



NBCC (INDIA) LTD.
(A Govt. of India Enterprise)

DOCUMENT FOR E-AUCTION (2nd Round)
OF
SOUVENIR SHOPS & FOOD KIOSKS
AT
BHARAT VANDANA PARK, SECTOR -20, DWARKA, NEW DELHI
ON 2 YEAR RENT BASIS

O/o Chief General Manager (Engg.)
NBCC (India) Limited
NBCC Plaza, Central Atrium, Tower-III,
1st Floor, Sector-5, Pushp Vihar, New Delhi-110017
E-mail : sbg.delhi2@nbccindia.com

(Complete e-auction document is available on e-auction website <https://nbccauction.enivida.com>, NBCC website <https://www.nbccindia.com> and DDA website <https://www.dda.gov.in>. Corrigendum, if any, shall only be available on above websites.)

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DISCLAIMER

The information contained in this Tender document or any other information subsequently provided to the Bidders(s), whether verbally or in documentary or any other form, by or on behalf of NBCC (INDIA) LIMITED [**“NBCC”**] and/ or on behalf of the Delhi Development Authority [**“DDA”**] or any of their employees or advisors, shall be deemed to have been provided on the terms and conditions set out in this Tender document and on such terms and conditions whereupon such information is provided.

This Tender document is neither an agreement nor an offer or invitation by NBCC/ DDA to the prospective Bidder or any other person. The purpose of this tender document is limited to providing the interested parties with information that may be useful to them in the formulation of their bid pursuant to this Tender document. This tender document includes statements, which may reflect various assumptions and assessments on part of NBCC/ DDA in relation to the development of the Bharat Vandana Park at Sector 20, Dwarka, New Delhi and the leasing of commercial shops, restaurants, food kiosks and other commercial spaces for an initial period of two years therein.

Any such assumptions, assessments and statements shall not be deemed or purport to contain all the information that any Bidder may require. This Tender document may not be appropriate for all person(s), and it is not possible for NBCC/ DDA, their employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this tender document. The assumptions, assessments, statements, and information contained in this tender document may not be complete, accurate, adequate or correct. Each Bidder shall be responsible, therefore, to conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this tender document and obtain independent advice from appropriate sources.

Information provided in this tender document to the Bidder(s) is on a wide range of matters, some of which may be subject to the interpretation of relevant laws. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. NBCC/ DDA accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

NBCC/ DDA, their respective employees and advisors make no representation or warranty and shall have no liability to any person, including any Bidder, under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this tender document or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the tender document and any

assessment, assumption, statement or information contained therein or deemed to form part of this tender document.

NBCC/ DDA also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused on account of unverified reliance of any Bidder upon the statements contained in this tender document. NBCC/ DDA may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this tender document. Any interested Bidder shall remain responsible for verification of such information as well as for seeking necessary clarifications.

SCHEDULE (TENTATIVE)

1	Issue of Notice for e-auction of Souvenir Shops & Food Kiosks	23.01.2026
2	Registration Starts	23.01.2026
3	Help Desk operational for training and information on e-auction	23.01.2026
4	Last date of Online Registration for participating in e-auction	06.02.2026 upto 3 PM
5	Last Date of submission of Bid and online EMD	06.02.2026 upto 3 PM
6	Date of mock e-auction for the purpose of awareness of the bidders	09.02.2026
7	Date of online bidding under this e-auction (only among qualified bidders)	10.02.2026 at 12:00 to 14:00 Hours or till extended period

(Any changes in above schedule will be notified only on e-auction website <https://nbccauction.enivida.com>, and / or NBCC website <https://www.nbccindia.com> and DDA website <https://www.dda.gov.in>.)



NBCC (INDIA) LTD.
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NOTICE OF E-AUCTION

NBCC (India) Limited (“**NBCC**”), acting for and on behalf of the Delhi Development Authority (“**DDA**”), invites bids through e-auction for ‘**Souvenir Shops, Restaurants, Food Kiosks and Virtual Reality Gaming Building on rental basis for an initial lease period of two years**’ as per schedule as under:

1	NIT No.	NBCC/SBG Delhi 2/BVP/2026/104 Dated 23.01.2026
2	Name of Project	DOCUMENT FOR E-AUCTION OF SOUVENIR SHOPS & FOOD KIOSKS AT BHARAT VANDANA PARK, SECTOR -20, DWARKA, NEW DELHI ON 2 YEAR RENT BASIS
3	Annual Reserve Price	As per Annexure-I & II
4	EMD	As per Annexure-II
5	Cost of Bid Documents	Free of Cost
6	Registration Fee	Rs.1500/- + GST (as applicable).To be paid using online payment gateway available on the portal to the agency conducting the e-auction i.e. M/s Railtel Corporation of India Limited.
7	Transaction Fee	Rs. 15,000/- + GST (as applicable) to be paid using online payment gateway available on the portal to the agency conducting the e- auction i.e. M/s Railtel Corporation of India Limited.

