



**NATIONAL AGRICULTURAL COOPERATIVE MARKETING FEDERATION OF INDIA LTD.
(NAFED)**

CORRIGENDUM - I

Dated:- 17.09.2025

**RFP FOR SELECTION OF BIDDER FOR DEVELOPMENT OF WAREHOUSING CUM DAL MILL
FACILITY THROUGH DESIGN, BUILD, FINANCE, OPERATE, MAINTAIN AND TRANSFER
(DBFOT) MODEL AT UJWA, NAJAFGARH, DELHI**

1. In continuation with the **RFP No: NAFED/HO/ESTATE/Ujwa/Project/01/ 2025-26**
Dated-09.09.2025, the revised provisions of referred RFP are as under:

Claus e No.	Existing Provisions	Revised Provisions
Title of RFP	RFP FOR SELECTION OF BIDDER FOR DEVELOPMENT OF WAREHOUSING FACILITY THROUGH DESIGN, BUILD, FINANCE, OPERATE, MAINTAIN AND TRANSFER (DBFOT) MODEL AT UJWA, NAJAFGARH, DELHI	RFP FOR SELECTION OF BIDDER FOR DEVELOPMENT OF WAREHOUSING CUM DAL MILL FACILITY THROUGH DESIGN, BUILD, FINANCE, OPERATE, MAINTAIN AND TRANSFER (DBFOT) MODEL AT UJWA, NAJAFGARH, DELHI
Note: The above changes shall be applicable universally as used in the entire RFP document dated 09.09.2025 wheresoever as uploaded in the website.		
Clause 1.4(e) and 1.5 at pg. no. 17	1,4 (e) The scope of work in this RFP shall be limited to the existing scope under lease to NAFED. In case of any approved land use change at a later stage, revenue sharing with NAFED shall be recalculated based on the commercial land use value prevailing at that time.	The scope of work in this RFP shall be limited to the existing scope under lease to NAFED. In case of any approved land use change at a later stage, the concession fee in lieu thereof be recalculated based on the commercial land use and market value

	1.5 Any approved land use change at a later stage, revenue sharing with NAFED shall be recalculated Location/Site Visit, Due Diligence and Verification of Information	prevailing at that time. Any approved land use change at a later stage, the existing concession fee, at that time with, NAFED shall be recalculated Location/Site Visit, Due Diligence and Verification of Information
Clause 2 (a-c) “Instructions to bidders” PageNo.10-11	<p>2. Mode of Bid Submission: Bidders are required to submit their proposals in strict accordance with the instructions outlined in this Request for Proposal (RFP). Proposals must be submitted either electronically or physically in hard copy. All submissions must be complete, duly signed by an authorized representative of the bidder, and formatted as per the guidelines provided in this RFP.</p> <p>a) Electronic Submission of Bids: the proposals shall be submitted via email to estatedivision@nafed-india.com The subject line of the email must clearly state: “RFP Submission – [Nafed/HO/Estate/Ujwa/2025-26-Selection of Bidder for Development of Warehousing Facility through Design, Build, Finance, Operate, Maintain and Transfer (DBFOT) Model at Ujwa, Najafgarh, Delhi.– [Name of Bidder]” All proposal documents shall be attached in searchable PDF format and organized according to the structure outlined in the RFP. The total file size of the email submission must not exceed [e.g., 20MB]. If the proposal is split across multiple emails due to file size constraints, each email should be clearly labeled (e.g., “Part 1 of 3”) and submitted in trail mails.. Bidders are responsible for ensuring successful transmission and receipt of their submissions.</p>	<p>2. Mode of Bid Submission of Bids :</p> <p>a) Bidders are required to submit their proposals in strict accordance with the instructions outlined in this Request for Proposal (RFP). Proposals must be submitted electronically. No physical bids will be entertained. All submissions must be complete, duly signed by an authorized representative of the bidder, and formatted as per the guidelines provided in this RFP.</p> <p>b) Electronic Submission of Bids: the proposals shall be submitted via email to estatedivision@nafed-india.com The subject line of the email must clearly state: “RFP Submission – [Nafed/HO/Estate/Ujwa/2025-26-Selection of Bidder for Development of Warehousing Cum Dal Mill Facility through Design, Build, Finance, Operate, Maintain and Transfer (DBFOT) Model at Ujwa, Najafgarh, Delhi – [Name of Bidder]” All proposal documents shall be attached in searchable PDF format and organized according to the structure outlined in the RFP. The total file size of the email submission must not exceed [e.g., 20MB]. If the proposal is split across multiple emails due to file size constraints, each email should be clearly labeled (e.g., “Part 1 of 3”) and submitted in trail mails.. Bidders are responsible for ensuring successful transmission</p>

	<p>b) Physical Submission of Bids: For hard copy submissions, bidders must deliver bids as prescribed herein after in Clause 4 of the RFP Documents in sealed envelopes/packages clearly marked as follows:</p> <p>“CONFIDENTIAL – “RFP Submission – [Nafed/HO/Estate/Ujwa/2025-26-Selection of Bidder for Development of Warehousing Facility through Design, Build, Finance, Operate, Maintain and Transfer (DBFOT) Model at Ujwa, Najafgarh, Delhi.– [Name of Bidder]”</p> <p>The sealed envelope(s) shall be delivered by hand or courier to the following address: General Manager, Estate, Nafed House, Siddhartha Enclave, Ashram Chowk, Ring Road, New Delhi-110014</p> <p>c) If such bid submitted electronic mode, it can be submitted in the password protected file. And the password shall be obtained from the bidders at the time of opening of the bid over the phone or directly from the bidder, if the bidder is physically present in the opening of the bid. the phone number to be provided in the bid application where from password to be obtained at the time of opening of bid. It is to be clarified if price bid not received in password protected file, the submitted bid shall not be considered for evaluation.</p>	<p>and receipt of their submissions.</p> <p>c) Bid can be submitted in the password protected file and the password shall be obtained from the bidders at the time of opening of the bid over the phone or directly from the bidder, if the bidder is physically present in the opening of the bid. The phone number to be provided in the bid application where from password to be obtained at the time of opening of bid. It is to be clarified if technical and price bid not received in password protected file, the submitted bid shall not be considered for evaluation.</p>
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<p>Clause 4. “Opening of Bids” at page No.28-29</p>	<p>4. Bid Submission and Opening</p> <p>4.1.1 The Bidders shall submit their Bids in the following manner:-</p> <p>a) Technical Bid (Cover-1) – Refer “Checklist of Submission” which is given in RFP Part I: Appendices as per Clause 2 of RFP documents under the caption “Instructions of Bidders” If such bid submitted electronic mode, it can be submitted in the password protected file. And the password shall be obtained from the bidders at the time of opening of the bid over the phone or directly from the bidder, if the bidder is physically present in the opening of the bid. the phone number to be provided in the bid application where from password to be obtained at the time of opening of bid. It is to be clarified if price bid not received in password protected file, the submitted bid shall not be considered for evaluation.</p> <p>Note: No information related to the Financial Bid (Cover- 2) should be added in Technical Bid(Cover1), if found so shall lead to disqualification of the Bidder.</p> <p>b) Financial Bid - (Cover-2) of the Bid shall contain only the Financial Bid in Bid Form: 10. This must be submitted physically in a sealed envelope Or through electronic mode. If such bid submitted electronic mode, it can be submitted in the password protected file. And the password shall be obtained from the bidders at the time of opening of the bid over the phone or directly from the bidder, if the bidder is physically present in the opening of the bid. the phone number to be provided in the bid application where from password to be</p>	<p>4. Bid Submission and Opening</p> <p>4.1.1. The Bidders shall submit their Bids in the following manner:-</p> <p>a) Technical Bid– Refer “Checklist of Submission” which is given in RFP Part I: Appendices as per Clause 2 of RFP documents under the caption “Instructions of Bidders”. Bids can only be submitted electronically in the password protected file at email: estatedivision@nafed-india.com and the password shall be obtained from the bidders at the time of opening of the bid over the phone or directly from the bidder, if the bidder is physically present in the opening of the bid. The phone number to be provided in the bid application where from password to be obtained at the time of opening of bid. It is to be clarified if price bid not received in password protected file, the submitted bid shall not be considered for evaluation.</p> <p>Note: No information related to the Financial Bid should be added in Technical Bid, if found so shall lead to disqualification of the Bidder.</p> <p>b) Financial Bid: of the Bid shall contain only the Financial Bid in Bid Form: 10. Price/financial Bids can only be submitted electronically in the password protected file at email estatedivision@nafed-india.com and the password shall be obtained from the bidders at the time of opening of the bid over the phone or directly from the bidder, if the bidder is physically present in the opening of the bid. The phone number to be provided in the bid application where from password to be obtained at the time of opening of bid. It is to be clarified if price bid</p>
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	<p>obtained at the time of opening of bid. It is to be clarified if price bid not received in password protected file, the submitted bid shall not be considered for evaluation.</p> <p>4.1.2. Cover-1 and Cover-2 must be submitted in physical format within the sealed envelopes (Cover-3). if bids are submitted in physical form.. Kindly refer to Clause 2 of RFP documents under the caption "Instructions to Bidders"</p> <p>4.1.3. Bids/Eligibility Proposals (Cover-1) (for electronic mode, password protected file) will be opened on the date and time outlined in the Bid Overview. The Financial Bids (Cover-2) of only those Bidders who are found to be eligible as per their qualification shall be opened at a subsequent date after evaluation of technical eligibility criteria. The date of opening of Financial Bids will be decided by the NAFED and communicated to all the eligible Bidders either through e-mail or on the website.</p> <p>4.1.4 Hard copies must be submitted either as originals and self attested . A total of three covers is required: Cover-1 will contain the Technical Bid, while Cover-2 will contain the Financial Bid. Both Cover-1 and Cover-2 should be placed inside Cover-3, which should be clearly labeled "Selection of Bidder for Development of Warehousing Facility through Design, Build, Finance, Operate, Maintain and Transfer (DBFOT) Model at</p>	<p>not received in password protected file, the submitted bid shall not be considered for evaluation.</p> <p>4.1.2. Kindly refer to Clause 2 of RFP documents under the caption "Instructions to Bidders" for submission of bids</p> <p>4.1.3. Bids will be opened on the date and time outlined in the Bid Overview. The Financial Bids of only those Bidders who are found to be eligible as per their qualification shall be opened at a subsequent date after evaluation of technical eligibility criteria. The date of opening of Financial Bids will be decided by the NAFED and communicated to all the technically qualified and eligible Bidders either through e-mail or on the website.</p> <p>4.1.4. The Subject line of Bid shall clearly labeled "Selection of Bidder for Development of Warehousing Cum Dal Mill Facility through Design, Build, Finance, Operate, Maintain and Transfer (DBFOT) Model at UJWA, NAJAFGARH, DELHI".</p>
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	<p>Ujwa, Najafgarh, Delhi”.</p> <p>4.1.5. This should be submitted to our office addressed to General Manager – Estate Division, NAFED House, Siddhartha Enclave Ring Road, Ashram Chowk, New Delhi-110014.</p>	<p>Clause 4.1.5 stands deleted and 4.1.6 and 4.1.7 in the Original RFP now are renumbered as 4.1.5 and 4.1.6 respectively.</p>
<p>4.3. Opening and Evaluation of Technical Bid Sub Clause 4.3.1 At Page No. 29</p>	<p>The NAFED shall open the Technical Bid received offline//through electronic mode at the date and time outlined in the Bid Overview. The NAFED will subsequently examine and evaluate the Bids in accordance with the provisions set out in this based on Clause 3.</p>	<p>The NAFED shall open the Technical Bid received through electronic mode at the date and time outlined in the Bid Overview. The NAFED will subsequently examine and evaluate the Bids in accordance with the provisions set out in Clause 3.</p>
<p>BID OVERVIEW (page No. 15) Method of Selection Bidder (Bid Parameter)</p> <p>Reserve Price</p>	<p>Highest Annual Concession Fee (ACF)</p> <p>Rs. 50,00,000 (Fifty Lakhs) / per Annum for Ujwa, Najafgarh, Delhi.</p> <p>Note: The price bid quoted by the intended bidders found below the reserve price as above shall summarily be rejected. All applicable taxes, including GST, shall be payable over and above the quoted bid amount by the bidder(s)</p>	<p>Highest Annual Concession Fee (ACF) exclusive of GST over and above the Reserve Price of Rs. 60,00,000/- per annum.</p> <p>Rs. 60,00,000 (Sixty Lakhs) / per Annum for Ujwa, Najafgarh, Delhi.</p> <p>Note-1 Rs. 60,00,000 per annum is the Reserve price to be fulfilled by all bidders Note-2: Successful bidder shall be selected based on the highest concession fee quoted over and above the reserve Price of Rs. 60,00,000/- Note-3: The price bid quoted by the intended bidders found below the Reserve Price as above shall summarily be rejected. All applicable taxes, including GST, shall be payable over and above the quoted bid amount by the bidder(s)</p>

BID FORM 10.1 Format For Financial Bid Page No. 81	BID FORM 10.1	As per Annexure-A of this Corrigendum.
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2. All other Terms & Conditions of the Tender shall remain the same except above.
3. This issue with the approval of the Competent Authority

Sd/-

GM (Estate)

BID FORM 10.1

Format For Financial Bid
(On the letterhead of the Applicant)

Ref:

Dated.....

GM(Estate)
Nefed, HO

Dear Sir,

- 1) With reference to the RFP No. RFP No: NAFED/HO/ESTATE/Ujwa/Project/01/2025-26, dated 09.09.2025, We, M/s.....offer the following Concession fees for taking on concession basis the below-mentioned properties of NAFED on concession fees basis in accordance with the terms & conditions mentioned in the above referred RFP. We are also enclosing RTGS / Demand Draft No.....dated.....drawn on.....(Name of Bank) for Rs/-drawn in favour of NAFED, payable at New Delhi as EMD

S.N.	Project Site	Area (in acres)	Reserve Price exclusive of applicable GST (Amount in Rupees)	Monthly License Fees exclusive of applicable GST (Amount in Rupees)	Annual Concession Fees exclusive of applicable GST (Amount in Rupees)
1	Ujwa, Najafgarh, Delhi	3.5	60,00,000 (Sixty Lakhs)		

- 2) We understand that the Highest-1 (H-1) Bidder will solely be decided on the consolidated Annual License Fee (exclusive of GST) quoted, subject to the meeting out of the technical eligibility criteria. We also understand that any quote less than the prescribed **Reserve Price** will summarily be rejected without any further notice and consideration.
- 3) It is hereby certified that I/we have seen the condition of above said properties and am well versed with the locality. I agree to pay the above mentioned license fees in accordance with the terms & conditions mentioned in the tender document. I also agree that costs for all other work at the abovesaid properties will be borne by me and I will pay applicable GST, Statutory liabilities, as applicable in addition to the license fees quoted above.

Yours faithfully,

Signature