

# INVITATION FOR EXPRESSION OF INTEREST (EOI)

LNC/EOI/2022-23/RF1

Date: 12.09.2022

<b>Name of work:</b> - M/s Learn Nature Consultants (M/s. LNC), Raipur C.G., invites application from interested agencies for:  Purchase of encroachment free single piece Private land 90.328 Ha in Tamnar Tahsil, Raigarh District, Chhattisgarh State for Rehabilitation and Resettlement of the project affected PAP's in the villages of Gare Palma Sector-II Coal Mine Area, as per Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013.	
<b>Last date and time of submission of EoI up to</b>	11.10.2022 up to 17:30 Hrs.
Detailed Notice for Expression of Interest have been uploaded on MAHAGENCO website <a href="http://www.mahagenco.in">www.mahagenco.in</a>	
<b>Contact Person:</b> Managing Director, M/s Learn Nature Consultant Mobile:..+91-8889359352 E-mail: <a href="mailto:info@satatgroup.com">info@satatgroup.com</a>	
<i>For further details visit our Website:</i> : <a href="https://LNCINDIA.com">https://LNCINDIA.com</a> → Contact us → EOI	

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**INVITATION FOR EXPRESSION OF INTEREST (EOI)**  
**FROM**  
**INTERESTED PARTIES FOR**

**Purchase of encroachment free single piece Private Land of 90.328 Ha in Tamnar Tahsil, Raigarh District, Chhattisgarh State for Rehabilitation and Resettlement (R&R) of the project affected PAP's in the villages of Gare Palma Sector-II Coal Mine Area, as per Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013.**

## 1.0 Introduction

- 1.1** Maharashtra State Power Generation Company Limited (hereinafter referred to as MAHAGENCO) is a State owned Public Sector Unit of Government of Maharashtra engaged in power generation having its registered office situated at Plot No. G-9, Prof Anant Kanekar Marg, Bandra (East), Mumbai. **Maharashtra State Power Generation CoLtd.** has been incorporated under Indian Companies Act 1956 pursuant to decision of Govt. of Maharashtra to reorganize erstwhile **Maharashtra State Electricity Board** (herein after referred to as “MSEB”). The said reorganization of the MSEB has been done by Govt. of Maharashtra pursuant to Part XIII read with section 131 of The Electricity Act 2003. MAHAGENCO has been incorporated on 31.5.2005 with The Registrar of Companies, Maharashtra, Mumbai and has obtained Certificate of Commencement of Business on 15.09.2005. MAHAGENCO is engaged in the business of generation and supply of electricity and has been vested with generation assets, interest in property, rights and liabilities of MSEB.
- 1.2** MAHAGENCO has the highest overall generation capacity and the highest thermal installed capacity amongst all the state power generation utilities in India. In terms of installed capacity, it is the second highest generation company after NTPC. The company has a generation capacity of 13186 MW comprising of 9750 MW Thermal Power Plants, 2580 MW Hydel Power Plant, 672 MW Gas Turbine and 184 MWp Solar.
- 1.3** Ministry of Coal, GoI has been allotted Gare Palma-II Coal to Maharashtra State Power Generation Company Limited (MAHAGENCO) in the district of Raigarh of Chhattisgarh state. Maharashtra State Power Generation Company Limited (MAHAGENCO) is in process of obtaining land for Rehabilitation and Resettlement of the project affected PAP's in the villages of Gare Palma Sector-II Coal Mine Area.
- 1.4** The Gare Palma Sector-II Coal Mine area involves acquisition of 2583.487 ha. land from 14 Villages viz. Bhalumura, Chitwahi, Dholnara, Dholesara, Gare, Jhinkabahal, Kunjemura, Libra, Murogaon, Pata, Radopali, Saraitola, Sarasmal and Tihlirampur, in Tehsil Tamnar, District Raigarh of Chhattisgarh State.

## **2.0 Expression of Interest:**

M/s Learn Nature consultants, Raipur C.G., (LNCINDIA) invites “Expression of Interest(EOI)” from interested parties or companies for:

Purchase of encroachment free single piece Private Land of 90.328 Ha in Tamnar Tahsil , Raigarh District, Chhattisgarh State for Rehabilitation and Resettlement of the project affected PAP’s in the villages of Gare Palma Sector-II Coal Mine Area, as per Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013.