8	Details of Contact Person	<ol style="list-style-type: none"> 1. For application related queries, please contact Ms. Arti Gupta, Project Manager, Mob. No. 99115 99767 2. For site related queries, please contact Sh. Anguru Srikanth, General Manager (Engg.), Mobile No. 85276 65375 3. For Registration / Auction Support e-auction related queries, please contact M/s Railtel Corporation of India Limited eNivida Helpdesk at 011-49606060, 9355030608, 9355030617, 8448288988 and 8448288984 during office hours.
9	Place of submission of document of successful bidders.	<p>O/o Chief General Manager (Engg.) NBCC (India) Limited, NBCC Plaza, Central Atrium, Tower-III, 1st Floor, Sector-5, Pushp Vihar, New Delhi-110017 E-mail : sbg.delhi2@nbccindia.com</p>

- The complete tender document is available on e-auction website <https://nbccauction.enivida.com>, and/or NBCC website <https://www.nbccindia.com> and/or DDA website <https://www.dda.gov.in>. Corrigendum, if any, shall only be published and available on these websites.
- It is clarified that Incomplete proposal submitted by any bidder is liable to be rejected without any notice or explanation.
- All bidders must read the terms and conditions of all the tender documents carefully and it shall, at its sole risk and cost, submit its bid, only if it finds itself eligible under the terms and conditions of this tender document.
- All bidders shall be required to register with RAILTEL (which is the agency engaged by NBCC for facilitating the bidding in the e-auction process. No application containing bid shall be accepted by NBCC unless it is made through RAILTEL portal).
- The bidder shall be liable to pay the Auction Processing Fee (payable to RAILTEL) as specified above. It is reiterated that the Auction Processing Fee is non-refundable.
- NBCC/ DDA reserves the right to accept or reject the highest bid received or annul this document at any time without assigning any reason whatsoever. NBCC/ DDA may also withdraw any kiosk or commercial space from this tender without assigning any reason from the e-auction at any stage.
- In case of failure of the successful bidder to comply with the terms &

conditions of the e-auction leading to cancellation of its e-auction bid or contract, as the case may be, NBCC/ DDA would be well within their rights to allot the commercial space to the next highest auctioneer/ bidder on the panel on the rates as quoted by the first successful bidder, instead of re-e-auctioning it. The decision of the Accepting Authority shall be final and binding on the participants of the e-auction.

- viii. Eligibility Criteria: Bidders can be an individual, a Proprietorship firm, a Company or a registered Partnership

The bidder shall submit the following documents online on the e-auction portal:

- a. Bank Solvency Certificate
- b. PAN card
- c. Photo ID of the Bidder (if individual)
- d. Proof of registered office of the bidder

- ix. Test of responsiveness of Bid Proposal: Prior to permitting a bidder to participate in e-auction, NBCC will determine whether its Bid Proposal is responsive to the requirements of the Tender Document. A Proposal shall be considered responsive only if:
 - a. It meets the eligibility criteria.
 - b. It is accompanied with the prescribed EMD(s) for the commercial space(s) for which the bidder intends to bid.
 - c. It is received online by the Proposal Due Date.
 - d. It contains the information and documents as requested in the e-Auction tender Document.
 - e. It mentions the proposal validity period as set out in the e-Auction Tender Documents.
 - f. There are no inconsistencies between the bid proposal and the supporting documents.
- x. The bidders who are eligible and whose proposals are responsive shall be qualified to participate in e-bidding. The decision of DDA in this regard shall be final.

(Chief General Manager)
SBG Delhi-II

INSTRUCTIONS TO BIDDERS

1. This e-auction document is to be submitted by the successful bidder along with the prescribed enclosures duly signed by authorized representative as token of acceptance of terms & conditions of document after conclusion of the bid process for issuance of allotment letter.
2. The Commercial spaces will be given on lease basis for an initial period of two years to the highest bidder (H1 bidder) and the lease agreement shall be executed by the Authorised Representative / Chief Engineer (Projects), DDA. The commercial spaces shall be exclusively used only of the specific purpose as indicated in the tender document.

Renewal of the Lease shall be at such terms and conditions and on such increase lease rent as shall be agreed upon between H1 bidder and DDA.

3. **Eligibility:** The bidders in the e-auction shall be individuals or sole proprietorship or company or a registered partnership firm.

4. **Earnest Money Deposit (EMD):**

- 4.1. To be able to participate in e-auction for a particular commercial space(s), the prescribed EMD equal to three times the amount of reserve price of the monthly lease rent for that site is to be paid by the bidder through the e-payment gateway.

In the event that a bidders desires to enter bids for multiple commercial spaces, it must deposit the applicable earnest money deposit in respect of each and every such commercial space.

