



**National Handloom Development Corporation Limited**  
(A Government of India Undertaking)  
Registered office: A2-A5, Udyog Marg, Sector 2  
Noida – 201 301

**Request for Proposal (RFP) for Empanelment of Real Estate  
Consultants for Development / Redevelopment / Monetization of  
Assets of NHDC**

**RFP No. NHDC/PC/RFP/2026/01**

**DISCLAIMER**

- This RFP is issued solely for information and proposal preparation.
- It does not constitute an agreement, offer, or invitation.
- NHDC disclaims liability for reliance on information herein and may amend/ cancel the RFP at its discretion.
- All proposal costs shall be borne exclusively by Bidder”

**National Handloom Development Corporation Ltd,  
A2-A5, Udyog Marg, Sector 2,  
Noida – 201301**

**NOTICE INVITING TENDER**

National Handloom Development Corporation Ltd (NHDC), a Govt. of India Undertaking, Ministry of Textile, invites online bids through Eligibility criterion/Technical Bid for “for empanelment of agencies for Development / Redevelopment / Monetization of Assets of National Handloom Development Corporation”.

The tender document may be downloaded from [www.nhdc.org.in](http://www.nhdc.org.in) (for reference only) and CPPP site <https://eprocure.gov.in/eprocure/app> as per the schedule as given in CRITICAL DATE SHEET as under.

<b>S. No.</b>	<b>Particulars Details</b>	<b>Date</b>
1.	Date of Issue of Tender Document	<b>13/05/2026</b>
2.	Starting Date and Time for Submission of Bid/Tender	<b>13/05/2026</b>
3.	Pre-Bid Meeting	<b>19/05/2026</b>
4.	Last date for submission of quires	<b>21/05/2026</b>
5.	Last Date and time for submission of Tender	<b>03/06/2026</b>
6.	Date of Opening of Tender	<b>04/06/2026</b>

Bids must be submitted online only through the CPPP portal (<https://eprocure.gov.in/eprocure/app>) in accordance with the instructions provided therein. Bid documents should be scanned at 100 dpi in black and white to reduce file size. Bidders shall not tamper or modify the tender form; any such act will result in outright rejection of the bid, and possible banning from future business with NHDC.

Intending tenderers are advised to visit National Handloom Development Corporation’s website [www.nhdc.org.in](http://www.nhdc.org.in) and CPPP site <https://eprocure.gov.in/eprocure/app> regularly till closing date of submission of tender for any corrigendum /addendum/amendment.

**EMD and Bid document cost:**

Cost of Bid document	NIL
Earnest money deposit	NIL

**Submission of Bids:**

Bids must be submitted online in two parts—Eligibility and Technical—through the portal, with all pages signed and sequentially numbered. Submissions via Telegram, Fax, or email will not be accepted, and no correspondence will be entertained.

**Cover – I Fee / Eligibility Criterion: technical Bid (Check list):**

The following documents are to be self-attested and furnished by the Bidder along with Fee/EMD as per the bid document (As applicable):

- a) Scanned Copy of all document as per Eligibility Criterion, Technical Bid Criterion.
- b) The Agency should also be empaneled with The National Land Monetization Corporation (NLMC).
- c) The Agency should have registered with GST and Income Tax Department.
- d) The Bidder should be registered under Section 9 of the Real Estate (Regulation & Development) Act,2016 ('RERA Act) or any other certification to prove credibility.
- e) Cumulatively transacted at least 10,000 Sq M of land/ built-up area for commercial / mixed use/ office space/ residential to public or private organizations in last five years as on March, 2026.
- f) Proof of execution (completion/ CA certificate) of transactions for at least 3 companies in last 5 years as on March, 2026
- g) The Agency must not be blacklisted by the Central Govt., State Govt. or any of the PSU/ departments.

## **PART A**

### **INTRODUCTION:**

The National Handloom Development Corporation Limited (NHDC) was established on 22 February 1983 by the Government of India as a Schedule 'C' Central Public Sector Enterprise under the Ministry of Textiles. Its primary objective is to act as a national agency for structured development of the handloom sector.

Over time, NHDC has become central to the handloom ecosystem, covering input supply, design support, promotion of GI-certified products, and market development. With its Outreach function, NHDC extends services to remote weaving clusters, strengthening its developmental impact.

NHDC's core mandate is to ensure yarn and related inputs at subsidised rates under schemes such as the Raw Material Supply Scheme (RMSS). It also facilitates market access through exhibitions, branding initiatives like the India Handloom Brand, and buyer-seller linkages, while supporting cluster development, cooperatives, and producer groups.

Unlike industrial PSUs, NHDC is development-oriented, acting as an intermediary across the handloom value chain—linking input supply, production, branding, and market access. It operates through regional offices, depots, and facilities nationwide.

