National Land Monetization Corporation
(A Wholly owned Govt. of India Company)
Department of Public Enterprises, Ministry of Finance, Govt. of India
सत्यमेव जयते

Date: 25.05.2026

REQUEST FOR PROPOSAL

SUB: Request for Proposal (RFP) by National Land Monetization Corporation (NLMC) inviting financial Bids from empaneled International Property Consultants (IPCs) for valuation and IBBI Registered Valuer Entities (RVEs) for valuation of Residential Flats of NLMC, A CPSE under Department of Public Enterprises (DPE)- reg

Ref: File No. NLMC/IBBI-TENDER/2025

NLMC is hereby issuing the referred RFP annexed herewith as **Annexure 1**, to its empaneled IPCs & RVEs for inviting financial bids for selection of one IPC and RVE each for Valuation and related services of the Assets as mentioned below:

Sr No.	Description of Asset	Tentative Area available for valuation (in sqm)	Property Status/usage
1	Flat No. 1/101, First Floor, Building No. 1, Ivory Tower Co-op HSG SOC Ltd., Plot No. 1067, Koliwada Road, Juhu, Santa-Cruze, (West) Mumbai-400045	930 Sq. Ft/86.43 Sq. Mtrs	Freehold & Residential
2	Flat No.02 E, Gleneden place, 310, Poonamalle High Road, Kilpauk, Chennai-600010	1205 Sq./Ft.	Freehold & Residential

2. The bids from the empaneled IPCs & RVEs are invited in accordance with the timelines mentioned below:

S. No.	Particulars	Date	Time
1	Published Date	25.05.2026	----------
2	Bid Document Download	25.05.2026	----------
3	Pre bid Meeting Date	29.05.2026	12:00 Hrs.
4	Bid submission Start Date	02.06.2026	13:00 Hrs.
5	Bid submission End Date	15.06.2026	13:00 Hrs.
6	Financial Bid Opening Date	15.06.2026 (same as submission date)	15:30 Hrs.

Encl: Annexure 1

25/05/26

(Sunil Sahu)
GM, NLMC

Annexure 1

Request for Proposal (RFP) by National Land Monetization Corporation (NLMC) inviting financial Bids from empaneled International Property Consultants (IPCs) for valuation and IBBI Registered Valuer Entities (RVEs) for valuation of Residential Flats of NLMC, A CPSE under Department of Public Enterprises (DPE)

National Land Monetization Corporation
(A Wholly Owned Government of India Company)
Block No. 14, CGO Complex, Lodhi Road
New Delhi-110003

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DISCLAIMER

The National Land Monetization Corporation (NLMC) a wholly owned Government of India company presented this document to furnish Bidders with a comprehensive overview of the Residential Flats of NLMC, A CPSE under Department of Public Enterprises (DPE), currently available for valuation. The content of this document is solely for informational and discussion purposes and does not grant any rights to Bidders or have any legal binding. NLMC does not make any claims, promises, or guarantees regarding the accuracy, completeness, or adequacy of the information contained in this document. Prospective bidders are encouraged to carry out their due diligence prior to proceeding.

By utilizing the information provided in this document, you accept full responsibility for any potential loss, damage, or liability that may occur. Additionally, you release NLMC and the authors of this document, along with their contributors, agents, licensees, successors, and assigns, from any known or unknown claims, demands, or causes of action that may arise as a result of your use of the information. In continuation to the foregoing, NLMC retains the prerogative to cancel or discontinue the sale, modify its scope, and extend the forms and formats outlined in this document. Additionally, it reserves the right to refuse further discussions with any interested party.

F. No. NLMC/IBBI-TENDER/2025
National Land Monetization Corporation
(A Wholly Owned Government of India Company)

Ref: NLMC/IBBI-TENDER/2025 **Date:25.05.2026**

REQUEST FOR PROPOSAL ("RFP")

The National Land Monetization Corporation (NLMC), a wholly owned Government of India company, is inviting proposals from empanelled International Property Consultants (IPCs) for monetisation and IBBI Registered Valuer Entities (hereinafter referred as RVEs) for valuation interested in bidding for the process involving valuation of the Residential Flats of NLMC, A CPSE under Department of Public Enterprises (DPE), thus offering comprehensive transaction advisory services and guaranteeing successful completion of those transactions.

This RFP shall include any supplementary documents, annexures, or information issued or uploaded on NLMC's website, if need be. The RFP is not to be considered a prospectus, an offer document, or a letter of offer for the valuation, nor does it serve as a confirmation of any transaction that has been or will be entered into by NLMC. This document serves solely as an invite for the submission of Bid to the parties interested thereto.

While the comprehensive terms and conditions can be downloaded from NLMC's website at https://nlmc.dpe.gov.in/, it is important for the Bidders to carefully read this document before submitting their Bid(s). Submission of Bid(s) to this invitation signifies a thorough study and examination, along with a clear understanding of its terms, conditions, and implications. Bidders who satisfy the prerequisites are encouraged to submit their Bid in accordance with the format and procedure specified in this document.

TIMELINE

S. No.	Particulars	Date	Time
1	Published Date	25.05.2026	----------
2	Bid Document Download	25.05.2026	----------
3	Pre bid Meeting Date	29.05.2026	12:00 Hrs.
4	Bid submission Start Date	02.06.2026	13:00 Hrs.
5	Bid submission End Date	15.06.2026	13:00 Hrs.
6	Financial Bid Opening Date	15.06.2026 (same as submission date)	15:30 Hrs.

F. No. NLMC/IBBI-TENDER/2025

National Land Monetization Corporation

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Request for Proposal (RFP) by the National Land Monetization Corporation (NLMC) inviting financial Bids from empaneled International Property Consultants (IPCs) for valuation and IBBI Registered Valuer Entities (RVEs) for valuation of Residential Flats of NLMC, A CPSE under Department of Public Enterprises (DPE)- *reg*

1. PROPOSAL

National Land Monetization Corporation (NLMC), proposes to appoint, from amongst the International Property Consultants **(IPCs)** empaneled as per Request for Empanelment (RFE) issued on 13th January, 2025 and Corrigendum-I dated 21st January, 2025, Corrigendum-II dated 27th January, 2025, Corrigendum-III dated 07th February, 2025 & letter of Empanelment dated 18.06.2025 issued by NLMC **and** Registered Valuer Entities **(RVEs)** through Expression of Interest (EOI) No. RECT/02/2022/01 dated 18.09.2025 & letter of empanelment dated 07.11.2025. Now, financial **Bids are solicited from the interested empanelled International Property Consultants (IPCs) for valuation and Registered Valuer Entities (RVEs) for valuation** of Residential Flats (Assets) of NLMC as detailed in **Schedule-A** subjected to clause 1.1.1 of this RFP.

1.1.1 No such IPC/RVE that has provided monetisation/feasibility/valuation services at any point of time to any other party pertaining to asset under this RFP shall be eligible for submission of bids under this RFP.

2. Definitions and Interpretations

a. Whenever used in this Document, the following words and phrases, unless the context otherwise requires, shall have the following meanings:
   i. "*Agreement*" means the definitive valuation services agreement, in the form attached as **Annexure-7**, to be executed between NLMC and the Successful Bidder.
   ii. "*Assignee*" means an Empaneled Registered Valuer Entity (Land & Building) that: (i) has qualified under the bidding process; (ii) has been designated by NLMC as the Successful Bidder; and (iii)

has signed the Agreement to render Services within the Scope of Work.

iii. "*Asset*" means each item listed in Schedule A of this RFP.

iv. "*Bid*" means the complete proposal submitted by a Bidder in response to this Document, including the lump-sum price quoted for the valuation Services, together with all annexures, supporting documents and enclosures, prepared in the formats and submitted within the timelines prescribed herein.

v. "*Bidder*" means an Empaneled Registered Valuer Entity (Land & Building) whose name appears on the Empanelment List dated 07.11.2025 issued by NLMC on its website and who submits a sealed Bid.

vi. "*Bid Due Date*" means the date and time, as set out on the cover page of this Document, by which all Bids must be received by NLMC.

vii. "*Deliverables*" means all tangible and intangible work products of the Services under the Scope of Work, whether in draft or final form.

viii. "*Document*" or "*RFP Document*" means this request for proposal document in its entirety, inviting bids, including all schedules and annexures, together with any amendments, supplements, or clarifications issued by NLMC.

ix. "*Successful Bidder*" means the Bidder whose Bid has been declared the lowest priced (H-1), accepted by NLMC, and awarded the contract pursuant to this Document.

x. "*Scope of Work*" means the Services specified in Section 5 of EoI No. RECT/02/2022/01 dated 18.09.2025 and under this RFP.

xi. "*Services*" means the valuation services (Asset Class: Land & Building) to be performed by the Assignee.