- 4.2. Detailed instructions to guide the bidder through the e-payment, steps are available on the said portal/website.
- 4.3. EMD will be treated as a Security Deposit which may be adjusted against the annual lease for the last three months of the lease period. The aforesaid earnest money shall always be interest free.
- 4.4. The EMD of the unsuccessful bidder will be refunded electronically to their bank account after the completion of auction, without interest, within 30 days of the date of e-auction.
- 4.5. The EMD may be forfeited on account of one or more of the following reasons;

- 4.5.1. Bidder withdraws the proposal during the validity period specified in E-Auction

4.5.2. Bidder does not respond to requests for clarification or fails to provide required information during the evaluation process

4.5.3. Bidder resorts to unethical practices or any practice that may affect the chances of rival bidders in the form of sudden complaints / RTIs/ Newspaper reporting about competing bidders post the phase when the E-Auction notice has been published or is found involved in canvassing.

5. **Format and Signing of Proposal:** Bidders would provide all the information as per this E-Auction Document and in the specified formats. NBCC/ DDA reserves the right to reject any Bid that is not in the specified formats.
6. **Proposal Preparation Cost:** The Bidder shall be responsible for all the costs associated with the preparation of its Bid Proposal and participation in the bidding process. NBCC/ DDA will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of bidding.
7. **Language and Currency:** The Bid Proposal and all related correspondence and documents shall be written in the English language. The currency for the purpose of the Bid Proposal shall be the Indian Rupee (INR).
8. The bidder is required to register itself with M/s Railtel Corporation of India Limited for NBCC on website <https://nbccauction.enivida.com> (The agency engaged by NBCC for holding e-auction) by paying necessary fee for Registration and other applicable charges.
9. **Registration:** Link for Registration manual is available on M/s Railtel Corporation of India Limited Website i.e <https://nbccauction.enivida.com>. Click "Bidder Enrollment" link available on the homepage of this website to get registered and avail User ID & Password.
10. **Cost of E-Auction Document:** The bidders have to download e-Auction Documents from e-auction website <https://www.nbcc.enivida.com>, NBCC website <https://www.nbccindia.com> and DDA website <https://www.dda.gov.in>.
11. **Validity of Bid Proposal:** The Bid proposal shall remain valid for a period of 180 days from the date of e-auction.

Prior to expiry of the original Proposal Validity Period, NBCC/ DDA may request the Bidders to extend the period of validity for a specified additional period.

A Bidder may refuse the request without forfeiting its Bid Security. However, a Bidder agreeing to the request will not be allowed to modify its bid proposal but would be required to extend the validity of its EMD Deposit for the period of extension.

The Successful Bidder shall extend the Proposal Validity Period till the date of execution of the Lease Agreement.

- 12.**Clarifications:** To assist in the process of evaluation of bid proposals, NBCC/ DDA may, at their sole discretion, ask any Bidder for clarification on its Bid proposal. The request for clarification and the response shall be in writing or by facsimile. No change in the substance of the Bid proposal would be permitted by way of such clarifications.
- 13.**Amendment of E-Auction Document:** At any time prior to the e-auction date, NBCC/ DDA may, for any reason, whether at its own initiative or in response to clarifications requested by a Bidder, modify the **E-Auction Document**. Any modification thus issued will be informed to all the prospective bidders by notifying on the NBCC & DDA websites. Such modification will be binding upon all bidders participating in E-Auction process.
- 14.**Confidentiality:** Information relating to the e-auction process shall not be disclosed to any person not officially concerned with the process. NBCC/ DDA will treat all information submitted as part of Bid proposal in confidence and will not divulge any such information unless it is ordered to do so by any authority that has the power under law to request its disclosure.
- 15.**NBCC/ DDA's Right to Accept or Reject Proposal:** NBCC/ DDA reserves the right to accept or reject any or all of the e-bids without assigning any reason whatsoever and to take any measure as it may deem fit, including annulment of the bidding process, at any time prior to issue of allotment letter, without liability or any obligation for such acceptance, rejection or annulment.
- 16.**Individual Bidding per Site:** One bidder may participate in the e-auction for any number/ all the commercial spaces, subject to deposit of separate prescribed EMD, and can be 'H1 bidder' (highest bidder) for any number of commercial spaces.
- 17.**Payment to be made within 7 days of the date of e-auction:** After being declared the successful bidder, the H1 bidder will have to deposit 3 times the H1 bid amount minus the EMD, through online e-payment gateway of e-auction portal. If he fails to make this payment, his bid will be cancelled and EMD deposited earlier will be forfeited.

Illustration:

- The reserve price for a site is Rs. 20,000 and then EMD is Rs.60,000 /-.
- The highest bidder bids Rs.40,000 /- (monthly license fee)

- The bidder has to make payment of $3 \times 40,000 - 60,000 = \text{Rs. } 60,000/-$

- The bidder shall have to deposit Rs. 60,000 /- within 7 days of the date of online e-bidding

18. Performance Security: The H1 bidder is required to submit 6 months lease rent in advance as Performance Security before the execution of the lease deed/ Agreement.

