

**Estate-I Department
New Delhi Municipal Council
Palika Kendra : New Delhi**

No.D-793/SO(Estate-I)/2019

Dated: 29.05.2019

Sh. Ravish Kumar Singh,
Manager-Information Technology Consulting,
Telecommunication Consultants India Ltd.,
(A Govt. of India Enterprises),
TCIL Bhawan, Greater Kailash
New Delhi-110048.

Sub:- **E-auction of licensing rights of 52 small shops, stalls, office space, etc. in NDMC Area**

Sir,

This is regarding proposal for using e-procurement portal services of TCIL for the e-auction of small shops, stalls, office space, etc. in NDMC Area.

2. You are therefore, requested to conduct the e-auction of licensing rights of the 52 small shops, stalls, office space, etc. as per the following lists/documents enclosed herewith:-
 - a. The list of 52 NDMC's Properties whose licensing rights to be e-auctioned indicating the area, reserve price and its permissible use (Annexure-I).
 - b. The terms & conditions of e-auction (Annexure-II).
 - c. The draft licence deed to be executed with the successful bidder (Annexure-III).
3. You are also requested to kindly inform the Website URL/modalities for e-auction wherein such e-auction process will be conducted and the date along with schedule on which this process will be made live, so that NDMC will publish advertisement in the newspaper for publicity of the same. The services of TCIL will be as per same terms/conditions and process as followed in the earlier E-auction.
4. The process may be immediately commenced by M/s. TCIL.

Yours faithfully,


(Y.V.V.J. RAJASEKHAR)
Director, NDMC

Encl: As above

Copy for information to:-

1. PS to Chairperson, NDMC
2. PS to Secretary, NDMC

Sl No	Property Address	Description and	Aproximate Covered area (Sq. Ft.)	Reserve Price (Rs./month)	Permissible use
Office Space and shops in Palika Bhawan, R.K. Puram					
1.	Shop No. M-18		195.00	21,450	Licensable
2.	Shop No. M-31		195.00	21,450	Licensable
3.	Shop No. M-42		195.00	21,450	Licensable
4.	Shop No. M-52		199.49	21,944	Licensable
5.	Shop No. M-08		95.00	11,400	Licensable
6.	Office Space in 2 nd floor		1,908.00	1,90,800	Office Space
Office Spaces and shops in Palika Place, R.K. Ashram Marg					
7.	Shop No. UG-19		78.00	5,850	Licensable
8.	Shop No. LG-57		54.27	2,443	Licensable
9.	Office Space 2 nd floor No. 35		517.77	31,067	Office Space
10.	Office Space 2 nd floor No. 39		517.77	31,067	Office Space
11.	Office Space, 2 nd Floor No. 40		517.77	31,067	Office space
12.	Shop No. UG-40		25.61	1,025	Licensable
Shops in AIIMS subway					
13.	Shop No. 1C		98.00	44,100.00	Licensable
14.	Shop No. 1 A		94.00	42,300.00	Licensable
15.	Shop No. 16B		61.00	27450.00	Licensable
Shop in North West Moti Bagh					
16.	Shop No. 4		128.00	19,200	Licensable
17.	Shop No.243, Palika Bazaar		298.00	65560.00	Licensable
18.	Shop No.135 Palika Bazaar		149.00	32408.00	Licensable
19.	Shop No.189 Palika Bazaar		253.00	54395.00	Licensable
20.	Kiosk No-K-11, Palika Parking		103.00	17253.00	Licensable
21.	Shop No-6, Palika Parking		142.46	27067.00	Licensable
22.	Shop No-15 Palika Parking		128.00	24320.00	Licensable
23.	Shop No-11 Palika Parking		145.00	27550.00	Licensable
24.	Space at Palika Parking (earlier occupied by Bhagat Video)		420.00	50400.00	Licensable
25.	Space at Palika Parking (earlier occupied by Bindal Apparels)		6747.17	1147019.00	Licensable
26.	Shop No-27 at Still Floor Yashwant Place		324.00	64800.00	Licensable
27.	Shop No-61 Yashwant Place		656.14	123026.00	Licensable
28.	Shop No-105 Yashwant Place		365.33	73066.00	Licensable
29.	Shop No-2 Shivaji Stadium		342.00	29925.00	Licensable
30.	Shop No-3 Shivaji Stadium		551.00	48213.00	Licensable
31.	Shop No-4 Shivaji Stadium		627.00	54863.00	Licensable
32.	ATM Site at NDCC-II, Jai Singh Raod,		203.67	40734.00	Licensable
33.	ATM Site at Laxmi Bai Nagar Market		136.00	31280.00	Licensable
34.	ATM Site at Suvidha Market Netaji Nagar		80.00	14800.00	Licensable
35.	ATM Site at Kaka Nagar Market		80.00	18000.00	Licensable
36.	ATM Site at R.K.Ashram Lane, DIZ Area, Gole Market		80.00	19200.00	Licensable
37.	Stall No-43 Baird Lane, Gole Market,		159.52	23130.00	Licensable
38.	Shop No-1, Mohan Singh Place, Connaught Place		140.00	15400.00	Licensable
39.	Stall No-8 Hanuman Lane Market,		91.00	5005.00	Licensable
40.	Stall No-10 New Central Market, Shankar Market		97.00	6790.00	Licensable