II. In this Document, unless the context requires otherwise, the following rules of interpretation apply:

i. The foregoing definitions are equally applicable to both the singular and plural forms of the terms defined. The words "hereof", "herein" and "hereunder" and words of like import when used in this Document shall refer to this Document as a whole and not to any particular provision of this Document. The word "including" when used in this Document without the phrase "without limitation," shall mean "including, without limitation."

ii. All references to time of day herein are references to India Standard Time (IST) unless otherwise specifically provided.

iii. With respect to any reference in this Document to any defined term, (i) if such defined term refers to a Person, then it shall also mean all heirs, legal representatives and permitted successors and assigns of such Person, and (ii) if such defined term refers to a document, instrument or agreement, then it shall also include any replacement, extension or other modification thereof.

iv. Any question or issue relating to the interpretation or application of this Document will be determined exclusively by the NLMC. Unless expressly provided to the contrary in this Document, any order, direction, determination, or decision issued by the NLMC with respect to the interpretation or application of this Document will be final, conclusive, and binding on all parties concerned, and shall not be subject to challenge, review, or appeal in any forum or proceeding.

3. SCOPE OF WORK FOR SELECTED IPC

All conditions and scope of work is as mentioned in Clause 3 under the head "Transaction Advisory Services" of the Request for Empanelment No. RECT/02/2022 issued on 13th January, 2025 by NLMC for empanelment of International Property Consultants (IPCs) for valuation of Assets shall remain the same as reiterated below:

A. *The consultancy firms empanelled will be required to prepare the "Feasibility Report" for each of the assets allocated to them, provide end to end transaction advisory services and ensure completion of those transactions. The scope of work would include, but not be limited to:*

   a. *Preparation of Feasibility Reports for each of the assets identified after conducting necessary due diligence. The detailed feasibility reports to also cover assessment process followed, market analysis, financial projections, valuation, benchmarking etc.*

   b. *Assist in Valuation of the asset under different models applicable.*

B. **Additional Service: Feasibility and Valuation Assessment and reporting.** Feasibility cum Valuation Report to be provided including valuation assessment basis results triangulated across approaches with reconciliation and rationale; provide sensitivity analysis where appropriate; and deliver a Feasibility cum Valuation report.

4. SCOPE OF WORK FOR SELECTED RVE

4.1 The selected firm will be required to undertake below works as also provided under the "scope of work" mentioned in the above referred RFE dated 13.01.2025 and EOI dated 18.09.2025 and in addition thereto:

4.1.1 Feasibility and Valuation Assessment and reporting. Feasibility study to be conducted to assess a project's viability before significant resources are committed and thereafter to provide a feasibility report including valuation assessment basis results triangulated across approaches with reconciliation and rationale; provide sensitivity analysis where appropriate; and deliver a Feasibility cum Valuation report.

4.1.2 Valuation Planning and Methodology. Define scope, basis and premise of value (including fair market value, realizable value and any other basis specified by NLMC); identify highest and best use (HBU) where relevant; select appropriate approaches (market, Discounted Cash Flow, income, and/or cost) and methodologies; and prepare a valuation plan.

4.1.3 Data Collection and Site Inspection. Conduct physical site inspections; obtain measurements and site details; capture geo-tagged photographs; collect and analyse market data and comparable evidence; review available title and property records (on a non-legal basis); assess planning/zoning, development control regulations, access, utilities, encumbrances as disclosed, and any site-specific constraints; and document assumptions and limiting conditions.

4.1.4 Clarifications and Presentations. Provide pre-report and post-report clarifications; attend meetings and presentations; and assist NLMC in explaining valuation rationale to stakeholders.

4.2 **Additional Services.** At NLMC's request, the Assignee shall perform any additional services reasonably necessary to advance the valuation of referred assets.

4.3 **DELIVERABLES:**

The indicative Deliverables are:

Sl. No.	Service Components	Deliverables	Quantity
1.	Feasibility cum Valuation Report	Draft feasibility cum valuation report and Final feasibility cum valuation report, including appendices (comparable data, photographs, maps).	Draft: [5]; Final: [5]
2.	Clarifications & Presentations	Responses to queries; participation in meetings/presentations with stakeholders.	As required

5. GENERAL TERMS

IPCs & RVEs ("prospective Bidders" herein) interested in participating in the Bidding are encouraged to submit their Bids consistent with the following guidelines:

i. IPCs will only submit their bids for valuation and similarly RVEs shall only submit their bids for valuation. Submitted bids will be considered by NLMC in these categories only.
ii. Selection shall be done of one IPC and one RVE each basis L1 bidder among all bidding IPCs and L1 bidder basis all bidding RVEs.
iii. No Bidder shall submit more than one Bid for an asset.
iv. There will be no fee for submitting a Bid.
v. The Bid shall be furnished according to the Annexures/formats prescribed herein, explicitly indicating the fee in both numerical and written form, in Indian Rupees, and signed by the authorized signatory of the Bidder.
vi. The Bidder shall bear all expenses arising from the preparation and submission of the Bid.
vii. The Bidder shall conduct its own surveys, investigations, and comprehensive evaluations of the asset(s) prior to submitting their Bid(s). Any variations or deviations identified later shall not grant any rights to the Bidder, and the NLMC shall bear no liability whatsoever concerning or resulting from any variations or deviations noticed thereafter.
viii. NLMC reserves the right to reject any or all the Bids without assigning reason thereto.
ix. The Letter of Acceptance of work pursuant to this RFP will be regulated by the terms detailed in the RFP, along with the Agreement mentioned in subclause (viii) of clause 3 or any amendments/supplements or otherwise thereof.
x. An Agreement **(Annexure- VIII**) shall be executed between the parties upon selection, considered integral part of this RFP. A proforma Agreement with the terms is referenced for the understanding; however, NLMC retains the right to add, amend or strike terms as deemed necessary at the time of executing the document.
xi. A Bidder from a country which shares a land border with India will be eligible to bid only if the bidder is registered with the Competent Authority, and adheres to the directives issued by the Government of India from time to time.
xii. All pages of the submission, including the covering letter, annexures, supporting documents and enclosures, must be duly signed at the bottom, and numbered serially.
xiii. A separate Bid need to be submitted for each asset in which the Bidders are interested.

xiv. All questions concerning the construction, validity, enforcement and interpretation of this RFP shall be determined by the CEO, NLMC.

xv. The Bids shall be valid for a period of not less than 90(ninety) days from the Bid Due Date.

6. CLARIFICATION

i. A prospective Bidder seeking clarification may contact NLMC in writing at (am-nlmc@gov.in) latest by 17:00 Hrs. (IST) on 29.05.2026. NLMC will host the clarifications on its website, but will not provide personal or individual responses to any Bidder. While, NLMC endeavor to respond to the queries of the Bidders', reserves the right to decline or not respond at its sole discretion. Verbal clarifications and information provided by the NLMC are not binding.

ii. The NLMC may issue interpretations and clarifications to bidders at its discretion, which shall also constitute part of the RFP.

7. PRE-BID MEETING

i. A Pre-Bid meeting shall be held at the Conference Hall of DPE, Room No. 309, 3rd floor, Block 14, CGO Complex, New Delhi or at an alternative location deemed suitable at the specified time and date, as provided in the timeline schedule above.

ii. Participation at the pre-bid meeting will be limited to prospective Bidders, with a maximum of two representatives permitted from each subjected to 1 days prior intimation by interested IPCs/RVEs on NLMC mail id i.e. am-nlmc@gov.in.

iii. The prospective bidders interested to join the meeting online, may request the VC link by writing a mail to am-nlmc@gov.in one day in advance.

iv. During the pre-bid meeting, the prospective Bidders will have the chance to seek clarifications and present suggestions for the NLMC, as the NLMC strives to furnish necessary information to facilitate a fair, transparent, and competitive bidding process.

8. AMENDMENT/CANCELLATION OF RFP

i. The NLMC, in its sole discretion without assigning any reason to anyone, at any time before the RFP matures into an Agreement, and without incurring any obligation or liability, reserves the right, to suspend and/ or cancel the RFP and/ or amend and/ or supplement the RFP or modify the dates or other terms and conditions relating thereto.

ii. Any amendments or modifications to the terms and conditions will be communicated in writing solely on the website

https://nlmc.dpe.gov.in/, and no separate notification will be provided to prospective Bidders.

9. BID-SUBMISSION

An Interested Bidder shall submit their: (a) Bid of Responsiveness which includes the documents enumerated under sub-clause (i) in this paragraph (separate for each asset); & (b) Financial Bid (separate for each asset), comprising the documents listed herein, in two (2) separate envelopes and further separately for each asset and in the manner outlined below.

i. **Envelope-1: Bid of Responsiveness**]: (must be submitted separately for each asset)
    a. A "covering letter" on the bidder's letterhead detailing the documents submitted pursuant to the bid.
    b. An "Affidavit-cum-Undertaking" in **Annexure-I** regarding 'Bidder details' and 'no conflict of interest'.
    c. An undertaking to the effect of the unconditional Bid in **Annexure-II**.
    d. An undertaking in **Annexure-III**, ensuring integrity throughout the business transaction.
    e. A certification indicating whether the Bidder is located in a border-sharing county, as outlined in **Annexure-IV**.
    f. An undertaking as outlined in **Annexure VI**
ii. **Envelope-2: Financial Bid:** The financial bid must be submitted in a separate envelope for each asset, properly sealed and superscribed as [Envelope-2: Financial Bid] at the top, in accordance with the guidelines below:
    a. All financial bids must adhere to specifications laid out in **Annexure-V**.
    b. The fee quoted shall be in lumpsum (in INR) inclusive of all applicable duties and expenses excluding GST.
iii. The envelopes, outlined in the preceding paragraphs, should be placed in a large sealed envelope labeled "Bid Submission towards *Request for Proposal (RFP) for valuation (as applicable) of Residential Flats of NLMC*" at the top and name of asset along with serial number on each envelope submitted for financial bid, and shall be submitted either personally, or through Speed Post/Registered A.D. post, addressed to the DM-Legal and DM-HR & Admin, NLMC, Room No. 006, Ground Floor, Block No. 14, CGO Complex, Lodhi Road, New Delhi, no later than 13:00 Hours (IST) on 15.06.2026.
iv. If the day of Bid submission is declared a holiday by the Government of India, the next working day shall be considered the day for submitting the Bids. The timings will remain unchanged.

v. In the event a Bidder seeks to submit Bid for more than one asset, shall submit separate Bid(s) for each asset, adhering to the procedure outlined in paragraph 9 (i to iii).
vi. Bids that are incomplete or satisfy only a portion of the requirements or received after the due date shall be summarily rejected.

10. BID OPENING AND EVALUATION

i. NLMC shall open the Bids on 15.06.2026 at 15:30 Hrs., in the presence of the authorized representatives of the Bidders, who choose to attend, at Room No. 309, Conference Hall, DPE, Block 14, CGO Complex, Lodhi Road, New Delhi or a venue deemed appropriate in presence of authorized representatives of bidding firms.
ii. It is desirous for the biddings firms to join the bid opening and the said firms are required to provide 1-day prior intimation of same on am-nlmc@gov.in. Desirous bidding firms may also write a mail to am-nlmc@gov.in for obtaining the VC link to join online subjected to 1-day prior request.
iii. The selected bidders will be informed of their selection via email.
iv. Firstly, Envelope-1 will be opened to examine the completeness of the information. If any information provided by the Bidder is determined to be incomplete, missing or presented in formats other than those specified herein, the NLMC may, at its sole discretion, exclude the Bid for further consideration.
v. The financial Bids, Envelope-2 of only those Bidders whose documents in Envelope-1 were found to be in order will be evaluated and the financial bid envelopes for each asset shall be opened separately (serial wise).
vi. The Bidder's, whose Bid is adjudged as complete in terms of Clause 8 (ii) and who quotes lowest price (L-1) shall be selected. However, if two or more Bidders submit the same Bid price, then NLMC in its sole discretion may decide L-1 which shall be final and may be based upon presentation by such IPC/RVE or any other criteria as decided by competent authority of NLMC.
vii. If any Bidder submits a Bid with NIL charges/consideration, that Bid will be deemed unresponsive and shall not be taken into consideration.
viii. Save and except as provided in this RFP, the NLMC shall not entertain any correspondence with any Bidder in relation to acceptance, rejection or outcome of the tendering.
ix. ***Failure to Comply.*** If the Successful Bidder fails to execute and return the documents by the deadline set forth in the LoA, unless NLMC, in its sole discretion, agrees in writing to extend that

deadline, NLMC may, without any liability to the Successful Bidder:

i. withdraw its offer; and
ii. issue a fresh RFQ inviting bids afresh or
iii. invite the next highest-ranked Bidder (L-2) to match the L-1 total price and, upon written confirmation within [7] days, may award the contract to such Bidder at the L-1 rate. If L-2 declines or fails to confirm within the specified period, NLMC may invite the next ranked Bidder(s) sequentially (L-3, L-4, and so on) on the same terms until a Bidder matches the L-1 rate, or may proceed with such other procurement process as NLMC deems appropriate. Any award under this Section will be on the same terms and conditions of this Document and the LoA template, save that the contract price will be the L-1 rate; the Performance Security and any other price-linked securities will be calculated on the L-1 rate. No negotiations will be undertaken other than matching the L-1 rate. In the event more than one Bidder is invited concurrently and more than one confirms matching the L-1 rate, decision shall be made by draw of lots).

11. LETTER OF ACCEPTANCE (LoA)

i. Upon selection, the NLMC may issue the selected Bidder a LoA in the prescribed format **(Annexure- VII)** to communicate the acceptance of work within 1 day of issuance and an Agreement (**Annexure- VIII)** outlining the terms and conditions governing the work, which must be executed and returned within 3 (three) days of receipt.
ii. The NLMC may extend the proposal to the next ranking Bidder, if the Agreement to be executed with the selected Bidder is not received by the specified date, unless it agrees to an extension of time for submission.

12. FEE, INVOICES AND PAYMENT FOR BOTH IPC & RVE

i. NLMC shall pay for the services to be rendered by you pursuant to this Agreement not exceeding Rs. ……, in total. NLMC shall make no payment for any extra, further, or additional service pursuant to this Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed amendment.
ii. The Bidders acknowledge that the NLMC's responsibility for paying for fulfilling the tasks set forth shall not surpass the amount at which the work has been assigned to it. The payment schedule is outlined below:

Tranche	fees	Pre-requisite
1	Lum Sum Fee Awarded	Upon acceptance of the Feasibility cum Valuation report.

iii. The fee payable on acceptance of Feasibility cum Valuation report shall only be paid on final acceptance of Feasibility cum Valuation report or completion of scope of work as defined in this RFP, whichever is applicable.

iv. No additional payment shall be made to the firm for further requirement of re-submission or revision of the Feasibility cum Valuation Report pertaining to units/plots/parcels of land that remain unsold.

13. STRICT ADHERENCE TO NON-QUOTATION OF IMBALANCED BID:

a. ***"Imbalanced Bid".*** "Imbalanced Bid" means a bid in which the bid price quoted by a bidder, in combination with other elements of the Bid, appears so low that it raises material concerns as to the capability of the bidder to perform the contract at the offered price, such that the Bidder may gain an undue competitive advantage or NLMC may be exposed to financial, or other risks.

b. ***Review and Documentation Request.*** If NLMC considers a Bid to be imbalanced, it will notify the Successful Bidder and request, within 10 days of bid opening, a detailed cost breakdown and rationale for the pricing of the valuation task/deliverable. If, after evaluating the price analyses, NLMC determines that the bidder has substantially failed to demonstrate its capability to deliver the services at the offered price, NLMC may reject the bid/proposal.

c. ***Non-Waiver and Survival of Imbalance Provisions.*** NLMC's identification of an Imbalanced Bid, its acceptance of any justification or its acceptance will not waive any rights NLMC has under this Section or under any other provision of this Document or related documents. This Section will survive the Award of Contract and remain in effect until final completion of the Services.

14. SCHEDULE FOR COMPLETION OF WORK

The selected IPC/RVE must adhere to the following timelines for the Feasibility cum Valuation Report from the date of issuance of the LoA ("T") for each asset:

S. No.	Stage	Days

1	Issuance of LoA to the successful Bidder	T days
2	Entering into Agreement by selected Bidder	T+3
3	Submission of Feasibility cum Valuation Report by the IPC/RVE	T+21 days
4	Acceptance/Rejection/clarification pertinent to Feasibility cum Valuation Report	T+30 days

15. TERMINATION OF CONTRACT OF WORK

i. NLMC reserves the right to terminate the contract at its sole discretion.

ii. Upon the earlier termination of the contract, the NLMC shall have no further obligations to make payments except for the accepted dues from NLMC with regards to invoices for the work completed.

iii. Upon the earlier termination of this agreement owing to breach, inadequacy or incapacity of the selected IPC/RVE, NLMC in its discretion may demand compensation for delay caused due to such termination.

16. WAIVER

It shall be deemed that by submitting the Bid, the Bidder agrees and releases the NLMC, its employees, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/ or performance of any obligations hereunder, pursuant hereto and/ or in connection with the Bidding Process, to the fullest extent permitted by applicable laws, any and all rights and/ or claims it may have in this respect, whether actual or contingent, whether present or in future.

17. DISPUTE RESOLUTION & APPLICABLE LAW

In the event of any question, dispute or difference arising under this RFP, 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, only the Courts within the territory of Delhi shall have the jurisdiction to adjudicate such dispute.

Schedule-A

Asset for Valuation

Sr No.	Description of Asset	Tentative Area available for valuation (in sqm)	Property Status/usage
1	Flat No. 1/101, First Floor, Building No. 1, Ivory Tower Co-op HSG SOC Ltd., Plot No. 1067, Koliwada Road, Juhu, Santa-Cruze, (West) Mumbai-400045	930 Sq. Ft/86.43 Sq. Mtrs	Freehold & Residential
2	Flat No.02 E, Gleneden place, 310, Poonamalle High Road, Kilpauk, Chennai-600010	1205 Sq./Ft.	Freehold & Residential

Please Note: The details provided in Schedule A are indicative in nature and only for the purpose of assisting the empaneled IPCs/RVEs in bid submission and are thus subjected to further modifications/confirmations. Further Details/documents shall be made available to selected L-1 bidder on acknowledgment of LoA.

Details of Assets

1. **Property Address**: Flat No. 1/101, First Floor, Building No. 1, Ivory Tower Co-op HSG SOC Ltd., Plot No. 1067, Koliwada Road, Juhu, Santa-Cruze, (West) Mumbai-400045

a. Nature of Property : Residential Flat
b. Ward/Taluka : Ward K /Santa- Cruze (West)
c. Mohalla : Juhu, Andheri
d. Location of Road : Juhu Tara Road

A. Google Coordinates:
Latitude: 19.0856803
Longitude: 72.8242711

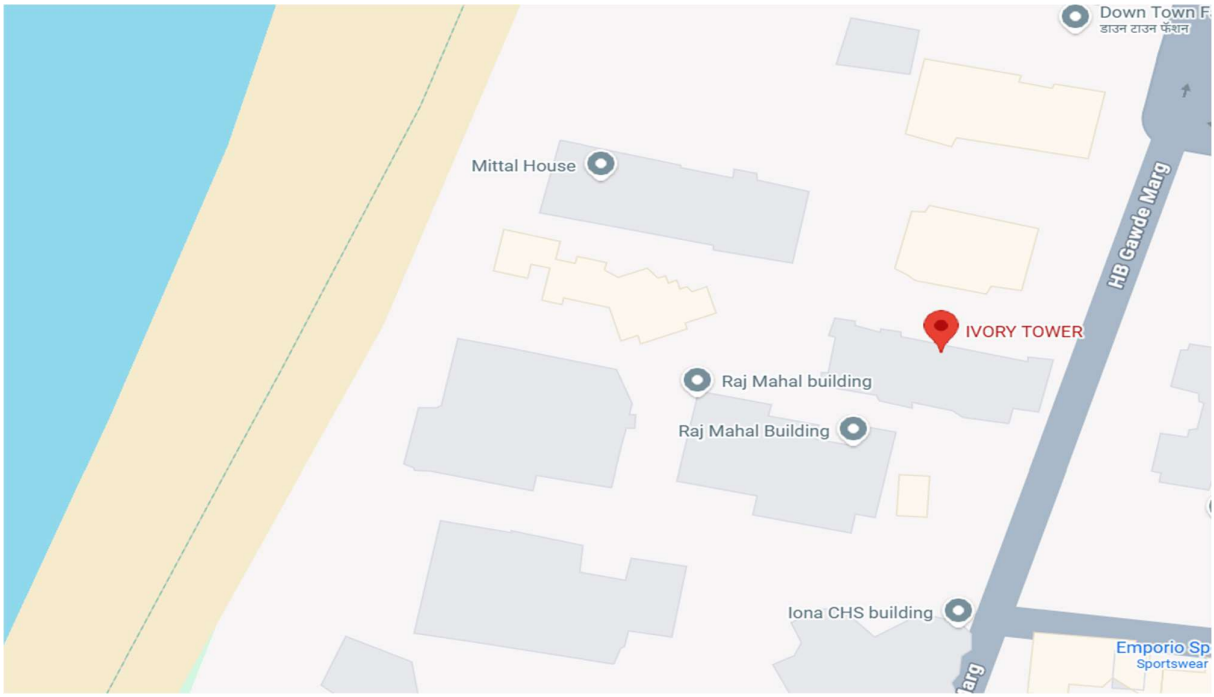
B. Distance from Key Locations:

PROJECT	KEY POINT	DISTANCE (approx.)
Airport	Chhatrapati Shivaji Maharaj International Airport Mumbai	15 kms
Railway	Santacruz Railway Station	2-3 kms
Bus/Metro	D.N. Nagar Metro Station on Line 1 (Blue Line)	2.5 kms
Road	Juhu Tara Road	<2 kms

C. Ownership and Marketability:

NLMC purchased the flat from HHEC vide Sale deed dtd 22.05.2025, HHEC purchased the same vide agreement for sale dated 22.02.1984 from M/s Agrima Project Engineering & Consultancy Services Limited.

D. Google Map of the Property:



2. **Property Address**: Flat No.02 E, Gleneden place, 310, Poonamalle High Road, Kilpauk, Chennai-600010.

A. Google Coordinates:
Latitude: 13.077645
Longitude: 80.241370

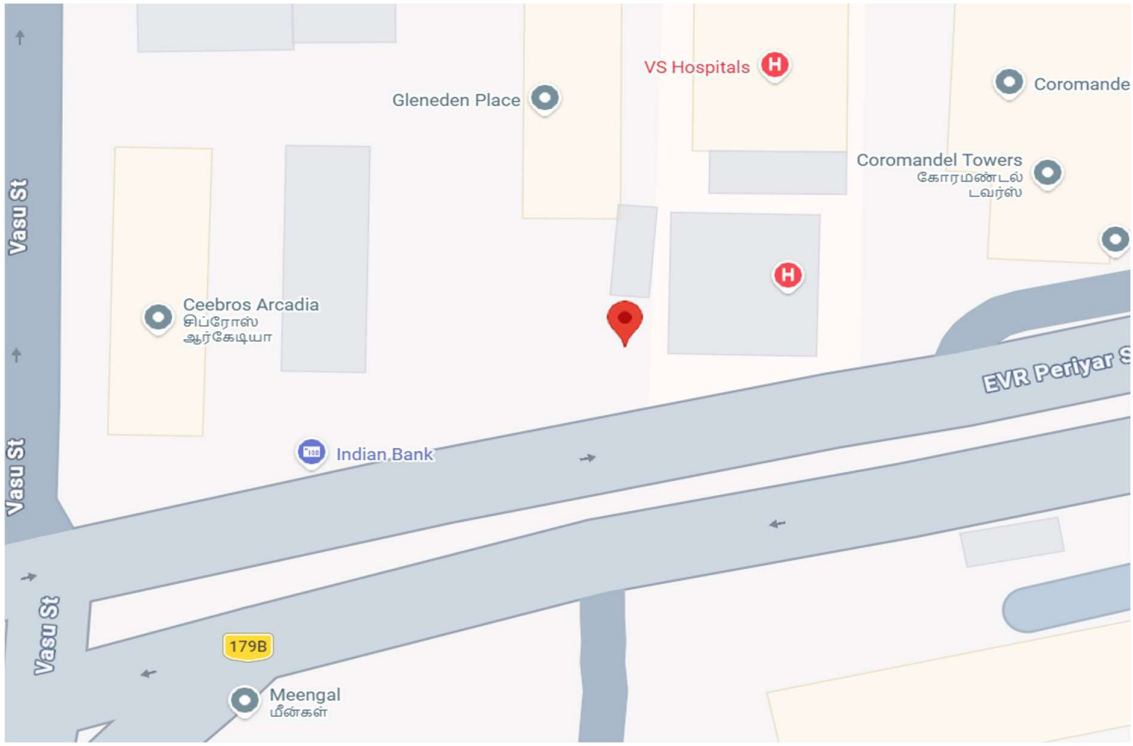
B. Distance from Key Locations:

PROJECT	KEY POINT	DISTANCE (approx.)
Airport	Chennai International Airport (MAA)	18 kms
Railway	Chennai Egmore Railway Station	3 kms
Bus	Kilpauk Medical College (KMC) stop	1-2 kms
Road	Poonamallee High Road	1-2 kms

C. Ownership and Marketability: Property was acquired by M.L. Patwari, Raksha Shah, Sua Devi and Rewat Chand vide Sale Deed dated 22.09.1981 and

further these owners executed Deed of Agreement dated 03.06.1983 with M/s Southern Investments to construct a residential flat in 2nd floor and further transferred the flat to HHEC through attorney from M/s Southern Investments vide Sale Deed dated 04.07.1985 and further transferred to NLMC vide deed dated 06.06.2025.

D. Google Map of the Property:



Annexure-I

AFFIDAVIT CUM UNDERTAKING

On a non-judicial stamp paper with a value of not less than Rs. 10

We, the undersigned **("Bidder")** are submitting our Bid in respect of the Request for Proposal No [……], Dated [……] **("Bid")** issued by the National Land Monetization Corporation (NLMC) in relation to and in this connection, we hereby solemnly affirm, declare and undertake as follows:

1. Details of the Bidder as disclosed in Appendix - A enclosed herewith are true and correct as on date.

2. There has been no conviction by any court of law or indictment or adverse order by any statutory or regulatory authority for a Grave Offence against us or any of our promoters or directors during the last ten financial years.

3. No enquiry or investigation for any Grave Offence is pending against us or our directors, managers and/or other Senior Managerial Personnel by any regulatory authority and/or government agency.

4. The details of enquiry or investigations for non-Grave Offenses pending against us or our directors, managers and/or other Senior Managerial Personnel by any regulatory authority and/or government agency are disclosed in Appendix B enclosed herewith.

5. There is no Conflict of Interest with respect to the Proposed Transactions on date.

6. During the tenure of our engagement for the Proposed Transaction, we shall keep the NLMC informed, without delay, of any situations, circumstances, relationships, possible or potential areas of Conflict of Interest in the format enclosed as Appendix-C herewith and we shall not take up work in relation to any such assignment without obtaining prior approval of the NLMC and granting of such approval shall be the sole discretion of NLMC and shall be binding on us.

7. We ourselves and/or for/with or in association with or on behalf of or through any other Entity, shall not take up any advisory or consulting assignment or render any services on a similar transaction or any other transaction, which could have a direct Conflict of Interest, in any manner or capacity to a Competitor of the Company during the term of our engagement in respect of the Proposed Transaction without prior written approval of the

NLMC and granting of such approval shall be the sole discretion of NLMC and shall be binding on us.

8. We have put in place a robust mechanism to resolve any Conflict-of-Interest situations and circumstances that may arise or result while conducting our business or rendering of services and where-so-ever any Conflict of Interest or potential for Conflict of Interest may arise, we shall take reasonable steps to resolve the same forthwith in a fair and equitable manner. During the term of our engagement, we shall ensure to and continue to exercise adequate due diligence for identifying and removing any areas, source, situations and circumstances of conflict and mitigating the effects of such conflicts to the satisfaction of the NLMC, in case any such Conflict of interest (or apparent conflict of interest) arises or results in relation to the Proposed Transaction.
9. We have laid down an internal code of conduct for governing our internal procedures and operations and have prescribed the standards of appropriate conduct for our employees and officers for carrying out their duties and responsibilities with a view to appropriately ensuring proper maintenance of professional excellence and standards· with integrity, confidentiality, objectivity and have made provisions for identification, avoidance and resolution of conflict of interests and for disclosure of shareholdings and interests, etc., in terms of applicable laws.
10. We understand that:

(i) in cases where existing Conflict of Interest (or apparent conflict of interest) is disclosed by us, the NLMC would be entitled to initiate appropriate actions to eliminate or address or mitigate or neutralize the conflict through restricting or modifying the work to be performed by us in respect of the Proposed Transaction. The NLMC may also terminate our engagement for the Proposed Transaction, in whole or in part, if such termination is absolutely necessary in the view of the NLMC to avoid the appearance of a Conflict-of-Interest situation.

(ii) NLMC would be entitled to terminate our appointment, if any, if the affirmation/declaration/undertaking given by us is found to be false or misleading in any manner or not adhered to or fulfilled or complied by us.

(iii) if at any time after our appointment as an Advisor, either we or the respective promoters/directors, is convicted by a court of law in India or any indictment/adverse order is passed by a regulatory authority in India for a Grave Offence, we shall stand disqualified from continuing as Advisor to the NLMC and shall be bound to inform them without any delay and shall voluntarily withdraw from the Proposed Transaction, failing which the NLMC may terminate our appointment after giving an opportunity of

being heard.

IN WITNESS WHEREOF, this affidavit has been executed at New Delhi on this the _____day of _____ by a duly authorized officer of the bidder.

(Signature of authorized signatory of the Bidder)

Definitions

Unless otherwise defined in this Affidavit, the following capitalized terms used herein shall have the meaning as set out below:

1. Advisor means the Bidder and includes Bidder(s) who have been selected for the Proposed Transaction by the NLMC in terms of the Bid.

2. **Conflict of Interest**: Conflict of Interest in relation to the Proposed Transaction shall, without limitation, be deemed to exist or have arisen, if:

   (i) The Advisor whether itself and/or for/with or in association with/or on behalf of or through any other Entity is engaged in any activity or business which would or may be reasonably expected to directly or indirectly, materially adversely affect the interest of the NLMC/Company or any such activity/association would or may impair its ability to render fair, impartial, technically sound and objective assistance or advice, or unbiased services or may result in giving an unfair competitive advantage to any other person.

   (ii) The Advisor whether itself and/or for/with or in association with/or on behalf of or through any other Entity is engaged in advising and/or have taken up engagement for advising/consulting any other Entity whether under a formal engagement or otherwise in relation to any transaction/matter ("Third Party Transaction"), which would or may be reasonably expected to directly or indirectly, materially adversely affect the interest of the NLMC/Company.

   (iii) The Advisor has any business or financial interests in any other Entity that would impair, or give the appearance of impairing impartial decisions in relation to Proposed Transaction, in offering any advice recommendations or in providing technical assistance or other services to the NLMC as part of Advisor's engagement obligations/duties.

   (iv) In relation to a strategic sale by the NLMC, the Advisor has taken up engagement with buyer/potential buyer of such strategic sale, which would or may be reasonably expected to directly or indirectly, materially adversely

affect the interest of the NLMC/Company.

(v) Any other situation, possible source or potential areas of interests, which may impair Advisor's ability to render fair, impartial, technically sound, and objective assistance or advice, or unbiased services or in conflict of their professional duties towards NLMC in respect of the Proposed Transaction or result in giving an unfair competitive advantage to any other person.

3. **Company** means **NLMC** having its Corporate office at Block 14, CGO Complex, Lodhi Road, New Delhi.

4. **Competitor** of the Company means an Entity in India that is engaged in the business substantially similar to the business of the Company. Business of an Entity shall be deemed to be substantially similar to the business of the Company, if turnover or profit of such Entity from the business activity(ies) in which the Company is engaged, exceeds 33% of its total turnover or profit (in any of the last three years).

5. **Entity** shall mean and include an individual, proprietorship, HUF, an association of person/body of individuals, a partnership firm, limited liability partnership, company or any other persons.

6. **Grave Offence** means offences of such nature that it materially affects the reputation, business or operations adversely, or outrages the moral sense of the community or such other offences which may be considered by the NLMC as grave on a case-to-case basis, after considering the facts and relevant legal principles.

7. **Proposed Transaction** means the transaction to be undertaken by the NLMC.

8. **Senior Managerial Personnel** includes the Managing Director, the Company Secretary, the Chief Executive Officer, the Chief Financial Officer or persons having equivalent positions and all such other employees of the Entity, who are members of its core management team excluding Board of Directors, and comprising all members of management one level below the executive directors and includes the functional heads.

9. Appendix A, B and C hereto shall constitute and shall be deemed to form an integral part of this document.

Appendix-A

BIDDER DETAILS

Name of the Bidder:	
Address- Registered Office: Corporate Office: Tel: Email:	
Constitution	Company/Partnership/LLP/Others (If others, please provide the nature of constitution)
SEBI registration no., if registered with SEBI	
Details of registration with other professional statutory bodies	

Appendix-B

DETAILS OF PENDING ENQUIRY/INVESTIGATIONS

Sr. No.	Name of the concerned person(s) against whom the enquiry/ investigation has been initiated	Relationship with the Bidder	Name of the investigating agency	Nature of pending enquiry/ investigation and law under which the enquiry has been initiated	Brief facts/interim orders /other relevant information in respect of the pending enquiry/ investigation

Appendix-C

DETAILS OF PRESENT/POTENTIAL CONFLICTS/FACTS OR INTERESTS THAT MAY BE DEEMED AS POTENTIAL CONFLICT OF INTEREST

S. No.	Name of the Entity, in which interests or Conflicts exist/ may arise	Relationship of the Bidder with the Entity	Nature/reason of conflict/ potential conflict	Duration of the subsistence of conflict, if any	Such other information as may be relevant and material in deciding whether there is a conflict/potential conflict of interest

Annexure-II

CERTIFICATE OF UNCONDITIONAL BID

(To be given in bidder's letter head)

Ref: RPP No._____ Dated _____

This is to certify that the fee quoted by us for the provision of a variety of services for valuation of the land and properties of _____, situated at _____, is in compliance with the terms and conditions specified for the presentation of financial bids and is unconditional.

(Seal with signatures of authorized signatory of the Bidder)

Annexure-III

UNDERTAKING OF INTEGRITY

(To be given in bidder's letter head)

Refer clause 7[(i) d] of the RFP

Ref: RPP No._____

Know all men by these presents, We _____ ("Bidder" herein) having registered office at _____ been empaneled as International Property Consultants ("IPC/RVE" herein) by the National Land Monetization Corporation ("NLMC" herein), understand that integrity must prevail throughout the life-cycle of a business transaction, from its negotiation to its performance and resulting remuneration. In that very context, we agree and undertakes that, at all times in connection with and throughout the term of the work and thereafter, we will comply with and that we will take reasonable measures to ensure that our subcontractors, agents or other third parties, subject to our control or determining influence, will comply with the following provisions:

i. Bidder will prohibit the following practices at all times and in any form, in relation with a public official at the international, national or local level, an official or candidate to political office, and an officer, employee or a professional engaged by NLMC, whether engaged directly or indirectly, including through third parties:

   a) Bribery is the offering, promising, giving, authorizing or accepting of any undue pecuniary or other advantage to, by or for any of the persons listed above or for anyone else in order to obtain or retain a business or other improper advantage, e.g. in connection with public or private procurement contract, grants, regulatory permits, taxation, customs, judicial and legislative proceedings. Bribery often includes: (i) kicking back a portion of a contract payment to government or party officials or to employees of the other contracting Party, their close relatives, friends or business partners or (ii) using intermediaries such as agents, subcontractors, consultants or other third parties, to channel payments to government or party officials, or to employees of the other contracting Party, their relatives, friends or business partners.
   b) Extortion or Solicitation is the demanding of a bribe, whether or not coupled with a threat if the demand is refused. Bidder will oppose any attempt of Extortion or Solicitation and is encouraged to report such attempts through available formal reporting mechanisms.

c) Trading in Influence is the offering or Solicitation of an undue advantage in order to exert an improper, real, or supposed influence with a view of obtaining from a public official an undue advantage for the original instigator of the act or for any other person.
d) Laundering the proceeds of the Corrupt Practices mentioned above is the concealing or disguising the illicit origin, source, location, disposition, movement or ownership of property, knowing that such property is the proceeds of crime.

ii. With respect to third parties, subject to the control or determining influence of Bidder, including but not limited to agents, consultants, subcontractors, franchisees, lawyers, accountants or similar intermediaries, acting on the Bidder's behalf in connection with the negotiation of contracts, the obtaining of licenses, permits or other authorizations, or any actions that benefit the Bidder or as subcontractors in the supply chain, Bidder should instruct them neither to engage nor to tolerate that they engage in any act of corruption; not use them as a conduit for any corrupt practice; and hire them only to the extent appropriate for the conduct of the Bidder's business.
iii. The Bidder further affirms, to take the necessary remedial action in a reasonable time and to inform NLMC about such action, if the NLMC, as a result of the exercise of audit, inspection, investigation or otherwise brings evidence that the BIDDER has been engaging in material or repeated breaches of the instant Article, and notify the Bidder accordingly. If no remedial action is taken or, as the case may be, the defence is not effectively invoked, the NLMC may, at its discretion, terminate the Agreement, it being understood that in such cases NLMC shall reserve rights to recover all payments disbursed or paid in Bidder, as far as permitted by applicable law.
iv. The Bidder further agree that any entity, whether a tribunal or other dispute resolution body, rendering a decision in accordance with the provisions of the RFP/Agreement, shall have the authority to determine the consequences of any alleged non-compliance with this undertaking.

Thus, done and signed at New Delhi on this day of ____ 2026.
For and on behalf of _____.

Name: Designation:
Address:

Annexure-IV

SELF-DECLARATION ON BORDER SHARING

(To be given in bidder's letter head)

Refer Rule 144 (xi) of the General Financial Rules-2017(GFRs)

Ref: RPP No._____ Dated _____

Whereas the National Land Monetization Corporation ("NLMC") has invited Bids from empanelled International Property Consultants ("IPCs/RVEs) for the valuation of asset (the "Assets"), and we _____ ("Bidder" herein) having registered office at _____ acknowledges that we have read the clause regarding restrictions on procurement from a bidder of a country which shares a land border with India and on sub-contracting to contractors from such countries; we certify that this Bidder is not from such a country or; if from such a country, has been registered with the Competent Authority and will not sub-contract any work to a contractor from such countries unless such contractor is registered with the Competent Authority. We hereby certify that this Bidder fulfils all requirements in this regard and is eligible to be considered [Where applicable, evidence of valid registration by the Competent Authority shall be attached.]'

Bidder's Signature with Seal

Annexure-V

FINANCIAL BID
(To be given in bidder's letter head)

To,
National Land Monetization Corporation
Block No. 14, CGO Complex, Lodhi Road,
New Delhi-110003

Sub: Financial Bid for _____.

Dear Madam/Sir,

We, the undersigned _____ representing _____, have thoroughly comprehended the RFP concerning the valuation of asset of M/s. ……, and hereby submit our Financial Bid. We affirm and acknowledge that:

a) We have submitted our Financial Bid in full compliance with the RFP, without any deviations, and our Financial Bid aligns with all the submission requirements outlined in the RFP.
b) We understand that under no circumstances shall escalation in prices of this Financial Bid be entertained by the NLMC whether due to factors within or beyond control or the Bidder for reasons such as change in tax structure, currency value change, etc.
c) Our Quoted Prices are as per the "**Appendix-D**" attached herein.

Thanking you,

Sincerely yours,

Bidder's Signature with Seal

Appendix-D

1. **Fee to be quoted for valuation by RVE**

Sr No.	**Description of Asset**	**Fee quoted in Rupees** (inclusive of all duties and expenses excluding GST)
1		

Note:

1. The fee (in lump sum) to be inclusive of all duties and expenses excluding GST and to be quoted in given format towards each asset in separate envelopes mentioning name of the asset on the envelope.

Seal with signatures of authorized signatory of the Bidder

2. **Fee to be quoted for Valuation by IPC**

Sr No.	**Description of Asset**	**Fee quoted in percentage of sale proceeds** (inclusive of all duties and expenses excluding GST)
1		

Note:

3. The fee (in percentage of sale proceeds) to be inclusive of all duties and expenses excluding GST and to be quoted in given format towards each asset in separate envelopes mentioning name of the asset on the envelope.

Seal with signatures of authorized signatory of the Bidder

Annexure-VI

UNDERTAKING (under clause 3(i,ii) of RFP)

(To be given in bidder's letter head)

Ref: RPP No._____

Know all men by these presents, we _____ ("Bidder" herein) having registered office at _____ been empaneled as ("IPC/RVE" herein) by the National Land Monetization Corporation ("NLMC" herein), that we in lieu of bid submission against the said RFP, undertake as follows:

i. The Bidder undertake that the bidder has read and understood all the covenants of the said RFP and further agree that the said bid is being submitted in full allegiance all the limitation set out there in the RFP.

ii. This shall include the bid submission in conformity with clause 3(i) and 3(ii) of the said RFP as reiterated below:

> *3.i. No such IPC/RVE that has provided monetisation/valuation/feasibility services to any other party at any point of time pertaining to asset under this RFP shall be eligible for submission of bids under this RFP.*

iii. The bidder hereby agrees that in case of any instance of non-compliance to terms & conditions of the said RFP, NLMC may withdraw/cancel/terminate the bid/agreement with the IPC with no payable cost.

Thus, done and signed at New Delhi on this day of ____ 202 .

For and on behalf of _____.

Name: Designation:
Address:

Annexure VII

LETTER OF ACCEPTANCE

[*On the Letterhead of NLMC*]

File No: NLMC/IBBI-TENDER/2025 Date: .....

To,

.....

.....

Subject: Letter of acceptance as the Consultancy Firm for valuation of Non-Core Asset of .....

References:

(i) Request of Proposal vide file no. ..... dated .....

(ii) The financial fee quote submitted by your organization in this regard.

(iii) The financial bid of your organization opened, before Financial Bid Opening Committee Members and IPC/RVE representative presented on ..... at Conference Hall of DPE (Room No. ....., ... Floor, Block 14, CGO Complex, New Delhi.

Sir,

In continuation of the tender opening held on ..... by Financial Bid Evaluation Committee, in the presence of representatives of International Property Consultants at Conference Hall of DPE (Room No. ....., ... Floor, Block 14, CGO Complex, New Delhi), I am directed to refer to your firm's (M/s. .....] financial bids quoted for the valuation of selected non-core asset of ....., as per Request for Proposal (RFP) issued vide file no. ..... dated ..... Your firm was declared L-1 for valuation of asset of ..... The details along with fee quoted by you for Land Parcel is enclosed as **Annexure-A.**

2. Accordingly, your firm is appointed as Consultancy Firm for valuation of non-core asset belonging to ....., located in ..... as per the details given in **Annexure-A** as per the terms and conditions detailed in RFP dated .....

3. After completion of the transaction, there may be issues which may require the views and opinion of the Consultancy firms in the matter of any legal

complications, etc., as in the case of audit. The Consultancy firm will be responsible even after the completion of the transaction in respect of the same.

4. The Consultancy firm may provide the names and contact details of the Deal Team immediately to the NLMC. Further, the Deal Team and the leader of the team should remain committed and available for the transaction till its completion and also after completion of transaction, if need arises.

5. If the aforesaid letter of acceptance is acceptable to you, kindly send us a duly acknowledged (signed and stamped) copy of this letter within seven (7) working days along with duly executed (signed & stamped) Agreement from the date of this letter, addressed to the undersigned, as a token of your unconditional acceptance.

Encl: as above

Yours faithfully

GM, NLMC

Annexure-VIII

Dated this ……..th day of …….. 2026

Between

National Land Monetization Corporation
And

The _____

AGREEMENT

FOR

ASSET VALUATION OF ……..

Contents

	Effective Date	.....
1.	Legislation, & Performance Framework	.....
2.	Obligations/Performance of Services	.....
3.	Fee, Invoices and Payment	.....
4.	Obligations of the NLMC	.....
5.	Confidentiality	.....
6.	Personal Data	.....
7.	Termination	.....
8.	Recordkeeping and Audit	.....
9.	Conflict of Interest	.....
10.	Notices	.....
11.	Miscellaneous	.....
12.	Dispute Resolution & Applicable Law	.....

Agreement

This valuation agreement ("Agreement") is entered into as of _____ ("Effective Date"), by and between, the National Land Monetization Corporation ("NLMC") a wholly owned Government of India company having its office at Block No. 14, CGO Complex, Lodhi Road New Delhi-110003 ("NLMC" or "we" or "us"); and the ……, Company registered under the Companies Act, 2013, having its registered place of business at Delhi ("Service Provider" or "you");

(Each a "**Party**", and collectively, the "**Parties**")

WHEREAS

a) You offer services that include planning, organizing, and controlling different aspects of valuation of the land/ property etc. (the "Consultancy Services"), and you have agreed to deliver these services to us in context of Central Public Sector Enterprise (CPSE) namely M/s. ……
b) We use public money; we prefer a tender process to further shortlist from the empanelled International Property Consultant to provide us with specific services. Article 3[a] delineates these services ("Services"). As a result of your participation and offer in tendering, we have chosen you to provide the Services.
c) We are the beneficial owner of the services to be delivered by you and the Parties are legally entitled to enter into this Agreement and has secured necessary permissions and authority to do so and, if requested to do so.
d) To facilitate the provision of the Services, the Parties wish to enter into an Agreement to record the terms and conditions governing obligations of each other.

THUS, IT IS AGREED as follows:

ARTICLE 1- LEGISLATION, & PERFORMANCE FRAMEWORK

i. The NLMC is mandated with valuing land and building asset of CPSE and other government agencies, and is empowered to engage service providers to achieve this objective.
ii. The mandate doesn't restrict the NLMC from entering into agreements with Service Providers concerning the provision of services without limitation. Thus, this Agreement. This Agreement is a central

component, governing Service Provider's relationships, financial performance, governance, and other requirements, outlining performance concerns and management processes to achieve outcomes in line with NLMC's priorities.

ARTICLE 2- OBLIGATIONS/PERFORMANCE OF SERVICES

i. Without prejudice to the generality of the foregoing, and during the continuance of this Agreement, the Service Provider agrees to offer such services and functions as outlined in Clause 2 of the RFP dated .....

ii. In addition to the duties of the Service Provider referred in sub paragraph (i) above, the Service Provider shall: (1) undertake Services as may be necessary or requested by the NLMC, and (2) provide such other services as are incidental to those set forth therein.

iii. The Service Provider agrees and acknowledges performing the Services with due skill, speed, and care, at a level typically expected of reputable service providers offering the same or similar services.

iv. The Service Provider is free to organize how to provide the Services as long as the Services meet the requirements set in this Agreement or RFP or any other instruments thereof.

v. The Service Provider must use personnel who possess the qualifications and experience necessary for the proper performance of the Services.

vi. The Service Provider is required to report to NLMC regarding the progress in the performance of the Services upon request or the timeline agreed upon. NLMC might request Service Provider to submit report in a particular format.

vii. The Service Provider shall not provide Feasibility cum Valuation Report having:
    a. Incomplete /uncorroborated details
    b. Restrictive clause limiting usage of the report by NLMC before any other party
    c. Disclaimer clauses mentioning no claim or liabilities of Service Provider
    d. Restricting direct or consequential losses from the assertions/facts mentioned in the report
    e. Any other clause of like nature

viii. The NLMC where applicable, may accept/reject/object the Services that you provide to us.

a) If NLMC reject (part of) a Service because it does not meet what we agreed and it is possible for you to re-perform the rejected (part of the) Service properly, you must do so promptly and without additional costs for us.

b) If we reject (part of) a Service and it is not possible for you to re-perform properly, that (part of a) Service is rescinded. We then also will not pay you for that (part of a) Service.

ix. The Service Provider shall obtain and maintain all necessary licenses, permissions and consents which may be required to perform the Services.

x. **No Sub-Contracting**: You shall not enter into a sub-contract with another party to carry out any portion of the tasks outlined herein. However, you may avail outside services for fulfillment of your tasks but you remain fully responsible to us for undertaken Services and NLMC shall have no relation to any other third party.

ARTICLE 3- FEE, INVOICES AND PAYMENT

i. NLMC shall pay for the services to be rendered by you pursuant to this Agreement not exceeding Rs. ……., in total. NLMC shall make no payment for any extra, further, or additional service pursuant to this Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed amendment.

ii. The Bidders acknowledge that the NLMC's responsibility for paying for fulfilling the tasks set forth shall not surpass the amount at which the work has been assigned to it. The payment schedule is outlined below:

Tranche	fees	Pre-requisite
1	Lum Sum Fee Awarded	Upon acceptance of the Feasibility cum Valuation report.

iii. The fee payable on acceptance of Feasibility cum Valuation report shall only be paid on final acceptance of Feasibility cum Valuation report or completion of scope of work as defined in this RFP, whichever is applicable.

iv. No additional payment shall be made to the firm for further requirement of re-submission or revision of the Feasibility cum

Valuation Report pertaining to units/plots/parcels of land that remain unsold.

v. All payments shall be made in such coin or currency of the Republic of India as at the time of payment is legal tender for the transaction, and will only remitted upon receipt of an invoice with specific details such as name, address, GST identification number, invoice number, date, period, and description of services rendered.

vi. The fees mentioned herein are exclusive of GST. The Service Provider is responsible for its own taxes (income taxes, payroll taxes, social insurances, etc.). If NLMC incur costs (tax claims, administrative fines, including reasonable attorney's fees) and/or suffer damages in connection with taxes that are service provider's responsibility, you must fully compensate such costs and/or damages to NLMC.

vii. Unless the NLMC agree otherwise, no interest shall accrue on any delayed or un-withdrawn payment.

viii. Price Escalation shall not be applicable or considered under any circumstances for the Services rendered under this agreement.

ARTICLE 4- OBLIGATIONS OF THE NLMC

i. The NLMC agrees to provide the requisite access and authority to information or premises necessary as per its discretion exercised basis availability and requirement, for Service Provider to carry out the Services hereunder.

ii. The NLMC shall pay Service Provider the Fees at the rate and manner illustrated in Article 3(a). Liability of NLMC under or in connection with this Agreement is capped at the total amount due to you by us on completion of the Services, less the amount already paid to you.

