RFP No.: NLMC/2025/01

NATIONAL LAND MONETIZATION CORPORATION (NLMC)

(A 100% GOVT. OF INDIA UNDERTAKING)

INVITES APPLICATIONS

FOR

SALE OF RESIDENTIAL FLATS AT PRAYAGRAJ & KOLKATA

ON

'AS IS WHERE IS BASIS'

THROUGH

"OPEN PUBLIC E-AUCTION"
DATE OF FILING APPLICATIONS: 13.10.2025 TO
DATE OF ONLINE BIDDING: 13.11.2025

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

(*This document contains 30 pages including this page*)

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CHAPTER- I
SCHEDULE OF E-AUCTION PROCESS

Sr. No.	Particulars	Time line
1	**Release of Advertisement by NLMC**	**13.10.2025**
2	**Download of documents from the web portals:** https://nlmc.dpe.gov.in/ and https://aubank.enivida.com	**From 13.10.2025 to 06.11.2025 Till 18:00 hrs.**
3	**Inspection of Property (with prior appointment only)**	**From 17.10.2025 to 06.11.2025 Till 18:00 hrs.**
4	**Pre-bid meeting**	**11:00 hrs. on 30.10.2025**
5	**Last Date of Registration**	**Up to 06.11.2025 till 17:00 hrs.**
6	**Last Date of Submission of EMD**	**Up to 07.11.2025 till 17:00 hrs.**
7	**Period of availability of RFP document on website.**	**From 13.10.2025 to 13.11.2025 till 17:00 hrs or till the extended period**
8	**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**	**From 10.11.2025 (11:00 hrs) to 11.11.2025 till 17:00 hrs**
9	**Date of e-Auction**	**12.11.2025 (11:00 hrs) to 13.11.2025 (11:00 hrs) or till the extended period.**

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/ company/ LLP/ partnerships/ society/ trusts etc. 'Bidder' shall also mean and include 'Bidder', 'Tenderer' or similar terms which convey the same meaning. The Bidder can only be a single entity.
v. **"H-1 Bidder"** is the Highest/ successful bidder.
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. **"e-Auction agency"** means the agency engaged by NLMC for conduct of e-auction. The e-auction agency engaged for the purpose of this RFP is M/s AU Small Finance Bank Limited.
viii. **"Consortium"** refers to the group of entities (not exceeding 5) jointly submitting the Bid as a Bidder. Each of the members of the Consortium shall individually be referred to as "Consortium Member".
ix. **"Lead Partner"** means where the Applicant/Bidder is a Consortium, the Consortium Member having at least 30% stake in the Consortium, meeting the Eligibility Criteria, either by itself or through one of its Affiliate and designated as the "Lead Member" of such Consortium by all the Consortium Members.
x. "**Company**" means a Company incorporated under the Companies Act 2013 or any previous Company law.
xi. **"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".
xii. "**Limited Liability Partnership"** shall have the same meaning as prescribed under Limited Liability Partnership Act 2008.
xiii. **"Trust"** shall have the same meaning as prescribed under Indian Trusts Act, 1882.
xiv. **"Authorized Representative"** is the person authorized by the Bidder to submit the Bid document on his/her/its behalf provided that the Bidder cannot be represented by a real estate agent. Such Authorized Representative may either hold a Power of Attorney or Board Resolution as may be applicable, issued in his/her/its name by the Bidder supported by a specific letter, attesting the signature of the Authorized Representative.
xv. **"Prospective Bidder(s)"** are interested applicants who are yet to submit their bids in accordance with this RFP.
xvi. **"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.

xvii. **"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.**

xviii. **"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 PROSPETIVE 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://aubank.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 Company (public/private) registered under the Companies Act 2013.
   iii. A proprietary firm, registered/unregistered partnership firm/limited liability Partnership (LLP) having its registered office address in India.
   iv. A society under the Societies Registration Act 1860, or registered co-operative society.
   v. Joint Venture, or Consortium, provided that such entities are of Indian origin and conform to the legal framework of India.
   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, the application is being submitted by a Consortium or Joint Venture, the application shall be accompanied by inter-alia, a duly executed Authorization & Undertaking (format enclosed as **Annexure IV)** signed by all the partners and in cases 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) In case of an application made on behalf of a company or a partnership firm or registered co-operative society or trust, the application shall be, inter-alia accompanied by a notarized copy of deed, MoA, AoA, Certificate of Incorporation/registration with concerned Govt. authority along with authority letter or any other relevant document as per formats provided in Annexure IV or V.

3. **Registration:**

i. Prospective bidders have to get themselves registered on the e-auction portal i.e. https://aubank.enivida.com. For details of registration process and participation in this e-auction, prospective bidders may visit the designated e-auction portal https://aubank.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 (along with payment of Registration Fee) at the above e-auction portal through the navigation link for registration available on homepage. It may be noted that digital signatures (class-III) of the prospective bidders are mandatory in order to participate in e-auction. Prospective bidders may also contact below helpdesk:

- Contact Details of Helpdesk for Digital Signature Certificate are:

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

- Contact Details of Helpdesk for Technical Queries are:

ii. **Cost of Registration:**

Sr. No.	**Particulars**	**Amount**
1	Cost of offer document	Free of Cost
2	Registration Fee (Non-refundable) and Payment shall be made through online payment gateway available at https://aubank.enivida.com	Rs. 1000 plus 18% GST
3	Auction Processing Fee	Free of Cost

4. **Format and Signing of Proposal:** Bidders would provide all the information as per this e-auction Document and in the specified formats (duly signed where required). NLMC reserves the right to reject any proposal that is not as per the specified formats.

5. **Earnest Money Deposit (EMD):** To be able to participate in e-auction, the prescribed EMD (as provided in **Annexure 1** against each property) 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) as mentioned in **Annexure-I**. EMD is required to be deposited for participation in bid, through e-Payment gateway.

   ii. No offer/bid shall be accepted without successful payment of EMDs.

   iii. The EMD will be adjusted in the payment against the bid premium payable to the NLMC by the successful Bidder (H-1 Bidder).

   iv. The EMD paid by the bidders, whose bids have not been accepted by the Competent Authority shall be returned to them without any interest. The same shall be refunded electronically in the Bank account of the unsuccessful bidders within 15 days of the completion of the auction process. The deposit shall not be adjusted against any other scheme.

   v. After refund of the money, the Successful Bidder agrees that it shall not have any right and/ or claim, whatsoever it may be, against NLMC and that NLMC shall be released and discharged from their respective obligations and liabilities under this RFP or consequent thereto.

   vi. Only the Bidders making payments of first stage EMD, will be allowed to participate in the e-Auction process.

   vii. A Bidder is required to pay EMD for at least 1 (ONE) flat/unit/plot from the above referred assets. However, Bidders can switch during live bidding for any other interested Residential Flats having EMD value equal or lesser only, If the Bidder wins/becomes the highest bidder for a particular flat, he will not be eligible to bid for other opted flats with the same EMD.

   viii. Bidder paying highest individual EMD as mentioned in **Annexure-I** of RFP is eligible for participating in auction of all the flats. However, he could become highest bidder in other properties only, if the bid capacity is left after that will not be eligible for other bids.

   ix. If a Bidder has deposited EMDs for multiple flats, they can become the highest bidder for a number of flats equal to the number of EMDs they have deposited, up to their total bid capacity.

x. During the live auction, if a bidder wishes to increase their bid capacity, they can pay the EMD. Once the payment is successfully updated on the portal, the bid capacity will increase accordingly.

xi. 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.

6. **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 (i) is subjected to nearest rounding off figure.
1st	Within 30 days of issuance of Acceptance Letter (including Sundays & Holidays)	10% of the highest bid price x Built-up Area of the flat in Sq ft, with applicable taxes (other than EMD)
2nd & Final	Within 90 days from the date of issuance of Acceptance letter (including Sundays & holidays)	Balance of the highest bid price x Built-up Area of the flat in Sq ft, with applicable taxes.

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. The successful bidder is required to pay/deposit online the amount as specified in clause 6.1 of Chapter IV and send the proof of payment to am-nlmc@gov.in.

iv. 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.

v. **Default in payment of sale value:** If the Successful Bidder does not pay the 1st Installment (other than EMD) as payable within 30 days of issuance of Acceptance Letter (including Sundays & Holidays), then EMD amount will be forfeited. Second & final Installment needs to be paid in one go and any part-payment will not be accepted during the aforesaid period of 90 days. If any Installment/amount is due/not paid during the 90 days' time period, then subjected to Clause 6, vi of Chapter IV, the Acceptance Letter shall be automatically terminated and the EMD and payments made by the bidder lying in any form with NLMC or Auctioning Agency shall automatically stand forfeited, without prejudice to the right of NLMC to dispose off the Said Property at the risk and

cost of the Successful Bidder without any notice to the bidder.

vi. In case, the payment of the balance highest bid price (referred in Clause 6, i of Chapter-IV) is not received within the stipulated period of 90 days as indicated above, the selected bidder at the discretion of Competent Authority, NLMC may be allowed an additional time of 15 days by paying the interest on the balance amount @ 15% per annum where the delay exceeds 90 days within 10 days of receipt of such letter confirming the extension.

vii. NLMC/ Auctioning Agency shall not bear any responsibility for delay in submission of payment by the bidder on account of not getting or delay in financial assistance from Banks/financial institutions etc.

viii. 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.

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

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

i. The bidding shall be for sale price per Sq ft of Built-up Area of the flats. The Bidder(s) are required to quote the sale price in the e-Auction equal to or over and above the reserve price.

ii. During the-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.

8. **Submission of Bid:**

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

i. Bids received by post/courier shall not be entertained.

ii. Bidders are required to upload the following documents using Digital Signature key as a token of Acceptance of Terms and conditions of RFP for Registration before making payment of EMD.

a. Digitally signed Latest RFP document along with Corrigendum / Addendum if any.

b. Digitally signed Application form duly filled along with enclosures as per **Annexure-II.**

iii. 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. Scanned copy of Affidavit (format as per **Annexure-III**)
   b. Copy of proof of EMD.
   c. Cancelled cheque of bidder's bank account
   d. All necessary documents needed to confirm the eligibility criteria as laid down in point "2. Eligibility" of Chapter IV.
   e. Signed Acknowledgment to Acceptance Letter
   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

iv. A bidder may participate in e-auction for any number of flats and separate documents as mentioned in Clause 8, I, iii of Ch-IV must be submitted separately in respect of each flat with separate EMDs and proofs of payment.

9. **Evaluation of Bid:**
   i. The accepting officer, subject to confirmation of the Competent Authority, NLMC, normally accepts the highest bid for a flat, provided that it is above the reserve price and deemed to be competitive enough to reflect the market value of the flat auctioned for.

ii. 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.

iii. After the bids are confirmed/accepted by the competent authority, an Acceptance Letter as per Clause 6 and 7 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.

iv. The acceptance of the highest e-Auction bid (H-1) shall be at the sole discretion of NLMC, even if amount equivalent to 10% of the highest bid has been remitted by the successful bidder. NLMC does not bind itself to confirm to the highest bid & reserve its right to reject all or any of the bids without assigning any reasons, whatsoever and the decision of the NLMC in this regard shall be final and binding to the bidders. In case of cancellation/ non -acceptance of bid or rejection of the offer by NLMC, the EMD of the highest bidder, shall be refunded without any interest.

v. E-Auction Results/Status must be personally available to the Bidders online through the website https://aubank.enivida.com immediately after closing of e-auction, which will be displayed up to 7 (Seven) calendar days from the date of 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://aubank.enivida.com.

ii. Prospective bidders shall have a valid class III Digital Signature Certificate (DSC) issued by any of the authorized certifying authority. For further details about DSC, bidders may visit 'Information about DSC' on e-auction portal.

iii. Prospective bidders must securely retain their User ID and password, which will be provided by the e-Auction agency upon registration. These credentials are essential for engaging in e-bidding.

iv. 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.

v. Prospective bidders are advised to change the password immediately on receipt from the e-auction agency.

vi. 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. **Time Extension**: If any market leading bid (bid higher than the highest at the point in time) is received within the last Ten minutes of closing time (e.g., 2:50:00 PM to 3:00:00 PM), the time of auction will get automatically extended by another Ten minutes. This extension will continue in increments of ten minutes each time a new higher bid is received. Subsequently, if no further bid higher than the last quoted highest bid is received within the said extended Ten minutes, the auction will be automatically closed at the expiry of the extended Time.

3. **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.

4. **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) shall have no right to issue any addendum to these Terms and Conditions (General Instructions) to clarify, amend, supplement, or delete any of the conditions, clauses or items stated therein.

5. 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.

6. **Acceptance Letter:** The Acceptance Letter shall be issued to H-1 Bidders online/offline, within 7 days of the approval of the bid by the Competent Authority. **(Annexure VI)**.

7. **Acknowledgement of Acceptance Letter**:
   i. 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.
   ii. The said acknowledgment shall be accompanied with documents as prescribed under Clause 8, I, iii of Chapter IV of this RFP.

8. **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.

9. **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).

10. **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 and the e-auction portal. 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 a fresh 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

11. **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 Seven (7) days prior to the scheduled date of e-Auction. No request for clarification shall be entertained thereafter. NLMC shall host the 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

12. **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.

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

i. The Said Property may be inspected as per the schedule given under "Tentative schedule of Bidding Process" during office hours in the presence of NLMC Officials/representatives. In this regard, Registered Bidders may contact:

Sr. No	Organization	Name	Designation	Contact No.	Email ID
1	AU Small Finance Bank Ltd.				

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 and produce a copy of this RFP downloaded from the Website. The Buyers are expected to satisfy themselves about the location of the Said Property, title of the Said Property, statutory approvals and other details before submission of application for purchase of the said property. The submission of the Application 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).

iii. The areas/extents given are indicative only as extracted from sale deed/ layout plan and may vary as per local conditions / statutory authorities. Successful Bidder may get the survey done (if so desired) at their own cost at the earliest and in any case, before payment of the final installment. No claim whatsoever on account of areas of the Flat will be entertained after depositing the final

installment.

iv. In case it is found that the actual area derived as above is higher than the area indicated in the RFP, the Successful Bidder (if so desired) may purchase that additional area as per the unit rate calculated on pro rata basis derived from his quote, if agreed to be sold by NLMC.

v. Similarly, if it is found that the actual area is less than the area mentioned in the RFP, the revised area will be calculated by multiplying the actual area with the unit rate of Flat, calculated on pro rata basis, from the quoted rate.

vi. In case the actual area is found to be less than 75% of the area shown in the RFP, the bidder if so, desires can withdraw from purchasing and in that case, all the amounts paid by the bidder will be returned back without any interest.

vii. In case of any ambiguity in the areas surveyed by the Successful Bidder and the area mentioned, a combined survey may be undertaken jointly by the Successful Bidder and the NLMC and in that case, the cost of any such survey shall be borne equally by the NLMC and the Successful Bidder. The area that may be worked out from the joint survey of the Successful Bidder and the NLMC shall be binding on the parties.

14. **Virtual Data Room:** The Prospective Bidders will be provided access to a virtual data room through an e-mail link by NLMC within ONE working day of Registration by bidders for verification of relevant documents pertaining to the said property subjected to any technical issue which may cause delay. Same shall be in addition to site visits to inspect the said properties in terms of Clause 13 of Chapter V above.

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 90 (Ninety) days from the date of closing of e-Auction, excluding the date of closing. In case the 90th 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:** 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 theses 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 favourof the Successful Bidder shall be executed by NLMC within 60 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) including clearing jungle/trees/making approach roads,

boundary wall, fencing, gates, lights, etc. 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 (NRIs), 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 block / plot 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:** NLMC or any other Govt. agency shall not be liable for any failure or delay in performance due to any cause beyond their control including fires, floods, strikes, pandemic, go-slow, lockout, closure, dispute with staff, war, riots, epidemics, political upheavals, Government's actions, civil commotion, breakdown of machinery, terrorism, shortage of labor acts, demand or otherwise or any other cause or conditions beyond the control of aforesaid causes or not and the existence of such cause or consequence may operate at the sole discretion of Government to extend the time of performance on the part of NLMC by such period as may be necessary to enable NLMC to effect performance after the cause of delays will have ceased to exist. The provisions aforesaid shall not be limited or abrogated by any other terms of the contract whether printed or written. NLMC shall not give any indemnity with respect to the Said Property.

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:**

a. In the event of any question, dispute or difference arising under this RFP, including any question regarding its existence, validity or termination, or in connection therewith the Parties shall endeavor to first settle it by mutual conciliation at the level of the CEO, NLMC. In case, the dispute is not settled, then same shall be referred to and finally resolved by arbitration administered by the India International Arbitration Centre ("IIAC") in accordance with the India International Arbitration Centre (Conduct of Arbitration) Regulations ("IIAC Regulations") for the time being in force, which regulations are deemed to be incorporated by reference in this clause.

b. The place/seat of the arbitration shall be [New Delhi, India] and the language of the arbitration shall be English.

c. The Tribunal shall consist of **three** arbitrator(s).

d. The law governing the arbitration agreement shall be Arbitration and Conciliation Act, 1996.

e. The law governing this RFP and related agreements shall be Indian Contract Act, 1872.

Signature of the Bidder/Allottee/
On behalf of the allottee/applicant

Countersigned by
(Officer conducting the auction)

ANNEXURE-I

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

Sr. No.	Details of Flats	Area, Sq. fts.	Reserve/floor price	Pre-Bid Rounded Off EMD (Rs.)
1	Flat No.-17, Block No. A, HIG, IInd Floor, Agnipath Housing Scheme, T.B. Sapru Road, Civil Lines, Prayagraj, U.P.	1,038.61	75,27,555	3,76,400.00
2	Flat No.-19, Block No. A, HIG, IInd Floor, Agnipath Housing Scheme, T.B. Sapru Road, Civil Lines, Prayagraj, UP.	1,206.53	87,44,715	4,37,300.00
3	Flat No.-36, Rachna-1, Block No. C, HIG, IInd Floor, Juhi Housing Scheme, Muir Road, Prayagraj, U.P.	1,153.89	54,00,720	2,70,100.00
4	Flat No.-38, Rachna-1, Block No. B, HIG, IInd Floor, Juhi Housing Scheme, Muir Road, Prayagraj U.P.	1,165.08	54,52,200	2,72,700.00
5	Flat No.-45, Rachna-1, Block No. B, HIG, IIIrd Floor, Juhi Housing Scheme, Muir Road, Prayagraj U.P.	1,153.89	54,00,720	2,70,100.00
6	Flat No.-46, Rachna-1, Block No. B, HIG, IIIrd Floor, Juhi Housing Scheme, Muir Road, Prayagraj U.P.	1,165.08	54,52,200	2,72,700.00
7	Flat No.-68, Rachna-1, Block No. A, HIG, IIIrd Floor, Juhi Housing Scheme, Muir Road, Prayagraj U.P.	1,165.08	54,52,200	2,72,700.00
8	Flat No. L/2, First Floor, Golf Link Apartments Owners Association at 50, Chanditala Lane, Kolkata -700040.	850.00	33,66,000	1,68,300.00
9	Flat No. E/2, First Floor, Golf Link Apartments Owners Association at 50, Chanditala Lane, Kolkata -700040.	850.00	33,66,000	1,68,300.00
10	Flat No. J/0, Ground Floor, Golf Link Apartments Owners Association at 50, Chanditala Lane, Kolkata -700040.	1,020.00	42,15,600	2,10,800.00
11	Flat No. E/1, First Floor, Golf Link Apartments Owners Association at 50, Chanditala Lane, Kolkata -700040.	850.00	33,66,000	1,68,300.00

NOTE: -

a. The e-auction shall start with reserve price. The bidders are required to quote for the amount equivalent or higher than the reserve rate in the e-auction.

b. The incremental value of bid in e-auction for rate shall be Rs. 50,000 or multiple thereof.

c. NLMC shall make accept the highest bid only if the price quoted in auction is more or equal to Reserve price finalized by NLMC.

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 is to be submitted by the all the prospective bidder (s) along with RFP document Digitally signed by authorized representative 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 plot(s)/block(s) 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 successful 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 lead partner) to act as lead 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. _____
(Lead

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..... 2025

1) **(1st partner)**

……..

2) **(2nd partner)**

……..
…

3) **(3rd partner)**

…….....

ANNEXURE-V

POWER OF ATTORNEY

(To be appropriately stamped on non-judicial stamp paper of appropriate value as per Stamp Act relevant to place of execution and to be notarized and submitted by the Bidder submitting the bid.)

(This annexure is not applicable for individuals who are representing themselves while submitting the RFP and subsequently executing the sale deed if qualified as H1 Bidder)

To all to whom these presents shall come, I (individual) / We (name of the entity) residing at / having our registered office/principal office at [address of the registered office/principal office / Individual] do hereby exclusively, unconditionally and irrevocably constitute, nominate, appoint and authorize Mr./Ms. (name) …….. son/daughter/wife of ……. and presently residing at …….. who is presently [designated by myself (in case of individuals) / employed with us (in case of entities)] and holding the position of ……., as our true and lawful attorney (hereinafter referred to as the "Attorney") to do in our name and on our behalf:

i. to do, execute, and perform all such acts, agreements, deeds, matters and things as are necessary or required in connection with or incidental to submission of our application for qualification for the proposed sale of the Said Property by NLMC including but not limited to signing and submission of all applications, participate in Bid and other conferences and providing information/ responses to NLMC/ AU Small Finance Bank Limited and generally dealing with NLMC/ AU Small Finance Bank Limited in all matters in connection with or relating to or arising out of our application for qualification for the Transaction and

ii. execution of the sale deed for the Transaction and to take all actions, deeds (including signing any documents) in relation to the Transaction.

AND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things done or caused to be done by the Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by the Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us concerning or touching these presents as fully and effectually as if we were present and had done, performed or executed the same itself.

We confirm and declare that we have not executed any other power of attorney in favour of any other person(s) in relation to the subject matter of this power of attorney and this power of attorney is irrevocable.

All the terms used herein but not defined shall have the meaning ascribed to such terms in the Request for Proposal Document dated _____ issued by NLMC for sale of flats in <Address of the Assets> (the "Said Property"); collectively, referred to as the (Transaction)

IN WITNESS WHEREOF I/WE, IN THE ABOVE-NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS _____TH DAY OF _____2_____

……..

(Signature, name, designation, and address)

In the presence of:

1.

2.

Accepted

Name, Title and Address of the Attorney)

(To be duly notarized)

Notes: The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure. The Power of Attorney shall be appropriately stamped and notarized.

Wherever required, the Bidder should submit for verification the extract of the charter documents and documents such as a board or shareholders' resolution/ power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.

For a Power of Attorney executed and issued overseas, the document will also have to be legalized by the Indian Embassy and notarized in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Bidders from countries that have signed the Hague Legislation Convention 1961 are not required to be legalized by the Indian Embassy if it carries a conforming Apostle certificate.

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 30 (Thirty) days of issue of this letter.

Signed _____

Authorized Signatory

For National Land Monetization Corporation

Seal

Date