

Responses to Queries raised by Potential Bidders & Corrigendum No. 1

To The

Request for Proposal

For

Auction of license rights for a DDA land parcel located in Sector 36, Rohini

For

Development of a Warehouse Complex

Published by

Delhi Development Authority on July 02, 2025

[RFP No: DDA/ LD/ SLPC/Spl. Project RFP/ 2025/03]

Queries Raised by Prospective Bidder # 1

Sl. No.	Query	Response
1	<p>Clause 2.2.1(b):</p> <p>The entities formed under any Act of Govt. of India and/or PSUs may also be considered eligible for participating in the bid.</p> <p>Rationale: We are a statutory body and the largest public sector entity developing, maintaining and operating more than 700 warehouses complex consisting of more than 92 million sqft warehousing space across the country. Keeping in view the above facts, We may be considered eligible for participating in the subject RFP by making suggested changes to Clause 2.2.1(b).</p>	<p>Please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi.</p>
2	<p>2.2.2 (B)(i)(a)-Technical Capacity:</p> <p>The entities having developed and owned OR operated, maintained and managed OR developed, operated, maintained and managed One (01) or “Multiple Functional Eligible Projects” with a total project cost ranging from Rs. 98 Crores to Rs. 195 Crores.</p> <p>Rationale: Clause 2.2.2(B)(i)(a), which requires a one or more functional eligible project with project cost between ₹98 crores to ₹195 crores (excluding land cost), may unintentionally restrict participation from capable PSUs such as us. While we have developed, owned, operated, and maintained multiple logistics and warehousing projects across India, these are typically distributed across regions and not concentrated into a single large project, even though the cumulative project value far exceeds the threshold. We wish to bring to your kind attention that NHLML emphasizes financial capacity and net worth of the bidder as the primary technical criterion for qualification, without mandating a single large-sized project. In light of these practical precedents and keeping in view the nature of warehousing sector development—often executed through distributed, multi-site investments—we request that DDA consider permitting eligibility based on multiple functional projects and allow inclusion of land cost, particularly for government agencies who have acquired land from internal resources.</p>	<p>Please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi.</p>
3	<p>1.1.2 (c), Sl. No. vi: Licence Period:</p>	<p>The License Period has been amended to 45 Years. Please refer to the</p>

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	<p>License period of 45 years (including construction period).</p> <p>Rationale: It is submitted that this duration may not be sufficient to ensure financial viability and long-term return on investment, particularly in a capital-intensive infrastructure project such as this, which involves high upfront development costs and a gradual revenue ramp-up during initial years. It is submitted that a minimum license period of 45 years would be more appropriate and aligned with prevailing PPP practices in logistics infrastructure. For instance, CWC, CONCOR and NHLML, in its recent DBFOT-based monetization model, has adopted a 45-year concession period, acknowledging the sector's need for a longer amortization horizon. A 45-year tenure allows for phased development, improves bankability of the project, and makes it more attractive to institutional investors and operators who seek long term stability and returns. In view of the above, we request DDA to kindly consider amending Clause 1.1.2(c) and extending the license period to a minimum of 45 years, thereby enhancing the project's attractiveness, competitiveness, and alignment with national logistics infrastructure development standards</p>	<p>Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi.</p>

Queries Raised by Prospective Bidder # 2		
Sl. No.	Query	Response
1	Since the total land bank of 23.16 Acre is divided into 2 parts i.e. A and B, So the FAR can be managed collectively on 23.16 or it has to be done separately for part A and B?	Bidders are requested to note that FAR is to be considered separately for both land parts A and B.
2	We have been in warehouse construction work for the past 40 years and have worked pan India, some leading MNCs are our tenants. This is regarding the Technical capacity, since every construction firm has their own cost in constructing the same warehouse, how can the technical capacity be presented by a firm who has developed more than 50 warehouses (few of them are single shed of 8 Lakhs sqft) but with a lesser cost project than 195cr, 146cr or 98cr.	Please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi.
3	During the online session, DDA representative said that 25% of the total built-up area can be used for commercial purposes. Kindly give some clarity on the same as what all commercial activities can be done on the premises.	Please refer to the RFP for land parcel located in "Sector 36, Rohini", New Delhi.
4	Also, clarity on the Security bid amount which is of Rs. 8.55 cr is required, is this amount refundable, if yes, then by what time or will it be adjusted during the license fee payment.	Please refer to the RFP for land parcel located in "Sector 36, Rohini", New Delhi.
5	Also, kindly provide with 2D dimensions of the site area for both the land parcels as the dimensions provided in the auction document are not visible.	Please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi.