19. Online Bids:

19.1. The bidders are required to quote for the rate (**monthly license fee**) with reference to the commercial space put on e-auction, over and above the reserve price mentioned in the Appendix.

19.2. E-auction will start and end as per schedule mentioned in the offer document.

19.3. The bid for e-auction shall start with a minimum one increment above the reserve price. Increment of rate in e-auction i.e. minimum increment value or multiple thereof shall be Rs. 1,000/- for Souvenir Shop, Rs. 2,000/- for Food Kiosk and Rs. 5,000/- each for Lake View Restaurant, Deck Restaurant and VR Gaming space.

19.4. Once the e-bid is placed, the bidder cannot reduce or withdraw it for whatever reason. If done so, the EMD amount shall be forfeited.

19.5. The bidder shall be solely responsible for all consequences arising out of the bid submitted by him/her (including any wrongful bidding) and no complaint/representation will be entertained in this regard by the NBCC/ DDA. Hence bidders are cautioned to be careful to check the bid amount, and alter/rectify their bid amount if required, before submitting the bid.

19.6. In case any bid is received within the last 10 minutes prior to the scheduled time for closing of bidding process, then an automatic extension of time by another 10 minute(s), shall be triggered, and this automatic extension of time by 10 minutes shall continue, till no fresh bid is received in last 10 minutes period prior to the closing of the bidding process/ extended bidding process. If no fresh bid is received in last 10 minutes prior to the scheduled/extended period of the closing of bidding process, only then the bidding proceed shall get automatically closed.

20. Note of caution for the Bidders:

20.1. Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system/power failure at the Bidders end. To avoid losing out on bidding because of above-mentioned reasons, it is

advised to have reliable internet connection and ICT equipment and not to wait for the last moment for submitting the bid.

20.2. The Bidder is expected to carefully examine all the instructions, guidelines, terms and conditions and formats of the E-Auction. Failure to furnish all the necessary information as required or submission of a proposal not substantially responsive to all the requirements of the E-Auction shall be at Bidder's own risk and may be liable for rejection.

21. **Unconditional Bids** – Bidders are notified that NBCC/ DDA will not entertain any deviations from the E-Auction Document at the time of submission of the Bid Proposal or thereafter. The Proposal to be submitted by the Bidders will be unconditional and unqualified and the Bidders would be deemed to have accepted the terms and conditions of the Tender Document with all its contents including the Draft Lease Agreement. Any conditional proposal shall be regarded as non-responsive and would be liable for rejection.

22. **Declaration of Successful Bidder** - After the e-auction, NBCC will inform the Successful Bidder through e-mail as provided by the bidder.

23. **Letter of Allotment** – The Letter of Allotment to the Successful Bidder shall be issued within seven (7) days of the receipt of the amount as specified in Clause 17 herein i.e. the amount which is 3 times the H1 bid amount minus the EMD.

The successful bidder will acknowledge the receipt of the letter of allotment and give its concurrence by counter-signing the letter and submitting the same to NBCC/DDA.

24. Subject to the terms and conditions of this tender document and payment of all dues, the Lease Deed will be executed in respect of the leased commercial space in favour of the successful lessee in the format provided herein.

25. The successful bidder shall solely bear all expenses and cost towards the registration of the lease deed in respect of the leased commercial space including but not limited to the applicable stamp duty and registration charges.

26. **Bidder's Responsibility:** The following due diligence/deliberation is the sole responsibility of the bidder;

26.1. Bidders are assumed to have carried out site visit to assess the site offered on lease at any time at his own cost. This is very important, as the commercial spaces are offered on '**AS IS WHERE IS**' basis.

26.2. Bidders are expected to examine carefully the contents of all the documents provided. Failure to comply with the requirements of E-Auction Document will be at the Bidder's own risk.

26.3. Prior to the submission of the e-auction document, the bidders are assumed to have;

26.3.1. completely and carefully examined the requirements, and other information set forth in this Tender Document;

26.3.2. received all such relevant information as it has requested from NBCC/ DDA; and

26.3.3. made a complete and careful examination of all the aspects of the tender that might affect the Bidder's performance under the terms of this tender Document. NBCC/ DDA shall not be liable for any mistake or error or neglect by the Bidder in respect of any of the above.

27. **Disputes:** In case of disputes, only Local Courts in Delhi shall have jurisdiction as per Indian Laws. The Parties shall endeavor to settle by mutual conciliation any claim, dispute, or controversy ("Dispute") arising out of, or in relation to this project.

