

Responses to Queries raised by Potential Bidders
To The
Request for Proposal
For
Auction of license rights for a DDA land parcel located in Plot A, Sector 36,
Rohini
For
Development of a Warehouse Complex
Published by
Delhi Development Authority on January 02, 2026

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

Queries Raised by Prospective Bidder # 1

Sl. No.	Query	Response
1	<p>High Escalation: DDA has kept escalation of 5% p.a. in yrs 4 to 13 and 7% p.a. in years 14 to 45, i.e. average of 6.7% p.a. This is very steep escalation. India's inflation is structurally trending downward but this increasing escalation in rents is misaligned with Indian macroeconomic reality and outlook. It imposes undue burden on the licensee/lessee. Over-escalation compounds disproportionately, making projects unviable and potentially deterring investment. RBI's inflation targeting framework has kept average inflation around 4%. This demonstrates a structural shift, not a temporary one.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> • Till Year 15: 5% p.a. • Years 16 to 30: 4% p.a. • Thereafter: 3% p.a. 	No change in the RFP dated January 02, 2026 for land parcel located at Plot A, Sector 36, Rohini, New Delhi published on DDA website.
2	<p>There are restrictive clauses related to</p> <ul style="list-style-type: none"> • Transfer/assignment of license rights • Change in Ownership/Shareholding/Management • Merger and amalgamation: restrictive. <p>Flexibility would be required for the right to transfer/ assign the plot to an Associate company without any prior consent requirement or transfer charges, post the Project COD. Change in Shareholding as a result of a public market exercise should not require prior permission. In the event of a public market exercise by the bidder the change of control (promoter) be in terms of the SEBI ICDR Regulations.</p>	No change in the RFP dated January 02, 2026 for land parcel located at Plot A, Sector 36, Rohini, New Delhi published on DDA website.