E-AUCTION DOCUMENT

RFP No.: NLMC/2026/01

NATIONAL LAND MONETIZATION CORPORATION (NLMC)

(A 100% GOVT. OF INDIA UNDERTAKING)

INVITES APPLICATIONS

FOR

SALE OF RESIDENTIAL FLATS AT PRAYAGRAJ & CHENNAI

ON

'AS IS WHERE IS BASIS'

THROUGH

"OPEN PUBLIC E-AUCTION"

(The e-auction document is available on website https://nlmc.dpe.gov.in/ and https://eauction.enivida.com , Corrigendum, if any, shall be available only on these websites.)

(*This document contains 27 pages including this page*)

TABLE OF CONTENTS

Sr. No.	PARTICULARS	Page No.
1	CHAPTER I: SCHEDULE OF E-AUCTION PROCESS	3
2	CHAPTER II: DEFINITIONS	4
3	CHAPTER III: DISCLAIMER	5
4	CHAPTER IV: INSTRUCTIONS TO PROSPECTIVE BIDDERS	6-11
5	CHAPTER V: TECHNICAL TERMS AND CONDITIONS OF E-AUCTION	11-14
6	CHAPTER VI: GENERAL TERMS & CONDITIONS OF E-AUCTION	15-19
7	ANNEXURE-I: DETAILS OF RESIDENTIAL FLATS WITH RESERVE PRICE AND EMD	20
8	ANNEXURE-II: APPLICATION FORM	21-22
9	ANNEXURE-III: AFFIDAVIT	23
10	ANNEXURE-IV: AUTHORISATION & UNDERTAKING	24
11	ANNEXURE-V: POWER OF ATTORNEY	25-26
12	ANNEXURE-VI: ACCEPTANCE LETTER	27

CHAPTER- I
SCHEDULE OF E-AUCTION PROCESS

Sr. No.	Particulars	Time line
1	**Release of Advertisement by NLMC**	05.11.2026
2	**Download of documents from the web portals:** https://nlmc.dpe.gov.in/ and https://eauction.enivida.com	From 05.11.2026 onwards
3	**Inspection of Property (with prior appointment only)**	From 12.11.2026 to 30.11.2026 Till 18:00 hrs.
4	**Pre-bid meeting**	11:00 hrs. on 20.11.2026
5	**Last Date of Registration**	Up to 07.12.2026 till 17:00 hrs.
6	**Last Date of Submission of EMD**	Up to 07.12.2026 till 17:00 hrs.
7	**Period of mock e-Auction for the purpose of awareness of the bidders (Interested bidder (s) are required to contact) at am-nlmc@gov.in**	09.12.2026 (11:00 to 17:00 hrs)
8	**Date of e-Auction**	11.12.2026 (11:00 to 17:00 hrs)

CHAPTER- II
DEFINITIONS

The key definitions for the purpose of the e-auction document are as follows:

i. **"Allottee"** is the person/entity whose bid for purchase has been approved by the competent authority.

ii. **Bid** wherever used shall mean the bid submitted by the Bidder in accordance with this RFP.

iii. **Bid Document** comprises the terms and conditions of the bid, the bid form, the schedule of the property, model letters if any to be submitted and other terms and conditions etc., along with the bid form wherever applicable.

iv. **Bidder** is the person/entity who submits the Bid for purchase of the Said Property by quoting its price. This may be an individual person/HUF/company/ LLP/ partnerships/ society/ trusts etc. 'Bidder' shall also mean and include 'Bidder', 'Tenderer' or similar terms which convey the same meaning.

v. **"H-1 Bidder"** is the Highest bidder as declared on auction portal.

vi. **"Contract"** means the Contract signed by the Parties and all the attached documents which includes General Terms and Conditions, the Special Conditions (SC), and the Annexures.

vii. **"Company**" means a Company incorporated under the Companies Act 2013 or any previous Company law.

viii. **"Kin":** For the purposes of this RFP, "Kin" shall mean the spouse, father, mother, son, daughter, brother, sister, grandfather, grandmother, grandson, granddaughter, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law and sister-in-law of the Bidder.

ix. **"Partnership"** is the relation between persons who have agreed to share the profits of a business carried on by all or any of them acting for all. Persons who have entered into partnership with one another are called individually, "partners" and collectively "a firm".

x. "**Limited Liability Partnership"** shall have the same meaning as prescribed under Limited Liability Partnership Act 2008.

xi. **"Trust"** shall have the same meaning as prescribed under Indian Trusts Act, 1882.

xii. **"Authorized Representative"** is the person authorized by the Bidder to submit the Bid document on his/her/its behalf. Such Authorized Representative may either hold a Power of Attorney or Board Resolution as may be applicable.

xiii. **"Prospective Bidder(s)"** are interested applicants who are yet to submit their bids in accordance with this RFP.

xiv. **"Successful Bidder"** is the Bidder who has quoted the final H-1 (Highest Bid Amount) for the said property at the e-Auction stage and who has been found suitable after screening by NLMC basis due diligence including KYC verification and fulfillment of laid criteria for execution of documents for sale.

xv. **"Said Property"** implies all properties which are available for monetization to the bidder(s) and hereinafter referred to as the "Said Property" as depicted in **Annexure- I.**

xvi. **"Acceptance Letter"** is the letter issued by NLMC to the Successful Bidder(s) after screening and evaluation, and upon approval of the bid made by the said Bidder(s) by NLMC.

CHAPTER- III
DISCLAIMER

This Request for Proposal (RFP) does not purport to contain all the information for all the persons, and it is not possible for NLMC, their employees or any of its agencies/consultants/advisors to consider the business/investment objectives, financial situation and particular needs of each Bidder who reads or uses this RFP. Each Bidder should conduct its own investigations and analysis, and should check the accuracy, reliability and completeness of the information in this RFP and where necessary obtain independent advice from appropriate sources. National Land Monetization Corporation (NLMC), their employees & representatives or any of its agencies/consultants/advisors make no representation or warranty and shall incur no liability under any law, statute, rule or regulation as to the accuracy, reliability, or completeness of the RFP document. This RFP document is not an agreement and is neither an offer to the prospective Bidders or any other person.

This e-auction document is not an agreement and is neither an offer nor invitation by NLMC to the prospective bidders or any other person. The purpose of this e-auction document is to provide interested parties with information that may be useful to them in the formulation of their Bid for expressing their interest pursuant to this e-auction (the "Bid"). This e-auction document includes statements, which reflect various assumptions and assessments arrived at by NLMC in relation to the e-Auction. Each prospective bidder should therefore, conduct his/her/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 e-auction document and obtain independent advice from appropriate sources.

