



RAIL LAND DEVELOPMENT AUTHORITY

(A Statutory Authority under Ministry of Railways, Government of India)
Unit No. 702-B, 7th Floor, Konnectus Tower-II DMRC Building,
Ajmeri Gate, New Delhi-110002



REQUEST FOR PROPOSAL (RFP)

(RFP Notice No. RLDA/2025/RFP/CD- CRD/05 Dated 08.08.2025)

“Grant of Lease for Re-development of Railway Land Parcel at Entry to Subzi Mandi Railway Station for 99 years (Area to be leased 47550 sqm).”

Rail Land Development Authority invites proposals through e-tendering single stage two cover bidding system from interested eligible bidders as per the conditions of Bid Document for **“Grant of Lease for Re-development of Railway Land Parcel at Entry to Subzi Mandi Railway Station for 99 years (Area to be leased 47550 sqm)”** as per following details:

Site Description	Area to be Leased (sqm)	FSI	Reserve Price in terms of NPV	Redevelopment Cost	Revenue Share
Railway Land Parcel at Entry to Subzi Mandi Railway Station	47,550 sqm	Maximum permissible FAR on the subject site is 300 on Gross Area of Plot as per MPD 2021	Rs 1666 Cr	Rs 155.27 Cr	Minimum 55.34%

The schedule of important dates Fees and contact person (s) are as follows:

Fees (1)	Pre- Bid Meeting (2)	Due Date(s) & Time (3)	Contact Person(s) (4)
<p>1.Registration Charges: Rs. 2,500/- (Non-refundable) for E-procurement portal of RLDA.</p> <p>2.Tender processing fee Tender Processing Fee @0.05% of Reserve Price/ Estimated Cost with a minimum of Rs 550/- only and maximum cap of Rs. 5,000/- (Non-refundable).</p> <p>3.Bid Document Fee: Rs. 1,00,000/- + applicable GST 18% i.e. Total of Rs. 1,18,000/- (Rupees One Lakh and Eighteen Thousand Only (non – refundable)</p> <p>4.Bid Security Rs. 5.00 Cr (Rupees One Crore Sixty Five Lakh Only) in the manner as prescribed in Bid Document.</p>	<p>Date: 04.09.2025</p> <p>Time: 1200 h.</p> <p>Venue: RLDA Office.</p>	<p>1.Commencement of downloading of e-bid document: 20.08.2025 at 18:00 hrs.</p> <p>2. Last date of receiving of queries: 12.09.2025 upto 18:00 hrs.</p> <p>3.Reply to queries, uploading of Amendment to e-Bid on website, if any: 19.09.2025.</p> <p>4. Last date of downloading of e-bid Document for participation/ submission online: 09.10.2025 upto 14:00 hrs.</p> <p>5. E-bid Due Date/ last date of submission of e-bid (the “Bid Submission Date”) - 09.10.2025 upto 15:00 hrs.</p> <p>6.Last date for submission of Bid Forms (Bid Forms 1 to 11 & 16A as applicable along with supporting documents) in original to RLDA in Cover-1 after submission of e-Bids: 09.10.2025 at 18:00 hrs</p> <p>7. Opening of e-Bids: - 09.10.2025 at 15:30 Hrs.</p>	<p>1. Chief Project Manager/ ND - 3 (E-mail: cpm4.rlda@gmail.com) Mob: +91 9711082151</p> <p>2. Joint General Manager/P-4 (e-mail: jgmpr4@rlda.railnet.gov.in) Tel: (011) 23232854, Ext 216 Mob: 9990114988</p> <p>3. Joint General Manager/ Marketing (jgmmarketingrlda@gmail.com) Tel: (011) 23232854 Ext.: 218, Mobile: +91 9540909393</p> <p>4. Consultant: M/s Knight Frank (India) Pvt. Ltd Email: rahul.ganguly@in.knightfrank.com Mobile: 9205150239</p> <p>5. For e-bid queries: Mr. Suraj Singh (CEL.) e-mail: suraj@etenderwizard.com Mob: 9599653865</p>

Note:

- (1) Bidders have to download the Bid documents from the e-procurement portal i.e. www.tenderwizard.in/RLDA after registering themselves on portal and after payment of Tender Processing Fee & Bid Document Fee before last date & time of downloading the e-bids online.
- (2) All Bidders are advised to see Amendments to RFP, if any, before submission of the e-bids. In case the bidder does not submit the amended bids/amendments, it will be presumed that bidder has seen the amendments/ Amended bids and e-bid will be evaluated accordingly. The decision of RLDA shall be final and binding.
- (3) Any Corrigendum/Addendum to this RFP Notice, if any, would appear only on above mentioned websites and will not be published in newspapers.

JGM/Expert (Tender)