

Responses to Queries raised by Potential Bidders & Corrigendum No. 1
To The
Request for Proposal
For
Auction of license rights for a DDA land parcel located in Sector 22, Dwarka
For
Development of a Luxury Mall, Corporate Office Space & Residential Space
Published by
Delhi Development Authority on September 26, 2025

[RFP No: DDA/ LD/ SLPC/Spl. Project RFP/ 2025/05]

Queries Raised by Prospective Bidder # 1		
Sl. No.	Query	Response
1	RFP Clause No 3.2 - License Period (55 years) While we understand and appreciate the larger project aspirations of DDA, we find the 55 Years License poses serious concerns (including under-valuation risk) with a potential to lead it to a Loss-making proposition for Government/ DDA & all stakeholders in long term. Would like to submit the following in this regard: Terminal-Year Risk (Zero Exit Value) - At the end of 55 years: - All rights extinguish - No extension is guaranteed. -The building likely has limited remaining life, reducing residual benefit to DDA or any investor. - Hence, the developer's exit value = 0, forcing recovery of all returns within 55 years – further depressing valuation. The diminishing project's residual valuation compared to 99-year sub-leases, seriously impacts: • Government's / DDA's Profitability on its asset transfer for its otherwise higher value • Mortgage value of the asset • Asset management cost of an high-maintenance, low-value	No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.

Queries Raised by Prospective Bidder # 1		
Sl. No.	Query	Response
	property (as the built-up asset would be structurally depreciated). • Bid price – effectively reducing DDA’s upfront realisation. • Investor confidence and thus wider participation. With due deference, it is submitted that the proposed 55-year license model, though well-intentioned, could significantly depress the intrinsic and realizable value of this landmark project, leading to a notional but very real loss of this strategic DDA asset / public wealth. A shift to a 99-year sub-lease structure would not only protect ownership but also ensure that the Government realizes the fair and full economic potential of its land – avoiding a significant undervaluation that may otherwise persist for decades.	
2	RFP Clause No 24.1.2 – Handing Over Occupation / Upon Expiry or Termination While we respect the larger intent of DDA towards a peaceful take-over/transfer of assets on License expiry, however practically its enforceable and poses serious Reversion Risk & Practical Possession Challenges. • Projects of this scale with mixed-use components would attract/create thousands of sub-licences with their business operations and livelihoods linked to the premises.	Please refer to the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.

Queries Raised by Prospective Bidder # 1

Sl. No.	Query	Response
	• The license deed expressly disclaims tenancy or ownership, but in practice, any eviction would entail Litigation risk / hundreds of individual court actions. • High possibility of attracting political and social pressure to regularize or extend tenure. • So how does DDA practically envisage recovery possession after 55 years from thousands of occupants? What statutory or procedural safeguard (besides contractual clauses) exists to ensure automatic physical entry? • Corroborating the above, we would like to cite a very relating/ similar contractual situation whereby MCD after awarding a tender continues to struggle to vacate Teh-Bazaari wherein even temporary licenses obtained stay orders and alternative space directions.	
3	RFP Clause No 26.1 & 26.2 Based upon our numerous experiences, our general understanding has been of Financial Institutions typically treat license rights as intangible and time-bound, restricting mortgage and project finance. Even though Article 26.2 allows limited "encumbrance in favour of lenders", the underlying bare license nature may restrict bankability. We humbly submit that the 99-year sub lease structure would not only infuse investor confidence, making project	No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.

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Sl. No.	Query	Response
	more bankable but would also ensure a wider participation with better value of this key public asset	
4	RFP Clause No 28 With an intent to better understand the allocation of risk and the principle of reciprocity suiting the spirit of PPP, we request clarity on "Whether the indemnity framework is envisaged as unilateral in favour of the Authority only, or whether the Developer would also have recourse to indemnification in instances where losses, liabilities, or damages are incurred due to actions, omissions, or defaults attributable to the Authority or its representatives" We request the indemnity should also be extended to the bidder against where losses, liabilities, or damages are incurred due to actions, omissions, or defaults attributable to the Authority or its representatives.	No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.

Queries Raised by Prospective Bidder # 2		
Sl. No.	Query	Response
1	Clause 4.1.3 - Conditions Precedent Page # 06 of Schedule I of the License Deed under Appendix XIII List of Conditions Precedent includes submission of DPR and layout plan. Please confirm whether Authority will grant written acceptance of DPR (and timings) and whether any variance in DPR required by Authority can change Appointed Date obligations (and cost/liability).	No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
2	Clause 5.1.2 - General Obligations of the Licensee Page # 07 of Schedule I of the License Deed under Appendix XIII The Licensee must obtain all the Applicable Permits. Kindly confirm the role of DDA in getting all necessary approvals including approval of Building Plans to start the construction work.	No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi. All the statutory clearances/ permits/ approvals will have to be obtained by the Successful Bidder /Licensee from the concerned authorities.
3	Clause 10.2 - License and Access to the Licensed Premises Page # 16 of Schedule I of the License Deed under Appendix XIII • We need following details to carry out due diligence on the plot: topographic survey CAD file, AMSL to calculate height restrictions, soil investigation reports to assess water table depth. Kindly provide the same as these are critical inputs to meet parking norms given the height restrictions. • If not provided, please confirm potential bidders may perform site investigations prior to Bid.	Bidders are required to make their independent assessment of the Project Site at their own expense, cost, liability and risk. No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.

Queries Raised by Prospective Bidder # 2

Sl. No.	Query	Response
4	Clause 10.2 - License and Access to the Licensed Premises & Clause 11 - Utilities and Associated Roads Page # 16 and Page # 18 of Schedule I of the License Deed under Appendix XIII The site is handed over “as-is where-is” and free of Encumbrances per 10.2.2: • Confirm that DDA will bear the obligation and costs for the demolition of the structure standing within the site premises. • Confirm that DDA will remove & bear costs for removal of any third-party encumbrances and/or public utilities discovered within the Licensed premises before Appointed Date. • If underground utilities (gas / water / telecom pipes) are found within the site, DDA will bear relocation/compensation costs and obtain statutory NOCs / permissions. Kindly clarify on above.	Bidders are requested to note that there is no public service (gas pipeline, electricity line, sewage line etc) on or below the land parcel located in "Sector 22, Dwarka", New Delhi. No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
5	Clause 10.4 - Licensed Premises to be free from Encumbrances Page # 17 of Schedule I of the License Deed under Appendix XIII We noticed from site inspection that there are trees inside the plot. Kindly confirm the number of trees present at the site. As discussed during the pre-bid conference held on 10-Oct-2025,	Bidders are requested to note that there is no public service (gas pipeline, electricity line, sewage line etc) on or below the land parcel located in "Sector 22, Dwarka", New Delhi. Please refer to the Corrigendum issued for the land parcel located in "Sector 22, Dwarka", New Delhi.

Queries Raised by Prospective Bidder # 2

Sl. No.	Query	Response
	DDA shall take necessary approvals to remove the trees from site. Kindly confirm the same. Additionally, there was a small building structure inside the plot. Kindly confirm that DDA shall undertake the responsibility of removing the same from site. Since digging of plot is not allowed to potential bidders by DDA, we could not ascertain the presence of any gas, water, sewage or telephone pipelines passing through the plot. Kindly confirm that there is no such pipelines passing from inside the plot which shall hinder securing of approvals and/or development of the project on site.	
6	Clause 13 - Project COD & Annexure F - Format for Completion Certificate Page # 19 and Page # 67 of Schedule I of the License Deed under Appendix XIII If the Licensee pays ALF in full but uses only the commercial FAR (i.e., ~6,81,496 sqm) while Residential and/or PSP FAR remains unbuilt/unutilized, will Authority issue the Completion Certificate and grant commercial COD for operational use? • It is clarified that successful bidder shall continue to pay ALF as per agreement even without utilizing the full FSI potential of the plot for Residential and/or PSP use.	The Licensee shall have to complete all the components i.e. residential, commercial, PSP and other which are prescribed in the TOD Policy notified vide SO. 3063 (E) dated 30.07.2021 and the completion certificate and commercial COD for operational use shall be issued only thereafter. It is further clarified that no part completion certificate shall be issued. No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.

Queries Raised by Prospective Bidder # 2

Sl. No.	Query	Response
7	Clause 27 - Expansion & increase in ALF & Annexure I - Escalations in ALF Page # 38 and Page # 72 of Schedule I of the License Deed under Appendix XIII If FAR is increased under TOD/other policy, how will incremental ALF be computed (formula and timing)? Please provide a worked numeric example wherein base ALF is increased to compute the uplifted ALF due to higher FSI usage	Please refer to the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
8	Appendix XIV - Development Obligations & Annexure C - Development of the Licensed Premises Page # 111 of the RFP Document & Page # 60 of Schedule I of the License Deed under Appendix XIII a) RFP references TOD/MPD provisions (e.g. Chapter 20 of the TOD Policy of MPD 2021). Are there any additional charges to be paid by Licensee apart from ALF on account of making the plot eligible for TOD FAR of 300%? b) Are there any additional charges required to make this plot eligible for the higher TOD FAR? Please provide the exact formula of cost of additional FAR and party responsible for paying the same. c) If additional FAR is availed by Licensee over and above 300% (e.g., up to FAR 500% for >4 Ha plots under	a) Please refer to the Corrigendum issued for the land parcel located in "Sector 22, Dwarka", New Delhi. b) Please refer to the Corrigendum issued for the land parcel located in "Sector 22, Dwarka", New Delhi. c) Please refer to the Corrigendum issued for the land parcel located in "Sector 22, Dwarka", New Delhi. d) The Draft Influence Zone Plan cannot be shared, until the same is approved by the competent authority. e) The Zonal Development Plan for Sector 22, Dwarka is available online on: https://dda.gov.in/zonal-development-plan-mpd-2021. Please refer to map marked as K-II available on the above link. f) Please refer to the RFP for the land parcel at Sector 22, Dwarka. g) Please refer to the Corrigendum issued for the land parcel located in "Sector 22, Dwarka", New Delhi.

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Sl. No.	Query	Response
	TOD/other policy, as the case may be), how must the additional FAR be distributed among development uses (commercial / residential / PSP / others)? Is the 50:30:10:10 FAR mix mandatory for the additional FAR as well or it can be utilized in any proportion as per project/licensee requirements? d) Please share the Draft Influence Zone Plan for the designated TOD Area pertaining to the subject site e) Please provide the Zonal Development Plan for Sector 22, Dwarka. f) Provide the phasing schedule for the Minimum Development Obligations, ie, construction milestones, mandatory uses (e.g., percentage retail vs office vs residential), parking norms and minimum timeline for each phase. g) As discussed during the pre-bid conference held on 10-Oct-2025, DDA clarified that the good quality EWS housing of 15% FAR over and above the maximum permissible Residential FAR as stipulated in the TOD Policy shall be developed by Authority at its own cost and expense in the area/plot other than the Licensed Premises. Kindly confirm the same in writing as well.	
9	Clause 2.13.4 – Submission of Bids Page # 37 of the RFP Document	Please refer to the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.

Queries Raised by Prospective Bidder # 2

Sl. No.	Query	Response
	Kindly confirm the exact date and time of physical submission of Original Bid Documents to be submitted to Authority in a sealed envelope. Currently the date has not been mentioned in the RFP document. We are unable to precisely ascertain 3 working days prior to Technical Bid Submission date	
10	Clause 3.8 – Selection of Bidders Page # 47 of the RFP Document - Auction process: Referencing Clauses 3.8.7 and 3.8.8 (“second round of bidding” and “third round of bidding”) seem contradictory to Clause 3.8.9, wherein Selected Bidder backs out, then the next highest bidder in the first round of e-Auction process is asked to match the H1 Bid. As per Clauses 3.8.7 & 3.8.8, there will be fresh round of e-Auction process, in case the highest bidder of first round decides to withdraw. Kindly clarify the same. - If two or more Technically Qualified Bidders quote identical highest Financial Quote at auction, selection by draw of lots is provided. Will the Authority consider a re-auction or rank-based tiebreaker instead of lots?	Please refer to the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
11	Clause 5.1.2 – General Obligations of the Licensee Page # 07 of Schedule I of the License Deed under Appendix XIII Are there any External Development Charges (EDC) and Infrastructure Development Charges (IDC) or any other such statutory charges to avail the proposed FAR applicable on the subject site? Kindly confirm whether DDA or Licensee shall bear the same. Also confirm the amounts, as applicable.	All charges payable to various service providing agencies and statutory authorities shall be borne by the Licensee. Please refer to the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.

Queries Raised by Prospective Bidder # 2		
Sl. No.	Query	Response
12	Clause 9 - Performance Security & Annexure E - Performance Security Page # 15 and Page # 64 of Schedule I of the License Deed under Appendix XIII Performance Security must be “equal to then prevailing ALF” as per Clause 9.1 of the License Deed. Please confirm: • Initial Performance Security required on execution = ALF (first year) amount or ALF (COD year) amount? Performance Security must be top-up when ALF is escalated/when FAR increases? Provide exact Performance Security formula.	Please refer to the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
13	Clause 2.18 - Validity of the Bid Page # 39 of the RFP Document The Bid shall remain valid for a period of 270 (Two Hundred and Seventy) days from the Bid Due Date. • clarify the tenure of bid validity applicable to unsuccessful bidders. Specifically, please confirm whether the validity of their bids extends until the declaration of the H1 Selected Bidder or till the period of 270 days? • If a Bidder is unsuccessful, confirm the Bidder’s obligations during the 270-day period (e.g., keeping BGs valid) and whether there is any cost exposure if the Authority extends validity	Please refer to the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
14	Clause 5.3 - Obligations relating to Change in Ownership	Please refer to the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.

Queries Raised by Prospective Bidder # 2

Sl. No.	Query	Response
	Page # 09 of Schedule I of the License Deed under Appendix XIII During License Period acquisitions exceeding 25% of Equity or control require Authority approval on “national security & public interest” grounds. Define the process, timelines and standard for such approval and list documents to be submitted.	
15	Clause 19 – Insurance Page # 26 of Schedule I of the License Deed under Appendix XIII Confirm required policies (types - construction/operations, insured amounts, beneficiaries).	Bidders are required to make their independent assessment of the Project Site, the risk exposure and the insurance cover required at their own expense, cost, liability and risk. Please refer to the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
16	Clause 23 – Termination Page # 30 of Schedule I of the License Deed under Appendix XIII - Clarify whether the Licensee has the right to terminate the License Agreement prior to the completion of the 55-year License Period in case the project is unviable to sustain increased ALF amount. - Confirm if any provision exists for early exit or termination by the Licensee before the expiry of the License Term.	Please refer to the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
17	Clause 26.2.3 – Assignment and Charges & Annexure M – Sub Licensee Undertaking Page # 37 and Page # 85 of Schedule I of the License Deed under Appendix XIII	Please refer to the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.

Queries Raised by Prospective Bidder # 2

Sl. No.	Query	Response
	• Confirm permitted sub-licensee activities, maximum sub-license duration, reporting obligations and whether sub-licensee assignment needs Authority consent. • Is Annexure M which provides sample sub-licensing undertaking mandatory or is it negotiable?	
18	Reference Clause 1.3 of the RFP Document, the Technical bid submission due date should be extended from 10th November 2025 (by 12:00PM) to 24th November 2025 (by 05:00PM) on account of festive break in between	No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
19	Reference and Clause 1.1.2 S. No. (vii) of the RFP Document and Clause 12 of the Schedule I of the License Deed, we request that the timeline for construction period should be extended to 60 months from 36 months considering that it will be a first TOD project in Delhi and a mega Mix-use project with expected Built up area of approx. 1.6-2 million square feet.	No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
20	Reference Schedule I Clause 4.1.3.(h) of the License Deed wherein the Licensee has to procure all Construction Permits unconditionally and satisfy other Condition Precedents within a period of 180 days from the Execution Date, we suggest that a single window support towards all pre-construction approvals/NOCs of the project should be provided by the Authority.	No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
21	Reference Clause 1.1.2 S.No. (xvii) of the RFP Document, we request the Authority to allow Ground Coverage up to 65%. This is due to the subject site within the air funnel zone of the IGI International Airport, New Delhi thereby imposing height restriction on the proposed development. Therefore, to consume the complete FSI potential of the site and keeping in mind any	Please refer to the Corrigendum issued for the land parcel located in "Sector 22, Dwarka", New Delhi.

Queries Raised by Prospective Bidder # 2

Sl. No.	Query	Response
	future addition of FSI, higher ground coverage shall be required.	
22	Reference 1.1.2 S.No. (xv) of the RFP Document, we request that the restriction on Minimum FSI to be used should be kept only for Commercial segment i.e. Minimum 50% FSI to be used in Commercial component. Whilst the Balance 50% FSI should be allowed to be used in any proportion as a mix of Residential/PSP as per the project requirements, design and market dynamics. This is important considering that the Licensee shall not be able to create/sell any ownership rights on Residential development of the project. Such flexibility in TOD FSI would be in line with adjoining city of Gurugram, Haryana.	No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
23	Reference Schedule 1 Annexure C of the License Deed, we request that in addition to good quality EWS housing to be developed by Authority in any other plot by/of DDA at their expense & costs, the PSP component as stipulated in the TOD policy should also be developed by Authority in any other plot by/of DDA outside the Licensed Premises.	No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
24	Referencing Clause 3.8 of the RFP document, "In the event that two or more Technically Qualified Bidders quote the same highest Financial Quote (the "Tie Bidders"), the Authority shall identify the Selected Bidder by draw of lots, which shall be conducted, with prior notice, in the presence of the Tie Bidders who choose to attend.", we suggest that in case of the "Tie Bidders" situation, Authority should award the project on the basis of ranking of "Tie Bidders" based on their Technical Eligibility scoring.	No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.

Queries Raised by Prospective Bidder # 3

Sl. No.	Query	Response
1	The License Period should be revised from 55 Years to 99 Years taking into the consideration the total cost of Investment in the Project.	No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
2	Technical Eligibility Criteria should be reconsidered and the projects developed by the Bidder where Occupation Certificate/Completion Certificate has been received by the bidder should be taken into consideration.	No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
3	As per your Technical Eligibility Criteria Point No. 2.2.2 (B) of the RFP Document it is mentioned that the Bidder shall over the last 3 (Three) financial Year preceding the Bid Due Date have: Developed, Owned and operated OR acquired, owned and operated, one (01) "Functional Eligible Project" with a project FAR Area of atleast 6,55,000/- Sq.Ft. OR Developed, Owned and operated OR acquired, owned and operated, Two (02) "Functional Eligible Project" with a project FAR Area of atleast 4,10,000/- Sq.Ft. OR Developed, Owned and operated OR acquired, owned and operated, Three (03) "Functional Eligible Project" with a project FAR Area of atleast 3,28,000/- Sq.Ft. It was desired in the pre bid meeting that the bidder should have developed and should be operating the development for the last 3 years even if the area is partly sold to the investors. Please clarify that if the development is developed & operated as on	Please refer to the Corrigendum issued for the land parcel located in "Sector 22, Dwarka", New Delhi.

Queries Raised by Prospective Bidder # 3

Sl. No.	Query	Response
	today, would this qualify the given criteria of the Technical Eligibility. Also, the abovementioned criteria of functional eligible project should be based on Built-up Area and not the FAR Area.	
4	There should be no restriction on the use of FAR (Residential Use) as High End Serviced Apartments/Guest House. The FAR utilization for the purpose of public utilities should not be mandatory on part of the Bidder.	No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
5	Escalation Rate of Annual License Fees should be reduced taking into consideration the license period and should be levied every 3 years instead of every 1 year. The Escalation should be revised to maximum @ 12% after every 3 years or 4% every year instead of 7% after every year.	No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
6	The Payment of Property Tax has to be paid by the authority and not the bidder.	No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
7	Please clarify on the development of 15% EWS housing related to the project and specified in the RFP Document.	Please refer to the Corrigendum issued for the land parcel located in "Sector 22, Dwarka", New Delhi.
8	The Period of Construction should be revised from 36 Months to minimum 60 Months taking into consideration the overall area of the project.	No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.
9	Please clarify who will be competent authority for sanctioning of the building plans and other approvals as the Sector in which the project land is situated belongs to the MCD.	All the statutory clearances/ permits/approvals will have to be obtained by the Successful Bidder /Licensee from the concerned authorities.
10	Please confirm on the cutting of the tress on the site.	Please refer to the Corrigendum issued for the land parcel located in "Sector 22, Dwarka", New Delhi.
11	The Nature of Bidding process of this project should be either bidding or Auction. Both Bidding and Auction should not be	No change in the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.

Queries Raised by Prospective Bidder # 3		
Sl. No.	Query	Response
	incorporated in the process of auctioning the development rights.	
12	Kindly confirm on the Height Restrictions on the site as per Airports Authority of India.	Please refer to the RFP for land parcel located in "Sector 22, Dwarka", New Delhi.

**Corrigendum No. 1 [Dated: October 24, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 22, Dwarka, New Delhi for Development of a Luxury Mall, Corporate Office Space & Residential Space
[RFP No DDA/ LD/ SLPC/Sp1. Project RFP/ 2025/05 dated September 26, 2025]**

The amendments mentioned in this Corrigendum shall be applicable to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 22, Dwarka, New Delhi for Development of a Luxury Mall, Corporate Office Space & Residential Space dated September 26, 2025 issued by DDA:

Sr. No.	Clause Reference	As appearing in the RFP			To be read as		
1.	Clause 1.1.2	S. No	Particulars	Details	S. No	Particulars	Details
		xiv.	Presently Maximum Permissible FAR	300 (Three Hundred)	xiv.	Presently Maximum Permissible FAR	<i>No additional charges are to be paid by the Licensee to avail this FAR.</i>
		xvii.	Ground Coverage	Up to 50% (fifty per cent)	xvii.	Ground Coverage	Up to a maximum of 50% (fifty per cent)
2.	Clause 1.1.9	Does not appear in the RFP			The Authority shall be responsible for: (a) obtaining the necessary approvals within the timeline provided in Clause 1.3 below, relating to the removal of trees that are currently existing on the Plot Location as per the layout set out in the PIM; and (b) clearing such trees on the Plot Location in accordance with the approval received within such timeline as set out in the License Deed.		
3.	Clause 1.3 Schedule of Bidding Process	Sl. No.	Event Description	Date	Sl. No.	Event Description	Date
		12	Issue of Letter of Award	[T ₁]	12	Issue of Letter of Award	[T ₁]
		13	Acceptance of the Letter of Award	[T ₁ + 7 days]	13	Acceptance of the Letter of Award	[T ₁ + 7 days]

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New Delhi for Development of a Luxury Mall, Corporate Office Space & Residential Space
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Sr. No.	Clause Reference	As appearing in the RFP			To be read as		
		14	Payment of the first installment of the Upfront Payment & Submission of Performance Security and execution of the Licence Deed	[T ₁ + 30 days]	14	Receipt of Clearance related to trees standing on site	(T ₂)
		15	Timelines in relation to Swiss Challenge Process, if applicable	To be subsequently notified by the Authority	15	Payment of the first installment of the Upfront Payment & Submission of Performance Security and execution of the Licence Deed	[T ₂ + 30 days]
					16	Timelines in relation to Swiss Challenge Process, if applicable	To be subsequently notified by the Authority
4.	Clause 2.2.2 B (i) (a) Technical Capacity	Developed, owned and operated OR acquired, owned and operated, one (01) “ Functional Eligible Project ” with a project FAR Area of at least 6,55,000/-Sq. Ft (Six Lakh Fifty Five Thousand square feet).			Developed, owned and operated OR acquired, owned and operated OR Developed and Operated OR Acquired and Operated, one (01) “ Functional Eligible Project ” with an “ Eligible Project Area ” of at least 6,55,000/-Sq. Ft (Six Lakh Fifty Five Thousand square feet).		
5.	Clause 2.2.2 B (i) (b) Technical Capacity	Developed, owned and operated OR acquired, owned and operated, two (02) Functional Eligible Project(s) with each of such Functional Eligible Project having a project FAR Area of at least 4,10,000/-Sq. Ft (Four Lakh Ten Thousand square feet).			Developed, owned and operated OR acquired, owned and operated OR Developed and Operated OR Acquired and Operated, two (02) Functional Eligible Project(s) with an “ Eligible Project Area ” of at least 4,10,000/-Sq. Ft (Four Lakh Ten Thousand square feet).		
6.	Clause 2.2.2 B (i) (c)	Developed, owned and operated OR acquired, owned and operated, 3 (three) Functional Eligible Project with each of such Functional Eligible Project having with a project FAR Area of at			Developed, owned and operated OR acquired, owned and operated OR Developed and Operated OR Acquired and Operated, 3 (three) Functional Eligible Project with an		

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Sr. No.	Clause Reference	As appearing in the RFP	To be read as
	Technical Capacity	least 3,28,000/-Sq. Ft (Three Lakh Twenty Eight Thousand square feet)	“Eligible Project Area” of at least 3,28,000/- Sq. Ft (Three Lakh Twenty Eight Thousand square feet).
7.	Clause 2.2.2 B (iii) (c) Technical Capacity	Note: For a project to qualify as a Functional Eligible Project, the FAR Area of the project that was Developed, owned and operated or acquired, owned and operated by the Bidder as commercial office spaces or retail / shopping mall purposes must be certified by a Chartered Engineer.	Note: 1. For a project to qualify as a Functional Eligible Project, the Eligible Project Area of the project that was Developed, owned and operated or acquired, owned and operated or developed and operated or acquired and operated by the Bidder as commercial office spaces or retail / shopping mall purposes must be certified by a Chartered Engineer. 2. “Eligible Project Area” of the project shall be equal to total covered area of the project minus the basement area of the project.
8.	Clause 2.2.3 (a)	certificate(s) from its statutory auditors and stating the Functional Eligible Projects Developed, owned and operated OR acquired, owned and operated as the case may be, during the past 3 (three) years in respect of the projects submitted for evaluation of Technical Capacity as per Clause 2.2.2; The same should be substantiated by completion/occupancy certificates from relevant authorities; and	certificate(s) from its statutory auditors and stating the Functional Eligible Projects Developed, owned and operated OR acquired, owned and operated or developed and operated or acquired and operated as the case may be, during the past 3 (three) years in respect of the projects submitted for evaluation of Technical Capacity as per Clause 2.2.2; The same should be substantiated by completion/occupancy certificates from relevant authorities; and
9.	Appendix I – Annex II	Developed, owned and operated OR acquired, owned and operated	Developed, owned and operated OR acquired, owned and operated OR Developed and Operated OR Acquired and Operated

**Corrigendum No. 1 [Dated: October 24, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 22, Dwarka,
New Delhi for Development of a Luxury Mall, Corporate Office Space & Residential Space
[RFP No DDA/ LD/ SLPC/Sp1. Project RFP/ 2025/05 dated September 26, 2025]**

Sr. No.	Clause Reference	As appearing in the RFP				To be read as				
	Type of Experience (As per Clause 2.2.2(B))									
10.	Appendix I – Annex II Details of Functional Eligible Project	Total FAR Area of the project (as per Clause 2.2.2 (B)(iii)(c))				Total Eligible Project Area (as per Clause 2.2.2 (B)(iii)(c))				
11.	Appendix I – Annex III Details of Functional Eligible Projects	Developed, owned and operated OR acquired, owned and operated				Developed, owned and operated OR acquired, owned and operated OR Developed and Operated OR Acquired and Operated				
12.	Appendix I – Annex III Details of Functional Eligible Projects	Year	FAR Area (square feet)	Built up Area (square feet)	Area under commercial/retail activity	Year	Total Covered Area (square feet) (A)	Total Basement Area (square feet) (B)	Eligible Project Area (square feet) (A-B)	Area under commercial/retail activity (square feet)
		FY 2025								
		FY 2024								
		FY 2023								
						FY 2025				
						FY 2024				
						FY 2023				

**Corrigendum No. 1 [Dated: October 24, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 22, Dwarka,
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[RFP No DDA/ LD/ SLPC/Spl. Project RFP/ 2025/05 dated September 26, 2025]**

Sr. No.	Clause Reference	As appearing in the RFP	To be read as
13.	Appendix I – Annex III Details of Functional Eligible Projects S.No. 4 of Instructions	Details of each of the Functional Eligible Projects in terms of name of the project, location of the project (within or outside India), project cost, experience being claimed under which category (Developed and Owned / Operated, maintained, and managed / Developed, operated, maintained and managed) etc. The claim for project cost shall be accompanied by a certificate from the statutory auditor of the Bidder.	Details of each of the Functional Eligible Projects in terms of name of the project, location of the project (within or outside India), project cost, experience being claimed under which category (Developed, owned and operated OR acquired, owned and operated OR Developed and Operated OR Acquired and Operated) etc. The claim for project cost shall be accompanied by a certificate from the statutory auditor of the Bidder.
14.	Appendix I – Annex III Details of Functional Eligible Projects S.No. 5 of Instructions	Details of FAR Area and Built-up Area and Area which was being let out/utilized for commercial/retail activity (as elaborated under annexure VI) during the entire year of operations for each of last three years.	Details of Eligible Project Area and area which was being let out/utilized for commercial/retail activity (as elaborated under annexure VI) during the entire year of operations for each of last three years.
15.	APPENDIX XII Format of Letter of Award	Point 6: Does not appear in the APPENDIX XII of the RFP	In the event Authority is unable to obtain the approval for cutting of the trees growing on the Project Site within twelve (12) months from the date of this LOA, You have the right to surrender this LOA and withdraw from the Project without any liability to the Authority whatsoever.
16.	APPENDIX XII Format of Letter of Award	Point 7: Does not appear in the APPENDIX XII of the RFP	In the event the Authority and you, mutually agree for extension of this LOA until the receipt of approval for cutting the trees growing on the Project Site, the Bid Security and the validity of

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Sr. No.	Clause Reference	As appearing in the RFP	To be read as
			the LOA may be extended for the mutually agreed period through a written communication.

**Corrigendum No. 1 [Dated: October 24, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 22, Dwarka,
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[RFP No DDA/ LD/ SLPC/Sp1. Project RFP/ 2025/05 dated September 26, 2025]**

Sr. No.	Clause Reference	As appearing in the Schedule I of the License Deed	To be read as
1.	Article 27.3	In the event, the Licensee avails such benefits and thereby increases the built-up area of the Project, the following conditions shall be applicable: (a) the License Period shall remain unaltered and as defined under Article 3.1; (b) no rights shall accrue to the Licensee on the structural additions/ modifications carried out in the Project pursuant to the increased FAR and such structural additions/ modifications shall become a part and parcel of the Licensed Premises which shall be governed by the terms and conditions of this Deed; and (c) in case of an increase in the actual FAR area of the Project from the Presently Maximum Permissible FAR area, the applicable Annual Licence Fee for the subsequent quarters shall increase on a pro-rata basis and Annexure I shall be amended accordingly.	In the event, the Licensee avails such benefits and thereby increases the built-up area of the Project, the following conditions shall be applicable: (a) the License Period shall remain unaltered and as defined under Article 3.1; (b) no rights shall accrue to the Licensee on the structural additions/ modifications carried out in the Project pursuant to the increased FAR and such structural additions/ modifications shall become a part and parcel of the Licensed Premises which shall be governed by the terms and conditions of this Deed; and (c) in case of an increase in the actual FAR area of the Project from the Presently Maximum Permissible FAR area, the applicable Annual Licence Fee for the subsequent quarters shall increase on a pro-rata basis and Annexure I shall be amended accordingly. (d) in case of an increase in the actual FAR area of the Project from the Presently Maximum Permissible FAR area, no TOD charges shall be payable by the licensee. (e) the additional development shall also be based on the applicable provisions of the master plan and the Influence Zone Plan (IZP) and the current provisions (as per Table 20.1 of MPD 2021). The Licensee shall have to complete all the components i.e. residential, commercial, PSP and other in the same proportion as prescribed in the TOD Policy notified vide SO. 3063 (E) dated 30.07.2021.

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Sr. No.	Clause Reference	As appearing in the Schedule I of the License Deed	To be read as																																																
2.	ANNEXURE C – Development Of The Licensed Premises	Point Number 4: It is clarified, for the avoidance of doubt, that the Authority shall, at its own cost and expense, develop good quality EWS housing as per the mandatory requirement as stipulated in the TOD Policy. Currently, the TOD Policy stipulates that the Developer Entity shall provide a FAR of 15% over and above the maximum permissible residential FAR for good quality EWS housing. Based on the plot area of approximately 10.43 acres, the FAR area requirement for establishing good quality EWS housing is as follows: <table><tr><th>Description</th><th>Value</th><th>Units</th></tr><tr><td>Approximate Plot Area</td><td>10.43</td><td>acres</td></tr><tr><td>Plot Area</td><td>4,54,330</td><td>Sq. ft.</td></tr><tr><td>FAR</td><td>300</td><td></td></tr><tr><td>FAR Area *</td><td>13,62,992</td><td>Sq. ft.</td></tr><tr><td>30% of FAR Area for Residential use *</td><td>4,08,898</td><td>Sq. ft.</td></tr><tr><td>15% of FAR Area for Residential use (for good quality EWS housing) *</td><td>61,335</td><td>Sq. ft.</td></tr><tr><td colspan="3">* In case the FAR Area changes, the corresponding numbers shall change accordingly</td></tr></table>	Description	Value	Units	Approximate Plot Area	10.43	acres	Plot Area	4,54,330	Sq. ft.	FAR	300		FAR Area *	13,62,992	Sq. ft.	30% of FAR Area for Residential use *	4,08,898	Sq. ft.	15% of FAR Area for Residential use (for good quality EWS housing) *	61,335	Sq. ft.	* In case the FAR Area changes, the corresponding numbers shall change accordingly			Point Number 4: It is clarified, for the avoidance of doubt, that the Authority shall, at its own cost and expense, develop good quality EWS housing on an area identified by DDA, and such identified area not being part of the Licensed Premises, as per the mandatory requirement as stipulated in the TOD Policy. Currently, the TOD Policy stipulates that the Developer Entity shall provide a FAR of 15% over and above the maximum permissible residential FAR (on an area as identified by DDA not being part of the Licensed Premises) for good quality EWS housing, which shall be developed by the Authority, at its own cost and expense. Based on the plot area of approximately 10.43 acres, the FAR area requirement for establishing good quality EWS housing is as follows: <table><tr><th>Description</th><th>Value</th><th>Units</th></tr><tr><td>Approximate Plot Area</td><td>10.43</td><td>acres</td></tr><tr><td>Plot Area</td><td>4,54,330</td><td>Sq. ft.</td></tr><tr><td>FAR</td><td>300</td><td></td></tr><tr><td>FAR Area *</td><td>13,62,992</td><td>Sq. ft.</td></tr><tr><td>30% of FAR Area for Residential use *</td><td>4,08,898</td><td>Sq. ft.</td></tr><tr><td>15% of FAR Area for Residential use (for good quality EWS housing) *</td><td>61,335</td><td>Sq. ft.</td></tr><tr><td colspan="3">* In case the FAR Area changes, the corresponding numbers shall change accordingly</td></tr></table>	Description	Value	Units	Approximate Plot Area	10.43	acres	Plot Area	4,54,330	Sq. ft.	FAR	300		FAR Area *	13,62,992	Sq. ft.	30% of FAR Area for Residential use *	4,08,898	Sq. ft.	15% of FAR Area for Residential use (for good quality EWS housing) *	61,335	Sq. ft.	* In case the FAR Area changes, the corresponding numbers shall change accordingly		
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Disclaimer:

Save and except the aforementioned amendments, all other provisions remain unchanged as mentioned in the RFP, Form D License Deed and Schedule I of the Licence Deed.