From an asset perspective, NHDC holds a modest but strategically located portfolio of office buildings, yarn depots, warehouses, and exhibition spaces. Many are in urban or semi-urban areas and currently used for administrative or low-intensity purposes, offering scope for value unlocking.

In line with the Government of India's asset monetization agenda, NHDC presents opportunities to monetize non-core and underutilized assets, particularly administrative land parcels, depot infrastructure, exhibition spaces, and surplus land. Any monetization strategy must balance financial value creation with NHDC's developmental mandate, sectoral impact, and institutional control.

### **REQUEST FOR PROPOSAL:**

NHDC invites online bids under this RFP for empanelment of agencies for Development, Redevelopment, and Monetization of its assets through a competitive bidding process. Empanelment is open only to agencies already empaneled with the **National Land Monetization Corporation (NLMC)**, and **eligibility is strictly limited to such agencies.**

### **MONETISATION APPROACH**

NHDC may adopt a lease-based model, offering land and built-up assets on long-term leases (30–60 years) to retain ownership while generating annuity income through premiums or rentals. For high-value urban assets, a PPP redevelopment model may be

used, with private partners investing capital and sharing revenues. Operational assets such as exhibition centers and *haats* may be managed under O&M or concession arrangements to improve efficiency and ensure steady revenue. Additionally, NHDC may pursue asset recycling by monetizing non-core or mature assets and reinvesting proceeds into priority areas like digital platforms, supply chain modernization, and technology integration.

## **STRATEGIC MONETISATION OPPORTUNITIES**

Beyond conventional models, NHDC may pursue innovative, sector-aligned interventions that combine commercial viability with cultural impact. Options include PPP-based Handloom Experience Centers showcasing heritage through retail, museums, and tourism-driven activities; integration of digital and physical marketplaces by repurposing assets as fulfilment hubs for omni-channel retail; and cluster-based monetization through co-developed facilities such as CFCs and design hubs to strengthen production ecosystems. While NHDC's land base is limited, a structured approach—asset inventory, pilot identification, and strategic partnerships with NLMC and private players—can balance social mandate with commercial objectives. This hybrid framework enables value unlocking while reinforcing NHDC's role in promoting handloom as a sustainable cultural-economic asset.

## **SCOPE OF WORK:**

The empanelled consultant shall assist NHDC in monetizing its land parcels, buildings, depots, warehouses, and other assets through leasing, redevelopment, PPP arrangements, and other viable models, in line with NHDC's mandate and asset monetization strategy. The consultant shall assess NHDC's assets by mapping, profiling, and classifying them into core and non-core categories, and identify those suitable for monetization or redevelopment. Based on this, the consultant shall recommend the best use of each asset and propose strategies such as long-term leases, concession frameworks, redevelopment, or hybrid structures, ensuring maximum value while retaining NHDC's ownership where applicable.

The consultant shall conduct market analysis and feasibility studies to assess demand, identify target segments (commercial, retail, institutional, mixed-use), and evaluate financial viability. This includes preparing revenue models, pricing benchmarks, lease rental projections, and risk assessments. The consultant shall also provide transaction advisory services, including deal structuring, drafting RFPs, lease agreements, evaluation criteria, and ensuring compliance with laws such as the Real Estate (Regulation and Development) Act, 2016.

The consultant shall market NHDC's assets to developers, investors, corporates, and other eligible entities by preparing information memoranda, presentations, and promotional material, and by conducting outreach activities such as meetings, roadshows, and site visits. They shall identify prospective bidders or lessees, facilitate participation in the bidding process, and assist them in understanding requirements.

The consultant shall support NHDC throughout the bid process, including due diligence, evaluation of bids, negotiations, and finalization of selected parties. They shall also assist in completing all formalities related to lease or concession agreements, ensuring smooth closure and compliance. The consultant shall coordinate with NHDC officials, developers, legal advisors, and financial institutions to ensure efficient execution, and provide support during implementation, including documentation, compliance, and handover.

In line with NHDC's vision, the consultant shall explore innovative monetization opportunities such as handloom experience centres, integration of digital and physical marketplaces, cluster-based infrastructure, and adaptive reuse of assets to enhance commercial value and sectoral impact. The consultant shall adhere to all statutory, regulatory, and policy requirements, and maintain integrity, confidentiality, and ethical conduct. They shall act strictly in an advisory capacity, without representing NHDC beyond authorized limits or accepting payments on its behalf.

The services shall be performed during the empanelment period, with assignments taken case-by-case as determined by NHDC. Fees shall be payable only upon successful completion of transactions, with no claim for unsuccessful or non-selected proposals.