28. **Contact Details of M/s Railtel Corporation of India Limited eNivida Helpdesk for Registration/Auction Support are: 011-49606060, 9355030608, 9355030617, 8448288988 and 8448288984.**

GENERAL TERMS AND CONDITIONS

1. Nature of Usage Allowed By DDA:

- a. The commercial spaces are being e-auctioned on an “*As is where is*” basis and strictly for the specific purpose indicated against each category of commercial space put for e-auction herein. It is presumed that the bidder has inspected the site and familiarized itself with the prevailing conditions in all respect before participating in the e-auction. No claim/ dispute regarding condition/capacity of the commercial space shall be entertained by NBCC/ DDA. The bidder cannot put any condition with his/ her bid proposal or e-auction.
- b. The leased commercial space shall not be used or permitted to be used for any other purpose, whatsoever except general use for which authorization has been issued.

2. **Payment of Lease Rent:** The payment of the Lease Rent shall be made in advance on a **quarterly** by the successful bidder and shall be made to NBCC / DDA on or before the 10th of the month prior the period for which the payment is being made.
3. The Bidder shall be responsible for maintenance of sanitation, safety and security of the leased commercial space.
4. The period of lease shall initially be for a period of two years and shall be deemed to commence from the date of the issuance of allotment letter to the successful bidder. Upon expiry of the Lease or such extended period as may be agreed between the parties or upon termination of the lease, the Lessee shall forthwith vacate and surrender the peaceful possession of the leased commercial space, failing which it shall be liable to pay lease rent equivalent to five times the original monthly lease rent for the period beyond the expiry of the period of lease.
5. The bidder shall abide by all the rules and by-laws of the MCD, Delhi Administration and other authorities in the matter of running the business and keeping the site in proper condition. It shall also pay all municipal taxes or fees or applicable property tax as well as the electricity and water charges.
6. The Bidder shall be liable for any damage/loss and theft and NBCC/ DDA will not be held liable for any losses on account of any damage or theft.
7. The Bidder shall not be allowed to store any hazardous, inflammable or toxic material in the leased commercial space without due permission from the authorities. The Lessee shall also ensure that it does not cause any

nuisance or any inconvenience or in any manner, impede the ingress or egress of any other Lessee or visitors to the Bharat Vandana Park.

8. The successful bidder will be required to ensure appropriate fire-fighting arrangements at the leased commercial space to avoid any mishappening.
9. The spaces are equipped with electricity, water, IGL Gas Connection and sewer/drainage connection. However, successful bidder shall be responsible for installing sub-metering within their premises at their own cost. Further, monthly bills of electricity, water and IGL Gas Connection shall be borne by the successful bidder on actual consumption basis.
10. The successful bidder will be granted one month time for completion of internal fit-out works, equipment mobilisation, MEP Works and to make the allotted area operational readiness. The leased commercial space is being offered on 'as is where is' basis. Wherever electricity/water connection is not provided, such arrangement shall be made by the licensee at his own cost.

Further, wherever sewer connection is not provided, no wet kitchen is allowed and only dry kitchen with ready to serve food/packed food items can be operated.

11. If the successful bidder is unable to make the allotted space operational within one months, then permission for another one month will be granted by the NBCC / DDA, based on merits of each case. The successful bidder must take over the physical possession of the leased commercial space within 7 days from the date of allotment.

In case of any exceptional circumstances where the delay in making the space operational due to reasons beyond successful bidder's control, then the NBCC / DDA will be competent to grant extension beyond period of 2 months on case-to-case basis.

12. The bidder shall have to abide by all the relevant directions of NBCC, DDA, Orders/Directions of the Courts of law related to such sites in question in addition to the terms of this tender document/ E-Auction.
13. NBCC/ DDA shall not, in manner whatsoever, be responsible for or liable towards any accident or incident or damage occurring in the leased commercial space after its handover to the successful bidder. The successful bidder shall indemnify NBCC/ DDA and keep it indemnified against any claims whatsoever, in respect of the leased commercial space.

14. The land of such sites shall always remain the property of DDA and the bidder shall not claim any right/title/or interest to any right or any nature of easement in relation to or respect thereto.
15. The successful bidder shall peacefully hand over the leased commercial space to the Lessor immediately upon the expiry of the Lease period or upon early termination of the lease as per tender terms and conditions.
16. **Force Majeure:** The bidders shall not be responsible for failure or delay in performing their obligations under presents due to force majeure, which shall include natural calamities including epidemic, lightning, earthquake, flood, storm, or other unusual or extreme adverse weather or environmental conditions.

If the circumstances leading to force majeure occur, the affected party shall give notice thereof to the NBCC / DDA. The notice shall include full particulars of the nature of Force Majeure event, the effect it is likely to have on the Affected Party's performance of its obligations and the measures which the Affected Party is taking, or proposes to take, to alleviate the impact of the Force Majeure Event and restore the performance of its obligations. The obligations of the Affected Party shall be suspended to the extent they are affected by the Force Majeure.