## **3.0 Purpose of EOI:**

Through this EOI, M/s LNCINDIA intends to finalize

Purchase of encroachment free single piece Private Land of 90.328 Ha in Tamnar Tahsil, Raigarh District, Chhattisgarh State for Rehabilitation and Resettlement (R&R) of the project affected PAP’s in the villages of Gare Palma Sector-II Coal Mine Area, as per Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013.

## **4.0 Role of the Interested Parties:**

- 4.1** The Land Owners or companies having own land in Possession Land of 90.328 Ha for Rehabilitation and Resettlement are only entitled to participate.
- 4.2** The said land for R&R purpose should be available in Tamnar subject to approval of revenue authority of GoCG according to R&R policy of Chhattisgarh Government.
- 4.3** The individual parties or companies shall assure that the land is free from all encumbrances.
- 4.4** Individual parties or companies should provide all the details in the following table for Rehabilitation and Resettlement purpose

Sr. No.	Name of the Land Owner	Name of the Village	Khasra No.	Area in (Ha)	Type of Land	Expected cost of Land (Rs)

- 4.5** The Land Owners or companies shall provide consent for sale of land addressing to Mahagenco for the purpose of Rehabilitation and Resettlement (R&R) after finalization of legal terms and rates of properties.

## **5.0 Required Information:**

- 5.1** The proposal must be submitted for Rehabilitation and Resettlement land purpose, along with the Khasra number with Rakba Area. The type of land such as Irrigated, non-Irrigated & along the roadside etc.
- 5.2** Submit one self-attested photocopy of the above details along with copy of purchase agreement with form of Land records, form “B-I” & form “P-2”.
- 5.3** The Expression of Interest by the company shall be submitted through it’s Authorized signatory, along with the self-attested photocopy of certificate of incorporation, AOA/MOU and balance sheet of FY 2021-22.
- 5.4** The expression of interest by individual owner shall be submitted by Land owner or their authorized representative with self-attested photocopies of all documents.
- 5.5** The EOI submitted by company or Private owner must be as per the standard format in the EOI document (Annexure A).
- 5.6** The EOI submitted by Company or private owner must be accompanied with the undertaking about the ownership and possession of land (Annexure – B).

## **6.0 General terms & conditions**

- 6.1** Mahagenco reserves the right to change the scope or close the EOI without any finalization of the purchaser at any time without giving any reason thereof.

- 6.2** The issue of this document does not in any way commit or otherwise oblige M/s LNC to proceed with all or any part of the EOI process.
- 6.3** The EOI request is not the subject of any process contract or any contractual obligations between M/s. LNC and Purchaser or potential purchaser.
- 6.4** The suitability of R&R land will be approved by the District Collector, Raigarh Dist.
- 6.5** The R&R land must be encroachment free.
- 6.6** The Rehabilitation and Resettlement land in Tamnar in Raigarh District is coming in Scheduled Areas (States of Chhattisgarh, Jharkhand and Madhya Pradesh) Order, 2003. Hence, the land will be purchased as per the land acquisition process mention as per Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013 only. This is as per the letter from Revenue Department of CoCG to All Collectors in Chhattisgarh State.
- 6.7** The land owner should mention the expected cost of land (village wise and khasara wise) while submission of EOI.
- I) The maximum cost of land payable in Rs. per hectare for R&R will be determined as per the following formula:
- A = Ready Reckoner value of the land of that village.
  - B = Factor by which the value 'A' is to be multiplied (Factor value = 2).
  - C = A x B.
  - D = Solatium is equal to 100 % of the value 'C'.
  - E = Cost of the land Rs. per Ha will be C + D.
- 6.8** The land shortlisted for R&R will be finally selected subject to lowest cost and clearance from Revenue authority of GoCG according to R&R rules.
- 6.9** M/s LNC may at its absolute discretion, decide to abandon any part or whole of the

process without giving prior notice to the Proponents or potential Proponents.

- 6.10** Mahagenco will pay the total land cost directly to the bank accounts of the land owner or companies.
- 6.11** All statutory expenses shall be borne by the purchaser. All stamp duty and registration fees required will be paid by Mahagenco.
- 6.12** Mahagenco reserves the right to reject the incomplete EOI.
- 6.13** After completion of entire process of purchase of the land, the physical possession of the land, with measurement from survey department and with the finalization of boundaries, shall be handed over to Mahagenco within Thirty (30) days.

## **7.0 Schedule of events**

<b>Sr. No.</b>	<b>Event</b>	<b>Date</b>
1	Publication of EOI	12.09.2022
2	Last date & time for submission of EOI	11.10.2022 up to 17:30 Hrs.