ARTICLE 5- CONFIDENTIALITY

ii. For the purpose of this Agreement "Confidential Information" means information, such as but not limited to commercial and/or technical information, which is disclosed to you by us or to us by you (either directly or indirectly) in connection with the performance of this Agreement, and which is marked as "confidential", "proprietary" or similar, or which can reasonably be deemed to be of a confidential or proprietary nature.

iii. Service Provider and NLMC may not: (i) use the Confidential Information for other purposes than in connection with (Service Provider's performance and our use) of the Services; and (ii) disclose the Confidential Information to any third party, except to employees, external advisers and subcontractors who-

i. have a legitimate “need to know”, and
ii. are under similar confidentiality obligations as apply under this Agreement.

iv. The obligation as mentioned in Article 6[b] does not apply to information which is or becomes public knowledge without a violation of confidentiality obligations.

v. If we incur costs (including reasonable attorney’s fees) and/or suffer damages as a result of a violation of the confidentiality obligations by you, you must fully compensate such costs and/or damages to us.

ARTICLE 6- PERSONAL DATA

i. You have been assigned the task anticipating involving digital personal record/data. If you process Personal Data in performing the Services, you must:
   a) comply with all applicable privacy and data protection laws;
   b) process the Personal Data only (a) for or on our behalf; (b) in accordance with our instructions and this Agreement; and (c) as far as needed for the Services.
   c) maintain the security, confidentiality, integrity and availability of the Personal Data;
   d) implement and maintain appropriate technical, physical, organizational and administrative security measures to protect the Personal Data against loss and/or unauthorized access;
   e) promptly inform us of any actual or suspected security incident involving such Personal Data; and
   f) securely erase or destroy the Personal Data upon termination of the Agreement or at our request.

ii. If we incur costs (including reasonable attorney’s fees) and/or suffer damages as a result of a breach of this Article 6 by you, you must fully compensate such costs and/or damages to us.

ARTICLE 7- TERMINATION

i. We reserve the right to terminate the contract at its sole discretion.

ii. We may fully or partially terminate this Agreement with immediate effect by giving you notice at any time, if:
   a) you breach an obligation under this Agreement and, if the breach is capable of remedy, you fail to remedy the breach in reasonable time after we ask you to do so;
   b) you breach an obligation under this Agreement which is incapable of remedy;

c) you do not provide us with adequate assurance that you can fulfill your obligations under this Agreement in a timely manner after we ask you to do so; or
d) you do not agree to - or are unable to comply with - changes to this Agreement required by us with a view to the continuation of the purpose, or arrangements we make with other bodies in this respect.
e) the purpose in connection with which we entered into this Agreement with you are terminated/exhausted/discontinued or ceases to exists.
f) where the Government directs NLMC to seek similar services from a State-owned or similar Government organization.
g) any change, event, circumstance, condition or occurrences which NLMC in its sole discretion believes or is reasonably likely to adversely impact either: (i) the assigned work, or (ii) either Party's possibilities to perform its obligations under this Agreement, or otherwise impedes or delays such performance.

iii. Upon the earlier termination of this Agreement for the reasons stated above or for any other reason, the NLMC shall have no further obligations to make payments except for the accepted dues from NLMC with regards to invoices for the work completed.
iv. Following a termination all rights and obligations intended to survive the termination will survive the termination.

ARTICLE 8- RECORDKEEPING AND AUDIT

i. You shall keep records relating to the Services to be performed hereunder, in the form and manner as it may deem advisable, provided that you shall keep all records in such form and in such manner as required by applicable law.
ii. You agree that all books, records, information and data pertaining to the business with us which are exchanged or received pursuant to the negotiation or the carrying out of this Agreement shall remain confidential, and shall not be disclosed to any other person, except: (a) after prior notification to and approval in writing by us; (b) when requested to divulge such information by duly constituted governmental or statutory authorities; or (b) after so requested by us. Notwithstanding the foregoing, nothing shall prohibit you from providing information concerning fees or Services performed under this agreement to other without such notification or approval.

iii. Without limiting the foregoing, you have implemented, and will maintain during the term of this Agreement, reasonable measures to ensure the security and confidentiality of information concerning the transaction/advisory services or otherwise, (i) use such information to provide the Services hereunder, (ii) protect against any anticipated threats to the security or integrity of such information, (iii) protect against unauthorized access to or use of such information that could result in substantial harm or inconvenience to the subject of such information, and (iv) ensure appropriate disposal of such information.

iv. Due to transparency statutes and public accountability requirements of NLMC, you shall at your sole expense, maintain documentation of all transactions from the date & time of the termination of the term. In order to ensure and confirm compliance with this Agreement, we shall have authority to conduct audits of disbursements or other compliance with due notice unless the audit is ordered by a Court Order or by a Government Agency with authority to do so without said notice. In the event of an audit, the requested materials shall be reasonably provided in the time, format, and at the location acceptable to us. Notwithstanding the foregoing, in the event that we are made aware of the fact that there is inconsistency in the transactions or otherwise, we shall have the right to refund or such actions deemed suitable to the extent of termination of the Agreement.

ARTICLE 9- CONFLICT OF INTEREST

i. You must take all necessary measures to prevent a situation where the impartial or intent or implementation of this Agreement is compromised for reasons involving economic interest, political or national affinity, family or emotional ties or any other conflicting interest.

ARTICLE 9- SCHEDULE FOR COMPLETION OF WORK

The selected service provider must adhere to the following timelines for the Feasibility cum Valuation Report from the date of issuance of the LoA ("T") for each asset:

S. No.	Stage	Days

1	Issuance of LoA to the successful Bidder	T days
2	Entering into Agreement by selected Bidder	T+3
3	Submission of Feasibility cum Valuation Report by the service provider	T+ upto 21 days
4	Acceptance/Rejection/clarification pertinent to Feasibility cum Valuation Report	T+ upto 30 days

ARTICLE 10- NOTICES

i. Notices in relation to this Agreement must be given in writing. Whenever any notice, demand, or request is required or permitted under this Agreement, such notice, demand, or request shall be delivered by hand, sent by post, or by courier, or by registered e-mail, to the address set forth below or to such other addresses as are specified by written notice given in accordance herewith:

   a) NLMC's authorized representative for administration of this Agreement is: _____
   Phone: _____ E-mail: _____

   b) Service Provider's authorized representative for administration of this Agreement is: _____
   Phone: _____ E-mail: _____

ii. All notices, demands, or requests delivered by hand shall be deemed given upon the date so delivered, those given by post as hereinabove provided shall be deemed given on the date of deposit with post; those given by courier as hereinabove provided shall be deemed given on the date of deposit with the courier; and those given by email shall be deemed given on the date of email transmittal. Nonetheless, the time period, if any, in which a response to any notice, demand or request must be given, shall commence to run from the date of receipt of the notice, demand or request by addressee thereof.

ARTICLE 11- MISCELLANEOUS

i. Each Party acknowledges that in entering into this Agreement it has not relied on any statement, representations, warranties or assurances otherwise than as set out in this Agreement. Nonetheless, the basis of the Agreement, including the RFP, and undertakings, affidavits, etc. not included herein, shall remain in effect.

ii. The Agreement may be amended at any time by agreement in writing between the NLMC and the Service Provider.

iii. This Agreement may be signed in any number of counterparts, all of which taken together shall constitute one (1) single document.

iv. If any provision or part-provision of this Agreement is or becomes invalid, illegal or unenforceable, it will be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision or part-provision shall be deemed deleted. Any modification to or deletion of a provision or part-provision under this clause, will not affect the validity and enforceability of the remainder of this Agreement. If any provision or part-provision of this Agreement is invalid, illegal or unenforceable, the Parties will negotiate in good faith to amend such provision so that, as amended, it is legal, valid and enforceable, and, to the greatest extent possible, achieves the intended result.

v. This Agreement covers our full contractual relationship with you for the Services. Oral agreements or additional general terms and conditions do not apply.

vi. The Affidavit dated ..... executed by you at the time of bid submission shall continue to be in force and shall be considered as an integral part of this Agreement.

vii. Neither the failure nor the delay to enforce a right under this Agreement shall constitute a waiver of such right or remedy or of any other available rights or remedies.

viii. You must immediately return to us all such property, such as documents etc. that we have made available to you for convenience of completion of the Services, if we ask you to do so.

ARTICLE 12- DISPUTE RESOLUTION & APPLICABLE LAW

In the event of any question, dispute or difference arising under this Agreement, 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, only the Courts within the territory of Delhi shall have the jurisdiction to adjudicate such dispute.

IN WITNESS WHEREOF, this Agreement has been executed in two copies by a duly authorized officer of each party as of the date set herein below:

_____	_____
National Land Monetization Corporation	
By:	By:
On:	On:
Place:	Place: