NLMC Organises Pre-Bid Meeting for E-Auction of 5.119-Acre HIL (India) Limited Land Parcel in New Delhi

Third e-auction publicly advertised by NLMC in the last two months reflects the Government's continued thrust on monetisation of surplus public sector land assets

Strategically located land parcel on Rohtak Road carries a reserve price of ₹829.69 crore and offers development potential of FSI 400 under applicable TOD provisions

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The National Land Monetization Corporation (NLMC), under the administrative control of the Department of Public Enterprises (DPE), Ministry of Finance, Government of India, organised a Pre-Bid Meeting in New Delhi today, in connection with the proposed e-auction of a strategically located land parcel owned by HIL (India) Limited.

The meeting was organised to familiarise prospective bidders with the property's location, key features, development potential, applicable land-use provisions, eligibility requirements and the terms and conditions governing the e-auction. Representatives from NLMC, HIL (India) Limited and CBRE India, the transaction advisor, participated in the meeting and provided detailed information to prospective bidders regarding the property and the bidding process.

The Pre-Bid Meeting provided a platform for prospective participants to interact with the concerned officials, seek clarifications on the Request for Proposal (RFP), understand the technical and financial bid submission requirements and obtain information necessary for informed participation in the e-auction.

Third E-Auction by NLMC in Two Months: Advancing the Government's Land Monetisation Agenda

The proposed monetisation of the HIL (India) Limited land parcel marks the third e-auction publicly advertised by NLMC in the last two months. This reflects the sustained efforts being undertaken by the Government of India to accelerate the monetisation of surplus and underutilised land and other non-core assets of Central Public Sector Enterprises (CPSEs).

Through these successive e-auctions, NLMC is facilitating the identification, structuring and monetisation of public-sector land assets, with the objective of unlocking their economic value and enabling their productive utilisation through transparent and competitive processes.

The initiative is aligned with the Government's broader asset monetisation programme, which seeks to unlock the value of existing public assets, encourage private-sector participation and facilitate the generation of resources for further economic development.

Speaking on the occasion, Mr. Rohan Chand Thakur (IAS), Chief Executive Officer, National Land Monetization Corporation (NLMC), said, *"The Government of India has accorded significant priority to the monetisation of surplus and underutilised land assets of Central Public Sector Enterprises. The third e-auction publicly advertised by NLMC within the last two months reflects our continued efforts to translate this priority into tangible outcomes. Our endeavour is to unlock the economic value of public assets through transparent, structured and competitive processes while facilitating their productive utilisation. The HIL land parcel, given its strategic location and development potential, presents an opportunity for eligible participants to explore its future utilisation. The Pre-Bid Meeting is an important step towards ensuring clarity, transparency and informed participation in the bidding process."*

Mr. Kuldeep Singh, Chairman and Managing Director, HIL (India) Limited, stated,

"The land parcel being offered for outright sale is strategically located on Rohtak Road, Shivaji Marg, New Delhi, and represents a significant asset of HIL (India). Spread over approximately 5.119 acres, the property offers substantial development potential, with an FSI of 400 along with the applicable FSI based on TOD provisions, subject to the prescribed statutory conditions and approvals. Through this monetisation initiative, we seek to facilitate the productive utilisation of the asset while providing prospective developers and eligible bidders an opportunity to participate in its future development. We encourage interested participants to examine the auction documents and actively participate in the competitive bidding process."

Strategic Location and Development Potential

The land parcel being offered for outright sale measures approximately **5.119 acres** and is situated in the Najafgarh Industrial Area, along Rohtak Road, Shivaji Marg, New Delhi. The property enjoys a prominent location with approximately **140 metres of frontage along Rohtak Road**, offering visibility and connectivity to key parts of the National Capital.

The site also benefits from connectivity through the Delhi Metro's Green Line, providing convenient public transport access. Its location, accessibility and surrounding urban infrastructure make it a significant property with potential for suitable redevelopment and future utilisation, subject to applicable regulations and statutory approvals.

The property has an indicated development potential of FSI up to 400 along with the applicable FSI based on TOD provisions, subject to the applicable provisions of the Master Plan for Delhi 2021, relevant redevelopment policies, statutory requirements and approvals from the competent authorities. The reserve price for the land parcel has been fixed at ₹829.69 crore.

Key Features and Auction Parameters

During the meeting, prospective bidders were apprised of the important features and participation conditions of the proposed e-auction, including:

- **Property Area:** Approximately 5.119 acres.
- **Location:** Najafgarh Industrial Area, Rohtak Road, Shivaji Marg, New Delhi.
- **Road Frontage:** Approximately 140 metres along Rohtak Road.
- **Development Potential:** FSI of 400 under applicable TOD provisions, subject to statutory conditions and approvals.
- **Reserve Price:** ₹829.69 crore.
- **Mode of Sale:** Outright sale through an online e-auction.
- **Bidding Parameter:** Highest auction price, with bidding in multiples of ₹1 crore per acre.
- **Consortium Participation:** Permitted, with a maximum of three members.
- **EMD Payment:** Through Bank Guarantee or NEFT/RTGS, as stipulated in the RFP.
- **Land Use:** Industrial use, with conversion permissible subject to applicable norms and approvals.
- **Applicable Policy:** Transit-Oriented Development (TOD) Policy, as applicable.

The participants were also briefed on the process for registration, submission of technical bids, compliance with eligibility criteria, payment of the Earnest Money Deposit (EMD) and participation in the online auction. The meeting provided an opportunity to clarify procedural and technical aspects of the transaction and familiarise prospective bidders with the prescribed bidding framework.

NLMC's Role in Advancing Public Asset Monetisation

The National Land Monetization Corporation (NLMC) is a wholly owned Government of India company functioning under the administrative control of the Department of Public Enterprises, Ministry of Finance. It has been established to undertake and facilitate the monetisation of surplus land and building assets of Central Public Sector Enterprises and other Government agencies.

NLMC works in coordination with concerned CPSEs and other stakeholders to identify surplus and underutilised assets, undertake the necessary transaction structuring and facilitate their monetisation through transparent and competitive mechanisms.

The ongoing series of e-auctions, including the proposed HIL (India) Limited land parcel sale, represents the continued operationalisation of the Government's asset monetisation agenda. These initiatives are aimed at unlocking the value of public assets, promoting efficient asset management and encouraging private-sector participation in their productive utilisation.

E-Auction and Bid Submission Details

The e-auction is being conducted through the designated NLMC e-auction portal.

Interested and eligible bidders can access the detailed Request for Proposal (RFP), property particulars, eligibility conditions, auction terms and other relevant documents through the following portal:

- **E-Auction Portal:** https://nlmc.enivida.com
- **Last Date for Submission of Technical Bids:** 19 November 2026

- **Time:** 1400 hours

Prospective bidders are encouraged to review the RFP and all accompanying documents carefully and complete the registration and bid submission formalities within the stipulated timeline.

Through the proposed monetisation, NLMC and HIL (India) Limited aim to facilitate the optimal utilisation of a strategically located public-sector land asset while providing eligible participants an opportunity to participate in its future development.

About National Land Monetization Corporation (NLMC)

The National Land Monetization Corporation (NLMC) is a Government of India entity under the administrative control of the Department of Public Enterprises, Ministry of Finance. NLMC has been established to undertake the monetisation of surplus land and building assets of Central Public Sector Enterprises (CPSEs) and other Government agencies. It plays an important role in the Government's asset monetisation programme by facilitating the identification, aggregation and monetisation of surplus and underutilised public assets.

For further information:

National Land Monetization Corporation (NLMC)
Department of Public Enterprises
Ministry of Finance, Government of India

Website: https://nlmc.dpe.gov.in
E-Auction Portal: https://nlmc.enivida.com

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