Kiosk spaces offered in this e-auction are considered ideal for F&B. Banned Items/ negative list is given in Annexure-9 of Bid document.

## 6. The Details of kiosk Spaces along with approximate area and bid security is tabulated below:

<b>S.No.</b>	<b>Metro Station</b>	<b>Kiosk No.</b>	<b>Location</b>	<b>Area (Sq.Ft.)</b>	<b>EMD/Bid Security (in Rupees)</b>
1	CCS Airport	03-CC2-01K	Ground Unpaid	80	29607
2	Amausi	03-AM2-01K	Ground Unpaid	80	19102
3	Transport Nagar	03-TN1-02K	Ground Unpaid	36	19102
4		03-TN3-03K	Ground Unpaid	147	55395
5	Krishna Nagar	03-KN2-03K	Ground Unpaid	80	52529
6		03-KN2-04K	Ground Unpaid	80	52529
7		03-KN3-05K	Ground Unpaid	150	97418
8		03-KN1-02K	Concourse Unpaid	48	15281
9		03-KN1-01K	Ground Unpaid	48	38203
10	Singar Nagar	03-SN2-02K	Concourse Paid	80	11461
11	Alambagh	03-AL1-01K	Ground Unpaid	36	19102
12		03-AL1-02K	Concourse Unpaid	36	15281
13	Alambagh Bus Stand	03-AB2-03K	Ground Unpaid	72	76406
14		03-AB1-02K	Concourse Unpaid	36	15281
15		03-AB2-04K	Concourse Unpaid	81	30563
16		03-AB2-05K	Concourse Unpaid	88	32473
17	Durgapuri	03-DU3-02K	Ground Unpaid	144	32473
18		03-DU2-01K	Concourse Unpaid	66	15281
19	Charbagh	03-CH2-07K	Ground Unpaid	80	162364
20		03-CH2-06K	Ground Unpaid	80	162364
21		03-CH2-05K	Ground Unpaid	80	162364
22		03-CH3-10K	Ground Unpaid	120	242590
23		03-CH1-01K	Ground Unpaid	36	87867
24		03-CH1-02K	Ground Unpaid	36	87867
25		03-CH1-04K	Concourse Unpaid	36	15281
26		03-CH1-03K	Concourse Paid	36	11461
27	Hussainganj	03-HS1-01K	Concourse Unpaid	36	15281
28		03-HS1-02K	Concourse Unpaid	36	15281
29	Sachivalaya	03-SC1-01K	Concourse Unpaid	36	15281
30		03-SC1-02K	Concourse Paid	36	11461
31	Hazratganj	03-HZ1-01K	Concourse Unpaid	36	21012
32	Vishwavidyalaya	03-VW2-01K	Ground Unpaid	96	42024
33	IT College	03-IT2-03K	Ground Unpaid	100	26742
34	Badshah Nagar	03-BA2-01K	Ground Unpaid	100	41068
35		03-BA2-02K	Ground Unpaid	100	41068
36		03-BA2-03K	Ground Unpaid	100	41068
37	Lekhraj Market	03-LK2-03K	Ground Unpaid	100	38203
38		03-LK2-04K	Ground Unpaid	100	38203
39	Bhoothnath Market	03-BH2-02K	Ground Unpaid	56	49664
40		03-BH2-03K	Ground Unpaid	56	49664
41		03-BH2-04K	Ground Unpaid	60	53484

<b>42</b>		03-BH2-07K	Ground Unpaid	100	73541
<b>43</b>		03-BH2-05K	Ground Unpaid	80	59215
<b>44</b>		03-BH1-01K	Concourse Unpaid	36	15281
<b>45</b>	Indira Nagar	03-IN2-01K	Ground Unpaid	80	28652
<b>46</b>		03-IN2-02K	Ground Unpaid	80	28652
<b>47</b>		03-IN2-03K	Ground Unpaid	80	28652
<b>48</b>		03-IN3-05K	Ground Unpaid	120	42024
<b>49</b>		03-IN3-07K	Ground Unpaid	120	42024
<b>50</b>		03-IN2-04K	Ground Unpaid	80	28652
<b>51</b>	Munshipulia	03-MN2-02K	Ground Unpaid	72	42024
<b>52</b>		03-MN1-01K	Concourse Unpaid	48	15281
<b>53</b>		03-MN3-03K	Concourse Unpaid	184.8	30563

**Note- Opening price for auction of of each space will be Minimum Reserve Price per month (in Rupees excluding GST) and Increment Price shall be Rs. 100 .**

**7.** Locations of above commercial spaces offered on Metro Stations are shown in drawings attached under Annexure-1. Actual area (carpet area) shall be measured at the time of handing over of the space(s). If there is any major variation in area (i.e. more than +/- 5%), the License fees shall be charged on pro-rata/ actual area basis. Interest free security deposit (IFSD) guarantee will not be readjusted if the variation in area handed over is up to (+/-) 5% else IFSD will also be readjusted according to actual area of the shop. However, such variation in area at the time of handing over of space shall in no case effect the eligibility of the selected bidder for the licensed space under consideration.

#### **8. Minimum Eligibility Criteria:**

For demonstrating Technical & Financial Capacity, the Bidder shall satisfy each of the following criteria as tabulated below:-

<b>Technical Capacity</b>	<b>Financial Capacity</b>
a. Bidder must be operating at least One(1) kiosk**/company/brand Outlet for atleast the period of One (1) year.	Bidder shall have Company Annual Turnover from its business of not less than <b>INR 5,00,000/- (INR Five Lakh Ruppee Only)</b> for atleast 1 year out of last 3 financial years.