## **PART B**

### **SUBMISSION OF TENDER:**

NHDC Invites online bids through Eligibility criterion/Technical Bid) against "Tender for "Empanelment of agency (ies) as a Real Estate Consultants for Development / Redevelopment / Monetization of Assets of National Handloom Development Corporation". The tender document may be downloaded from [www.nhdc.org.in](http://www.nhdc.org.in) (for reference only) and to apply kindly visit CPPP site <https://eprocure.gov.in/eprocure/app>.

### **PRE-BID CONFERENCE:**

The NHDC will organize the Pre-Bid meeting at the - online mode  
All the interested bidders may attend the pre-bid meeting as per the given schedule. Whereas, the bidders are also free to send their queries to [gauravtripathi@nhdc.org.in](mailto:gauravtripathi@nhdc.org.in). If any clarification is required than responses will be to all the prospective bidders by way of hosting Corrigendum / amendments/ clarifications on the website i.e., at [www.nhdc.org.in](http://www.nhdc.org.in), NIC CPPP and reply to the communication e-mail.

### **ABSTRACT OF EVALUATION PROCESS OF TECHNICAL**

The detail of evaluation process is as follows:

1. Bidders secure 60 Marks and above in technical evaluation will be declared as empaneled agency (ies).
2. No changes/clarification by tenderer shall be entertained or allow during the

opening of bid. It should be also clear that NHDC has authority to reject any tender at the tender opening stage, if bidder not submitted all the requisite documents.

### ELIGIBILITY CRITERION:

The following documents are to be self-attested and furnished by the Bidder along with EMD and TenderFee:

S. No	Particulars	Requisite Document
1	The Bidder should have firm/agency/Public or Pvt.Ltd. Company registered in India.	Certificate of Incorporation / MSME or any relevant certificate
2	Agency must have office in India including Delhi/NCR and should have all India presence.	Supporting Document, list of offices with proof of working office.
3	Relevant experience of land monetization during last 5 years. (With Govt./PSU's/Private etc.). Min. 3 project execution.	Supporting Document from concerned client explicit the award and completion/CA certificate.
4	Presently, Bidder should not be black-listed or barred or disqualified or penalized by any regulator or statutory body/Public /Private etc. for similar kind of assignment.	Self-declaration of bidder.
5	Income Tax returns for past three years. (2022-23, 2023-24 & 2024-25).	Supporting Document viz: Income Tax returns of firm/ Agency.
6	Empaneled with National Land Monetization Corporation (NLMC)	Supporting Document of empanelment.
8	Successfully developed or monetized at least 10,000 Sq Meter of land/ built-up area for commercial / mixed use/ office space/ residential to public or private organizations in last five years as on March, 2026.	Supporting Document from concerned client explicit the award and completion/CA certificate.
9	GST Registration Certificate	Supporting Document
10	Should be registered under Section 9 of the Real Estate (Regulation & Development) Act,2016 ('RERA Act) or any other certification to prove credibility.	Supporting Document / Certificate

Note:

- Documentary evidence must be submitted for each criterion.
- Bidders requested to submit/upload the document as per the Serial Number of Eligibility Criterion.

## TECHNICAL BID EVALUATION:

S.No.	Evaluation Criterion	Documents	Maximum Marks
1	Average Financial turnover of the company in last two financial years as on 2024-25.	Supporting Document (CA certificate if Balance is not available)	Up to 25 Crore – 10 Marks. 25 Crore to 50 Crore – 15 Marks. 50 Crore to 75 Crore – 20 Marks Above 75 Crore – 25 Marks
2	Relevant number of experiences of developing / monetizing land during last 5 (with Govt./PSU's/Private etc.) years not less than 05 lakh each. Duly certified copies to be enclosed. <b>(Number of works of similar nature of particular organization will be treated as single work).</b>	Copy of Work Order & Work Completion /CA Certificate.	Up to 03 no's of Works – 10 Marks. 4 to 6 no's of Works – 15 Marks. Above 6 Up to 15 no's of Works – 20 Marks. 15 and above no's of work- 25 Marks.
3	Relevant Experience in Past years: The agency must be in operation in India from past 5 years in the same line of business	Supporting Document (Registration Certificate/ PAN/ GST)	Up to 05 years – 10 Marks Up to 10 years –15 Marks More than 10 years – 25 Marks
4	Broad Approach & Methodology for monetization on proposed concept, ideas and executed projects.	A concise PPT that demonstrates the organization's monetization strategy, methodology, proposed ideas, and proven projects — submitted as part of the proposal.	15 Marks.
5	The Bidder shall be evaluated based on strength of its inhouse full time professional deployed in relevant domine aligned with scope of work. Assessment will be considered with those professionals who are directly engaged in areas such as real estate advisory pubic private partnership,	Only professionals on the payroll of the bidder as on the date of bid submission shall be considered for evaluation Document requirement – bidder shall submit certificate from HR /CA /CS confirming total no of relevant	10 to 20 - 5 Marks 20 to 50 - 7 Marks More than 50 - 10 Marks

	real estate, land transaction leasing (corporate and retail, infrastructure, finance / investment banking related to real estate, planning and similar sector	professionals.	
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**Note 1:** Adequate supporting documentary Evidence in respect of each of the Eligibility Conditions/qualifying criteria mentioned above need to be provided invariably. Bidders whose documents found to meet above Eligibility criteria/Qualifying criteria only will be considered for evaluation of their Technical Proposal.

**Note 2:** The technical bid submitted will be evaluated by a Selection Committee.

**Note 3:** Documentary evidence must be submitted for each criterion and undertaking or declaration made by the Bidder must be on the company letter head and is to be signed by an authorized signatory.

**TECHNICAL EVALUATION:**

1. The technical bid will be analyzed and evaluated, based on which Technical Score shall be assigned to each bid on the basis of parameters mentioned above.
2. The marks awarded by the Selection Committee would be based on the criterion of defined technical bid. No plea of reconsideration of the same shall be considered/entertained.

**EVALUATION PROCESS**

The empanelment process shall be based exclusively on eligibility criterion/ technical parameters and presentation only. No financial bids are required to be submitted at this stage.

All proposals received will be scrutinized to assess their eligibility based on the eligibility criteria. The proposals which do not meet the eligibility criteria will be summarily rejected, forthwith, or at any stage of detection. If deemed necessary, additional clarifications may seek on any aspect from the Agency (ies). However, that would not entitle the Agency (ies) to alter or cause any change in the material information of the proposal already submitted.

The evaluation process will be done by NHDC, on the basis of examination of documents, certificates, declarations, etc.

**Empanelment of Consultants**

NHDC shall empanel the consultants, who are empaneled pursuant to this RFP, whose bid has been found responsive and in conformity with the eligibility criteria and technical evaluation process prescribed herein. The letter of empanelment shall be issued with immediate effect. It is further provided that such empaneled consultants shall be

deemed to have fulfilled all requisite qualification criteria and possess the necessary capability and competence to perform the assignment satisfactorily in accordance with the terms and conditions of this RFP.

#### **ALLOCATION OF WORK:**

**Under the RFP, work allocation shall be undertaken among all empaneled consultants, ensuring equitable opportunities to undertake monetization assignments for NHDC properties. The consultant successfully executing a given assignment shall be entitled to receive the applicable transaction-linked consideration.**

#### **SELECTION OF BIDDER:**

Bidders are hereby informed that the selection shall be based solely on the evaluation of the Technical Bid in accordance with the criteria specified in this RFP. The decision of the Competent Authority in this regard shall be final and binding on all bidders. It shall be deemed that by participating in the bidding process, the bidders have understood and accepted that the Authority shall not be obliged to provide any reasons, clarifications, or justification in respect of the evaluation process or the final selection.

#### **VARIATIONS:**

The consultants shall have no claim for loss of anticipated profits or for any other reason whatsoever on account of these variations.

#### **TENURE OF EMPANELMENT:**

The empanelment will be initially for a period of 3 years, which may be curtailed at any point of time without any prior notice. It may be extended further (maximum 02 year) with mutual consent. During the period of empanelment, if the services of any agency are found unsatisfactory, then NHDC can solely terminate the empanelment with the notice period of 30 days.

#### **OTHER TERMS & CONDITIONS:**

1. The Empanelment of Real Estate Consultants with NHDC shall be for a period of 3 years from the date of issue of Confirmation of Empanelment, referred to as "Empaneled Real Estate Consultants" hereinafter.
2. After empanelment, the format of the standard Request for Proposal (RFP) and Draft Lease Agreement (DLA) for leasing of NHDC's properties shall be provided to the Empaneled Consultants for their understanding and discussion with prospective clients.

3. A list of NHDC's assets available for lease shall be provided to the Empaneled Consultants at a later stage.
4. Empaneled Consultants shall market the lease opportunities to their clientele and support them in evaluating the opportunity and submitting their Offers / Bids.
5. Empaneled Consultants are not allowed to make any representation on behalf of NHDC outside the terms and conditions of the RFP and DLA for the leasing of properties, nor are they authorized to accept any payments or deposits on behalf of NHDC.
6. It may be noted that merely empanelment does not bind NHDC to search prospective tenants through them. NHDC reserves the right to search tenants directly.
7. NHDC shall pay Transaction Fee to the Empaneled Consultant only for Offers / Bids of the Selected Party / Bidders which have come through them as mentioned in their Offer / Proposal.
8. NHDC shall pay one-time Transaction Cost to the Empaneled Consultant whose clients' Offer / Bid has been selected which shall not exceed 1-month Basic Lease Fee (exclusive of GST) receivable from the Selected Party / Bidder after signing of agreement with the intended units and receipt of advance rent in company's bank account.
9. NHDC shall not pay any fee, commission or reimbursement of any nature for the Offers / Bids of Parties / Bidders not selected.
10. No Transaction Fee shall be payable on renewal of lease.
11. This empanelment does not grant any vested or exclusive right to the Bidder" / Empaneled Consultant, nor create any liability against NHDC.
12. The empaneled Consultants are not entitled to any reimbursement of any expenses whether or not the bid of their client is accepted.
13. In case offers are received from more than one Empaneled Consultant for the same property or in case of same offer from more than one Empaneled Consultant for the same property, the decision of NHDC shall be final and binding and NHDC reserves the right to reject any application. Empaneled Consultant whose offer is accepted shall alone be entitled to Transaction Fee for that Offer.
14. The bidder shall help NHDC in getting all the formalities done with regard to finalization and execution of lease agreement with the intended parties.
15. The lessee should have positive net worth
16. Agreement and any other fee will be borne by the lessee
17. lease period shall be maximum 03 years renewable after 03 years.
18. In case of dispute, jurisdiction of court shall be New Delhi.

## **PART C**

### **BIDDER'S RESPONSIBILITIES AND RELATED CONDITIONS:**

- a. Bidder must execute and supervise the work with full responsibility, including all temporary or permanent requirements.
- b. Work must follow good industry practices and quality standards, to NHDC's satisfaction.
- c. Bidder must provide professional, objective, unbiased advice, always prioritizing NHDC's interest with high ethics and integrity.
- d. Bidder is accountable for advice/services rendered; NHDC may enforce accountability in case of improper conduct.
- e. Bidder must act transparently, competitively, economically, and efficiently in all matters related to the assignment.
- f. Bidder should undertake assignments only in areas of proven expertise and capability.
- g. Bidder must fully cooperate with any legitimate investigation or enquiry related to the consultancy contract.

### **TERMINATION:**

NHDC may terminate the empanelment, in whole or part, by written notice if the Consultant breaches contract terms, engages in fraud or unethical practices, becomes insolvent, or misrepresents facts. NHDC also reserves the right to terminate for convenience with 30 days' prior notice.

Upon termination, the Consultant must immediately stop work, hand over all NHDC documents and materials, and ensure smooth transition if required. No compensation is payable except for services satisfactorily completed up to the termination date, as determined by NHDC.

### **CONTRACT / NON-DISCLOSURE AGREEMENT NDA:**

The selected Bidder will be required to execute the following:

Contract / Agreement which will include all the services and terms and conditions of the services to be extended as detailed here in and as may be prescribed or recommended by NHDC; and

### **COMPLIANCE WITH ALL APPLICABLE LAWS:**

Bidders must follow all applicable laws, both current and future, relating to their business, employees, and obligations under this Tender. They must inform NHDC of

compliance and ensure full adherence to statutory requirements. If a bidder fails to comply, they will indemnify and protect NHDC and its officials against any claims, liabilities, or consequences arising from such failure, and take full responsibility for any default or omission.

#### **SINGLE POINT OF CONTACT AND AUTHORISED SIGNATORY:**

All empaneled Bidders should have to provide details of single point of contact viz. Name, designation, address, e-mail address, telephone/ mobile no. etc. and authorized someone as signatories as well for ongoing discussion etc.

#### **ARBITRATION:**

Any dispute or claim arising from this Tender/Contract shall first be resolved amicably between the parties within 30 days. If unresolved, it will be referred to arbitration under the Arbitration and Conciliation Act, 1996, with a sole independent arbitrator appointed by NHDC. The arbitration will be held in New Delhi, India, conducted in English, and the award shall be final and binding on both parties. Subject to arbitration, the courts at New Delhi shall have exclusive jurisdiction over all related matters.

#### **FORCE MAJEURE:**

Neither party shall be held responsible for failure to perform obligations if such failure arises from unforeseen circumstances beyond their control, despite best efforts to prevent it. These circumstances may include acts of God, war, riots, embargoes, strikes, lockouts, government actions, delays in obtaining licenses, rejection of proposals under law, fire, or floods.

#### **CORRUPT AND FRAUDULENT PRACTICES:**

As per CVC guidelines, all Consultants, must follow the highest standards of ethics in contract execution. *Corrupt Practice* means offering, giving, receiving, or soliciting anything of value to influence an official's action.

*Fraudulent Practice* means misrepresenting facts or colluding to fix bid prices at non-competitive levels, harming NHDC. If NHDC finds a bidder engaged in such practices, it may reject their proposal, and may also declare the firm ineligible—either permanently or for a fixed period—to receive contracts.

## **CONFLICT OF INTEREST**

The Bidder must not have any conflict of interest that affects the selection process or performance of the assignment. Any actual or potential conflict must be disclosed at the time of bid submission and during the assignment. Failure to disclose will result in disqualification, termination of contract, forfeiture of performance security, or blacklisting, as decided by NHDC. NHDC alone has the right to determine whether a conflict of interest exists and may reject the bid or terminate the contract accordingly.

## **LIMITATION OF LIABILITY**

### **Consultant's Responsibility**

- The Consultant must pay NHDC for any direct loss or damage if it is proven that the Consultant acted with breach, negligence, fraud, or wilful misconduct.
- The maximum total liability of the Consultant under this contract will not be more than the total fees actually paid by NHDC for that assignment.
- Fraud, wilful misconduct, or breach of confidentiality are **not protected by this limit** the Consultant remains fully liable in such cases.

### **NHDC's Responsibility**

- NHDC will not be responsible for indirect or special damages (like loss of profit, business opportunity, reputation, or data), even if the Consultant was warned about such risks.

### **Exclusions for Consultant**

- The Consultant will not be liable for losses caused by NHDC's own actions, third parties, or NHDC's decisions based on the Consultant's advice/deliverables, unless the Consultant acted with gross negligence, fraud, or willful misconduct.

## **INDEMNITY**

The Consultant shall indemnify and hold NHDC, its officers, and employees harmless against all losses, claims, damages, costs, and expenses (including legal fees) arising from:

1. Breach of contract terms.
2. Negligence, fraud, or willful misconduct.
3. Violation of laws or regulations.
4. Third-party claims related to services.

The Consultant is solely responsible for claims by its employees, agents, or representatives.

### **CONFIDENTIALITY**

1. Consultant shall not disclose NHDC's Confidential Information without prior written consent, except to staff/advisors on a need-to-know basis under confidentiality obligations.
2. Confidential Information shall be used only for fulfilling contract duties, not for personal or third-party benefit.
3. On completion, termination, or NHDC's request, all Confidential Information must be returned or destroyed, with compliance certified.

### **NO GUARANTEE OF WORK / ASSIGNMENT**

1. Empanelment of Consultants under this RFP is non-exclusive and does not guarantee award of work or minimum business.
2. NHDC may, at its sole discretion, allocate, cancel, or reassign any assignment to any Consultant or other agency without reason.
3. Consultants shall have no claim for compensation, damages, or loss of profits due to non-allocation of work.
4. Empanelment creates no contractual obligation on NHDC to use any Consultant's services, and no dispute may be raised in this regard.

## **PART D**

### **TERM OF RFP RESPONSE:**

#### **1. USE OF BID AND INFORMATION:**

- a. This RFP is only for empanelment of Real Estate Consultants and does not constitute an offer or contract; services depend on due selection and documentation with NHDC.
- b. NHDC and its employees make no representation or warranty regarding this document, and all liability is expressly disclaimed.
- c. The document is for information purposes only and must be used by bidders solely for the stated purpose.

#### **2. NUMBER OF PROPOSALS:**

No Bidder" or its associate shall submit more than one application. An Bidder "individually or as an Associate shall not be entitled to submit another application either individually or as member of Associate.

#### **3. COST OF BIDDING:**

All costs for preparing and submitting the bid, including meetings or additional information, shall be borne solely by the Bidders; NHDC will not be liable for any such costs, regardless of tender outcome.

#### **4. IMPLEMENTATION SERVICES:**

The Bidders must apply its own care and conduct, while conducting the tender work.

#### **5. NHDC RIGHT TO REJECT ANY OR ALL BIDS:**

NHDC reserves the right to reject any or all bids at its sole discretion, without assigning reasons and without incurring any liability or obligation to inform bidders of the grounds for such action. The decision of NHDC shall be final, conclusive, and binding on all bidders and parties connected with the bidding process, and shall not be questioned or challenged.

#### **6. CLARIFICATION/MODIFICATION:**

- a). Bidders may notify NHDC of any omission/discrepancy before bid closure; NHDC may issue modifications, hosted on NHDC/CPPP sites, with timelines subject to NHDC's discretion.
- b). NHDC reserves the sole right to amend, modify, or issue addenda to the RFP, which will be binding once published on NHDC and NIC e-procurement sites.
- c) NHDC may cancel the RFP at any stage without assigning reasons.
- d) Bidders must carefully examine all documents and immediately seek clarification from NHDC in case of ambiguity.