J..

41.	Shop NO-3 Bapu Dham Chanakya Puri	97.00	24250.00	Licensable
42.	Shop No-1, CSC Tilak Lane	186.56	40110.00	Licensable
43.	Shop No-44 Gole Market,	129.00	232560.00	Licensable
44.	Shop No-23, CSC Market, Sarojini Nagar	52.00	3120.00	Licensable
45.	Shop No-5, Palika Niwas, Housing Complex Lodhi Raod,	88.00	6160.00	Licensable
46.	Shop No-10 New R.K.Ashram Marg,	78.00	5460.00	Licensable
47.	Kiosk/ Cafeteria 01 in Palika Bazar Plaza	131.86	18,131	Licensable
48.	Kiosk/ Cafeteria 02 in Palika Bazar Plaza	131.86	18,131	Licensable
49.	Kiosk/ Cafeteria in BRICS Rose Garden	538.20	34,983	Licensable
50.	Kiosk/ Cafeteria in IAF Rose Garden	538.20	34,983	Licensable
51.	Kiosk/Cafeteria in PSIO Club	1,614.60	2,01,825	Licensable
52.	Kiosk/ Cafeteria in Yashwant Place	290.63	1,01,721	Licensable

Note:- For Property at Sl. No.47, 48 (No open area will be allowed for use which is a right of way) and in r/o Property at Sl. No. 49, 50, 51 & 52 the Licence fee will be increased after incorporating the charges for open area as per formula given by SBICAPs..



-665-

**Estate-I Department
New Delhi Municipal Council
Palika Kendra : New Delhi**

No. D-491/SO(Estate-I)/2019

Dated: 30.01.2019

✓ Sh. Ravish Kumar Singh,
Manager-Information Technology Consulting,
Telecommunication Consultants India Ltd.,
(A Govt. of India Enterprises),
TCIL Bhawan, Greater Kailash,
New Delhi-110048.

Sub: **E-auction of licensing rights of 29 small shops, stalls, office space etc. in NDMC Area.**

Sir,

This is with reference to your letter No. TCIL/70/86/01/2019-ITC/01 dated 14.01.2019 and this office letter no. D-424/SO (Estate-I)/2019 dated 22.01.2019 regarding proposal for using e-procurement portal services of TCIL for the e-auction of small shops, stalls, office space, etc. in NDMC area.

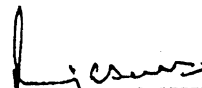
2. You are, therefore, requested to conduct the e-auction of licensing rights of the 29 small shops, stalls, office space, etc. as per the following list/documents enclosed herewith:-

- a. The list of 29 NDMC's properties whose licensing rights to be e-auctioned indicating the area, reserve price, category of reservations and its permissible use.
- b. The terms & conditions of e-auction.
- c. The draft licence deed to be executed with the successful bidder.

3. You are also requested to kindly inform the Website URL/modalities for e-auction wherein such e-auction process will be conducted and the date along with schedule on which this process will be made live, so that NDMC will publish advertisement in the newspapers for publicity of the same.

4. The process may be immediately commenced by M/s. TCIL.

Yours faithfully,


(Y.V.V.J. RAJASEKHAR)
Director (Estate-I)

Encl: **As above**

Copy for information to:-

1. PS to Chairperson, NDMC
2. PS to Secretary, NDMC

-667-

ANNEX. II

-525-

Annexure-5

Terms and Conditions

- i. The public premises will be licensed for ten (10) years from the date of commencement of licence deed i.e. the date of taking of possession of public premises on 'AS IS WHERE IS BASIS' by the licensee from licensor i.e. New Delhi Municipal Council (NDMC). The licensee after taking formal occupation of the licensed public premises shall not contest thereafter that the licensed public premises is not complete in any respect whatsoever. If any change, internal renovation, additions/alterations are necessary, the licensee shall do the same at his own cost after obtaining prior written permission of the licensor and the liabilities for the payment of licence fee shall not be affected.
- ii. Any legal entity, which has legal capacity to (i) enter into agreement, (ii) assume obligations, (iii) incur and pay debts, (iv) sue and be sued in its own right, and (v) to be accountable for illegal activities, is eligible to participate in the e-Auction.
- iii. The Licensor (i.e. New Delhi Municipal Council) reserves the right to reject any or all the e-bidders / bids without assigning any reasons. The details of shops, office spaces, kiosks to be e-auctioned is given at Annexure-I of Annexure-5 alongwith their (a) location, (b) covered area, (c) monthly reserve price, and (d) use of such shop/office spaces/kiosks.
- iv. The allotment will be made to the highest e-bidder in e-auction on licence fee payment basis for a period of maximum 10 years.
- v. All the participants who desire to participate in the e-auction, have to deposit an earnest money deposit (EMD) equivalent to eight times of reserve price for a month as indicated in Annexure-I of Annexure-5 against each unit into the bank account of NDMC separately for each unit through online payment mode through RTGS/NEFT/IMPS as per details mentioned below. NDMC then allow only such participants who had deposited EMD in advance prior to date of conduction of e-auction:

Bank Name	Axis Bank
Account Number	03510832802
Beneficiary Name	New Delhi Municipal Council
IFSC Code	UTIB0CCH274
Branch	Centralized Collection Hub

The successful bidder has to deposit the advance licence fee and the security deposit etc. within 7 days from the date of issue of letter of award to the successful bidder. It is clarified that not more than one public premises will be allotted to one participant

- 668 -

- 526 -

and in case a participant is declared successful bidder in case of more than one public premises, then such participant's bid will be declared invalid and his EMD will be forfeited in all such cases. If any, allotted under this e-auction process to such applicant will be terminated *void-ab-initio*.-

- vi. The earnest money (EMD) shall be forfeited in favour of the NDMC in case the applicant after participating in auction becomes successful e-bidder withdraws the offer or makes modifications therein or on acceptance of his application fails to complete any of the formalities of the licence or fail to comply with any of the terms and conditions and any of the formalities of the licence within the period as stipulated in conditions 7 and 8 below and the allotment in such shall be deemed terminated. In case of forfeiture of EMD, the applicant will be blacklisted for a period of three years.
- vii. The successful e-bidder will be required to deposit equal to eight (8) months of quoted licence fee as interest free security deposit and three (3) months' of quoted licence fee as advance licence fee to NDMC. The interest free security deposit and three months' advance licence fee shall be accepted only through online payment mode through RTGS/NEFT/IMPS into NDMC bank accounts as per details given in para 5 of the terms & conditions, within a period of 15 days of the receipt of the intimation of acceptance of his offer towards the fulfillment of the contractual obligations. The earnest money deposited by the successful e-bidder alongwith the bid will be adjusted towards the security deposited.
- viii. The successful e-bidder will execute a licence deed on a non-judicial stamp paper of Rs.100/- within a period of 15 days from the date of depositing the security deposit alongwith three months advance licence fee to Licensor, in the proforma prescribed by the Licensor. The licensee shall take the possession of the shop/office space/kiosk from the licensor within 30 days from the date of execution of licence deed.
- ix. The terms and conditions of the licence are given in the attached licence deed (**Annexure -II of Annexure-5**) in detail, and it is the responsibility of the e-bidder to go through such terms and conditions before participating in this e-auction process. In case of any discrepancy in documents related to the e-auction, the terms and conditions mentioned in the Licence Deed shall have superseding effect.
- x. In case of termination, Licensor shall enter into the public premises, and in the event of the Licensee not surrendering the vacant possession of the public premises within the stipulated period under this deed in a peaceful manner the licensee shall render itself liable for action for eviction under the Public Premises (Eviction of Unauthorised Occupants) Act, 1971 and recovery of dues, disconnection of electricity, water and other utilities/services, sealing the premises and any other action(s) as deemed fit by the licensor.
- xi. At the time of commencement of licence deed, the licence fee deposited in advance will be adjusted towards the monthly licence fee and after adjustment of the said licence fee, the licensee shall pay the licence fee in advance by the 10th of each English Calendar month at the latest.