\* The shop/kiosk must be operational at any Railway Station/ Bus Station/ Airport/ Mall/ Shopping complex etc. The bidder must submit proof of operating such a shop in the form of Lease Agreement/ Letter of Award/ Electricity bill or any CA certified certificate.

**8.1** Any bidder willing to open an outlet of a company/brand through a franchisee model will also be eligible subject to fulfilling following conditions-

- (i) Company/Brand of whose outlet bidder is proposing to be opened through franchisee model should meet the above-mentioned eligibility criteria.
- (ii) Bidder should submit along with its offer tender specific authorization/Franchisee certificate/Letter of Interest from the authorized signatory of the company/brand of whose outlet bidder is intending to open.

- (iii) Documentary evidence for the technical & financial credentials of the brand meeting the eligibility criteria needs to be submitted by the bidder on the letter head of brand owning company alongwith the technical offer.

**In exceptional case, UPMRC at its sole discretion may permit change of company/ brand proposed by the franchise subject to all prescribed requirements of this tender being met satisfactorily by the bidder and the new company/ brand should be atleast similar or better. Any such requirement for change in company/ brand by the franchisee must be supported by valid grounds for making such a request.**

8.2 (i) Any bidder who is a Dealer or Retailer of reputed brand/company will also be eligible subject to fulfilling following conditions-

- a) The proposed outlet should deliver an attractive in-store experience to customers at a level associated with reputed brands. The exclusive features of such non brand stores include proper lighting, appealing colourful schemes, fixtures, relevant décor and displays, superior signages, workplace dress code, cleanliness, hygiene etc.
- b) The proposed outlet should have various tangible and intangible attributes in order to create/ develop awareness, identity and reputation of product/ quality of service/ organization. The outlet must include strategic initiatives on outlet design/ product innovation so as to have a powerful influence on sensory appeal (e.g., how products tastes, outlet aesthetic etc.) and on the remembered satisfactions of the experience so as to drive repeat visits and attract new customers.

**(ii) Dealer or Retailer of reputed brands must submit:-**

- a) Details of proposed outlets supported by architectural drawings/ models etc.
- b) Dealership/ Retailer certificate of brand/company.

**(iii) The proposal for non-branded outlet, not meeting the requirements of note (i) & (ii) above or not supported by adequate details, is liable to be rejected.**

- The tenderer shall submit details of Technical Capacity, in the Performa of Annexure-7 & 7(A). Documentary proof such as certificates from client clearly indicating the nature/scope of work, or any other documentary proof should be submitted. The offers submitted without this documentary proof shall not be evaluated.
- The Bidder shall furnish the data for Financial Capacity in the prescribed format as per Annexure-7 & 7(B). The financial data in the prescribed format shall be certified by Chartered Accountant with his stamp and signature along with UDIN. Copies of Balance sheet (as applicable) for last three financial year shall also be provided.
- If a brand is quoting directly or in case of bidder quoting through franchise model, then Annexure 7A & 7B is mandatorily to be submitted along with the technical offer failing which the offer may be rejected. The franchise also needs to submit the tender specific authorization/ Franchisee certificate/ Letter of Interest from the authorized signatory of the company/brand of whose outlet bidder is intending to open, specifically stating that their brand meets the requisite eligibility criteria (both Technical & Financial) of the tender.
- Bidder has to submit/upload all Forms, Annexes, along with supporting

documents as per Annexure-12 of bid document along with the Technical Proposal.

- Bids shall be accompanied with proper EMD amount for each space which the bidder has quoted. Applications received without bid security shall be summarily rejected.

**9. Brief Description of Selection Process:-**

- a) UPMRC has adopted a two packet selection process (the “Selection Process”) in evaluating the Proposals, comprising Technical and Financial Proposals to be submitted as per the tender document. After receipt of Proposals, a technical evaluation will be carried out as specified in Clause 11.2 of Chapter VII of RFP. Based on this technical evaluation, a short-list of Qualified Bidders shall be prepared. Thereafter, the evaluation of Financial Proposal submitted by the Qualified Bidders will be carried out as specified in Clause 11.3 of Chapter VII of RFP. Financial Proposals will finally be ranked and the Bidder who quoted highest Minimum Monthly License Fee for the space (s) in the BOQ excel file shall be selected for award of License.
  - b) The License model shall be Minimum Monthly License Fee quoted by bidder plus GST as applicable for the space subject to annual escalation of 6% on compounding basis.
10. UPMRC 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 UPMRC for rejection of his proposal.
  11. In case at a subsequent date the successful bidder/licensee is found to have been banned for business as given above, UPMRC shall be at liberty to and have full right to cancel the allotment of license for the space allotted and forfeit the interest free security deposit after adjusting any dues payable by the licensee.
  - 12 Bids will be evaluated space/location wise in favour of H-1 bidder.
  - 13 This E-Auction Notice has been prepared with a view to provide relevant information; parties may do their own due diligence; UPMRC shall not be liable with regards to its accuracy, reliability or completeness.
  - 14 In case of any grievances/complaints regarding this e-auction or to obtain information/clarification, please contact:

**Chief Engineer / Contract ,**  
Uttar Pradesh Metro Rail Corporation Ltd.,  
Administrative Building, Near Dr. Bhimrao  
Ambedkar Samajik Parivartan Sthal,  
Vipin Khand, Gomti Nagar Lucknow –  
226010.  
Email:cecontractlmrc@gmail.com