NLMC also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any prospective bidder upon the statements contained in this e-auction document. NLMC 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 e-auction document.

CHAPTER- IV
INSTRUCTIONS TO PROSPECTIVE BIDDERS

1. **Proposal:**
   i. National Land Monetization Corporation ("NLMC"), a 100% Govt. of India Enterprise under the administrative control of Department of Public Enterprises, Ministry of Finance, announces open public e-auction for sale of Residential Flats as per details described at **Annexure-1** on 'as is where is' and 'no complaint' basis as per the Terms and Conditions described in this e-auction document. It will be presumed that the bidders have visited the site and satisfied themselves with the prevalent site conditions in all respects including location, available infrastructural facilities, etc. before participating in the e-auction and submitting the bid.
   ii. Corrigendum, if any, shall only be available on website of NLMC, i.e. https://nlmc.dpe.gov.in/ and https://eauction.enivida.com, by the means of updating of this document.
   iii. Prospective Bidders must refer to the above website for related documents before the auction, as all information will be updated herein.

2. **Eligibility:** For participating in the electronic auction, following shall be eligible to participate in the electronic auction process for the sale of Residential Flats on 'as is where is' basis:
   i. An individual or a group of individuals (except minor/undischarged insolvent), who is/are Citizen of India has/have attained majority, and is/are competent to enter in a contract and not barred under any law.
   ii. A HUF as defined under the Income Tax Act, 1961.
   iii. A Company (public/private) registered under the Companies Act 2013.
   iv. A proprietary firm, registered/unregistered partnership firm/limited liability Partnership (LLP) having its registered office address in India.
   v. A society under the Societies Registration Act 1860, or registered co-operative society.
   vi. A Trust, State Governments, Central Govt. Departments, Public Sector Undertakings/Govt Autonomous Bodies etc.
   vii. NRIs and PIOs may also participate in e-auction as per FEMA rules/notifications issued by RBI or the rules in force for the time being or as per any other applicable law. FDI up to 100% is permitted on automatic route in the Residential sector and subject to other rules and regulations framed in this behalf.

Proviso:

a) No bid shall be accepted if given in the name or on behalf of a proposed company that has not yet been legally established. No change in name of the bidder except within blood relationship in case of a proprietorship or partnership firm will be allowed under any circumstances;

b) In case, where the application is being submitted by an entity (other than individual i.e. a firm/company etc.), the application shall be accompanied by inter-alia, a duly executed Power of Attorney (format enclosed as **Annexure V)** signed by functional directors or Board Resolution etc.) in favor of Authorized Signatory.

c) Where the H-1 Bidder is a company, partnership firm, registered co-operative society or trust, the Bidder shall submit, inter alia, notarized copies of the relevant deed, Memorandum of Association (MoA), Articles of Association (AoA), Certificate of Incorporation/Registration issued by the concerned Government authority, as applicable, along with an authority letter and other relevant documents in the formats prescribed under **Annexure IV** or **Annexure V**, as applicable.

3. **Registration:**

i. Prospective bidders have to get themselves registered on the e-auction portal i.e. https://eauction.enivida.com. For details of registration process and participation in this e-auction, prospective bidders may visit the designated e-auction portal https://eauction.enivida.com or NLMC's website https://nlmc.dpe.gov.in/ and download the e-auction document free of cost. Prospective bidders may register themselves/their firms online at the above e-auction portal through the navigation link for registration available on homepage. Prospective bidders may also contact below helpdesk:

- Contact Details of Helpdesk for queries related to E-Auction Portal are:

Sr. No.	Organization	Name & Designation	Contact No.	Email ID
1	RailTel	Sh. Abhishek	9355030617; 011- 49606060	eprochelpdesk.19@gmail.com
2	RailTel	Sh. Birendra	8448288988; 011- 49606060	eprochelpdesk.21@gmail.com
3	RailTel	Sh. Raish	9355030610; 011- 49606060	eprochelpdesk.62@gmail.com

- Contact Details of Helpdesk for RFP related Queries are:

Sr. No.	Organization	Name & Designation	Email ID
1	NLMC	Sh. Rajat Dhingra	dgm-nlmc@gov.in; am-nlmc@gov.in
2	NLMC	Ms. Nisha	dm-legal-nlmc@gov.in; am-nlmc@gov.in

ii. **Cost of Registration:**

Sr. No.	Particulars	Amount
1	Cost of offer document	Free of Cost
2	Registration Fee and Payment shall be made through online payment gateway available at https://eauction.enivida.com	Free of Cost
3	Auction Processing Fee	The Auction Processing Fee, calculated at 0.4% of the total awarded value (excluding applicable GST), shall be

		payable exclusively by the H-1 Bidder within seven (7) days of declaration on the portal, failing which the EMD submitted by the Successful Bidder shall be liable to forfeiture.

4. **Earnest Money Deposit (EMD):** To be able to participate in e-auction, the below prescribed EMD is to be submitted prior to e-auction, subjected to following terms:

i. For participation in the e-auction process, prospective bidders, after successful registration on e-auction portal, are required to submit/pay Earnest Money Deposit (EMD) of Rs. 50,000 (Rupees Fifty Thousand only) for each flat, through e-Payment. EMD to be paid online using available e-Payment gateway on the portal https://eauction.enivida.com. EMD in any other form shall not be accepted. Submission of EMD by the Bidder will be treated as the Bidder having understood and accepted all the Terms and Conditions of the latest RFP document along with Corrigendum / Addendum if any.

ii. The EMD of the bidders other than the highest bidder(s) will be refunded without interest.

iii. EMD of highest bidder (to be termed as 'Successful Bidder (s)' after issuance of Letter of Acceptance by NLMC), shall be treated as part payment towards sale of the flat and shall be adjustable in the consideration value as per details mentioned in the 'payment schedule', without prejudice to the right of NLMC to forfeit the same in accordance with this RFP upon any withdrawal, misrepresentation, non-compliance, delay, default or failure on the part of such bidder.

iv. The EMD submitted for one flat may be considered for participation in the bidding of any flat. If during the bidding process the bidder has been declared as H-1 Bidder for a flat, then he shall not be allowed to continue with bidding process for any other flat.

Illustration 1: If Mr A wishes to submit bids for 2 flats, the total EMD payable shall be calculated as 50,000 multiplied by 2 i.e. Rs 1,00,000 (Rupees One Lakh only).