-669-

-527-

- xii. Non-payment of the licence fee within the prescribed period will constitute breach of the terms of licence and shall render the licence liable to be terminated. In case of default in payment of the licence fee for any reason, what-so-ever, shall be liable to pay to the licensor monthly compounding interest for the period of default @ 15% per annum on amount of licence fee and any other dues including interests, the payment of which has been so defaulted. The interest on defaulted amounts shall be payable for full month irrespective of the fact whether default so committed is for the part of the month. Non-payment of the licence fee for a period of six months will lead to termination of licence deed.
- xiii. In case of licensable trades, operations should only be started after getting appropriate licence, such as health license from the competent authority. However, licence fee will be charged from the date of taking the possession of the premises irrespective of whether such premises is put to usage or not.
- xiv. The licensee shall use the public premises for the permitted use of it. In case of shop/kiosk, the licensee shall run the shop/kiosk himself or through his/her spouse, parents and children only. No other relative or any other person will be allowed to run the shop/kiosk without obtaining the prior permission in writing from the licensor, and if at any time shop/kiosk is found running by some person other than the licensee or his/her spouse, parents and children or person allowed by the licensor, then such case will be treated as sub-letting, and the licence will be terminated automatically in such scenario. Licensor will take all necessary action, as deemed fit by it, in such scenario. Same is the case for office premises i.e. office premises is to be used by the successful applicant for its own purpose.
- xv. Save as provided in the licence deed and terms and conditions of e-auction, the licensee during the tenure of this license shall not sublet/transfer/assign or part with the public premises or any portion thereof permanently or temporarily to anybody else nor shall be allowed to take any person/persons to occupy the public premises or to use any part thereof save with the prior permission in writing of the licensor.
- xvi. The licensee shall be bound to abide by all applicable statutes, laws, by-laws, rules, regulations, orders, ordinances, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directive of any governmental authority or court or other law, rule or regulation approval from the relevant governmental authority, government resolutions, directives, or otherwise restrictions or any similar form of decisions of, or determination by, or any interpretations or adjudications having the force of law in India, including the provisions of the New Delhi Municipal Council Act, 1994 (44 of 1994) and the rules, regulations, bye-laws, orders, etc. made under them, as amended from time to time.
- xvii. The prospective e-Auctioneers/bidders should not have been debarred/ blacklisted by any Government/ Public sector undertaking / Local Bodies or any other statutory authority and the successful bidder has to furnish an affidavit in this regard.

-670-

-528-

- xviii. The prospective bidder should furnish PAN Number/GST Number issued by Income Tax Department alongwith returns for the last three years.
- xix. The enhancement in licence fee will be @ 10% per annum in the case of shops/kiosks etc. as per policy of NDMC with permissible licensable trade. The enhancement will be @ 10% per annum in case of office space as per policy of NDMC from time to time. If the bidder opt for non-licensable trade the enhancement will be @ 10% biennially. The use of the public premises, change of trade, transfer, damages on termination, interest on delayed payment, sealing and de-sealing of public premises, security deposit and other conditions shall be as per the provisions contained in the policy of NDMC circulated vide circular dated 16.8.2016, annexed at **Annexure- 1**.
- xx. Upon the expiry of licence period, renewal will not be allowed. Public premises will be reverted back to NDMC free from any encumbrances, after expiry of licence period with efflux of time.
- xxi. The licensee shall himself/itself occupy and use the public premises only for the use/purpose for which it is being licensed by NDMC and use the public Premises himself read with para 14 above. In case of shop, however, the licensee can apply for change of trade in accordance with the policy of NDMC in that regard.
- xxii. The final authority to accept or reject any bid will be the Competent Authority under the NDMC Act, 1994.
- xxiii. The other terms and conditions of the licence deed have to be executed by the successful bidder as per licence deed which is annexed as **Annexure II** of **Annexure-5**.
- xxiv. Reservation of public premises for SC, ST and PH categories will be as per the policy approved by Council – **Annexure-III** of **Annexure-5**.