GENERAL INFORMATION OF BIDDER

1.	Name of Bidder / Company	
2.	Address	
3.	Telephone Nos.	
4.	Official e-mail for communication	
5.	<p>Details of Authorized Signatory:</p> <p>Name:</p> <p>Designation (in case of company):</p> <p>Email Id:</p> <p>Mobile No.:</p> <p>Aadhar No. (Enclose copy):</p> <p>(Enclose copy of authorization letter / POA)</p>	
6.	<p>Type of Bidder:</p> <p>a) An Indian Govt. Company / Public Sector Undertaking</p> <p>b) Central / State Govt.</p> <p>c) Central / State Govt. Dept.</p> <p>d) Other Dept. / Organizations</p> <p>e) Private (Individual / Proprietary firm / partnership firm / Limited company / any other)</p> <p>Documentary proof to be enclosed)</p>	
7.	PAN No. / TAN No. / GST Regn. No. / No. / CIN No. (Enclose copy of each document)	
8.	Year of establishment of company / firm / organization	
9.	Name of Directors/Partners in the organization and their status along with their qualifications.	

10.	Bank Details Name of the Bank: Account Number: IFS Code: Name & Address of the Branch: MICR Code:	
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ACCEPTANCE LETTER

To

The Chief General Manager (Engg.)
NBCC (India) Limited
NBCC Plaza, Central Atrium, Tower-III,
1st Floor, Sector-5, Pushp Vihar, New Delhi-110017

Sir,

ACCEPTANCE OF TERMS & CONDITIONS OF LEASING

1. The bid document containing terms & conditions for rent of commercial built up space at Bharat Vandana Park, Sector 20, Dwarka, New Delhi has been downloaded by me/us from website of DDA/NBCC. I/We hereby unconditionally accept the terms & conditions and bid document in its entirety.
2. It is clarified that after unconditionally accepting the terms & condition in its entirety, it is not permissible to put any remark(s)/ condition(s) along with the bid and the same has been followed in the present case. In case, this provision of bid document is found violated at any time, I/We agree that the Application document shall be summarily rejected and DDA/NBCC without any prejudice to any other right or remedy be at liberty to forfeit the full said earnest money deposit (EMD) absolutely.
3. The required earnest money (EMD)/Registration fee/transaction for participation in the e-auction has been deposited by me/us.

Yours faithfully

Name & Signature of Applicant
(Affix stamp in case of company/firm)

Dated:

ANNEXURE – I**LIST OF SOUVENIR SHOPS AND FOOD KIOSKS**

S.No.	Description of Category of Commercial Space	Built-up Area of Each Unit (Sq.Mtr.)	Total Units	Total Built-up Area (Sq.Mtr.)
1	Souvenir Shops	9.90	13	188.10
2	MI Food Kiosks	19.91	6	119.46
3	Food Kiosk Type-3	141.40	4	565.60
4	Food Kiosk Type-4	676.50	1	676.50
	TOTAL		24	1,549.66

SPECIFIC COMMERCIAL SPACE IDENTIFICATION NUMBER

S. No.	Description of Category of Commercial Space	Built-up Area (Sq.Mtr.)	Reserve Monthly Rent (in INR)	Annual Rent Reserve Price (in INR)
1	Souvenir Shop No. 1	9.90	₹ 3,826	₹ 45,910
2	Souvenir Shop No. 2	9.90	₹ 3,826	₹ 45,910
3	Souvenir Shop No. 4	9.90	₹ 3,826	₹ 45,910
4	Souvenir Shop No. 7	9.90	₹ 3,826	₹ 45,910
5	Souvenir Shop No. 8	9.90	₹ 3,826	₹ 45,910
6	Souvenir Shop No. 12	9.90	₹ 3,826	₹ 45,910
7	Souvenir Shop No. 13	9.90	₹ 3,826	₹ 45,910
8	Souvenir Shop No. 14	9.90	₹ 3,826	₹ 45,910
9	Souvenir Shop No. 15	9.90	₹ 3,826	₹ 45,910
10	Souvenir Shop No. 16	9.90	₹ 3,826	₹ 45,910
11	Souvenir Shop No. 17	9.90	₹ 3,826	₹ 45,910
12	Souvenir Shop No. 18	9.90	₹ 3,826	₹ 45,910
13	Souvenir Shop No. 19	9.90	₹ 3,826	₹ 45,910
14	MI Food Kiosk No. 9	20.08	₹ 7,760	₹ 93,119
15	MI Food Kiosk No. 12	17.01	₹ 6,574	₹ 78,882