## 8.0 Submission of EOIs:

Interested purchasers are required to submit all required documents for land for Rehabilitation and Resettlement complete in all respects with one original and one authenticated copies for each in hard form under the registered post or hand delivered to the address:

M/s Learn Nature Consultant,  
D8, Sector-2, Avanti Vihar,  
Raipur-492006 Chhattisgarh State  
E-mail:LNC@LNCINDIA.COM,  
[LNCINDIA@OUTLOOK.COM](mailto:LNCINDIA@OUTLOOK.COM)

On or before 17:30 Hrs. of 11<sup>th</sup> October, 2022.

Late submissions will not be accepted. Electronic (Soft form) copy of the EOI should be sent to the email address given above. If there is any discrepancy in the documents submitted in hard form & Soft form, the documents in hard form will be considered for evaluation.

Each page of the documents submitted must be self-attested by the applicant. For any further clarification / queries the following persons may be contacted:

<b><u>Contact Person :</u></b>	
<b>1. Shri. Anand Gajbhe</b> <b>Superintending Engineer</b> <b>MAHAGENCO, H.O. Mumbai</b> <b>Mobile : +91-8879039822</b> <b>Email: cecoal@mahagenco.in</b>	<b>2. Shri Abhishek Sharma</b> <b>Managing Director,</b> <b>M/s Learn Nature Consultant</b> <b>Mobile:+98-8889359352</b> <b>Email: <a href="mailto:lnc@lncindia.com">lnc@lncindia.com</a></b>

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## ANNEXURE A

**Standard Format for Expression of Interest for Purchase of Encroachment free single piece Private Land of 90.328 Ha in Tamnar Tehsil , Raigarh District, Chhattisgarh State Rehabilitation and Resettlement for the project affected PAP's in the villages of Gare Palma Sector-II Coal Mine Area, as per Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013.**

To,

Managing Director,  
M/s Learn Nature Consultant  
D8, Sector-2, Avanti Vihar,  
Raipur-492006 Chhattisgarh State

Sub: - Expression of Interest ("EOI") for Purchase of encroachment free single piece Private Land of 90.328 Ha in Tamnar Tehsil, Raigarh District, Chhattisgarh State Rehabilitation and resettlement for the project affected PAP's in the villages of Gare Palma Sector-II Coal Mine Area, as per Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013."

Dear Sir,

In response to your public advertisement in (Insert the names of the newspaper and/or website) on (Insert date of the advertisement) inviting EOI for Purchase of Encroachment single piece free Private Land of 90.328 Ha in Tamnar Tehsil , Raigarh District, Chhattisgarh State Rehabilitation and resettlement for the project affected PAP's in the villages of Gare Palma Sector-II Coal Mine Area, as per Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013.", we hereby submit out EOI.

We have also attached information according to the standard form as per Annexure I. The information furnished by us in this EOI is true, correct and accurate to the best of our knowledge.

Sincerely yours,

On behalf of the Firm/Company/Organization

Signature.....

(Person signing the EOI and supporting documents should be an Authorized Signatory supported by necessary Board resolutions)

Name of signatory

Designation

Company Seal/stamp.

## **Annexure – I**

### **1. Name and address**

- a) Name of the Company/land owner
- b) Corporate/Land owner Address:
- c) Registered Address:
- d) Contact No:
- e) Email:

### **2. Contact Person:**

- a) Name:
- b) Designation:
- c) Contact No.:
- d) Email:

### **3. Company Profile:**

- a) Core area of expertise:
- b) Date of incorporation:
- c) CIN No:
- d) GST No.:
- e) PAN No.:
- f) Shareholding Pattern:
- g) Financial Capability (Including Turnover, Reserve and Surplus etc)

### **4. Land owner Details:**

- a) Name:
- b) PAN No.:
- c) Aadhaar Number :

### **5. Supporting Documents:**

(Provide copy of the registration, copy of GSTIN and PAN of the firm: with their latest renewals where applicable. Audited Financial for last three financial years)

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## **ANNEXURE B**

### **Format for Undertaking**

I, \_\_\_\_\_ the undersigned have submitted the  
proposal no. \_\_\_\_\_ regarding EOI for R&R Land.

This is to confirm that, the ownership and possession of land is with me. The  
information submitted by me is authentic and true in nature.

Signature:

Name:

Address:

Seal:

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