

**राष्ट्रीय अवसंरचना वित्तपोषण और विकास बैंक (नैबफिड)**

**National Bank for Financing Infrastructure and Development (NaBFID)**

**संसद के अधिनियम के माध्यम से स्थापित एक अखिल भारतीय विकास वित्तीय संस्था**

**An All-India Development Financial Institution established through an act of Parliament**

**Request For Empanelment (RFE) For Appointment of Advocate/Law Firm for  
Land /Immovable property Due Diligence**

National Bank for Financing Infrastructure and Development, is in process of formation of panel to conduct a RFE for Land/ Immovable property Due Diligence (and other allied work including legal audit etc.).

The interested Advocate/Law Firm may apply for the same. The eligibility criteria and other details are available in the Request for Empanelment (RFE) document herein. RFE is to be submitted in soft form in electronic format and hard form in sealed envelope with following words super-scribed on it on or before 15/01/2026.

**‘Request for Empanelment for Conducting  
Land /Immovable property Due Diligence’**

Advocate/Law Firms can submit their applications complete in all respect in the prescribed format at the following address or by email.

Address for physical submission of Application:  
National Bank for Financing Infrastructure and Development (NaBFID)  
Legal Department  
The Capital, A Wing, 10th Floor - 1503,  
G Block, Bandra Kurla Complex,  
Bandra (East),  
Mumbai – 400051.

Address for email submission of Application: [RFP@nabfid.org](mailto:RFP@nabfid.org) & [vp.legal@nabfid.org](mailto:vp.legal@nabfid.org)

For queries, please contact: [RFP@nabfid.org](mailto:RFP@nabfid.org) & [vp.legal@nabfid.org](mailto:vp.legal@nabfid.org)

**Place: Mumbai**

**Date : 20.12.2025**

  
Authorized Official

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## General Instructions

The interested Advocate/Law Firm may send in their applications, as per instructions given below:

1. The Application Format may be duly filled as per requirements and in number of pages, for demonstrating capabilities as required.
2. The supporting documents shall be signed and sealed by the authorised signatory, on all pages.
3. Supporting documents shall be added as Annexures to the duly filled Application Format with references.
4. Statutory Documents such as Incorporation Certificates / PAN No. / Others as applicable, to be enclosed with the duly filled up Application Format.
5. RFE is to be submitted in soft form in electronic format and hard form in sealed envelope.
6. No contractual obligation whatsoever shall arise from this advertisement process.
7. This RFE is being issued with no financial commitment, and the Bank reserves the right to extend or withdraw this RFE and change or vary any part thereof or abolish the requirement at any stage.

## 1. Introduction

- i. The National Bank for Financing Infrastructure and Development (NaBFID) is a specialized Development Finance Institution in India aimed at supporting the country's infrastructure sector, which can significantly gain from an enabling credit flow by means of attractive instruments and channelized investment. NaBFID was set up in 2021, by an Act of the Parliament (The National Bank for Financing Infrastructure and Development Act, 2021), with the essential objectives of addressing the gaps in long-term non-recourse finance for infrastructure development, strengthening the development of bonds and derivatives markets in India, and sustainably boosting the country's economy.
- ii. The purpose of this Request for Empanelment (RFE) is to seek application for appointment of Advocate/Law Firm for Land /Immovable property Due Diligence (and other allied work including legal audit etc.).
- iii. Interested applicants are advised to go through the entire RFE before submission of applications to avoid any chance of elimination. The eligible applicants desirous of taking up the project for providing proposed services are invited to submit the proposal in response to this RFE.
- iv. The criteria and the actual process of evaluation of the responses to this RFE and subsequent selection of the successful Applicants will be entirely at the Institution's discretion. The RFE seeks to obtain proposals from the applicants who have the necessary experience, capability, and expertise to provide the Institution with the proposed services by adhering to the Institution's requirements outlined in this RFE.
- v. There should not be any deviation or assumption in terms and conditions as stipulated in this RFE. Conditional offers will be considered as void ab initio.
- vi. Address for submission of requests, contact details including email address for sending communications are given in the front page of this RFE.
- vii. This RFE document shall not be transferred, reproduced, or otherwise used for purposes other than for which it is specifically issued.
- viii. Applicants are requested to submit information as mentioned in this RFE. Incomplete information may lead to non-consideration of the application.

## 2. Disclaimer

- i. The information contained in this RFE or information provided subsequently to Applicant(s) whether verbally or in documentary form/email by or on behalf of NaBFID, is subject to the terms and conditions set out in this RFE.
- ii. This RFE is not an offer by NaBFID, but an invitation to receive responses from the eligible applicants.
- iii. The purpose of this RFE is to provide the applicant(s) with information to assist preparation of their proposals. This RFE does not claim to contain all the information each applicant may require. Each applicant should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information contained in this RFE and where necessary obtain independent advice/clarifications. NaBFID may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this RFE.
- iv. NaBFID, its employees, secondees and deputed employees make no representation or warranty and shall have no liability to any person, including any applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on

account of anything contained in this RFE or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the RFE and any assessment, assumption, statement or information contained therein or deemed to form or arising in any way for participation in this process.

- v. NaBFID also accepts no liability of any nature whether resulting from negligence or otherwise, howsoever caused arising from reliance of any applicant upon the statements contained in this RFE.
- vi. The applicant is expected to examine all instructions, forms, terms and specifications in this RFE. Failure to furnish all information required under this RFE or to submit a application not substantially responsive to this RFE in all respect will be at the applicant's risk and may result in rejection of the application.
- vii. Mere empanelment of the law firm does not guarantee any award of work/assignment by NaBFID.
- viii. The size of the panel and number of Advocates in panel shall be determined by the Institution from time to time based on the requirement.
- ix. Preference shall be given to the Advocates having expertise and seniority.
- x. The advocate/law firm shall not necessarily be empanelled for any specific court and shall accept the work assigned to them and shall not refuse to accept any work without reasonable cause.
- xi. Refusal by any advocate/law firm to accept any work otherwise than on grounds of conflict of interest, may entail removal of such advocate/law firm from the panel.
- xii. The advocates/law firms shall in full accept the terms and conditions of the empanelment as determined by the Institution from time to time.
- xiii. In case of empanelment of Law Firms, all the terms and conditions for empanelment of the individual Advocates shall apply mutatis mutandis to them.
- xiv. Depending upon the requirement and number of applications received, the Institution reserves the right to shortlist the candidates for empanelment.
- xv. Merely fulfilling the eligibility criteria will not confer any right on an applicant advocate/law firm to be empanelled.
- xvi. Applicants will be required to submit a detailed application form and the application form attached to this RFE is only for preliminary screening.
- xvii. Post empanelment, the offer letter for considering engagement for specific assignment on case to case basis may contain certain terms and conditions, upon satisfaction of which the concerned law firm shall be considered for engagement

### 3. Scope of Work

To conduct Land Due Diligence/Title Tracing Report, Legal Audit etc., as per the Scope as determined by NaBFID

### 4. Eligibility Criteria

NaBFID proposes to empanel Appointment of Advocate/Law Firms for conducting Land /Immovable property Due Diligence (and other allied work including legal audit etc.).

Applicants to peruse carefully the Eligibility Criteria mentioned in this section. Applications of only those applicants who satisfy the Eligibility criteria shall be considered for evaluation. The Eligibility Criteria with documentation, is detailed herein below:

1. The law firm being considered for empanelment should be a law firm which is registered as per the prevailing laws of the country of registration / Advocate, with a prior experience of not less than fifteen consecutive years in handling requirements which necessitate a high level technical legal expertise from different fields/areas of law more specifically conducting Land Due Diligence/TSR and or Legal Audit.
2. The Advocate should possess a degree in law from university recognized by the Bar Council of India.
3. The Advocate should be enrolled with the respective Bar council of State of practice.
4. The law firm being considered for empanelment should have prior experience of conducting legal due-diligence for select projects, as relevant.
5. The law firm should have sufficient legal professionals to form a dedicated team comprising of Associates/ Senior Associates/Principal Associates and Partners who have rich and diversified experience.
6. The Advocate should have renewed the Certificate of Practice as per prevailing rules of Bar Council of India.
7. Working Experience of Law Officers in Public Sector Banks (PSB)/reputed Private/Foreign banks or any judicial service may be reckoned as experience for this purpose subject to condition that they have worked in the related field for which they are to be empanelled.
8. The law firm/ Advocate must be on the panel of two Public Sector Banks / Public Sector Financial Institutions / NBFC or at least one Public sector Bank and one Public Sector Undertaking.
9. The firm /advocate should be familiar with various branches of law.
10. Empanelment of Advocates to be made for the jurisdictional area of the court in which he is practicing or/and the city/state wise.
11. Preference shall be given to law firms/Advocates which are specializing/have experience in handling matters related to financial sector or are empanelled with various regulators of financial sectors and Financial Institutions.
12. In case of partnership firms or Limited Liability Firms at least one partner should comply with the eligibility terms.
13. Advocate/law firms should have proper and adequate infrastructure such as office premises, assistants, etc.
14. The advocate must have 15 years of experience in the field of law and out of which 10 years should be with regard to Due diligence of property/title deeds.
15. Law Firm/Advocate Must have experience of at least minimum of one due diligence assignments (land parcel not below 100 acre) in the past 5 years.

## 5. Duration of Empanelment

The successful applicants who have been Empanelled after the evaluation of the RFE shall be intimated through email. The empanelment will be valid for 3 years with annual review. However, NaBFID reserves the right to remove any Advocates/Law Firm from the panel any time after giving 15 days' notice even before completion of 3 years.

## 6. Evaluation Criteria

The Institution will consider the application for empanelment only on merit. Detailed application shall be called for from the shortlisted Firms/Advocates. While considering the request for empanelment from the advocates, following points shall be considered:

- (i) Length of practice and specialization in the area of law concerning the Institution.
- (ii) Track record and integrity.

If considered necessary, an enquiry in the respective Bar Council/Bar Association about the claims and conduct of the advocate to be empanelled can also be made and credentials may be verified. If the advocate is empanelled by other regulators/organizations, opinion of those organizations may be obtained. The above list is illustrative and not exhaustive. The Institution may also consider any other factor relevant for empanelment.

- (iii) The Institution reserves the right to set out more criteria in accordance with number of response received.

## 7. Right to Verification

NaBFID reserves the right to verify any or all the statements made by the Applicant in the application and to inspect the Applicant's facility, if necessary, to establish to its satisfaction about the Applicant's capacity/capabilities to perform the job. The Applicant to extend all necessary assistance in this regard, failing which NaBFID reserves the right to reject the Application.

## 8. Right to Audit

- A. The Applicant shall be subject to audit by internal/ external auditors appointed by NaBFID/ inspecting official from the Reserve Bank of India or peer banks or any regulatory authority, covering the risk parameters finalized by NaBFID/ such auditors in the areas of services etc. provided to NaBFID and Advocate/Law Firm is required to submit such certification by such auditors to NaBFID. Applicant shall facilitate the same. NaBFID can make its expert assessment on the efficiency and effectiveness of security, control, risk management, governance system and process created by the Applicant. The Applicant shall, whenever required by the auditors, furnish all relevant information, records/data to them. All costs for such an audit shall be borne by NaBFID. Except for the audit done by Reserve Bank of India or any statutory/regulatory authority, NaBFID shall provide reasonable notice not less than 7 (seven) days to Advocate/Law Firm before such audit and same shall be conducted during normal business hours.
- B. Where any deficiency has been observed during audit of the Applicant on the risk parameters finalized by NaBFID or in the certification submitted by the auditors, the Applicant shall correct/resolve the same at the earliest and /or within timelines stipulated by NaBFID and shall provide all necessary documents related to resolution thereof and the auditor shall further certify in respect of resolution of the deficiencies. The resolution provided by the Applicant shall require to be certified by the Auditors covering the respective risk parameters against which such deficiencies have been observed. The remediation of deficiencies will have to be done to the satisfaction of Auditors and/or NaBFID and the decision of NaBFID in this regard will be final. Failure to correct/resolve any deficiencies shall entitle NaBFID to exercise any remedies available to it under this RFE including the right to terminate the empanelment.
- C. Applicant further agrees that whenever required by NaBFID, it will furnish all relevant information, records/data to such auditors and/or inspecting officials of the NaBFID/Reserve Bank of India and/or any regulatory authority(ies). NaBFID reserves the right to call for and/or retain any relevant information /audit reports on financial

and security review with their findings undertaken by the Applicant. However, Applicant shall not be obligated to provide records/data not related to Services under the Agreement (e.g. internal cost breakup etc.).

#### 9. Sub-Contracting

Sub-Contracting is not permitted.

#### 10. Confidentiality

NaBFID reserves its right to recall all NaBFID's materials including confidential information, if stored in Applicant's system or environment, at any time during the term of the Contract or immediately upon expiry or termination of Contract. Advocate/Law Firm shall ensure complete removal of such material or data from its system or environment (including backup media) to the satisfaction of NaBFID.

#### 11. Code of Integrity and Debarment / Banning

- A. The Applicant and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the application process. Notwithstanding anything to the contrary contained herein, NaBFID shall reject application without being liable in any manner whatsoever to the Applicant if it determines that the applicant has, directly or indirectly or through an agent, engaged in corrupt/fraudulent/coercive/undesirable or restrictive practices in the application process.
- B. Applicants are obliged under this clause to Suo-moto proactively declare any conflicts of interest (pre-existing or as and as soon as these arise at any stage) in RFE process or execution of Contract. Failure to do so would amount to violation of this code of integrity.
- C. Any Applicant needs to declare any previous transgressions of such a code of integrity with any entity in any country during the last three years or of being debarred by any other procuring entity. Failure to do so would amount to violation of this code of integrity.
- D. For the purposes of this clause, the following terms shall have the meaning hereinafter, respectively assigned to them:
  - “Corrupt practice” means making offers, solicitation or acceptance of bribe, rewards or gifts or any material benefit, in exchange for an unfair advantage in the procurement process or to otherwise influence the procurement process or contract execution;
  - “Fraudulent practice” means any omission or misrepresentation that may mislead or attempt to mislead so that financial or other benefits may be obtained or an obligation avoided. This includes making false declarations or providing false information for participation in a RFE process or to secure a contract or in execution of the contract;
  - “Coercive practice” means harming or threatening to harm, persons or their property to influence their participation in the procurement process or affect the execution of a Contract;
  - “Anti-competitive practice” means any collusion, bid rigging or anti competitive arrangement, or any other practice coming under the purview of the Competition Act, 2002, between two or more Applicants, with or without the knowledge of NaBFID, that may impair the transparency, fairness and the progress of the procurement process or to establish bid prices at artificial, non-competitive levels;
  - “Obstructive practice” means materially impede NaBFID's or Government agencies investigation into allegations of one or more of the above mentioned prohibited practices either by deliberately destroying, falsifying, altering; or by concealing of evidence material to the

investigation; or by making false statements to investigators and/or by threatening, harassing or intimidating any party to prevent it from disclosing its knowledge of matters relevant to the investigation or from pursuing the investigation; or by impeding NaBFID's rights of audit or access to information;

- i. Banning from NaBFID For serious transgression of code of integrity, a delinquent Advocate/Law Firm (including their related entities) may be banned/debarred from participation in a process of NaBFID for a period not exceeding three years commencing from the date of debarment.

## 12. Applicable Law

The Contract shall be interpreted in accordance with the laws of the Union of India and shall be subjected to the exclusive jurisdiction of courts at Mumbai.

## 13. Governing Language

The governing language shall be English.

## 14. Notices

Any notice given by one party to the other pursuant to this RFE shall be sent to other party in writing or by email and confirmed in writing to other Party's address. The notice shall be effective when delivered or on the notice's effective date, whichever is later.

**APPLICATION FOR EMPANELMENT WITH NATIONAL BANK FOR FINANCIAL  
INFRASTRUCTURE & DEVELOPMENT**

**To be filled by Law Firm/Advocate/Organization**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Details/Information to be Provided</b>
<b>1</b>	<b>Name of Applicant</b>	
<b>2</b>	<b>Type of Applicant</b>	[ ] Law Firm [ ] Individual Advocate
<b>3</b>	<b>Year of Establishment/Formation (applicable to Law Firm/LLP)</b>	
<b>4</b>	<b>Registered Office Address and Place of Practice</b>	
<b>5</b>	<b>Contact Information</b>	
<b>6</b>	<b>Alternate Contact Details</b>	
<b>7</b>	<b>Total Years of Legal Experience</b>	
<b>8</b>	<b>Year and Place of Registration/Enrolment with the Bar Council and Bar Council Registration/Enrolment Number</b>	
<b>9</b>	<b>Date of Renewal of Certificate of Practice</b>	
<b>10</b>	<b>Whether Currently on Panel of Any Public Sector Banks/Financial Institutions (details to be mentioned)</b>	
<b>10.1</b>	<b>Reference mail address of empaneled PSB/FI (minimum two such PSB/FI) and the mail ID shall be from Branch or Legal Department of the said Bank/FI.</b>	
<b>10.2</b>	<b>Details of due diligence assignments (land parcel not below 100 acre)</b>	
<b>11.</b>	<b>Conflict of Interest</b>	[Confirm whether there is any conflict of interest with any NaBFID employee or its associates.]

**9. Declaration & Signature**

I, the undersigned, hereby declare that the information provided in this application is true and accurate to the best of my knowledge. I understand that any misrepresentation or incomplete information may result in rejection of this application or de-empanelment if already empanelled. I agree to comply with NaBFID's guidelines and requirements for empanelment.

I declare that there are no pending disciplinary actions against us before the relevant Bar Council or any other regulatory authority.

**Authorized Signature of Applicant**

**Name of Authorized Person:** \_\_\_\_\_

**Designation:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Place:** \_\_\_\_\_

**11. Optional: Additional Notes (For Any Special Clarifications)**

Provide any further relevant details, clarifications, or questions that may aid in your application process.

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