

Sub: Tender for Licensing of Commercial Spaces at sec – 83 Metro Station in NMRC Network.

Ref.: E - TENDER NO._NMRC/PD Area/Sec – 83/435R6/468/2026.

Reply/ Clarification of Pre Bid Query

Query Raised by	S. No.	Clarification Required	NMRC's Response/clarification
M/s Shailesh Joshi	1.	Average Annual Turnover Threshold (Requested 15% Reduction): The current tender mandates a minimum turnover of INR 40 Lakhs. Our firm stands at INR 39.29 Lakhs. A modest 15% relaxation in this baseline threshold will allow capable, serious local developers like us to participate, fostering healthy bidding competition.	Kindly refer the " <i>Chapter-3 - Eligibility Criteria For Bidders</i> " of the RFP/tender document. No change in terms and condition of RFP.
	2.	Reserve Price (Requested 15% Reduction): The subject site is located off the main thoroughfares, situated on a pushta road running adjacent to an open drain. Given these unique geographical and environmental constraints, lowering the Reserve Price by 15% reflects the practical market value of the micro-location and will attract sustainable, long-term investment.	Kindly refer the " <i>Annexure – 1 Detail of Offered Space</i> " of the RFP/tender document. No change in terms and condition of RFP.