Illustration 2: If 10 flats are put to auction and Mr. B has deposited an EMD of Rs. 50,000 (Rupees Fifty Thousand only) for one flat only, he may participate in the bidding process for all the 10 flats. However, once he is declared as H-1 Bidder for any one flat, he shall not be permitted to continue with the bidding for the remaining flats, until the bidder ceases to be H-1 Bidder.

v. The bidders are not permitted to withdraw/ modify/ surrender/ cancel the bid once the process of bidding is concluded and in case the bid is withdrawn/modified or surrendered then the EMD and other payments made by the bidder shall be forfeited. This shall be without prejudice to other rights or remedies that may be available to NLMC.

5. **Payment Schedule:**

i. The H-1 Bidder/Selected Buyer shall strictly adhere to the following payment schedule:

Installment		Amount payable (Total quoted amount)
No.	**Description**	
EMD	For participation in e-auction	EMD of Rs. 50,000 for each flat.
1st	Within 15 days of issuance of Acceptance Letter (including Sundays & Holidays)	10% of the highest bid price
2nd & Final	Within 45 days from the date of issuance of Acceptance letter (including Sundays & holidays)	Balance of the highest bid price (including EMD adjustment)
Grace Period	Additional 30 days period (over & above 45 days) subjected to payment of interest at 12% per annum.	The remaining amount shall be payable along with interest at the rate of 12% per annum, calculated from the date immediately following expiry of the stipulated payment period of 45 days, until the date of actual payment.

ii. The installment shall be payable on-line through NEFT/RTGS into NLMC's account, specifically designated for e-auction. (Copy of transaction details may be provided by mail to am-nlmc@gov.in portal). The account details for payment of Installments shall be provided to the concerned bidder separately.

iii. In case the day of payment happens to be Sunday or bank holiday then it shall be deposited by next working day. Any further extension shall be at sole discretion of NLMC.

iv. Details of Account for depositing said payments:
- Bank Account No.- NLMCD0001
- IFSC Code- UBIN0996335
- Branch- FCS Centre Bangalore
- Bank- Union Bank of India

v. The stamp duty, registration charges, GST and any other statutory charges/dues as levied by the Central Government/State Govt./Local Bodies shall be payable additionally solely by the Successful Bidder.

vi. All betterment charges or development levies, if any, charged by Govt. or local authorities shall be borne by the Successful Bidder.

vii. **Default in payment of sale value:** If any instalment or other amount payable by the Successful Bidder is not paid within the applicable 45-day period plus the grace period of 30 days, then the Acceptance Letter shall be automatically terminated and the EMD and all payments made by the bidder lying in any form with NLMC or the RailTel platform, as applicable, shall automatically stand forfeited as mutually agreed genuine pre-estimated liquidated damages, without prejudice to any other rights and remedies available to NLMC under this RFP or applicable law, including the right, without further notice to the bidder, to cancel the allotment and re-sell, re-auction, or otherwise dispose of the Said Property at its

sole discretion. The Bidder explicitly waives any right to challenge such forfeiture or claim any refund, and shall have no further claim against the Said Property NLMC or RailTel.

viii. NLMC shall not bear any responsibility for delay in submission of payment by the bidder on account of not getting or delay in financial assistance fromBanks/financial institutions etc.

ix. In case, NLMC cannot handover any of the above referred Flat due to any reason, in that case, the entire amount deposited by the Buyer will be returned back without any interest.

x. Buyer can make payments early/in advance (if so desired), and no prepayment charges will be levied.

6. **E-Auction Methodology and Terms:**

i. The bidding shall be basis total reserve/floor price of the flats as indicated in **Annexure 1**. The Bidder(s) are required to quote the sale price in the e-Auction over and above the reserve price.

ii. During the e-auction process, in case any bid is given within the last 10 minutes period before closing of bid, then an extension of time of 10 minute(s), shall become due automatically and this extension in period shall continue till no fresh bid is received in last 10 minutes period from the scheduled/extended period of closing of bid. If no fresh bid is received in last 10 minutes period from the scheduled/extended period of closing of bid then bid shall get automatically closed.

iii. The prospective bidders can participate in the bidding process once they get themselves registered on the e-auction portal i.e. https://eauction.enivida.com. EMD to be paid online using available e-Payment gateway on the portal https://eauction.enivida.com. EMD in any other form shall not be accepted. Bids received by post/courier shall not be entertained.

iv. The following documents are to be provided in soft copy and hard copy by Selected H-1 Bidder along with Acknowledgment of Acceptance Letter:

a. Application form duly filled along with enclosures as per **Annexure- II**.
b. Scanned copy of Affidavit (format as per **Annexure-III**)
c. Copy of proof of EMD.
d. Cancelled cheque of bidder's bank account
e. All necessary documents needed to confirm the eligibility criteria as laid down in point "2. Eligibility" of Chapter IV.
f. Timeline:

Form/ Copy	**From the closure of e-auction, within in Nos of working days as mentioned below**		**Address of NLMC**
	Bidder (s) from India	**Bidder (s) from outside India**	
Soft copy (Email Id)	SEVEN (7) days	TEN (10) days	am-nlmc@gov.in

Hard Copy (Address)	TEN (10) days	FOURTEEN (14) days	The General Manager National Land Monetization Corporation (NLMC) Ground Floor, NLMC Cell, Block No. 14, CGO Complex, New Delhi - 110003

v. A bidder may participate in e-auction for any number of flats and separate documents as mentioned in Clause 6, iv of Ch-IV must be submitted separately in respect of each flat with EMDs and proofs of payment.

vi. **Joint Participation by Kin-**

A Bidder may participate in the e-auction jointly with their kin, subject to submission of a duly executed authorisation/consent in the prescribed format under the **Annexure V** of this RFP. The parties shall nominate one of them as the lead participant, who shall be authorised to submit bids and undertake all acts necessary for participation in the e-auction. In the event of a successful bid, the names of both participants shall be included in the Letter of Acceptance and Sale Deed, as applicable, and both shall be jointly and severally liable for fulfilment of all obligations under this RFP. No addition or substitution of any participant shall be permitted after submission of the bid.

vii. Evaluation of Bid:

a. The confirmation of the highest bid shall be at the sole discretion of the Competent Authority, NLMC who does not bind himself/herself to confirm the highest bid and reserves the right to reject any or all bids without providing a reason. Any bid not fulfilling any of the prescribed conditions or incomplete in any respect shall be rejected.

b. After the bids are confirmed/accepted by the competent authority, an Acceptance Letter as per Clause 5 and 6 of Chapter V of this RFP shall be sent to the successful bidder through email id am-nlmc@gov.in. Notices and letters issued electronically, at the registered e-mail ID of the bidder shall be deemed to have been served upon the bidder.

c. E-Auction Results/Status must be personally available to the Bidders online through the website https://eauction.enivida.com immediately after closing of e-auction.