## **7. DELAYS OF BID:**

Any Tenders / Bids received by NHDC after the deadline for submission of tenders prescribed by NHDC will be summarily rejected and returned unopened to the Bidders. NHDC shall not be responsible for any delay or non-receipt/ non-delivery of the documents.

## **8. SUBMISSION OF BID:**

All submissions, including any accompanying documents, will become the property of the NHDC. The Bidder shall be deemed to have licensed, and granted all rights to the NHDC to reproduce the whole or any portion of their submission for the purpose of evaluation, to disclose the contents of the submission to other bidders and to disclose and/or use the contents of the submission as the basis for any resulting RFP process, notwithstanding any copyright or other intellectual property right of the Bidder in the submission or accompanying documents.

## **9. LANGUAGE OF BID**

All correspondence and other documents to be exchanged by the parties shall be written in the English language. The version written in English language shall govern its interpretation.

- 10.** In case of any dispute or differences, breach & violation relating to the terms of the contract, the said matter or dispute, differences shall be referred to CA, NHDC for arbitration, who himself or any other person appointed by him will work as sole arbitrator and the award of the arbitrator shall be final and binding on both the parties.
- 11.** The Corporation reserve the right to reject any or all tenders and award the remaining work to any other contractor without assigning any reason. Conditional tenders in any form, whatsoever shall be liable to be rejected outrightly.
- 12.** The Corporation shall be entitled to cancel the contract, if it is found that there has been any breach of condition of the contract and/or the work is found to be unsatisfactory. The Contractor in such cases will not be entitled for making any claim/compensation. The Corporation is entitled to RFP if the Security money and the contractor may not be considered for award of any similar contract in future.
- 13.** The Corporation has a right to cancel one or more or all events at any moment without assigning any reason what so ever or change the date of the events/contractor for any event. No compensation at all against such losses if any, will be given to the Contractor for the events concerned.

## **PART E**

Form – 1

### **DECLARATION REGARDING SUBMISSION OF BIDS WITH ACCEPTANCE OF TERMS & CONDITIONS:**

To,  
Dy. General Manager (HR)  
National Handloom Development  
Corporation Ltd, A2 – A5, Udyog Marg,  
Sector 2  
Noida – 201301

Sir,

**Subject: Real Estate Consultants for Development / Redevelopment / Monetization of Assets of National Handloom Development Corporation**

**Empanelment No.:** NHDC/RFP/2026/01

Dear Sir,

With reference to your RFP document dated \_\_, I/we, having examined the empanelment documents and understood its contents, hereby submit my/our Application for the aforesaid empanelment by NHDC. I/we acknowledge and declare that:

1. I/we agree and undertake to abide by all the terms and conditions of the RFP document.
2. My/our application is unconditional and unqualified.
3. I/we acknowledge that NHDC will be relying on the information and documents provided in the Application for selection of the Empaneled Consultants for the aforesaid subject, and we certify that all information provided therein is true and correct and nothing has been omitted which renders such information misleading, and all documents accompanying the Application are true copies of their respective originals. We shall make available to NHDC any additional information it may deem necessary or require to supplement or authenticate the Application.
4. I/we acknowledge the right of NHDC to reject our Application without assigning any reason or otherwise and hereby waive, to the fullest extent permitted by applicable law, our right to challenge the same on any account whatsoever. I/we understand that NHDC may cancel the empanelment process at any time and that NHDC is neither bound to accept any Application that it may receive.

5. I/we do not have any conflict of interest in accordance with provisions of the RFP document.
6. I/we acknowledge and undertake that I/we fulfil the Eligibility Criteria and have enclosed necessary documents in support of the Eligibility Criteria in the manner prescribed in the RFP document.
7. I/we hereby irrevocably waive any right or remedy at law or howsoever otherwise which we may have at any stage arising to challenge or question any decision taken by NHDC in connection with the said empanelment.
8. I/we hereby submit our Application along with the RFP document duly signed on each page as a token of unconditional acceptance of all terms and conditions set out herewith.
9. I/we hereby undertake that NHDC, any central / state government entity in India has not banned / debarred business with us as on the date of submission of Application.
10. I/we certify that we are registered under Section 9 of the RERA Act and shall at all times comply with the provisions of the said Act as applicable to real estate Consultants / consultants and other relevant statutory regulations as enforced from time to time.

Details of Bidder” -

<b>Name of Bidder”</b>	
<b>Entity Type (Pvt Ltd, partnership, proprietorship, etc.)</b>	
<b>Names of proprietor, partners, directors, etc.</b>	
<b>Registered Office</b>	
<b>Main Office in NCR</b>	
<b>PAN</b>	
<b>GSTIN</b>	
<b>Aadhar</b>	
<b>RERA Registration Number</b>	
<b>Contact Person Name</b>	
<b>Designation</b>	
<b>Email ID</b>	
<b>Phone</b>	

Yours sincerely,

Authorized Signatory [Name, designation]

[Name, seal of the Bidder"]

Place:

Date:

Enclosures:

1. Corporate profile / brochure
2. List of eligible projects
3. Registration / incorporation certificate
4. PAN / GST registration certificate
5. Signed and sealed copy of the RFP

**Annexure 2: Eligible Projects towards Eligibility Criteria**

<b>SN</b>	<b>Client Name</b>	<b>Client Type (Lessee/Lessor)</b>	<b>Lease Area in Sq ft.</b>	<b>Month-year of Lease</b>	<b>Lease Period</b>
1					
2					
3					
....					

*Note: Client/ CA certificate for the above-mentioned projects to be submitted along with the Application*

**INTEGRITY PACT:**

(Format for Affidavit) (On the letterhead of the Agency duly stamped and signed)

**TO WHOMSOEVER IT MAY CONCERN**

This is certify that our Agency:

1. Does not have any long-standing dues to any other agency.
2. Has not been blacklisted/de-listed by any of the Central /State Government /Public Sector Undertakings / Public Sector Banks/any regulatory institution in the past 3 years.
3. Does not have any criminal, taxation and other cases pending against the Agency that mayhave an impact affecting or compromising the delivery of services required.

(AUTHORISED SIGNATORY)

## **Instructions to Bidders for Online Bid Submission**

Bidders must submit soft copies of their bids electronically on the CPP Portal using valid Digital Signature Certificates. Instructions are provided to help bidders register, prepare, and submit bids online in line with requirements. More details for online submission are available at <https://eprocure.gov.in/eprocure/app>.

### **REGISTRATION**

1. Bidders must enroll on the e-Procurement module of the CPP Portal (<https://eprocure.gov.in/eprocure/app>) free of charge by completing the online bidder enrollment. During registration, they must create a unique username and password, and provide a valid email address and mobile number for communication. After enrollment, bidders must register a valid Digital Signature Certificate (Class II or Class III with signing key usage) issued by a Certifying Authority recognized by CCA India (such as Sify, nCode, or eMudhra). Only one DSC should be registered, and bidders are responsible for ensuring it is not misused or lent to others. To access the portal, bidders must log in securely using their user ID, password, and DSC/e-Token credentials.

### **2. SEARCHING FOR TENDER DOCUMENTS**

The CPP Portal allows bidders to search active tenders using parameters such as Tender ID, Organization Name, Location, Date, and Value. An advanced search option enables combining multiple parameters like Organization Name, Form of Contract, Location, Date, and keywords for more effective results. Once a tender is selected, bidders may download the required documents and move the tender to their “My Tenders” folder, which ensures they receive SMS or e-mail notifications if any corrigendum is issued. Bidders should also note the unique Tender ID assigned to each tender, as it is required for seeking clarifications or help from the Helpdesk.

### **3. PREPARATION OF BIDS**

Bidders must consider any corrigendum issued before submitting bids. They should carefully read the tender advertisement and documents to understand the required submissions, including the number of covers, documents, and their contents, as deviations may lead to rejection. Bid documents should be prepared in advance in the formats specified (PDF, XLS, RAR, DWF, JPG) and may be scanned at 100 dpi in black and white to reduce file size. To save time, standard documents such as PAN card copies, annual reports, and auditor certificates can be uploaded once in the “My Space” or “Other Important Documents” section of the CPP Portal and reused directly during bid submission.

### **4. SUBMISSION OF BIDS**

Bidders must log in to the CPP Portal well in advance to ensure timely submission of bids, as they are responsible for any delay. All required bid documents must be digitally signed and uploaded individually as specified.

The payment option for tender fee/EMD must be selected as “offline,” with instrument details entered, and the original EMD instrument must be delivered to the concerned official by the deadline, matching the uploaded details. The server time displayed on the bidder’s dashboard will be the reference for all deadlines. All bid documents are encrypted using PKI and SSL technology to maintain confidentiality and can only be accessed by authorized officials after bid opening. Upon successful submission, the portal will display a confirmation message with bid details, which must be printed and kept as acknowledgement, serving also as an entry pass for bid opening meetings.

## **5. ASSISTANCE TO BIDDERS**

Any queries regarding the tender document or its terms and conditions must be addressed to the Tender Inviting Authority or the contact person mentioned in the tender. For queries related to online bid submission or the CPP Portal in general, bidders may contact the 24x7 CPP Portal Helpdesk at 0120-4200462 or 0120-4001002.