



National Land Monetization Corporation Limited

(A wholly owned Govt. of India Company)



CIN: U93090DL2022GOI399559

Registered office: Room No. 416, 4th Floor, Block No. 14, CGO Complex Delhi - 110003 India

Ph. No.: 011-24360672 Email: am-nlmc@gov.in

File No. AM/01/2022

Date: 02.04.2025

Sub: Reply to pre-bid queries regarding request for proposal for inviting financial bids from the firms (IPCs) empaneled by National Land Monetization Corporation (NLMC) for monetizing non-core assets of NLMC-reg.

Please find enclosed herewith the reply to queries received from IPCs in respect of the pre-bid meetings held on 24.03.2025 and 28.03.2025 regarding request for proposal for inviting financial bids from the firms (IPCs) empaneled by National Land Monetization Corporation (NLMC) for monetizing non-core assets of NLMC (attached as **Annexure-I**).

Encl: As stated above

Yours Faithfully,

(Rajat Dhingra)
DGM, NLMC

Annexure-I

QUERIES FROM INTERNATIONAL PROPERTY CONSULTANCY (IPC) AGAINST REQUEST FOR PROPOSAL FOR INVITING FINANCIAL BIDS FROM THE FIRMS EMPANELED BY NATIONAL LAND MONETIZATION CORPORATION (NLMC) FOR MONETIZING NON-CORE ASSETS OF NLMC

1. Cushman & Wakefield India Pvt Ltd.

S. No	CLAUSE AND PAGE NO.	QUERY	REPLY FROM NLMC
1	Clause 3. Additional Property Details; Page 2 Description of Property	We understand that the Property 1 at Kapashera falls under Commercial Land use (Warehousing in nature), we request NLMC to kindly clarify if the Best Use of the land parcel, other than Commercial, can be evaluated, basis the market analysis, to derive the best valuation for disposal.	Yes, the valuation report has to be prepared upon assessment of best possible use of the said premises drawn basis market analysis.
2	Submission of Financial Bids	We understand that the Financial Bids need to be submitted individually for all the Mumbai (7 residential flats) and two properties in Delhi and not in a lumpsum basis as part of the bid submission, will request NLMC to kindly clarify this.	The fee to be quoted shall be on a lumpsum basis (in Rupees) and not as a percentage of sale value. The fee quoted will be evaluated for each property separately.