Queries Raised by Prospective Bidder # 3		
Sl. No.	Query	Response
1	Please mention List of Permissions needed to carry out construction of land, How to Obtain Permission of Building Plan /NOC from NH access / Pollution/ Forest / Environment etc (Who will obtain, bear approval cost and liaison expense). Or if any other approval required, please mention.	<p>Please refer to the RFP for land parcel located in "Sector 36, Rohini", New Delhi for the indicative list of consents/ permits/ licenses required to be obtained.</p> <p>All the statutory clearances/ permits/ approvals will have to be obtained by the Successful Bidder /Licensee from the concerned authorities.</p>
2	Ground Coverage mentioned in rfp is very less as per the industry standards, it should be increased. As per Haryana DTCP ground coverage is 60% for warehousing.	The Ground Coverage has been amended to 50%. Please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi.
3	Please mention List of Activities allowed and statement of FAR and ground coverage accordingly?	Please refer to the RFP for land parcel located in "Sector 36, Rohini", New Delhi.
4	Escalation from 5th Year Onwards 5% every year and 10th Year onwards 7% every year till 33rd Year	No change to the RFP for land parcel located in "Sector 36, Rohini", New Delhi.
5	Any other expense which is to be given to government.	<p>All expenses as per applicable laws and regulations will have to be borne by the Licensee.</p> <p>All the statutory clearances/ permits/ approvals will have to be obtained by the Successful Bidder /Licensee from</p>

Queries Raised by Prospective Bidder # 3		
Sl. No.	Query	Response
		the concerned authorities. The licensee will have to bear the cost of all such statutory clearances/ permits/ approvals.
6	Registered rent agreement - who will bear the expenses of registration?	The Successful Bidder /Licensee will pay the registration expenses as per the extant laws for Stamp Duty.
7	Can we use Open area for Storage?	Please refer to the RFP for land parcel located in "Sector 36, Rohini", New Delhi.
8	The rent expectation of DDA amounting 17,40,00,000/- Reserve price is very high, should be reduced (rentals of warehouses in nearby vicinity is 20-25/sq ft?	Please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi.
9	Why Upfront fees, will it be adjusted in future payments or it will be a kind of security	Please refer to the RFP for land parcel located in "Sector 36, Rohini", New Delhi.
10	Bid Security will be adjusted in which future payments?	Please refer to the RFP for land parcel located in "Sector 36, Rohini", New Delhi.

Queries Raised by Prospective Bidder # 4		
Sl. No.	Query	Response
1	<p>With reference to the captioned RFP, we request you to kindly share the following details to enable further evaluation:</p> <ul style="list-style-type: none"> • AutoCAD drawings of the plots • Geotechnical investigation report 	<p>For the AutoCAD drawings, please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi.</p> <p>There is no geotechnical investigation report available for the site.</p>

Queries Raised by Prospective Bidder # 5		
Sl. No.	Query	Response
1	1.1.2 (Point 6 in the table) of RFP: Minimum 45 years (in line with Leave and License Agreement done by CWC is for 45 years and whereas DMRC has given for 50 years).	The License Period has been amended to 45 Years. Please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi
2	2.2.2 (A) of RFP: FDI investment should be allowed on call basis as the FDI investment come post confirmation and before signing of the lease deed. Self-declaration, agreement with FDI for the commitment of the funds should be considered for financial capacity	No change in the RFP for land parcel located in "Sector 36, Rohini", New Delhi. Bidders are requested to refer to the extant FDI policies.
3	Clause 18.3.2, Annexure 1 Sub Cluse B of License Deed: 1. Rent free period should be fixed (36 months), should not be disincentivised for earlier construction completion. 2. What will happen in case of partial completion within SCOD? Will the ALF be charged on complete area or only for the completed area?	No change in the RFP for land parcel located in "Sector 36, Rohini", New Delhi.
4	Appendix X – Pg. 105: As per NBC, building bye laws of UP, Haryana, Maharashtra, Rajasthan, etc. allows ground coverage of more than 60%. Requesting to allow on similar lines.	The Ground Coverage has been amended to 50%. Please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi.
5	1. The licensee is allowed to lease the premises, and the lessee can further sub lease and should be allowed till 3 sub levels. 2. Once the authority gives us leave and license, will it automatically mean that we can sub lease, and the Sub-Lessee can further sub lease.	No change in the RFP for land parcel located in "Sector 36, Rohini", New Delhi.

Queries Raised by Prospective Bidder # 5		
Sl. No.	Query	Response
6	<p>Clause 2.2.5 of RFP:</p> <p>As a FDI, the capital is called at the time of intimation of signing of license deed at that time the capital structure gets realigned post that it will remain same. However, the change in capital structure should be allowed from 3rd year onwards.</p>	No change in the RFP for land parcel located in "Sector 36, Rohini", New Delhi.
7	<p>Annexure C - Clause 1 part C:</p> <p>It should include wholesale retail cash and carry.</p>	Please refer to the RFP for land parcel located in "Sector 36, Rohini", New Delhi.

Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/ LD/ SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

The amendments mentioned in this Corrigendum shall be applicable to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex dated July 02, 2025 issued by DDA:

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as
1.	Clause 1.1.2 (vi) of the RFP	Licence Period - 33 (Thirty-three) years from the Appointed Date	Licence Period - 45 (Forty five) years from the Appointed Date
2.	Clause 1.1.2 (ix) of the RFP	Bid Security - Rs. 8,55,00,000/- (Rupees Eight Crores Fifty Five lakhs Only)	Bid Security - Rs. 7,81,00,000/- (Rupees Seven Crores Eighty One lakhs only)
3.	Clause 1.1.2 (xi) of the RFP	Annual Licence Fee - An amount as determined based on the highest bid received at the end of the Auction Process which has been accepted by the Authority plus applicable Goods and Service Tax (GST). The reserve price for the Auction Process has been set at Rs. 17,40,00,000 (Rupees Seventeen Crores Forty Lakhs only) per annum.	Annual Licence Fee - An amount as determined based on the highest bid received at the end of the Auction Process which has been accepted by the Authority plus applicable Goods and Service Tax (GST). The reserve price for the Auction Process has been set at Rs. 20,20,00,000 (Rupees Twenty Crores Twenty Lakhs only) per annum.
4.	Clause 1.2.6 of the RFP	Prior to participation in the Bidding Process, the Bidder shall pay to the Authority, a non-refundable sum of Rs. 25,000 (Rupees Twenty Five Thousand) plus applicable Goods and Service Tax (GST) (as per the applicable GST rate) in the 'e-payment' link available on www.DDA.a2zprocure.com as the cost of the Bidding Process (the "Bid Processing Fee"). The Bidder shall submit a proof of payment confirmation of the non-refundable Bid Processing Fee along with the Technical Bid. The Bidders would be required to furnish all the information specified in under the Bidding Documents. The Bid shall be valid for a period of not less than 270 (two hundred and seventy) days from the Bid Due Date.	Prior to participation in the Bidding Process, the Bidder shall pay to the Authority, a non-refundable sum of Rs. 25,000 (Rupees Twenty Five Thousand) plus applicable Goods and Service Tax (GST) (as per the applicable GST rate) in the 'e-payment' link available on https://ddaland.etender.sbi as the cost of the Bidding Process (the "Bid Processing Fee"). The Bidder shall submit a proof of payment confirmation of the non-refundable Bid Processing Fee along with the Technical Bid. The Bidders would be required to furnish all the information specified in under the Bidding Documents. The Bid shall be valid for a period of not less than 270 (two hundred and seventy) days from the Bid Due Date.
5.	Clause 1.2.7 of the RFP	A Bidder is required to deposit, along with its Bid, a non-interest-bearing bid security of Rs. 8,55,00,000/- (Rupees Eight Crores Fifty Five lakhs Only) ("Bid Security") as per Clause 2.21 below.	A Bidder is required to deposit, along with its Bid, a non-interest-bearing bid security of Rs. 7,81,00,000/- (Rupees Seven Crores Eighty One lakhs Only) ("Bid Security") as per Clause 2.21 below.
6.	Clause 1.2.11 of the RFP	(a) Bids are invited for Annual License Fee (ALF) (the "Financial Quote") which should be greater than the Minimum Annual License Fee (MALF) of Rs. 17,40,00,000 (Rupees Seventeen Crores and Forty	(a) Bids are invited for Annual License Fee (ALF) (the "Financial Quote") which should be greater than the Minimum Annual License Fee (MALF) of Rs. 20,20,00,000 (Rupees Twenty Crores Twenty

Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/ LD/ SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as
		Lakhs only) per annum. The Financial Quote offered by a Bidder to the Authority shall be paid on a periodic basis throughout the License Period as escalated on a periodic basis in accordance with Article 18.3 of the Licence Deed. In addition to the ALF, the Selected Bidder is required to make payment of a fixed, non-refundable, one-time, upfront payment to be paid in instalments as set forth in this RFP as per article 18.2.1 of schedule 1 of the Licence Deed (the “Upfront Payment”) a sum of Rs. 7,55,00,000 (Rupees Seven Crores and Fifty Five Lakhs only). The License Period is pre-determined, as indicated in the Licence Deed.	Lakhs only) per annum. The Financial Quote offered by a Bidder to the Authority shall be paid on a periodic basis throughout the License Period as escalated on a periodic basis in accordance with Article 18.3 of the Licence Deed. In addition to the ALF, the Selected Bidder is required to make payment of a fixed, non-refundable, one-time, upfront payment to be paid in instalments as set forth in this RFP as per article 18.2.1 of schedule 1 of the Licence Deed (the “Upfront Payment”) a sum of Rs. 7,55,00,000 (Rupees Seven Crores and Fifty Five Lakhs only). The License Period is pre-determined, as indicated in the Licence Deed.
7.	Clause 2.1.4 of the RFP	Bidders are required to submit their Bids online at www.DDA.a2zprocure.com in the specified format. The Technical Bid and Financial Bid should be furnished in the format at Appendix–I and Appendix–VI respectively along with all enclosures, duly signed by the Bidder’s authorised signatory. The Financial Bid shall clearly indicate the bid amount, in both figures and words, in Indian Rupees. The bid amount shall consist of the Financial Quote which should be greater than the Minimum Annual Licence Fee (MALF) , for the same to be considered valid for the Auction Process. In the event of any difference between figures and words in the Bid, the amount indicated in words in the Bid shall be taken into account. The Bidder shall submit only one Technical Bid and Financial Bid for the Project.	Bidders are required to submit their Bids online at https://ddaland.etender.sbi in the specified format. The Technical Bid and Financial Bid should be furnished in the format at Appendix–I and Appendix–VI respectively along with all enclosures, duly signed by the Bidder’s authorised signatory. The Financial Bid shall clearly indicate the bid amount, in both figures and words, in Indian Rupees. The bid amount shall consist of the Financial Quote which should be greater than the Minimum Annual Licence Fee (MALF) , for the same to be considered valid for the Auction Process. In the event of any difference between figures and words in the Bid, the amount indicated in words in the Bid shall be taken into account. The Bidder shall submit only one Technical Bid and Financial Bid for the Project.
8.	Clause 2.2.1 (b) of the RFP	Bidder may be the following entities or any combination of them with a formal intent to enter into a Joint Bidding Agreement or under an existing agreement to form a Consortium (a Consortium shall be eligible for consideration subject to the conditions set out in Clause 2.2.4 below):.	Bidder may be the following entities or any combination of them with a formal intent to enter into a Joint Bidding Agreement or under an existing agreement to form a Consortium (a Consortium shall be eligible for consideration subject to the conditions set out in Clause 2.2.4 below):

Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/ LD/ SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as
		<p>i. Resident Indian Citizen</p> <p>ii. Non-Resident Indian</p> <p>iii. Sole Proprietorship (resident Indian Citizen / Non-Resident Indian)</p> <p>iv. Companies incorporated under the Companies Act 1956/2013</p> <p>v. Companies incorporated in jurisdictions outside of India</p> <p>vi. Registered Partnership Firms formed under the Indian Partnership Act 1932</p> <p>vii. Limited Liability Partnership incorporated in India under the Limited Liability Partnership Act, 2008</p>	<p>i. Resident Indian Citizen</p> <p>ii. Non-Resident Indian</p> <p>iii. Sole Proprietorship (resident Indian Citizen / Non-Resident Indian)</p> <p>iv. Companies incorporated under the Companies Act 1956/2013</p> <p>v. Companies incorporated in jurisdictions outside of India</p> <p>vi. Registered Partnership Firms formed under the Indian Partnership Act 1932</p> <p>vii. Limited Liability Partnership incorporated in India under the Limited Liability Partnership Act, 2008</p> <p>viii. Any corporation, government company (as defined under the Companies Act, 2013) or body corporate incorporated or organized under a statute other than the Companies Act, 2013 or its predecessors) under the control of the Government of India or the State Government, as the case may be, but does not include any of the entities set out in Clause 2.2.1(b) (iv) and (v) above.</p>
9.	Clause 2.2.2 (A) of the RFP	Financial Capacity (Net Worth / ACI) - Rs. 61,00,00,000 only (Rupees Sixty One Crores only)	Financial Capacity (Net Worth / ACI) - Rs. 56,00,00,000 only (Rupees Fifty Six Crores only)
10.	Clause 2.2.2 (B) (i) of the RFP	<p>(a) Developed and owned OR Operated, maintained, and managed OR Developed, operated, maintained and managed, one (01) “Functional Eligible Project” with a project cost of at least Rs. 195,00,00,000 (Rupees One Hundred and Ninety Five Crores).</p> <p>OR</p> <p>(b) Developed and owned OR Operated, maintained, and managed OR Developed, operated, maintained and managed, two (02) Functional</p>	<p>(a) Developed and owned OR Operated, maintained, and managed OR Developed, operated, maintained and managed, one (01) “Functional Eligible Project” with a project cost of at least Rs. 178,00,00,000 (Rupees One Hundred and Seventy Eight Crores).</p> <p>OR</p> <p>(b) Developed and owned OR Operated, maintained, and managed OR Developed, operated, maintained and managed, two (02) Functional</p>

Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/ LD/ SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as
		<p>Eligible Project(s) with each of such Functional Eligible Project having a project cost of at least Rs. 146,00,00,000 (Rupees One Hundred and Forty Six Crores).</p> <p>OR</p> <p>(c) Developed and owned OR Operated, maintained, and managed OR Developed, operated, maintained and managed 3 (three) Functional Eligible Project with each of such Functional Eligible Project having with a project cost of at least Rs. 98,00,00,000 (Rupees Ninety Eight Crores).</p>	<p>Eligible Project(s) with each of such Functional Eligible Project having a project cost of at least Rs. 134,00,00,000 (Rupees One Hundred and Thirty Four Crores).</p> <p>OR</p> <p>(c) Developed and owned OR Operated, maintained, and managed OR Developed, operated, maintained and managed 3 (three) Functional Eligible Project with each of such Functional Eligible Project having with a project cost of at least Rs. 89,00,00,000 (Rupees Eighty Nine Crores).</p>
11.	Clause 2.13.1 of the RFP	The Bidder shall submit the Bid no later than the date and time specified as the Bid Due Date, on the e-procurement portal www.DDA.a2zprocure.com duly signed in digital form by the authorised signatory of the Bidder, by uploading the complete and legible scanned/digital copies of the Technical and Financial Bids in pdf/digital format (i.e. scanned copy of original signed documents and the supporting documents) as per the format provided in this RFP.	The Bidder shall submit the Bid no later than the date and time specified as the Bid Due Date, on the e-procurement portal https://ddaland.etender.sbi duly signed in digital form by the authorised signatory of the Bidder, by uploading the complete and legible scanned/digital copies of the Technical and Financial Bids in pdf/digital format (i.e. scanned copy of original signed documents and the supporting documents) as per the format provided in this RFP.
12.	Clause 2.14.2 of the RFP	For the purpose of submission of the Bid on the e-procurement portal www.DDA.a2zprocure.com , registration of the Bidder with e-procurement portal www.DDA.a2zprocure.com is mandatory. For any assistance regarding e-procurement, the Bidder may call the helpdesk numbers of the e-procurement portal provided on their website. A Bidder who is already registered need not register again. However, the Bidder is required to have a Class-III Digital Certificate issued by a licensed Certifying Authority (CA).	For the purpose of submission of the Bid on the e-procurement portal https://ddaland.etender.sbi , registration of the Bidder with e-procurement portal https://ddaland.etender.sbi is mandatory. For any assistance regarding e-procurement, the Bidder may call the helpdesk numbers of the e-procurement portal provided on their website. A Bidder who is already registered need not register again. However, the Bidder is required to have a Class-III Digital Certificate issued by a licensed Certifying Authority (CA).
13.	Clause 2.14.4 of the RFP	The E-procurement portal www.DDA.a2zprocure.com , shall not allow submission of any Bid after the Bid Due Date. Physical receipt of	The E-procurement portal https://ddaland.etender.sbi , shall not allow submission of any Bid after the Bid Due Date. Physical receipt of

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Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as						
		document listed at Clause 2.13.4 of the RFP after the time specified therein shall not be considered and the Bid shall be summarily rejected.	document listed at Clause 2.13.4 of the RFP after the time specified therein shall not be considered and the Bid shall be summarily rejected.						
14.	Clause 2.20.6 of the RFP	The Authority shall endeavour to respond to queries within a reasonable period of time. However, the Authority reserves the right not to respond to any question or provide any clarification, in its sole discretion, and nothing in this Clause shall be taken or read as compelling or requiring the Authority to respond to any question or to provide any clarification. The Authority may publish the queries and its responses thereto on its website https://dda.gov.in/tender and on www.DDA.a2zprocure.com	The Authority shall endeavour to respond to queries within a reasonable period of time. However, the Authority reserves the right not to respond to any question or provide any clarification, in its sole discretion, and nothing in this Clause shall be taken or read as compelling or requiring the Authority to respond to any question or to provide any clarification. The Authority may publish the queries and its responses thereto on its website https://dda.gov.in/tender and on https://ddaland.etender.sbi						
15.	Clause 3.7.1 of the RFP	The Authority shall inform the venue and time of online opening of the Financial Bids to the Technically Qualified Bidders through e-procurement portal www.DDA.a2zprocure.com . The Authority shall open online the Financial Bids on date and time to be informed as per this Clause in the presence of the authorized representatives of the Bidders who may choose to attend.	The Authority shall inform the venue and time of online opening of the Financial Bids to the Technically Qualified Bidders through e-procurement portal https://ddaland.etender.sbi . The Authority shall open online the Financial Bids on date and time to be informed as per this Clause in the presence of the authorized representatives of the Bidders who may choose to attend.						
16.	Para 4 of APPENDIX-II (Format of the Bank Guarantee for Bid Security) of the RFP	This Guarantee shall be irrevocable and remain in full force for a period of 180 (one hundred and eighty) days from the Bid Due Date inclusive of a claim period of 60 (sixty) days or for such extended period as directed by the Authority from time to time, and agreed to by the Bank, and shall continue to be enforceable till all amounts under this Guarantee have been paid.	This Guarantee shall be irrevocable and remain in full force for a period of 360 (three hundred and sixty) days from the Bid Due Date inclusive of a claim period of 60 (sixty) days or for such extended period as directed by the Authority from time to time, and agreed to by the Bank, and shall continue to be enforceable till all amounts under this Guarantee have been paid.						
17.	Note of APPENDIX II (Format of Bank Guarantee)	<div>Note: The bank account details of DDA for preparation of BG are provided below:</div> <table><tr><th>S. No.</th><th>Particulars</th><th>Details</th></tr></table>	S. No.	Particulars	Details	<div>Note: The bank account details of DDA for preparation of BG are provided below:</div> <table><tr><th>S. No.</th><th>Particulars</th><th>Details</th></tr></table>	S. No.	Particulars	Details
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Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed			To be read as		
		1.	Name of Beneficiary	Delhi Development Authority	1.	Name of Beneficiary	DDA LAND EMD DEPOSIT ACCOUNT
		2.	Name of Bank	Indusind Bank Ltd.	2.	Name of Bank	State Bank of India
		3.	Branch Address	Jorbagh Branch, Delhi	3.	Branch Address	SBI INA VIKAS SADAN
		4.	Account No.	251035072025	4.	Account No.	39682596052
		5.	IFSC Code	INDB0001035	5.	IFSC Code	SBIN0008005
		6.	Branch Code	1035	6.	Branch Code	08005
18.	APPENDIX VI (Financial Quote) of the RFP	The Financial Quote is to be submitted through e-procurement portal: www.DDA.a2zprocure.com			The Financial Quote is to be submitted through e-procurement portal: https://ddaland.etender.sbi		
19.	APPENDIX VIII (Instruction for Online Bid Submission) of the RFP	The bidder can access/ download the bidders guide/ bidders manual from the link: www.DDA.a2zprocure.com			The bidder can access/ download the bidders guide/ bidders manual from the link: https://ddaland.etender.sbi		
20.	APPENDIX IX (Instructions to Bidders for Electronic Auction Process) of the RFP	The bidding manual can be downloaded online at www.DDA.a2zprocure.com under the download tab “DDA Land eAuction Bidding Manual”.			The bidding manual can be downloaded online at https://ddaland.etender.sbi under the download tab “DDA Land eAuction Bidding Manual”.		
21.	Appendix X of the RFP (Project Information Memorandum)	Permissible FAR		80	Presently Maximum Permissible FAR		80 (Eighty)
		Maximum Ground Coverage		40%	Maximum Ground Coverage		50% (Fifty percent)

Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/ LD/ SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as
22.	Article 3.2.1 of the Schedule I of the License Deed	Subject to compliance by the Licensee of each of the terms and conditions set out under this Deed and timely performance of all its obligations set out hereunder including timely payment of Annual Licence Fee to the Licensor, the licence hereby granted to the Licensee shall commence from the Appointed Date and shall remain in force for a period of 33 (thirty three) years thereafter (the “ Licence Period ”), unless otherwise terminated at an earlier date in accordance with the provisions of this Deed. The Licence Period shall be inclusive of the Appointed Date as well as the last day of the Licence Period. It is clarified, for the avoidance of doubt, that the Licence Period shall remain fixed and is not subject to any extension on account of any reasons whatsoever.	Subject to compliance by the Licensee of each of the terms and conditions set out under this Deed and timely performance of all its obligations set out hereunder including timely payment of Annual Licence Fee to the Licensor, the licence hereby granted to the Licensee shall commence from the Appointed Date and shall remain in force for a period of 45 (forty five) years thereafter (the “ Licence Period ”), unless otherwise terminated at an earlier date in accordance with the provisions of this Deed. The Licence Period shall be inclusive of the Appointed Date as well as the last day of the Licence Period. It is clarified, for the avoidance of doubt, that the Licence Period shall remain fixed and is not subject to any extension on account of any reasons whatsoever.
23.	Annexure I of the Schedule I of the License Deed	Notes: <ol style="list-style-type: none"> 1. ALF is to be paid quarterly in advance to the Authority 2. Amount of quarterly payment shall be determined by dividing the ALF mentioned in the schedule below by four (04). 3. ALF amounts may be updated in case there is any increase in the FAR area over and above the Presently Maximum Permissible FAR area. 4. All escalations shall be calculated on an annual compounded basis. 	Notes: <ol style="list-style-type: none"> 1. ALF is to be paid quarterly in advance to the Authority 2. Amount of quarterly payment shall be determined by dividing the ALF mentioned in the schedule below by four (04). 3. ALF amounts may be updated in case there is any increase in the FAR area over and above the Presently Maximum Permissible FAR area. 4. All escalations shall be calculated on an annual compounded basis.

Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/ LD/ SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

		Licence Year	Escalation Rate	Annual Licence Fee (Rs. Crores)		Licence Year	Escalation Rate	Annual Licence Fee (Rs. Crores)
		1.	NIL	NIL		1.	NIL	NIL
		2.	NIL	NIL		2.	NIL	NIL
		3.	NIL	NIL		3.	NIL	NIL
		4.	NIL	[●]		4.	NIL	[●]
		5.	5%	[●]		5.	5%	[●]
		6.	5%	[●]		6.	5%	[●]
		7.	5%	[●]		7.	5%	[●]
		8.	5%	[●]		8.	5%	[●]
		9.	5%	[●]		9.	5%	[●]
		10.	5%	[●]		10.	5%	[●]
		11.	5%	[●]		11.	5%	[●]
		12.	5%	[●]		12.	5%	[●]
		13.	5%	[●]		13.	5%	[●]
		14.	7%	[●]		14.	7%	[●]
		15.	7%	[●]		15.	7%	[●]
		16.	7%	[●]		16.	7%	[●]
		17.	7%	[●]		17.	7%	[●]

Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/ LD/ SLPC/Sp1. Project RFP/ 2025/03 dated July 02, 2025]

		18.	7%	[●]	18.	7%	[●]
		19.	7%	[●]	19.	7%	[●]
		20.	7%	[●]	20.	7%	[●]
		21.	7%	[●]	21.	7%	[●]
		22.	7%	[●]	22.	7%	[●]
		23.	7%	[●]	23.	7%	[●]
		24.	7%	[●]	24.	7%	[●]
		25.	7%	[●]	25.	7%	[●]
		26.	7%	[●]	26.	7%	[●]
		27.	7%	[●]	27.	7%	[●]
		28.	7%	[●]	28.	7%	[●]
		29.	7%	[●]	29.	7%	[●]
		30.	7%	[●]	30.	7%	[●]
		31.	7%	[●]	31.	7%	[●]
		32.	7%	[●]	32.	7%	[●]
		33.	7%	[●]	33.	7%	[●]
					34.	7%	[●]
					35.	7%	[●]

Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/ LD/ SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as		
			36.	7%	[●]
			37.	7%	[●]
			38.	7%	[●]
			39.	7%	[●]
			40.	7%	[●]
			41.	7%	[●]
			42.	7%	[●]
			43.	7%	[●]
			44.	7%	[●]
			45.	7%	[●]

Disclaimer:

Save and except the aforementioned amendments, all other provisions remain unchanged as mentioned in the RFP and Schedule I of the Licence Deed.

Plot Layout