S. No.	Description of Category of Commercial Space	Built-up Area (Sq.Mtr.)	Reserve Monthly Rent (in INR)	Annual Rent Reserve Price (in INR)
16	MI Food Kiosk No. 13	17.01	₹ 6,574	₹ 78,882
17	MI Food Kiosk No. 15	20.47	₹ 7,911	₹ 94,928
18	MI Food Kiosk No. 17	20.47	₹ 7,911	₹ 94,928
19	MI Food Kiosk No. 19	20.79	₹ 8,034	₹ 96,412
20	Food Kiosk Type-3 No. 2	141.40	₹ 54,644	₹ 6,55,728
21	Food Kiosk Type-3 No. 3	141.40	₹ 54,644	₹ 6,55,728
22	Food Kiosk Type-3 No. 4	141.40	₹ 54,644	₹ 6,55,728
23	Food Kiosk Type-3 No. 5	141.40	₹ 54,644	₹ 6,55,728
24	Food Kiosk Type-4	676.50	₹ 2,61,433	₹ 31,37,201

ANNEXURE – II**EARNEST MONEY DEPOSIT FOR EACH CATEGORY OF COMMERCIAL SPACE**

S. N.	Description of Category of Commercial Space	Built-up Area of Each Unit (Sq.Mtr.)	Earnest Money Deposit of each unit (in INR)	Annual Reserve Price for each Unit (in INR)	Total No. of Units in the Category
1	Souvenir Shops	9.90	₹ 11,478	₹ 45,910	13
2	MI Food Kiosks	19.91	₹ 24,010	₹ 96,041	6
3	Food Kiosk Type-3	141.40	₹ 1,63,932	₹ 6,55,728	4
4	Food Kiosk Type-4	676.50	₹ 7,84,300	₹ 31,37,201	1

ANNEXURE - III**DRAFT RENT / LEASE AGREEMENT**

This Indenture is made at Delhi/New Delhi on this day of 2026 by and between:

NBCC (India) Limited (or) *The Delhi Development Authority having its office at Vikas Sadan, INA, New Delhi - 110023, presently acting through its Chief Engineer (Projects) (hereinafter referred to as the "LESSOR", which expression, unless repugnant to the context or meaning thereof shall be deemed to include its successors and permitted assigns) of the FIRST PARTY.*

AND

M/s..... having office at (here in after called as "LESSEE", which expression, unless repugnant to the context or meaning thereof shall be deemed to include its successors and permitted assigns) of the OTHER PARTY.

Each of Lessor and Lessee being referred to individually as "PARTY", and jointly as "PARTIES".

WHEREAS

- A. In response to the Tender Document for E-Auction floated by NBCC on behalf of DDA vide NIT No. NBCC/SBG Delhi 2/BVP/2026/104 Dated 23.01.2026, the SECOND PARTY has consented to terms and conditions of the tender document vide its acceptance letter no dated/...../2026 which was submitted along with its Bid Proposal dated the commercial space of category bearing I.D. no.
- B. That thereafter, the Lessee herein participated in the e-auction and was found to be the highest bidder for the commercial space of category bearing I.D. no. on rent basis for an initial period of two years.
- C. With this objective or recording the terms and conditions for the grant of the leasehold rights to the commercial space of category bearing I.D. no. (leased commercial space) for an initial period of two years in favour of the Lessee herein, both the PARTIES are desirous of recording their understanding, agreed terms and conditions by way of this Agreement.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES AND MUTUAL PROMISES AND COVENANTS HEREINAFTER SET FORTH, "**LESSOR**" AND "**LESSEE**" INTENDING TO BE LEGALLY BOUND HEREBY AGREE AS FOLLOWS:

1. The Lessee is hereby granted the exclusive possession of the commercial space under the category of bearing I.D. no., more particularly described in Schedule I herein, for the specific commercial purpose of for

an initial period of two years, subject to the regular payment of the lease rent payable on a quarterly basis and fulfillment of all other terms and conditions of this lease deed.

2. The Period of Lease for the purposed of this Agreement shall be two years and shall be deemed to have commenced from the date of issuance of the allotment letter to the successful bidder i.e. ----- and shall be valid upto ----- . Upon expiry of the period of Lease, the Lessee shall forthwith vacate and surrender the peaceful possession of the leased commercial space, failing which it shall be liable to pay lease rent equivalent to five times the original monthly lease rent for the period beyond the expiry of the period of lease until vacation of the leased commercial space.
3. That for the purpose of the stamp duty and registration fee to be imposed on the registration of this Deed under the Indian Stamp Act, the annual lease rent for the lease commercial space is _____.
4. The Lessee has deposited an amount of Rs _____ (Rupees _____) being the equivalent of 6 month's lease rent as interest-free performance guarantee, which shall be refundable upon the expiry of the lease period or such extended period, as may be agreed between the parties, subject to the terms and conditions of this lease deed.

An amount of Rs _____ being equivalent to 3 month's lease rent as interest-free security deposit, submitted within 7 days' of declaration of successful bidder, has also been retained and will be adjusted against the lease rent of the last three months of the lease period, unless otherwise adjusted by the Lessor against any dues.

5. **Lease Rent:** That the payment of the Lease Rent shall be made in advance on a quarterly by the Lessee and shall be made on or before the 10th of the month prior the period for which the payment is being made, without requiring the issue of any demand from the Lessor.
6. **Renewal/ Extension of Lease:** The Lessee shall be entitled to request for the renewal of the Lease. The Lessor shall consider such request and at its discretion, may allow such renewal or extension, which however shall be at such terms and conditions and on such increased lease rent as shall be agreed upon between the parties herein.
7. **Applicable Taxes:** That the Lessee shall, during the period of the lease, be liable to pay the appropriate property tax, municipal charges and any other taxes or levies to the appropriate department or authority, whether or not any demand is raised by the concerned department or authority, irrespective of whether the Lessee is present at or utilizing the leased commercial space.
8. **Maintenance charges:** The Lessee shall also be liable to pay such contribution or charges of any maintenance agency towards the maintenance and running of common facilities and/ or common areas, irrespective of whether the Lessee is present at or utilizing the leased commercial space.

However, these charges will not cover the maintenance and/ or repairs within the leased commercial space, for which the Lessee shall be solely responsible.

9. The Lessee shall not carry out or effect any structural changes on the leased commercial space or otherwise change/ alter the external shape or dimensions of the leased commercial space.
10. The Lessee shall abide by all the rules and by-laws of the MCD, Delhi Administration and other authorities in the matter of running the business and keeping the site in proper condition. The Lessee shall indemnify and hold indemnified the Lessor against any claims, levies, fines or penalties which may be imposed on account of contraventions on part of the Lessee.
11. The Lessee shall not store any hazardous, inflammable or toxic material in the leased commercial space without due permission from the authorities. The Lessee shall also ensure that it does not cause any nuisance or any inconvenience or in any manner, impede the ingress or egress of any other Lessee or visitors to the Bharat Vandana Park.
12. The Lessee shall be responsible for the payment of the charges accruing on account of electricity, IGL Gas and water consumed by it. Further, wherever sewer connection is not provided, no wet kitchen is allowed and only dry kitchen with ready to serve food/packed food items can be operated.

At the expiry of the lease period and/ or upon termination, the Lessee will be required to submit proof of having no outstanding charges, failing which the security deposit or EMD amount may be utilized to meet any unpaid dues.

13. The lease-hold rights granted under this agreement shall not be transferable and the leased commercial space cannot be sub-leased by the Lessee, except with prior express consent of NBCC / DDA. However, in such event, permission may be granted by NBCC / DDA on such terms and conditions as may be decided by NBCC / DDA and the sub-lessee will be bound by all the terms & conditions of the this tender document as well as the lease deed.
14. That the general and/ or restricted common areas and facilities shall remain undivided and the lessee shall not bring any action for partition or division thereof.
15. That any undivided interest in the general or restricted areas and facilities shall not be separated from the leased commercial space to which it may appertain and shall be deemed conveyed with the leased commercial space, even though such interest is not expressly mentioned or described in the conveyance or other instrument.
16. Any notice or other communication given or made under or in connection with the matters contemplated by this Agreement shall be in writing and in English and shall be addressed to the addresses mentioned in this deed.

17. Termination:

- 17.1. The Lessor reserves the right to terminate this Lease Deed after giving one month notice, in the event of any violation of terms and conditions of the tender document or this Lease deed, including but not limited to failure to pay the agreed lease rent and being in default for over one month.
 - 17.2. The Lessee may also, at its discretion, terminate the Lease deed subject to giving a notice of three months as well as ensuring the payment of all applicable dues including but not limited to the lease rent, utility charges towards electricity and water, applicable municipal taxes, charges etc. as well as the maintenance charges.
 - 17.3. In the event of termination, the Lessee will forthwith vacate and surrender the peaceful possession of the leased commercial space. The Lessor shall be entitled to adjust the unpaid dues, maintenance charges along with interest @ 12% p.a. and/ or such other charges, levies and taxes, as may be applicable from the performance security/ security deposit, before releasing any remaining amount therefrom.
18. That in the event of any conflict between the parties or any dispute arising out of or in relation to this Lease Deed, the Courts of Delhi shall have exclusive jurisdiction thereon.
19. This Lease Deed constitutes the entire agreement between the Parties hereto with respect to all contained hereinabove and all the clauses/conditions of the tender document which is annexed hereto as ANNEXURE – I, shall remain binding on both the PARTIES.

IN WITNESS WHEREOF THE, PARTIES HAVE EXECUTED AND DELIVERED THIS AGREEMENT AS OF THE DATE FIRST ABOVE WRITTEN.

SIGNED SEALED AND DELIVERED

For and on behalf of DDA

For and on behalf of SECOND PARTY

Witness:

- 1.
- 2.

SCHEDULE – I

SCHEDULE OF LEASED COMMERCIAL SPACE

The Commercial space in the Bharat Vandana Park, Sector – 20, Dwarka, New Delhi under the Category of bearing I.D. No. and admeasuring Sq.Mtr. and bound by on four sides as follows:

North:

South:

East:

West: