



**GOVERNMENT OF MEGHALAYA  
GENERAL ADMINISTRATION DEPARTMENT**

**Invitation For Expression of Interest (Eoi) For  
Purchase of land in Bangalore Urban District  
(Karnataka) by the Government of Meghalaya  
for Setting up of Meghalaya State House**

20 February 2024

Eoi Ref No:

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**Disclaimer**

1. This Expression of Interest (“EOI”) document does not purport to contain all the information that each Applicant may require and accordingly is not intended to form the basis of any investment decision or any other decision to participate in the Sale of Land. Each Applicant should conduct its own investigations and analysis and check the accuracy, reliability and completeness of the information in this document and obtain independent advice from appropriate sources.
2. Neither the EOI nor anything contained herein shall form a basis of any contract or commitment whatsoever.
3. While the EOI has been prepared in good faith, no representation or warranty, express or implied, is or will be made, and no responsibility or liability will be accepted by the General Administration Department, its employees or advisors or agents as to or in relation to the accuracy or completeness of the EOI or any other oral or written information made available to any Applicant or its advisors at any time and any liability thereof is hereby expressly disclaimed.
4. Neither the General Administration Department nor their employees or consultants shall be liable to any Applicant or any other person under any law including the law of contract, tort, the principles of restitution or unjust enrichment or otherwise for any loss, expense or damage which may arise, or be incurred, or suffered, in connection with this EOI document, or any matter that may be deemed to form part of this EOI document, or any other information supplied by or on behalf of the General Administration Department or their employees or consultants or otherwise arising in any way from the empanelment process.
5. No extension of time will be granted under any circumstances to any Applicant for submission of its proposal on the grounds that the Applicant did not obtain a complete set of the EOI documents.
6. The General Administration Department is not bound to accept any or all proposals. The General Administration Department reserves the right to reject any or all proposals without assigning any reasons. No Applicant shall have any cause for action or claim against the General Administration Department or its officers, employees, successors or assigns for rejection of his proposal.
7. Failure to provide information that is essential to evaluate the Applicant’s qualifications or to provide timely clarification or substantiation of the information supplied, may result in disqualification of the Applicant.

**EOI for Purchase of land in Bangalore Urban District (Karnataka) by the Government of Meghalaya for Setting up of Meghalaya State House**

**1. EOI Information Sheet**

	<b>Activity</b>	<b>Details</b>
1	Name of Project	EOI for Purchase of land in Bangalore Urban District (Karnataka) by the Government of Meghalaya for Setting up of Meghalaya State House
2	Publishing date of EOI on the website	Dated 06.02.2024, on the website
3	Last date for submission of the Bids	On 26.03.2024, before 11:00 am.
4	Last date of submission of pre-bid queries	06.03.2024 at 11.00 am through email at: <a href="mailto:meghalayagad@gmail.com">meghalayagad@gmail.com</a>
5	EOI Submission Mode	Hard Copy submission of Envelope-I and Envelope-II by courier / speed post at General Administration Department (A), Main Secretariat Building, Room no. 220(A), Meghalaya, Shillong before 11:00 am on 26.03.2024.
6	Bid Processing Fees (Non-Refundable)	*Rs.5,000/- (Rupees Five 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 RFP 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**

States of India often setup dedicated facilities commonly known as "state houses" not only in their respective capital cities but also in major cities or states with which they partner for collaborative endeavors. These state houses serve as multifunctional centers designed to facilitate and strengthen regional and intergovernmental cooperation. The state houses also play a vital role in accommodating state dignitaries, officials and citizens visiting the cities or states for various purposes, such as official meetings, administrative matters or cultural events.

The General Administration Department, Government of Meghalaya desires to purchase a land parcel admeasuring 5000 – 8000 sq. mt. in Bangalore Urban District, Karnataka for the establishment of the Meghalaya State House. In pursuit of this objective, the General Administration Department, Government of Meghalaya is inviting land owners to provide a suitable land parcel as per the requirements specified in this EOI document.

The complete EOI Document is available on the website. Accordingly, 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 Bangalore (Karnataka) by the Government of Meghalaya for Setting up of Meghalaya House". The bid shall comprise of 2 (two) envelopes namely:

- Envelope-I: Pre-qualification and Technical Qualification
- Envelope-II: Price Bid

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. Pre-qualification criteria**

The Authority shall evaluate only those applications which fulfil the following criteria:

- a) The Applicant may be Independent private legal entity incorporated / registered in India comprising of proprietorship firm, partnership firm, Limited Liability Partnership (LLP), private limited company registered under Companies Act 1956 or 2013 and public limited company registered under Companies Act 1956 or 2013 including government-owned entities or Individual, Cooperative Society, Registered NGO or Registered trust.
- b) In case of Individual, PAN is mandatory. The expression of interest by individual owner shall be submitted by Land owner or their authorized representative with self-attested photocopies of all documents.
- c) The Land parcel must be located within the Bangalore Urban District, Karnataka. Applicants who have land parcels with existing / dilapidated structures located within the land parcels may participate in the tender subject to providing an undertaking that the said structures shall be demolished / cleared from the land parcel at the cost of the Applicant prior to the Agreement.
- d) 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 along with non-encumbrance certificate and no-dues certificate from the concerned authorities is required to be submitted as mentioned in Annexure - III.

- e) The minimum size of the land offered should be minimum 5000 sq. mts. upto a maximum of 8000 sq. mts.
- f) The Land parcel must be accessible by road.
- g) The Land should not be in or within the prohibited range of any wildlife-protected area or forest area or defence establishment. Land parcels should not lie within existing National Parks and they should not be notified as a wetland.
- h) The current zoning of the Land parcel should permit the setting up of a Guest House.
- i) The Land parcel should be located in close proximity to the Kempegowda International Airport. The distance from the aforementioned airport and Bangalore city shall be given weightage while evaluating the proposals.

#### **4. Pre-bid Queries**

- a) Interested parties are requested to submit their queries on the email ID: [meghalayagad@gmail.com](mailto:meghalayagad@gmail.com).

#### **5. EOI Submission**

The Envelope-I shall comprise the following documents:

1. Demand Draft for payment of Rs. 5000 towards processing fee of the EOI.
2. Acceptance letter for un-conditional acceptance of the terms and conditions of EOI as per Annexure-I.
3. Brief profile of the Applicant / owner of the land showing the following -
  - a. Name of the owner(s) of the land.
  - b. Memorandum and Article of Association in case of company, if applicable.
  - c. Registered deed of Partnership firm, if applicable.
4. Confirmation by the Applicant; Annexure-II and Annexure-III duly signed and stamped by the owner(s) / authorized person.
5. Complete EOI document as downloaded from website, Corrigendum / Addendum, if any, duly filled in, signed and stamped on each page by Applicant.
6. Submit one self-attested photocopy of the purchase agreement with form of Land records and Karnataka Land Holding Certificate.
7. Copy of documents as per Annexure-III.
8. Present status of the Land parcel along with photos, survey plan clearly demarcating land parcel and details of the land parcel comprising of District, Taluk, Hobli, Village,

Survey No, Surnoc and Hissa.

9. Document / Proofs evidencing possession of the Land offered to be sold.
10. Non-encumbrance certificate of at least 10 years from the concerned Registering Authority.
11. Be it noted that the Authority 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.

## **6. Evaluation of Land Parcels**

- A. The EOIs submitted by the Applicants shall be evaluated by the Authority. Incomplete EOIs shall be disqualified from the tender process. The Authority reserves the right to seek clarifications and additional information to its satisfaction. The Authority shall shortlist the Applicants based on the following parameters:
  1. The Location: Located within the Bangalore Urban District.
  2. Proximity to Kempegowda International Airport.
  3. Proximity to the heart of Bangalore City.
  4. Size of the Land parcel: 5000 – 8000 sq. mt.
  5. Current land use: The Land use and zoning of the offered land should be suitable for carrying out development of a Guest House. The maximum permissible FSI (Floor Space Index), also known as FAR (Floor Area Ratio), shall be given weightage.
  6. Accessibility: The location of the Land offered, its access to major roads / public roads shall be given weightage.
  7. Shape: The shape of the land should be preferably square / rectangular. Narrow strip of land will not be given preference.
  8. Topography: It should be preferably even shaped land and not Low- lying / near water bodies or hillocks. The level or contour of the land shall ordinarily be even.
  9. Frontage: Good frontage should be available.
  10. Infrastructure: The availability of Basic Infrastructure, i.e. Water supply, Sewerage, electricity & Storm Water Drainage, fencing / boundary wall etc., will be preferred.
  11. The Applicants may submit a brief write-up in support of their offers along with the EOI on the above lines.
- B. The representatives of the General Administration Department, Government of Meghalaya shall visit the Land parcel for physical verification of location and to observe the status of land.
- C. The General Administration Department, Government of Meghalaya 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.

- D. The EOI received after the due date and time shall not be considered and shall be returned to the Applicant unopened.
- E. The Authority 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.
- F. All alterations, erasure(s) and over-writings, if any, should be duly authenticated by the person signing the EOI.
- G. All Annexures forming part of EOI documents shall have to be duly filled-in signed and / or stamped by the Applicant.
- H. Conditional bids shall be rejected.

#### **7. Selection of the Applicant**

- A. Only those Applicants shortlisted by the General Administration Department, Government of Meghalaya, shall be eligible for the opening of the Price Bids.
- B. The shortlisted Applicant quoting the lowest land rate per square meter shall be declared as the Selected Applicant.

#### **8. 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, for any Corrigendum / Amendment / Addendum / Omission to the Terms and Conditions, change of dates and declaration of the Selected Applicant.

#### **9. Validity of EOI**

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

#### **10. Disclaimer**

The Secretary to Government of Meghalaya, General Administration Department reserves the right:

- a) to reject any or all Applications 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.

#### **11. General Terms and Conditions**

- a) The Authority shall enter into an Agreement to purchase the land parcel from the Selected Applicant at the quoted rate on receipt of clear due diligence report and



settlement of all terms and conditions.

- b) Subsequently a sale deed shall be executed on fulfilment of conditions of the Agreement to purchase the Land.
- c) 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 parcel shall be borne by the Authority.
- d) All the pending dues with regards to the land offered to be sold shall be settled and cleared before execution of the Agreement to purchase the land or registration of the sale deed.

## **12. Terms and Conditions of the Payment**

- a) The Authority will make payment of the land to the Selected Applicant based upon the agreed price as per their Price Bid and stamp duty as per Act / Rules governing registration of the land offered to be sold / decided to be purchased.
- b) The Authority shall make the Payment subject to applicable taxes deducted at source and the Authority will issue TDS certificate within a reasonable time as applicable.
- c) The Authority shall release payment by Cheque / RTGS, to the Selected Applicant. In case the Selected Applicant is desirous of receiving payment through RTGS mode then they are requested to furnish requisite details i.e. Bank mandate and the fees payable for the RTGS.
- d) The Authority shall not pay any brokerage to any person / Agent / Real Estate consultant for the proposed transaction.
- e) The Agreement to purchase shall be signed only if the due diligence report is positive or on compliances as set forth by the Authority, if any, to the satisfaction of the Authority.

**The Secretary to Government of Meghalaya,  
General Administration Department**

**Envelope-I**

**ANNEXURE -I**

**ACCEPTANCE LETTER TO BE SUBMITTED BY THE APPLICANT / AUTHORIZED REPRESENTATIVE OF COMPANY / INDIVIDUAL / PARTNERS**

(PREFERABLY ON LETTER HEAD OF THE ENTITY / INDIVIDUAL OWNING LAND)

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

Thanking you,  
Yours faithfully,

Name with seal

**Envelope-I**

**ANNEXURE-II**

**CONFIRMATION BY THE APPLICANT FOR LAND**

TO WHOM SO EVER IT MAY CONCERN

I, \_\_\_\_\_ S/o, D/o, w/o and r/o \_\_\_\_\_ on behalf of Expression of Interest FOR SALE OF LAND at \_\_\_\_\_ (Location) confirms that;

1. The offered land stands mutated in my name / our name / name of aforesated Company / name of aforesated Partnership.
2. The offered land has a clear title in my name / our name / in the name of the company / in the name of the partnership and there is no dispute of any kind in respect of the said land, before any court of law or any other forum.
3. In the event that I / we are declared as the selected Applicant, I / we shall demolish / clear any and all structures / assets located within the land parcel at my / our own cost prior to execution of the Agreement.
4. The said land falls under the approved Master Plan of local Authority, namely \_\_\_\_\_ / does not come under any master plan.
5. The land is free from all kinds of encumbrances / encroachment or possessing incidents.
6. I / We further confirm that;

A. I / We, have not taken any loan on the offered Land parcel

OR

We had taken a loan, against the offered land amounting to Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) 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. \_\_\_\_\_ (Rupees \_\_\_\_\_) from \_\_\_\_\_ (Name / address of the financial institution), out of which an amount of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) is outstanding as on date and that on payment of such outstanding payment amount, the said land will be released from such encumbrances.

(Please attach a certificate from the financial institution or any other entity confirming the outstanding loan and that it shall be released from all encumbrances as soon as the balance outstanding loan amount is paid.)

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

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OR

A charge amounting to Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) was created in favour of \_\_\_\_\_ through ROC, which stand cleared as on date.

OR

A charge amounting to Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) 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 / Authorized representative

**Envelope-I**

**ANNEXURE-III**

**CHECK LIST OF DOCUMENTS FOR EOI FOR LAND**

(Please put 'tick' as applicable)

Sr. No.	Description	Yes	No	NA
1	Location plan of the plot w.r.t. the existing adjoining areas, Approach Road, NH, Railway station, Bus stand, Markets etc. (Preferably on Google map). Location of the plot marked on Master Plan / City Plan of that area.			
2	Location of the plot marked on the approved Master Plan / City of the area if applicable.			
3	Layout plan of the site showing all dimensions, permanent structures with dimensions, HT/LT lines, Sectoral/ other roads, hillock, low lying area ponds etc.			
4	Title documents of the land (sale deed / mutation papers / allotment letter etc.)			
5	Certificate from the local development authorities / local bodies/ District Town Planner regarding permissible land use of offered land, where required.			
6	Copy of plan issued by the Revenue Department / Land records.			
8	Attested copy of Encumbrance Certificate for 10 years obtained from S.R. office, covering till the date of advertisement. Calculations for applicable stamp duty / registration fee for the offered land based upon the prevailing rates that are issued by the Sub -Registrar Office along with the copy of notification of rates.			
9	Copy of the approved sanction plan (if available) of the offered land issued by the local authority.			
10	A certificate / official information from the local DM / Land acquisition office / Tahsildar office, certifying that the offered land has neither been acquired nor under any proposed acquisition as on date.			
11	Memorandum and Articles of Association in case of companies, etc.			
12	Acceptance letter (as per ANNEXURE- I)			
13	Confirmation by the Applicant (as per ANNEXURE-II)			
14	FORM as ANNEXURE-IV dully filled – Price Bid.			

Signature of the owner / Authorized representative

**Envelope-II**

**ANNEXURE-IV**

**PRICE BID OF EOI FOR LAND**

Sir,

Sub: "PRICE BID"FOR SALE OF LAND AT (location).

Ref.: EOI no. \_\_\_\_\_ Dated: \_\_\_\_\_

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

a) Locations:

- i. District:
- ii. Taluk:
- iii. Hobli:
- iv. Village:
- v. Survey No:
- vi. Surnoc:
- vii. Hissa:

b) Area of land (in sq. mt.)

- viii. In figures:
- ix. 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 \_\_\_\_\_ sq. mt:

Quoted amount in Rs. (Rupees \_\_\_\_\_)

Signature of the Owner / Authorized representative

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Note:

Short of Pre-Page Note:

1. Price Bid should be typed. Hand written price bids will be rejected.
2. Quoted amount quoted in Rupees (Rs.) in words will prevail over quoted amount in Rupees mentioned in figure in case of disagreement.
3. Any other necessary and relevant details pertaining to sale should also be furnished by the Applicant.
4. The maximum extent of land that can be offered for sale by the Applicant shall also be specified.
5. The ownership and possession details of the land or part thereof should be specified by the Applicant.
6. 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 / Zoning plan from concerned local authority for sale / transfer, if applicable
- II. Stamp Duty.
- III. 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