CHAPTER- V
TECHNICAL TERMS AND CONDITIONS OF E-AUCTION

1. Prospective bidders shall ensure the following before participating in the e-auction: -
   i. Prospective bidders have to get themselves registered on the e-auction portal i.e. https://eauction.enivida.com.
   ii. Prospective bidders shall not disclose their User ID as well as password and other material information relating to the bidding to anyone and will safeguard its secrecy.
   iii. Prospective bidders are advised to change the password immediately on receipt of same.

iv. Prospective bidders should ensure they input the accurate user ID. Using an incorrect user ID during the payment process may result in the payment not being credited to the bidder's account, consequently rendering them ineligible.

2. **Bids**: Once the bid is submitted, the bidder cannot reduce or withdraw the bid for any reason. If done so, the EMD amount shall be forfeited.

3. **Note of caution for the Bidders:**
   i. Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system/power failure at their end. To prevent potential bidding issues due to the aforementioned unforeseen circumstances, it is strongly recommended to ensure a reliable internet connection, and also not to wait until the last moment to submit a bid.
   ii. Bidders are expected to thoroughly examine all the instructions, terms and conditions and formats of the e-auction. Failure to furnish all the necessary information as required for submission of a proposal not substantially responsive to the requirements of the e-auction shall be at Bidder's own risk and may result in rejection.
   iii. The Bidder(s) may seek clarifications regarding the terms and conditions of the RFP; however, no Bidder shall be entitled to seek any amendment, modification, addition to, or deletion of any of the terms, conditions, clauses, or provisions of the RFP.

4. In the case of disruption of service at the service provider's end while the auction is live due to any technical snag or otherwise attributable to the system failure at the server end, System Malfunction Procedure as stated in the download section of the e-auction portal to be followed.

5. **Acceptance Letter:** The Acceptance Letter shall be issued to H-1 Bidders, within 10 working days of the approval of the bid by the Competent Authority. **(Annexure VI)**.

6. **Acknowledgement of Acceptance Letter**: Within a maximum of 7 days from the date of receipt of the Acceptance Letter, by mailing a signed copy to *am-nlmc@gov.in* along with document mentioned in Annexure IV or V (whichever applicable) favoring the signing authority to said acknowledgment.

7. **Proposal Preparation Cost**: The Bidder shall be responsible for all the costs associated with the preparation of his Proposal and participation in the bidding process. NLMC will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of bidding/e-auction.

8. **Language and Currency**: The Proposal and all related correspondence and documents shall be written in the English language. The currency for the purpose of the bid shall be the Indian Rupee (INR).

9. **Amendment of E-Auction Document:**
   i. At any time prior to the date of online bidding under this e-auction, NLMC may, for any reason, whether at its own initiative or in response to clarifications requested by a Bidder, modify the e-auction Document. Any changes or modifications made will be posted on both the NLMC

website (nlmc.dpe.gov.in) and the e-auction portal (https://eauction.enivida.com). Bidders are encouraged to frequently visit both the website and portal prior to the e-auction. Such modification will be binding upon all bidders participating in the e-auction process. The bidders cannot put any conditions for the participation in the e-auction.

ii. NLMC reserves the right to defer/ cancel/ alter/ amend/modify/add the terms & conditions of sale at any stage prior to the date of e-Auction, without assigning any reasons whatsoever; and/or accept/reject any or all or withdraw any Residential Flats from sale at any stage prior to issuance of Acceptance Letter, without assigning any reason. Any amendment made will form part of the terms and conditions and no individual intimation will be sent to the bidders. Bidders are advised to download and refer latest/updated copy of this document as mentioned under "Tentative schedule of Bidding Process" section of this RFP.

iii. The details of Said Property displayed under view for the forthcoming auctions on Auctioning Agency's e-Auction website are tentative and subject to change at the sole discretion of NLMC before the start of e-Auction

10. **Clarifications:**

a. By NLMC: In the process of evaluation of proposals, NLMC may, at its sole discretion, ask any Bidder for clarification on his/her proposal. The request for clarification and the response shall be in writing. No change in the substance of the proposal would be permitted by way of such clarifications.

b. By Bidder: The bidder requiring any clarification on the bid document may notify NLMC in writing at least Three (3) days prior to the pre-bid meeting date as mentioned in Chapter 1 of this RFP. No request for clarification shall be entertained thereafter. NLMC shall host the compiled queries and their clarifications on its website, https://nlmc.dpe.gov.in/. However, if the bidder participates in the e-Auction then it shall be presumed that no query of the bidder remains unanswered, even if no reply has been sent by NLMC.

c. For any assistance/ clarification regarding the flats offered for sale through e-auction, prospective bidders may contact below officers whose contact details are given hereunder:

Sr. No.	Organization	Name & Designation	Contact No.	Email ID
1	NLMC	Sh. Lolark Shukla	9420479930	am-nlmc@gov.in
2	NLMC	Mr Ankush Rana	9540371598	am-nlmc@gov.in
3	NLMC	Mr Chetan Chaudhary	9999109046	am-nlmc@gov.in

11. **NLMC's Right to Accept or Reject Proposal:** NLMC reserves the right to accept or reject any or all of the proposals/e-bids without assigning any reason whatsoever and to take any measure as it may deem fit, including annulment of the e-auction process, at any time prior to the sale, without liability or any obligation for such acceptance, rejection or annulment.

12. **Default by H1 Bidder and Offer of Asset to H2/H3 Bidders:**

i. In the event the H1 Bidder fails to make the stipulated payment of the Sale Consideration at any stage within the prescribed period, such failure shall constitute a default and all amounts paid by the H1 Bidder, including EMD, Bid Security and any part-payment towards the Sale Consideration, shall stand forfeited, without prejudice to any other rights and remedies available to NLMC under the RFP and applicable law.

ii. In such event, NLMC, may, at its discretion, offer the asset to H2 Bidder at the H1 Bid Price, with 07 (seven) days to accept the offer and make the requisite payment. If H2 declines or fails to comply within the stipulated period, the offer may similarly be extended to H3 at the H1 Bid Price, with 07 (seven) days to accept and make the requisite payment.

iii. H2/H3 Bidders shall have no vested right to acquire the asset, and NLMC, reserves the right to accept or reject such offer or adopt any other mode of disposal, including re-tendering or fresh auction.

13. **Inspection of Site and Documents:**

i. The Said Property may be inspected as per the schedule given under "Tentative schedule of BiddingProcess". In this regard, Registered Bidders may contact:

Sr. No.	Organization	Name & Designation	Contact No.	Email ID
1	NLMC	Sh. Lolark Shukla	9420479930	am-nlmc@gov.in
2	NLMC	Mr Ankush Rana	9540371598	am-nlmc@gov.in
3	NLMC	Mr Chetan Chaudhary	9999109046	am-nlmc@gov.in

ii. The sale of the Said Property is on 'as is where is basis i.e. 'in present condition as it is' and 'No Complaint Basis' and the principle of caveat emptor will apply. For inspection (allowed for registered bidders only) with prior appointment only, the interested Parties (or their Authorized Representative) should produce their Photo ID Card to the representative of NLMC. The Buyers are expected to satisfy themselves about the location and title of the Said Property, statutory approvals and other details before submission of bid. The submission of the bid shall be an acknowledgment of the Buyer having satisfied itself of the proposal in all respects. All costs and expenses associated with the Due Diligence (DD) of the Said Property shall be borne entirely by the respective Bidder(s).

14. **Virtual Data Room:** The Registered Bidder shall have access to a Virtual Data Room on the Auction platform, for viewing the details and documents pertaining to the Said Property. Such access shall be made available only to registered bidders. All information, documents and materials made available in the Virtual Data Room are provided on a non-reliance, "as available" basis for general convenience only, without any representation or warranty as to completeness, accuracy, adequacy or fitness for purpose, and NLMC may add to, update, remove, restrict, suspend or revoke access to the Virtual Data Room at any time without notice or liability. The bidder will keep all such information confidential and use it solely for the purpose of evaluating participation in this e-auction.

15. **Successful bidder's inability to conclude the transaction:** In the event Successful Bidder is an individual (person) and is unable to complete the transaction process of the Said Property as per the terms of the e-Auction for any such reason as the death of the person, it shall be the responsibility of his/her legal heir/assignees (successor) to adhere to the terms of e-Auction and complete the sale process in accordance with the e-Auction terms. In case the successor of the Successful Bidder(s) decides to pull out of the transaction, for whatever reason, the Pre-bid EMD and all other further payments made by the bidder (if any) will be forfeited.

16. **Validity of Bids:**
All the bids will be valid for 120 days from the date of closing of e-Auction, excluding the date of closing. In case the 120th day falls on a holiday or remains closed, such Bids will be deemed to be automatically extended to be valid up to the next working day. NLMC may however request the Bidders to extend the validity of their Bids for a specified additional period. The Bid Validity Period of the Successful Bidder(s) shall stand extended till the date of execution of the Sale Deed.

CHAPTER- VI
GENERAL TERMS & CONDITIONS OF THE E-AUCTION

1. **Cost and Expenses:** After execution of sale deed, the cost and expenses of preparation, stamp duty and registering the Conveyance/Sale Deed and all other incidental expenses including Mutation shall be borne by the allottee/successful bidder. The Successful Bidder shall also pay any other duty/charges as may be levied by any other authority including all betterment charges or development levies, if any, charged by Govt. or local authorities.

2. Compliance to Terms & Conditions:

i. The terms and conditions of the auction shall be strictly followed by the successful bidder/allottee and in case of any breach of terms and conditions of the auction, the conveyance/sale deed shall stand cancelled. The Orders of the competent authority at NLMC regarding the interpretation of any conditions of the auction, conveyance/sale deed shall be final and binding and shall not be called in question in any proceedings.

ii. In case of doubts or disputes or in respect of any matter not provided for in these terms and conditions and in case of any dispute regarding payment/registration of the said property or any other matter relating to this e-auction, the decision of NLMC shall be final and binding.

3. Execution of Conveyance/Sale Deed:

i. The Sale Deed shall be executed on the receipt of entire sale consideration and subject to compliance of all terms and conditions contained in this document by the Successful Bidder (s) and shall remain subject to the exclusive jurisdiction of the Courts in New Delhi under applicable laws.

ii. All costs, charges, taxes, cess surcharges and expenses incidental to and in relation to the sale including all costs incidental to the agreement to sale/purchase and other writings, if required to be made in pursuance thereof, stamp duty, registration fee, other charges etc., shall be borne and paid by the Successful Bidder alone.

iii. Provided that, in the absence of any provision in the applicable laws in this regard and fulfilment of allrequisite obligations by the Successful Bidder (s) for execution of Sale Deed, the Sale Deed in favorof the Successful Bidder shall be executed by NLMC within 45 days from the date of receipt of full & final sale consideration.

iv. Adjustment/Appropriation of Payments: The Successful Bidder authorizes NLMC to adjust/appropriate all payments made by him/her/it under any head(s) of dues against lawful outstanding of the Successful Bidder for the rights over the Flat, if any, in its name and the Successful Bidder undertakes not to object/demand/direct NLMC to adjust its payments.

v. The Successful Bidder(s) will not be allowed possession or any type of construction (permanent or temporary) till the execution of sale deed. The Successful Bidder(s) shall not have the right to sale/re-sale/lease/sub-lease/ license, or otherwise give possession, pursuant to any other valid legal instrument, of the Flat or any portion thereof to any third party, till the execution of sale deed.

4. **Compliance with Statutory Regulations:**

i. The Successful Bidder shall comply with all statutory provisions, rules & regulations, bye-laws etc., in all respects.

ii. The Bidders shall get the title documents executed in his/her name only and any benami transactions are prohibited under The Benami Transactions (Prohibition) Act, 1988.

iii. The Bidders shall evaluate and ensure that they are permitted to invest under applicable laws to the extent they propose to participate.

iv. After the full payment of Sale Consideration by the Successful Bidder, all the approvals, consents, licenses, permissions required for effectively transferring the Property to the Successful Bidder shall be responsibility of the Successful Bidder only, provided however, NLMC shall be responsible to provide all the relevant internal approvals/ permissions/ consents on which NLMC has control and necessary authority to Successful Bidder.

v. It is the sole responsibility of the bidder to ensure complete compliance with all the laws applicable to it (including the Foreign Investment Laws) and to obtain all the approvals from relevant authorities required for completion of the transaction. Further, in case the bidder is not able to complete the transaction within stipulated time because of not obtaining any required approval, it shall be considered as a breach and failure of the Bidder and as a result the EMD and other payments made by the bidder shall be forfeited and the Bid would stand cancelled.

5. **Compliance of Laws Relating to Remittances:**

i. The Bidder, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 ("FEMA"), Reserve Bank of India Act, 1934 and the rules and regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc., and provide NLMC with such permission, approvals which would enable NLMC to fulfil their obligations. Any refund, transfer of security, if provided shall be made in accordance with the provisions of FEMA or the statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable

law. The Bidder understands and agrees that in the event of any failure on its part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she/ it may be liable for any action under FEMA or other applicable laws, as amended from time to time.

ii. Non-resident Indians (NRls), subject to applicable laws to be determined and satisfied by themselves, can also participate after fulfilling the eligibility criteria (such as Aadhar Card, PAN Card, PIO card, OCI card, Current address proof, Passport, Address proof of Residence in India, attested signature from any of the Nationalized Banks in India where individual is the Account Holder) required under Indian Laws for proof of NRI. Any NRI, found successful, shall be required to make all payments in Indian Currency and shall follow Indian Laws for all such matters. Further, relevant laws, rules & regulations, and other specific guidelines as per the latest notification of the Government of India will be applicable.

6. **Due-Diligence by the Bidder:**

a. The bidders must satisfy themselves as to the correctness/ accuracy of the particulars of the property printed/readout or verbally declared. Additionally, the bidder must satisfy themselves on all aspects pertaining to the Said Property prior to bidding and they will not have any recourse after the submission of the bid for any deficiency in the documents or title of the property. No complaint, whatsoever, in this regard would be entertained after the submission of the bid.

b. The bidder who submits the bid shall be deemed to have full knowledge of the condition of the Said Property, relevant documents, information, etc. whether they actually inspect or visit the Said Property and verify the same or not. The bidders shall be deemed to have inspected and verified the Said Property to their entire satisfaction and for the purpose, bidders may, in their own interest and at their own cost, verify the area of the Said Property, before submitting the Bids. The bidders may carry out their own due diligence in respect of the Said Property at its own cost without hampering the peaceful possession and title of the said property.

c. It shall be presumed that the bidder has satisfied themselves about the title documents pertaining to the Said Property, names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abuttals of the Said Property and that the bidders concurs or otherwise admits the identity of the Said Property to be purchased by them notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the Said Property and their conditions.

7. **Handing over / Procedure for taking possession**: Upon execution of the sale deed, the possession of the flat will be handed over to the successful bidder within 15 days of execution of the sale deed.

8. **Holding Charges:**

i. The possession of the Flat allotted shall have to be taken over by the Successful Bidder as per clause no. 7 of Chapter VI above, failing which "Holding Charges" @ Rs 10.00 per sq. ft. of Built-up Area per month shall be charged for the entire period of delay.

ii. During the aforesaid period of delay in taking possession of the Residential Flats by the Successful Bidder, the Flat shall continue to be in possession of NLMC at the sole risk, liability, responsibility and cost of the Successful Bidder w.r.t. its physical condition during such period of delay.

9. **Consequence of mis-representation**: If the sale is found to be obtained by any misrepresentation, concealment, and suppression of any material facts by the Bidder/ Allottee, the sale of flat shall be cancelled. Further for any violation /breach of the terms and conditions, the sale of the flat shall be liable to be cancelled and the aforesaid Conveyance/Sale Deed if already executed, is liable to be revoked. The Bidder/allottee shall not be entitled to any compensation whatsoever, or to the return of any premium to him/her. Legal action for such misrepresentation, concealment, suppression of material facts, violation /breach of the terms and conditions shall also be taken.

10. **Force Majeure:** Neither NLMC nor the Bidder shall be held liable for any failure or delay in the performance of its obligations under this RFP, to the extent such failure or delay is directly caused by an event or circumstance beyond the reasonable control of the affected Party ("Force Majeure Event"), which could not reasonably have been foreseen, prevented or overcome despite the exercise of due diligence.

Force Majeure Events shall include, but not be limited to:
a) Natural Disasters: Earthquakes, floods, hurricanes, cyclones, severe storms, lightning, landslides and other natural calamities or acts of God;
b) Human-Made Events: War, invasion, armed conflict, acts of terrorism, riots, civil unrest, insurrection, sabotage and widespread labour strikes or industrial disturbances not attributable to the affected Party;
c) Government Actions: Any law, regulation, order, prohibition, embargo, restriction or directive issued by a competent governmental or regulatory authority, or any governmental action resulting in a shutdown or restriction that materially affects the performance of obligations under this RFP; and
d) Pandemics and Epidemics: Any pandemic, epidemic, widespread outbreak of infectious disease or public health emergency, including any consequential lockdown, quarantine, movement restriction or other mandatory measure imposed by a competent authority.

11. **Saving Clause**: If any provision of this RFP, or the application of such provision to any person or circumstance, is held invalid in accordance with law, the remainder of this RFP, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby.

12. **Dispute Resolution & Applicable Law:**
    i. Any dispute arising out of or in connection with this RFP/Contract shall first be resolved amicably within thirty (30) days, failing which the Parties may mutually agree to mediation in accordance with applicable law.
    ii. Disputes having an individual claim value of less than INR 10 Crore, excluding Excepted Matters, shall be referred to arbitration under the Arbitration and Conciliation Act, 1996,

by a sole arbitrator, with the seat and venue at New Delhi, and proceedings in English.

iii. Disputes valued at INR 10 Crore or more and Excepted Matters shall be subject to the jurisdiction of competent courts at New Delhi, subject to applicable law. Excepted Matters shall include decisions expressly reserved to NLMC under this RFP.

iv. The Bidder/Successful Bidder shall continue performing its obligations pending dispute resolution, subject to applicable law. This RFP/Contract shall be governed by Indian law.

v. Nothing contained herein shall exclude or limit the liability of either Party for its express obligations under this RFP/Contract or any liability that cannot be excluded under applicable law.

ANNEXURE-I

DETAIL OF SPACE WITH AREA AND RESERVE PRICE THROUGH E-AUCTION

Sr. No.	Details of Flats	Area (as per sale deed)	Reserve/floor price
1	Flat No.-17, Block No. A, HIG, IInd Floor, Agnipath Housing Scheme, T.B. Sapru Road, Civil Lines, Prayagraj, U.P.	96.49 Sq. Mt.	56,09,000
2	Flat No.-19, Block No. A, HIG, IInd Floor, Agnipath Housing Scheme, T.B. Sapru Road, Civil Lines, Prayagraj, UP.	112.09 Sq. Mt.	65,15,000
3	Flat No.-36, Rachna-1, Block No. C, HIG, IInd Floor, Juhi Housing Scheme, Muir Road, Prayagraj, U.P.	107.20 Sq. Mt.	47,75,760
4	Flat No.-38, Rachna-1, Block No. B, HIG, IInd Floor, Juhi Housing Scheme, Muir Road, Prayagraj U.P.	108.24 Sq. Mt.	48,22,092
5	Flat No.-45, Rachna-1, Block No. B, HIG, IIIrd Floor, Juhi Housing Scheme, Muir Road, Prayagraj U.P.	107.20 Sq. Mt.	47,75,760
6	Flat No.-46, Rachna-1, Block No. B, HIG, IIIrd Floor, Juhi Housing Scheme, Muir Road, Prayagraj U.P.	108.24 Sq. Mt.	48,22,092
7	Flat No.-68, Rachna-1, Block No. A, HIG, IIIrd Floor, Juhi Housing Scheme, Muir Road, Prayagraj U.P.	108.24 Sq. Mt.	48,22,092
8	Flat No.-A-21, Fourth Floor, Ashirwad, Middle Income Group at Parivartan Housing Scheme, Thornhill Road, Prayagraj.	138.98 Sq. Mt.	61,34,000
9	Flat No.-A-16, Third Floor, Ashirwad Middle Income Group at Parivartan Housing Scheme, Thornhill Road, Prayagraj.	138.98 Sq. Mt.	61,34,000
10	Flat No.-R-22, Fourth Floor, Rachna, Middle Income Group at Parivartan Housing Scheme, Thornhill Road, Prayagraj.	106.34 Sq.Mt.	46,93,000
11	Flat No.-R-23, Fourth Floor, Rachna, Middle Income Group at Parivartan Housing Scheme, Thornhill Road, Prayagraj.	106.34 Sq.Mt.	46,93,000
12	Flat No.02 E, Gleneden place, 310, Poonamalle High Road, Kilpauk, Chennai.	1205 Sq./Ft	1,68,70,000

NOTE: -

a. The e-auction shall start with reserve price. The bidders are required to quote for the amount higher than the reserve rate in the e-auction.
b. The minimum incremental value of each bid in the e-auction shall be Rs. 50,000/- (Rupees fifty Thousand only) or multiples thereof, up to a maximum of Rs. 5,00,000/- (Rupees Five Lakh only) per bid increment.
c. NLMC shall accept the highest bid only if the price quoted in auction is more than Reserve price stated above.

ANNEXURE- II

APPLICATION FORM

(The bidder is required to use this form only for auction. Use of any other form in lieu thereof shall make him liable for disqualification)

This form (signed) is to be submitted by the H-1 Bidder as token of acceptance of terms & conditions of document.

A. PARTICULARS OF THE BIDDER:

1. Name (in block letters) Shri/Smt. …….
2. Status of the Application firm (Lead Firm) whether Public Ltd., Pvt. Ltd., Partnership, Sole Proprietorship etc. …….
3. Year of Establishment of Firm …….
4. Name of the Authorized Signatory of the Firm & his designation …….
5. Name of Father/Husband of the Applicant/ Authorized Signatory …….
6. Date of Birth (in case of individual) ……..…
7. Nationality …….
8. Full Residential Address …….
   …….
9. Correspondence Address …….
   …….
10. Telephone No. ……....
11. Mobile No. …….
12. Email id …….
13. Bank Details for refund of amount

    Name of the Bank: …….....…….
    Name of the branch and its address: …….....
    Account number of the Bidder: …….....……..
    NEFT/ RTGS code of the bank: …….....……

I/We have read and understood terms & conditions of Sale/Purchase as well as the conditions contained in the RFP document and hereby unequivocally accept the same.

I/We the undersigned being the bidder/bidders as mentioned above, hereby apply to the NLMC for sale of the Residential Flat as described above on free hold basis, in accordance with the terms/conditions of the sale by auction under NLMC. I /We have read and understood terms/ conditions of the auction document hereby unequivocally accept the same. I /we have inspected the Residential Flat for which the application is being submitted.

I/We shall pay the balance of the premium and other amounts like stamp duties etc. and execute the conveyance deed in the form prescribed in accordance with terms/conditions of the e-auction document.

I/We have sought detailed information pertaining to all aspects of the said flats in the Said Property and after a careful consideration of all facts, terms and conditions; I/We have signed and submitted this Application Form being fully conscious of my/our liabilities and obligations.

In case any detail mentioned in this Application Form is found to be false, I /we agree that the bid shall besummarily rejected and NLMC shall, without prejudice to any other right or remedy, be at liberty to forfeit the full EMD.

The terms & conditions of the e-auction document have also been signed and being submitted with the application form.

Date: …….
Place: …….

SIGNATURE OF THE BIDDER OR
ON BEHALF OF THE BIDDER

NOTE: -

a) Any correction in the application form should be initiated by the applicant/duly authorized agent.
b) All pages of the application form should be signed and stamped by the applicant/duly authorized agent.
c) The amount of premium offered (total bid amount) must be above the reserve price.

ANNEXURE-III

AFFIDAVIT

(To be submitted by H-1 bidder on non-judicial stamp paper of Rs. 100/- (Rupees Hundred only) duly attested by Notary Public

Affidavit of Sh./Ms. _____ S/o / D/o _____, Residence of _____.

I/we, the successful bidder named above do hereby solemnly affirm and declare as under.

1. I/We is/are legally competent to bid/participate in the e-auction process as per the Terms and Conditions of this RFP document including Foreign Exchange Management Act, 1999 and FDI policy of Government of India etc.,

2. That the information/documents submitted by me/us along with the RFP/bid for National Land Monetization Corporation (NLMC) residential flat ……. (details of property) at _____(location of the property) in …….. to NLMC are genuine and true and nothing has been concealed.

3. I/We shall have no objection in case NLMC verifies, if any of these from issuing authority (ies). I/we shall also have no objection in providing the original copy of any of the document (s), in case NLMC demands so for verification.

4. That I/we am/are well aware of the terms and conditions contained in the RFP and E-Auction process and submit my bid/quote and agree to abide by the same in all respects and have signed all the pages in confirmation thereof.

5. I/we hereby confirm that in case, any document, information submitted by me / us is found to be incorrect / false / fabricated, NLMC at its discretion may disqualify / reject / terminate the bid / Cancel the sale and also debar from participation of further auctions of NLMC Residential Flats/properties including forfeiture of all payments made including EMD.

6. I/We is/are not barred by any government entity from participating in any e-auction/bidding.

(Bidder / Buyer Name & Signature)

Witness (Name & Sign.):

1.

2.

ANNEXURE-IV

AUTHORIZATION & UNDERTAKING

(On non-judicial stamp paper of Rs. 100)

We,

(1) _____(Name of 1st partner),

(2) _____(Name of 2nd partner),

(3) _____(Name of 3rd partner) hereby authorize

M/s./Sh./Smt./Ms._____(Name of authorised partner) to act as authorised partner to sign the bid offer document, to make payments and conclude the sale/purchase on our behalf as per provisions of offer document.

We do ratify & confirm and agree to ratify & confirm that all the acts, deeds things done

By M/s./Sh./Smt./Ms. _____
(Authorised Partner) in respect to above offer shall be binding on us. We shall be jointly & severally responsible for fulfilling the offer conditions, addendum(s) etc. It is clearly understood by us that in case of default of any condition by any of us, NLMC can cancel the sale/auction process and forfeit the application amount and / or any amount deposited by any of us with NLMC. We herewith confirm that in this eventuality we (individually or collectively) shall have no right or lien on Flat property & NLMC at its sole option can proceed with the Sale of the property to any other party.

We further ratify & confirm and agree that we shall take the prior written permission/consent of the NLMC for sub-dividing the Flat allotted to us for the purpose of subletting / leasing /resale and will abide by the terms and conditions of offer document.

In witness whereof those present have been signed by us on …….th day of 2026

1) **(1st partner)**

……..

2) **(2nd partner)**

……..…

3) **(3rd partner)**

…….....

ANNEXURE-V

POWER OF ATTORNEY

We, (1) _____ (Name of 1st Partner/Applicant),
(2) _____ (Name of 2nd Partner/Applicant),
(3) _____ (Name of 3rd Partner/Applicant),

hereby authorize M/s./Sh./Smt./Ms. _____ (Name of authorized Partner/Applicant) to sign and submit the Bid/RFP documents, make payments, participate in the bidding process, communicate with NLMC and conclude the sale/purchase transaction on our behalf, as per the provisions of the RFP and the transaction documents. *(strike out if not applicable)*

We further authorize our kin/relative, namely Sh./Smt./Ms. _____, relationship _____, to act as our authorized representative for participating in the bidding process, including submission/signing of bid-related documents, attending meetings/site visits, making or facilitating payments, receiving communications and completing other procedural/formal requirements in connection with the RFP and the proposed transaction, on behalf of the undersigned applicants. *(strike out if not applicable)*

It is expressly understood that such authorization to the Authorised Partner/Applicant or the aforesaid kin/relative is only for representing and acting on behalf of the undersigned applicants in connection with the bidding and transaction process and shall not confer upon such authorized person any independent right, title or interest in the Said Property. Such authorized person shall not be entitled to substitute the purchasers/applicants, introduce any third party as purchaser, transfer or assign the bid, or create any third-party right, title, interest or lien in respect of the Said Property.
We do hereby ratify and confirm and agree to ratify and confirm all acts, deeds and things done by the Authorized Partner/Applicant and/or the aforesaid authorized representative in respect of the above RFP/Transaction, and the same shall be binding upon us.

We further confirm that the Said Property, if purchased pursuant to the bid, shall be held and registered jointly in the names of the undersigned applicants in the following proportion: _____ [share of 1st Applicant] %, _____ [share of 2nd Applicant]%, and/or _____ [share of 3rd Applicant]%, as applicable. No person other than the undersigned applicants shall acquire any right, title or interest in the Said Property merely by virtue of acting as an authorized representative, Authorized Partner/Applicant or kin/relative.

We shall be jointly and severally responsible for fulfilling all the offer conditions, addendum(s), corrigendum(s), payment obligations and other requirements under the RFP and transaction documents. It is clearly understood by us that in case of default of any condition by any of us, NLMC may cancel the sale/allotment process and forfeit the application amount and/or any amount deposited by any of us with NLMC. In such eventuality, we (individually or collectively) shall have no right, claim or lien on the property or any amounts deposited, and NLMC may, at its sole option, proceed with the sale of the property to any other party without any liability or recourse whatsoever.

We further confirm that none of us shall have any separate or independent claim against NLMC in relation to the sale obligations of NLMC and that all of us shall remain jointly and severally liable for all obligations, representations, warranties and undertakings submitted under the RFP and the transaction documents.

We further acknowledge that mere submission of the bid, emergence as H1 Bidder, or any system-generated intimation, display or communication shall not create any right, title or interest in the Said Property, as per RFP, unless and until the Letter of Acceptance is issued by NLMC and the relevant sale deed is duly executed and registered.

In witness whereof, the undersigned have signed this Authorization on this _____ day of _____, 2026.

1. Name of 1st Partner/Applicant: _____
   Signature: _____
2. Name of 2nd Partner/Applicant: _____
   Signature: _____
3. Name of 3rd Partner/Applicant: _____
   Signature: _____

Authorized Autrhorised Partner/Applicant:
Name: _____
Signature: _____

Authorized Kin/Relative:
Name: _____
Relationship: _____
Signature: _____

ANNEXURE-VI

ACCEPTANCE LETTER

[*On the Letterhead of NLMC*]

To,

M/S [Final Successful Bidder]

_____
_____
_____

Kind Attention: Mr. …….

This refers to acceptance of commercial bid made by **[Final Successful Bidder**] for the purchase of Above referred assets held by National Land Monetization Corporation (NLMC) to an extent of _____ at <Address of the Assets> (the "Said Property"); collectively, referred to as the (Transaction).

I/We, **NLMC** hereby confirm that after evaluating and screening bids made by Bidders, the Bid of INR [●] (INDIAN RUPEES [●] ONLY) made by [**Name of Successful Bidder**] has been accepted. [Name of the Bidder] shall submit the signed copy of the acknowledgment to the Acceptance Letter along with and proof of payment of 10% of total value as 1st installment within 15 (fifteen) days of issue of this letter.

Signed _____

Authorized Signatory

For National Land Monetization Corporation

Seal
Date