



MAHARASHTRA STATE ELECTRICITY TRANSMISSION COMPANY LIMITED

E.H.V. Civil Construction cum Maintenance Division, Panvel

COMMERCIAL & GENERAL CONDITIONS

FOR THE EXPRESSION OF INTEREST

**"PURCHASE OF FREEHOLD LAND FOR ESTABLISHMENT OF 33KV EARTH
ELECTRODE STATION FOR +/- 500KV HVDC BIPOLE LINK"**

EOI INVITED BY:

Executive Engineer (Civil),
E.H.V. Civil Construction cum Maintenance Division,
M.S.E.T.C.L. Complex, Takka, Panvel, - 410 206

EOI SUBMITTED BY:

M/s. _____

MAHARASHTRA STATE ELECTRICITY TRANSMISSION COMPANY LIMITED
E.H.V. Civil Construction cum Maintenance Division, Panvel

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1. NOTICE FOR EXPRESSION OF INTEREST

Sealed and super scribed offers are invited for purchase of free hold land in separate envelopes for Establishment of 33kv Earth Electrode station for +/- 500kV HVDC Bipole link in village Masale Taluka Murbad Dist Thane or village Tute & Babhare Taluka shahapur Dist Thane or in nearby vicinity areas from the interested land owners / Developers having clear and absolute title for sale of their land. Please visit Mahatransco website <https://www.mahatransco.in> (Tender Notice section) for further more details.

1.	Name of the work	Purchase of freehold land for Establishment of 33KV Earth Electrode station for +/- 500KV HVDC Bipole link.
2.	Size of Land	Preferably 400m x400m (16.00 Hectares)
3.	Criteria for Selection of Land	<p>1) Land should be away from :</p> <ul style="list-style-type: none"> Existing Electric sub-stations (MSETCL/MSEDCL) should be around 10 km away from the Land. Pipelines, cables, rails should around 6 km away from the Land. Small towns should be around 3 km away from the Land. Fences, irrigation system should be around 0.3 km away from the Land. <p>2) The Location: Within 20-40 km range from the Existing 500 KV Padghe Substation at MSETCL complex, Mumbai Nashik Highway (NH3), Village: Padghe, Tal: Bhiwandi District. Thane.</p> <p>3) Preferably near water bodies and in the vicinity of village Masale Tal Murbad,, village Tute & Babhare Tal Shahapur, Dist Thane.</p> <p>4) Current land use : Preferably Agricultural Land.</p> <p>5) Shape: The shape of the land should be preferably square (which can accommodate earth electrode diameter of 250 meter). Narrow strip of land will not be considered.</p> <p>6) Line Feasibility : Laying of 33 KV Electrode Tower Line from Padghe to the aforesaid Land (Will be ascertained by MSETCL before opening of commercial bid)</p> <p>7) Land should possess less Electrical resistivity at Shallow Subsurface (Will be ascertained by MSETCL before opening of commercial bid)</p>
4.	Availability of EOI document	Website: www.mahatransco.in
5.	Last date of submission of EOI	17/08/2021 up to 13.00hrs.
6.	Date of opening of Envelope – I (Technical Inputs)	18/08/2021 up to 13.00hrs. (if possible)
7.	Place of submission / opening of EOIs	Executive Engineer (Civil), E.H.V. Civil Construction cum Maintenance Division, M.S.E.T.C.L. Complex, Takka, Panvel, - 410 206 [contact no. 9833815213]
8.	Mode of submission of EOI documents	By hand delivery on or before the due date & time

- Complete EOI document is available on website i.e. <https://www.mahatransco.in> and the same can be downloaded.
- MSETCL shall not be liable for any postal delays what so ever in receipt of EOI documents and EOI received after the stipulated date and time shall not be entertained.
- Please note that the brokers will not be entertained.
- The MSETCL reserves the right to have negotiations with any or all, accept or reject any or all the EOIs or terminate this process at any time without assigning any reason whatsoever.

Executive Engineer (Civil), MSETCL, Panvel

2. INSTRUCTIONS TO THE APPLICANTS

Submission of EOI

The EOI is to be submitted in two separate sealed envelopes and both the envelopes are to be placed in another envelope. This outer envelope is to be superscribed as **"EXPRESSION OF INTEREST FOR ACQUISITION OF LAND"** should be duly sealed and delivered at the following address before the scheduled date and time i.e., **17th August 2021, 13.00 PM.**

**Executive Engineer (Civil), E.H.V. Civil Construction cum Maintenance Division,
M.S.E.T.C.L. Complex, Takka, Panvel, - 410 206 [contact no. 9833815213]**

Envelope-I superscribed as **"Technical inputs" for acquisition of Land** shall contain the followings:

1. Acceptance letter for unconditional acceptance of the terms and conditions of EOI as per Proforma given in this document at (ANNEXURE - I).
2. Brief profile of the applicant / owner of the land showing the following-
 - a. Name of the owner (s) of the land
3. Confirmation by the applicant on the format placed at (ANNEXURE - II) duly signed and stamped by the owner(s)/authorized person.
4. Complete EOI document as downloaded from website, Corrigendum/Addendum, if any, duly filled in, signed and stamped on each page by applicant.
5. Copy of Power of Attorney/ Partnership Deed, duly attested by Notary Public authorizing the person who signs & submit the EOI.
6. Any other information as required to be submitted along with the EOI.
7. Copy of documents as per check list (ANNEXURE – III.)
8. Present status of the land.
9. Technical inputs (ANNEXURE – IV).

Envelope-II superscribed as **"Financial offer" for acquisition of land** shall contain the price bid only i.e. Annexure - V. (Please note that the price so quoted will be inclusive of GST as applicable and all prevailing taxes as applicable).

1. The EOIs received after the due date and time shall not be considered and shall be returned to the applicant unopened.
2. MSETCL shall not be responsible for any postal or other delays and applicant should take care to ensure the submission of EOIs at place before due date and time.
3. All alterations, erasure(s) & or over-writings, if any, should be duly authenticated by the person signing the EOI.
4. All Proforma forming part of EOI documents has to be duly filled-in, signed and stamped by the applicant.
5. An applicant can submit any number of EOIs, but each EOI must be in a separate envelope.
6. Applicant who has any query about this proposal may send their queries through e-mail to ee7720@mahatransco.in

Opening of EOIs: Out of the total bids received only 'Envelope – I' will be opened.

The MSETCL reserves the right to evaluate the technical criteria of the offered plot and to evaluate the technical feasibility as mentioned in **GENERAL TERMS AND CONDITIONS - Clause no. 13 (Page No. 7) & finalization of technical criteria for selection of land from MSETCL side as mentioned in (A) (Page no. 5).** Only those bids which fulfill the all terms and conditions, the 'Envelope - II' will be opened by MSETCL suitably (the date of opening of Envelope - II will be informed to all qualified bidders separately) in the premises of the Executive Engineer (Civil), E.H.V. Civil Construction cum Maintenance Division, M.S.E.T.C.L. Complex, Takka, Panvel, - 410 206

If any of the applicants wish to remain present, they or their authorized representatives may attend the same.

1. Legal Due-diligence of land offered for sale shall be got done by MSETCL.
2. The owners of the land are required to clarify the observations raised by the agency carrying out the legal Due-diligence on behalf of MSETCL within specified time.
3. The rates offered by the owners of the land shall initially remain valid for a period of 180 days. The validity of offers may require extension of time with the consent of the Land owner.
4. Mere submission of offers/ EOIs will not be treated as acceptance/selection of the offer. The land will be selected based on evaluation of offers considering various factors as mentioned in the technical information/ criteria of evaluation. Further, the applicants may note that MSETCL is not bound to purchase land from the shortlisted offers.
5. The owners of the land should preferably submit EOI directly; else, EOI must accompany an authorization letter duly issued by the land owner in favour of the Person/agency submitting the EOI.

6. If any single owner does not hold the entire land parcel as desired by MSETCL, then the group of adjoining land owners may submit single offer. If group of individuals owns the land then preferably all the authorized representatives of such individuals should sign the EOI documents. An authorization letter in favors of the persons signing on behalf of all these individuals must accompany the EOI in case only one person is signing on behalf of all the companies/individual then all such individual shall issue an authorization letter in favour of person signing the EOI dully attested by Notary Public.
7. MSETCL reserves the right to negotiate for rates of land abiding to the prevailing government circulars for land acquisition through negotiation by constituting a committee headed by District Collector / or the nominated officers of the committee (through single or multiple rounds of negotiations) the price/rate with any or shortlisted or all the intending applicants.
8. The unilaterally revised offer/rates received from the applicants, after conclusion of the process of negotiations, shall not be entertained under any circumstances.
9. Conditional bids shall be rejected.
10. Canvassing in any form will automatically disqualify the offer.

(A) TECHNICAL CRITERIA FOR SELECTION OF LAND

The following technical criteria shall be adopted for short listing of land / and accordingly land offers.

- **Land should be away from :**

- Existing Electric sub-stations (MSETCL/MSEDCL) should be around 10 km away from the Land / Plot.
- Pipelines, cables, rails should be around 6 km away from the Land / Plot.
- Small towns should be around 3 km away from the Land / Plot.
- Fences, irrigation system should be around 0.3 km away from the Land / Plot.

The Location: Within 10-40 km range from the Existing 500 KV Padghe Substation, MSETCL complex, Mumbai Nashik Highway (NH3), Village: Padghe, Tal: Bhiwandi District. Thane. **The location of land area should be preferably in village Masale Taluka Murbad or village Tute & Babhare Taluka shahapur Dist Thane or in nearby vicinity areas.**

Size of the Land: About 400m x 400m (16 Hectare / 40 Acre) which can accommodate earth electrode of diameter of 250 meter

Current land use: Preferably Agricultural Land.

Accessibility: The location of site offered should draw its access preferably from major road.

Shape: The shape of the land should be preferably square. Narrow strip of land will not be considered

Topography: Preferably fairly leveled land with water bodies in nearby vicinity.

Frontage: Good frontage should be available

Existence of permanent structures: Details may be mentioned.

Type of land: Freehold.

Other features: 1. Line Feasibility : Laying of 33 kV Electrode Tower Line from Padghe to the aforesaid Land (Will be ascertained by MSETCL before opening of commercial bid)
2. Land should possess less Electrical resistivity at Shallow Subsurface (Will be ascertained by MSETCL before opening of commercial bid)

The applicants/ bidders may submit a brief write-up in support of their offers along with the EOI on the above lines.

Executive Engineer (Civil), MSETCL, Panvel

3. GENERAL TERMS & CONDITIONS

Procedure for Selection of properties

1. MSETCL shall open & scrutinize the EOIs submitted by the intending land owners/authorized representative taking into consideration the selection criteria.
2. The representative Teams of MSETCL shall visit the site for physical verification, location & observe the status of land. MSETCL subsequently may carry out due diligence or other verification for its satisfaction, for which all assistance shall have to be provided by the applicant/ land owner(s) including ownership documents and chain of documents.
3. The application(s) not accompanied by the documents as per the check-list **Annexure-III** or is/are liable to be rejected.
4. The MSETCL reserves the right to accept or reject any or all the applications, or Negotiate for reduction in the quoted price with any or all the applicants abiding to the prevailing government circulars for land acquisition through negotiation by constituting a committee headed by District Collector / or the nominated officers of the committee (through single or multiple rounds of negotiations) or terminate this process at any time without assigning any reason for whatsoever reasons.
5. MSETCL is not bound to give reasons for rejection of any of the EOI.
6. The decision of MSETCL in this matter shall be final & binding on all the applicants.
7. MSETCL shall issue LOI in the name of land owner / owners on approval of proposal by the Competent authority of MSETCL
8. MSETCL shall enter into an Agreement to purchase on receipt of clear due diligence report and settlement of all terms & conditions.
9. Subsequently a sale deed shall be executed on fulfillment of other conditions the Agreement to purchase.
10. The stamp duty and registration charges payable on the Instrument of Transfer/Transfer Deed/Deed of Conveyance and any other documents towards the purchase of land shall be borne by MSETCL.
11. All the pending dues prior to purchase will be borne by the land owner(s).
12. MSETCL will release payment in stages as detailed herein after.
13. As the substation hold technical importance as well as geophysical ground strata requirement of sub soil, hence before opening of price response technical team will be allowed to enter upon the land with the consent owner for conducting non destructive geophysical exploration of subsoil strata for which no payment to the owners is being made from the MSETCL.
14. It will be not binding on MSETCL to accept the offer of lowest bidder.
15. The acceptance/rejection of suitability of land is completely based on the geophysical strata of ground underneath. In such case the priority of offers receive will be set on the basis of reports as submitted by the Geophysical Testing team & decision of competent authority of MSETCL will be binding on all participant.
16. The price response of bidder / bidders will be opened only as per the priority list. In no case the price response of the bidder / bidders will be opened whose land is not technically feasible.

TERMS & CONDITIONS OF PAYMENT

1. MSETCL will make payment to the land owner(s) based upon agreed negotiated final price and the overall price will be inclusive of GST and all other prevailing taxes
2. Payment will be released only after entire satisfaction of MSETCL regarding both legal and statutory compliance as detailed herein after.
 - a. Full payment along with execution of sale deed, or
 - b. Payment to be released in phase wise manner on mutual agreement.
3. The purchaser (MSETCL) shall make payment of total consideration as per above, subject to applicable tax deducted at source and MSETCL will issue TDS certificate within a reasonable time.
4. **MSETCL shall release payment by cheque/RTGS, to the Owners of land.**
5. **MSETCL will not pay any brokerage to any person/Agent/Real Estate consultant for the proposed transaction/deal.**
6. The Agreement to sale shall be signed only if the due diligence report is positive or on compliance of the anomalies, if any, to the entire satisfaction of the legal advisor as appointed by MSETCL.

JURISDICTION:

All disputes arising out of this agreement are subject to the jurisdiction of Thane District Courts.

Executive Engineer (Civil), MSETCL, Panvel

ANNEXURE – I

**ACCEPTANCE LETTER TO BE SUBMITTED BY THE APPLICANT / AUTHORISED
REPRESENTATIVE OF INDIVIDUAL**

To,
Executive Engineer
EHV CCCM Division,
MSETCL, Panvel

Sir,

Subject: "EOI AND PRICE BID" FOR ACQUISITION OF LAND AT _____
IN RESPONSE TO YOUR ADVERTISEMENT VIDE EOI NO.:

DATED: _____

I/We have downloaded the document for submission of EOI for purchase of land from the official website of MSETCL. I/We hereby unconditionally accept the EOI conditions in its entirety for the sale of land. I/We understand that MSETCL intends to purchase land after due diligence of the offered site/location & related documents in the manner MSETCL may deem fit. The contents of EOI document (Instructions to Applicant) have been noted wherein it is clarified that after unconditionally accepting the EOI condition in its entirety, it is not permissible to put any remark(s)/condition(s) (except unconditional rebate on price, if any) in the EOI enclosed in the respective Envelope and the same has been followed in the present case.

In case any provision of the EOI document is found violated at any time after opening Envelope, I/We agree that the EOI shall be summarily rejected and I/We have also noted & accept the other circumstances or events or failure to perform in accordance with the terms of the EOI

The required confirmation is as per format (**ANNEXURE - II**) is enclosed herewith.

Thanking you,

Yours faithfully,

(Signature of applicant)
(Name with seal)

ANNEXURE - II

CONFIRMATION BY THE APPLICANT FOR LAND / LAND WITH BUILDING/BUILT- UP FLOORS

TO WHOM SO EVER IT MAY CONCERN

I, _____ s/o _____, and r/o _____) on behalf of _____ (Name of the owner, if applicable), that have submitted its

EXPRESSION OF INTEREST FOR ACQUISITION OF LAND at _____

(Location) confirms that;

1. The offered land stand mutated in the name of me /us.
2. The offered land have a clear title and there is no dispute of any kind on this premise.
3. The land are free from all kind of encumbrances.
4. The property is freehold/leasehold.
5. We further confirm that;

(A) We, have not taken any loan on the offered land

OR

I/We had taken a loan, against the offered land, amounting to Rs. _____ from _____ (Name/address of the financial institution), which stands cleared as on date.

OR

We have taken a loan, against the offered land, amounting to Rs. _____ from _____ (Name/address of the financial institution), out of which an amount of Rs. _____ is outstanding as on date. (Please attach a certificate from the financial institution confirming the outstanding amount)

(B) No charge has been created on the said offered land through Registrar of Companies (ROC)/ in anyone's favour.

OR

A charge amounting to Rs. _____ was created in favour of _____ through ROC, which stand cleared as on date.

OR

A charge amounting to Rs. _____ has been / was created in favour of-

_____ through ROC which is still in force.

(C) No third party lien or interest has been created on the offered land.

OR

Third party lien or interest had been created on the offered land which has been cleared as on date.

OR

Third party lien or interest has been created on the offered land which is still in force (submit details as applicable).

Signature of the owner

ANNEXURE - III
CHECK LIST OF DOCUMENTS FOR EOI FOR ACQUISITION OF LAND
(Please put 'tick' as applicable)

Sr. No	Description	Yes	No	NA
1	Latest 7/12 abstract			
2	8A Abstract			
3	Statement showing rate per Acre of Land (Current ready reckoner)			
4	Gut Book map			
5	Village map issued by T.I.L.R. with demarcation plan and an undertaking that the land is freehold and is not mortgaged to government, bank or any other financial institution or any person etc.			
6	Mutations			
7	Search reports 50 years			
8	Title documents of the building/built up floor (sale deed /lease deed / mutation papers / allotment letter etc.)			
9	Acceptance letter (as per ANNEXURE - I)			
10	Confirmation by the applicant (as per ANNEXURE - II)			
11	Price bid form duly filled and signed			
12	Any other document/information the application may like to submit			

Signature _____
Name _____

Seal _____

ANNEXURE - IV
ORGANIZATIONAL STRUCTURE (AS APPLICABLE)

1	Name and address of applicant with Telephone No., Mobile No., Fax No.& E-Mail	
2	Legal status of the applicant (attach copies of original documents defining the legal status) (a) A Proprietary Firm. (b) A firm in Partnership. (c) A Limited Company (Private or Public) or Corporation. (d) Individual	
3	Name of Directors/ Partners with their addresses, Telephone numbers, Fax, Email.	
4	Name & Designation of individuals authorized to act for the Organization.	
5	Name / Designation Tel No of the person to contact in case of any clarification by MSETCL	
6	Has the applicant or any constituent partner in case of partnership firm, ever been convicted by a court of law? If so, give details. Also the details of court case going on may be provided.	
7	Other details: a) PAN b) GST Reg. No. (if applicable copies to be enclosed)	
8	Any other information considered necessary but not included above.	
		Signature and Seal of Applicant

Note: In "other details" if any of the registration/clearance is not applicable/exempted/not available shall submit an affidavit/undertaking stating that the same will be obtained before participating in EOI for land.

Signature _____
Name _____
Seal _____

ANNEXURE - V

PRICE BID OF EOI FOR LAND

To
Executive Engineer
EHV CCCCCM Dn.
MSETCL, Panvel

Sir,

Sub: "PRICE BID" FOR SALE OF LAND AT _____ (location), District Thane

Ref.: Advertisement vide EOI No.: MSETCL/ _____ Dated: ...th, 2021.

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

Sr. No.	Description	
1	Area of land :	
2	Land Use :	
3	Nature of Land (Free hold):	
4	Name of the Landowner(s) :	
5 A	Whether the land is already barricaded : Yes/No	
5 B	If barricaded, then the type of barricading : (Barbed wire/GI sheets/thorny plants/Brick Wall/RCC Wall/ Other)	
6	PRICE BID (A) Quoted Rate (Land rate / Hector): Rs. _____	

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

- The price quoted is inclusive of GST applicable and all other prevailing taxes. Please note that no direct / indirect taxes will be paid by MSETCL separately.
- Cost of obtaining NOC from concerned local authority for sale/ transfer, if applicable
- Cost of removing permanent structures, if any.
- Cost incurred in obtaining change in land use, if any.
- Financial implications, if any, arising out of the terms & conditions.

Thanking you,

Yours faithfully,

Place:

Date:

Signature of applicant:

Name with seal: