



RAIL LAND DEVELOPMENT AUTHORITY

(A Statutory Authority under Ministry of Railways, Government of India)
UNIT- 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-06 dated 08.08.2025)

“Grant of Lease for Residential/Commercial Development of approximately 10,801.70 Sqm of Railway land in Mahalaxmi, Mumbai for 99 years Lease period”

Rail Land Development Authority invites proposals through e-tendering single stage two cover bidding system from interested eligible bidders as per conditions of Bid Documents for “Grant of Lease for Residential/Commercial Development of approximately 10,801.70 Sqm of Railway land in Mahalaxmi, Mumbai for 99 years Lease period.”

Site Description	Approximate area of site (sqm)	FSI	Reserve Price in term of NPV	Revenue Share (%)
Mahalaxmi, Mumbai	10,801.70 sqm	4.05	Rs. 993.30 Cr.	Minimum 35%

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. Bid processing fee Rs. 0.05% of Reserve Price/Estimated Cost with a minimum cap of Rs. 550/- only and maximum cap of Rs.5,000/- + GST (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 Crores (Rupees Five Crore Only) in the manner as prescribed in Bid Document.</p>	<p>Offline Pre – Bid Meeting* on 09.09.2025 at 11:30 hrs. ; Details to be obtained from JGM/Projects/Mumbai (Mob.: +91 9726756755)</p>	<p>1. Commencement of downloading of e-bid document: 22.08.2025 at 18:00 hrs.</p> <p>2. Last date of receiving queries: 12.09.2025 up-to 16:00 hrs.</p> <p>3. Reply to queries, uploading of Amendment to e-Bid on website, if any: 19.09.2025 at 18:00 hrs.</p> <p>4. Last date of downloading of e-bid Document for participation/ submission online: 14.10.2025 up-to 14:00 hrs.</p> <p>5. E-bid Due Date/ last date of submission of e-bid (the “Bid Submission Date”) 14.10.2025 up-to 15:00 hrs.</p> <p>6. Opening of e-Bids: 14.10.2025 at 15:30 hrs.</p>	<p>1. Shri D K Mishra Chief Project Manager-1/ Mumbai: (e-mail: cpm.mumbairlda@gmail.com) Mob: +91 90044 16484</p> <p>2. Shri Prakash Chandel Joint General Manager/Project (e-mail jgmpmumrlda@gmail.com) Mob: +91- 97267 56755</p> <p>3. Consultant of the Site: Consortium of ADROIT & CO & RSP Advisors E-mail: rkdonline@gmail.com, and ranasanjayp@gmail.com Mobile: 098111-13130 and 98735-67115</p> <p>4. For e-bid queries: Mr Suraj Singh (CEL) (email: suraj@etenderwizard.com) Mob: 9599653865</p>

Notes:

- (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.

**Venue of the meeting shall be communicated one week prior to the date of pre-bid meeting.*

JGM/Tender/Expert