



**GOVERNMENT OF MEGHALAYA
GENERAL ADMINISTRATION DEPARTMENT**

**Invitation For Expression of Interest (Eoi) For
Purchase of land in Meghalaya for expanding
the landbank of the Government of
Meghalaya to facilitate state projects and
initiatives**

Ref No: GAA.25/2016/230

12th March 2024

EOI for Purchase of land in Meghalaya for expanding the land assets of the Government of Meghalaya to facilitate state projects and initiatives

1. EOI Information Sheet

	Activity	Details
1	Name of Project	Purchase of land in Meghalaya for expanding the landbank of the Government of Meghalaya to facilitate state projects and initiatives
2	Publishing date of EOI	12 th March 2024 on the website: gad.meghalaya.gov.in. The EOI can also be procured from the General Administration Department (A), Main Secretariat Building, Room no. 220 (A), Meghalaya, Shillong.
3	Last date of submission of Pre-bid queries	26 th March 2024 till 1100 hrs IST through email at: meghalayagad@gmail.com
4	Last date and time for submission of Bids (Technical and Financial both in separate sealed covers) in Hard Copy	22 nd April 2024 at 1100 hrs IST through courier / speed post at General Administration Department (A), Main Secretariat Building, Room no. 220 (A), Meghalaya, Shillong along with the original copy of the Bid Processing Fee of Rs. 1,000 as specified below.
5	Tender opening date, time and venue	Shall be intimated by issuance of Corrigendum on the website after the last date of submission of Bids.
6	Bid Processing Fees (Non-Refundable)	*Rs.1,000/- (Rupees One Thousand) Paid through the D.D. No. _____ Date: _____, _____ Bank in favour of “The Secretary to Government of Meghalaya, General Administration Department” to be paid at the time of submitting the EOI document.

**Note: The Demand Draft (D.D.) shall be drawn from any Nationalised / Scheduled Bank or Indian Branch of Foreign Bank in favour of the “The Secretary to Government of Meghalaya, General Administration Department” and Payable at Shillong.*

2. Introduction

The General Administration Department, Government of Meghalaya desires to expand their landbank in the state to facilitate various state infrastructure projects and initiatives in the State.

The land parcels shall be allocated to the respective Government Departments for the development of projects in public interest such as Schools and educational institutions, Hospitals and healthcare centers, Parks, recreational areas, and sports complexes, Government offices and administrative buildings, Cultural institutions (museums, theaters, libraries), Industrial parks and manufacturing zones, Commercial centers, office spaces, police stations and law enforcement facilities, Fire stations and emergency response centers, Beautification projects and streetscape enhancements, Telecommunication infrastructure, Tourist attractions and visitor centers, hospitality establishments, Tourist information centers and amenities, etc.

In pursuit of this objective, the General Administration Department, Government of Meghalaya invites land owners, communities, etc. to provide suitable land parcels for sale to the General Administration Department as per the requirements specified in this EOI document.

The Bids have to be submitted by the respective Applicants by postal services (courier / speed post / other) to General Administration Department (A), Main Secretariat Building, Room no. 220 (A), clearly mentioning the subject as “EOI for Purchase of land in Meghalaya for expanding the land assets of the Government of Meghalaya to facilitate state projects and initiatives”. The bid shall comprise of 2 (two) envelopes namely:

- Envelope-I: Pre-qualification
- Envelope-II: Price Bid

The Applicants should submit their Bids complete in all aspects on or before the last date and time of EOI Submission as indicated in the EOI Information Sheet.

3. Evaluation Committee:

- A. The evaluation Committee will be notified by the Government of Meghalaya and may comprise of representatives from the General Administration Department, Tourism Department, Finance Department, Law Department, Planning, Investment Promotion & Sustainable Development Department and other departments as required.

4. Pre-qualification criteria

The Evaluation Committee shall evaluate only those Bids that fulfil the following criteria:

- a) The Applicant may be an Individual or Clan or Community from Meghalaya. The expression of interest shall be submitted by the Individual or Community or Clan that owns the land or by their authorized representative with self-attested photocopies of all documents.
- b) The minimum size of the land offered should be minimum 500 acres upto a maximum of 1000 acres.
- i. Applicants who own land parcels below 500 acres may also apply and may be selected based on the evaluation parameters.
- c) The Applicant should have the legal title / ownership of the land in its favour. The land should be under the legal and physical possession of the Applicant. The land should also be free from all encumbrances. The details / proof of ownership of land from the concerned authorities is required to be submitted as mentioned below:
- i. Proof of ownership of the land (Land Patta / Registered deed etc.) enclosed certified copy.
- ii. NOC from the Local Authority (Local headman / Nokma / Dolloi).

5. Pre-bid Queries

- a) Interested Applicants are requested to submit their queries, if any, on the email ID: meghalayagad@gmail.com.

6. EOI Submission

The Envelope-I shall comprise the following documents:

1. Demand Draft for payment of Rs. 1000 towards processing fee of the EOI.

2. Annexure-I, Annexure-II, Annexure-III and Annexure-IV duly filled-in, signed and stamped by the owner(s) / authorized person.
3. Document / Proofs evidencing possession of the Land offered to be sold:
 - a. Proof of ownership of the land (Land Patta / Registered deed etc.) enclosed certified copy.
 - b. NOC for the Local Authority (Local headman / Nokma / Dolloi)

Note: Be it noted that the General Administration Department and / or Evaluation Committee may require additional information from the Land owner on assessment of the EOI. If such information or data is not furnished, the EOI shall be treated as non-responsive.

7. Evaluation of Land Parcels

- A. The EOIs submitted by the Applicants who meet the pre-qualification criteria shall be evaluated by the Evaluation Committee. Incomplete EOIs shall be disqualified from the tender process. The Evaluation Committee reserves the right to seek clarifications and additional information to its satisfaction. The Evaluation Committee shall shortlist the Applicants based on the following parameters:
 1. Size and suitability of the Land Parcel for the various projects planned by the State Government as specified in Clause 2.
 2. The location of the Land parcel offered and its access to major roads / public roads.
 3. The Land should not be in or within the prohibited range of any wildlife-protected area or forest area. Land parcels should not lie within existing National Parks and they should not be notified as a wetland.
 4. Report from the concerned Deputy Commissioner.
- B. The General Administration Department, Government of Meghalaya / Evaluation Committee subsequently shall carry out due diligence or other verifications for its satisfaction, for which all assistance shall have to be provided by the Applicants including provision of ownership documents and chain of title documents.
- C. The representatives of the General Administration Department, Government of

Meghalaya shall have the right to visit the Land parcel for physical verification of location, to observe the status of land and to conduct survey and drone mapping to ascertain the area of the land parcels.

- D. The EOI received after the due date and time shall not be considered and shall be returned to the Applicant unopened. The General Administration Department, Government of Meghalaya shall not be responsible for any postal or other delay and Applicant should ensure submission of EOI at the place before due date and time.

8. Selection of the Applicant

- A. Only, those land parcels shortlisted by the Evaluation Committee shall be eligible for the opening of the Price Bids of the respective Applicants.
- B. The Evaluation Committee shall verify the land rates quoted by the shortlisted Applicants from the concerned Deputy Commissioner.
- C. After evaluation, if the land is found to be feasible, the General Administration Department shall recommend the same to the Competent Authority who shall take the decision for the purchase of the respective land parcel.
- D. At no time does the General Administration Department provide any assurance to the Applicants that any land parcel shall be purchased prior to receipt of recommendation from the Competent Authority.

9. Clarifications and Amendments

Corrigendum / Amendment / Addendum / Omission related to this EOI document shall be posted on the website. Applicants are advised to visit the website: gad.meghalaya.gov.in , for any Corrigendum / Amendment / Addendum / Omission to the Terms and Conditions, change of dates.

10. Validity of EOI

This EOI shall remain valid for a period of 180 days from the last date specified for submission of Bids.

11. Disclaimer

The Secretary to Government of Meghalaya, General Administration Department reserves

the right:

- a) to reject any or all Bids without assigning any reasons thereof.
- b) to relax or waive any of the conditions stipulated in this document as deemed necessary in the best interest of the Department without assigning any reasons thereof.

Sd/-

The Secretary to Government of Meghalaya,
General Administration Department

Envelope-I

ANNEXURE -I

ACCEPTANCE LETTER TO BE SUBMITTED BY THE APPLICANT

Sir,

Sub: "EOI and Price Bid" for Sale of land at _____ in response to your advertisement

Ref: EOI No. _____ Dated: _____

I / We have downloaded the document for submission of EOI for purchase of land by the General Administration Department, Government of Meghalaya from the official website. I / We hereby unconditionally accept the EOI conditions in its entirety for the sale of Land to the General Administration Department. I / We understand that the General Administration Department, Government of Meghalaya intends to purchase land after conducting due diligence of the offered Land / location & related documents in the manner the Government of Meghalaya may deem fit.

The contents of EOI document have been noted wherein it is clarified that after unconditionally accepting the EOI condition in its entirety, it is not permissible to put any remarks / conditions in the EOI enclosed in the respective Envelope and the same has been followed in the present case.

The following are my / our details for the purpose of participation in the EOI:

S. N.	Description	Response
1.	Name of the land owner / community / clan	
2.	Address / Location of the land parcel	
3.	Name, designation & address of the person to whom all references shall be made.	
4.	Telephone no. (with STD code)	
5.	Mobile No. of the contact person	
6.	E-mail of the contact person	

We have enclosed the following documents:

EOI for Purchase of land in Meghalaya for expanding the land assets of the Government of Meghalaya to facilitate state projects and initiatives

- a. Annexure I, Annexure II, Annexure III and Annexure IV.
- b. Self-Attested copies of all Supporting Documents.

I hereby declare that my EOI is made in good faith and the information contained is true and correct to the best of my or our knowledge and belief.

Thanking you,

Yours faithfully,

Name with seal

Envelope-I

ANNEXURE-II

CONFIRMATION BY THE APPLICANT FOR SALE OF LAND

TO WHOM SO EVER IT MAY CONCERN

I, _____ S/o, D/o, w/o and r/o _____ FOR SALE OF
LAND at _____ (Location) confirms that;

1. The offered land is in my name / our name.
2. The offered land has a clear title in my name / our name and there is no dispute of any kind in respect of the said land, before any court of law or any other forum.
3. The land is free from all kinds of encumbrances / encroachment or possessing incidents.
4. I / We further confirm that;
 - A. I / We, have not taken any loan on the offered Land parcel
 - B. No third party lien or interest has been created on the offered land.

Signature of the owner / Authorized representative

Envelope-I

ANNEXURE-III

DETAILS OF THE LAND

S. N.	Categories	Details
1	District	
2	Village	
3	Area in Acres	
4	GPS coordinates if (available)	
5	Proof of ownership of the land (Land Patta / Registered deed etc.) enclose certified copy	
6	NOC for the Local Authority (Local headman / Nokma / Dolloi) enclose copy	
7	Current utilization	
8	Geographical position:	
8.1	North of the Land parcel	
8.2	East of the Land parcel	
8.3	West of the Land parcel	
8.4	South of the Land parcel	
8.5	Other Landmarks	
9	Structures present on the land parcel, if any. Also Indicate whether the land is covered with trees.	
10	Images of the Land parcel (To be submitted along with the Eoi)	
11	Amenities available at the land parcel. (Electricity, water supply, roads, etc.)	

Signature of the owner / Authorized representative

Envelope-II

ANNEXURE-IV

PRICE BID OF EOI FOR SALE OF LAND

Sir,

Sub: "PRICE BID" FOR SALE OF LAND AT (location) TO THE GENERAL ADMINISTRATION DEPARTMENT, GOVERNMENT OF MEGHALAYA

Ref.: EOI no. _____ Dated: _____

We are pleased to submit our EOI for the sale of land as per following details:

a) Location:

b) Area of land (in acres)

i. In figures:

ii. In words:

c) PRICE BID

Quoted Rate (Land rate and part thereof)

i. In figures: Rs.

ii. In words:

d) Total quoted amount for land of _____ acres:

Quoted amount in Rs. (Rupees _____)

Signature of the Owner / Authorized representative

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Note:

Short of Pre-Page Note:

1. Quoted amount quoted in Rupees (Rs.) in words will prevail over quoted amount in Rupees mentioned in figure in case of disagreement.
2. Any other necessary and relevant details pertaining to sale should also be furnished by the Applicant.
3. The maximum extent of land that can be offered for sale by the Applicant shall also be specified.
4. The ownership and possession details of the land or part thereof should be specified by the Applicant.
5. The land offered to be sold must be free from any legal prohibition / hindrances / encumbrances, etc.

Above quoted rate amount of the land includes the cost of followings:

- I. Cost of obtaining NOC / License from concerned local authority for sale / transfer, if applicable.
- II. Financial implications, if any, arising out of the terms & conditions.

Thanking you,

Yours faithfully,

Place:

Date:

Signature of the owner / Authorized representative

Name with seal / signature