

Invitation of Expression of Interest for Acquisition of Land for Setting up of Industrial or Solar Power Project

EOI No: GIPCL/SOLAR/LAND/2017



Gujarat Industries Power Company Limited (GIPCL)

P.O. Petrochemical - 391346,
Dist.: Vadodara,
Gujarat, INDIA

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INTRODUCTION:

1. ABOUT GUJARAT INDUSTRIES POWER COMPANY LIMITED (GIPCL)

GIPCL was incorporated in 1985 as Public Limited Company under the auspices of Government of Gujarat. The company is engaged in business of Electrical Power Generation. The total present capacity of plants is over 1000 MW. The company has a vision to transform itself into a national level power sector enterprise. The company is having its registered office at P.O. Petrochemical, Vadodara, Gujarat.

GIPCL is a profit making, dividend paying Company having gross assets and investments of about Rs. 4000 Cr.

It commissioned its first power project; a 145 MW gas based Combined Cycle Power Plant in February, 1992 at Vadodara.

The company expanded its capacity and commissioned 165 MW Naphtha & Gas based Combined Cycle Power Plant at Vadodara in November, 1997 as Independent Power Producer (IPP) with Power Purchase Agreement (PPA) with GUVNL.

It commissioned 250 MW Lignite based Power Plant at Nani Naroli, District Surat in November, 1999 as Independent Power Producer (IPP) with Power Purchase Agreement (PPA) with GUVNL. It also has its own Captive Lignite Mines at Vastan, Mangrol & Valia for Surat Lignite Power Plant.

250 MW (2 x 125 MW) SLPP Phase II has been commissioned in April 2010.

On renewable energy front GIPCL commissioned 5 MW photovoltaic Grid connected Solar Power Station at Vastan of Surat Lignite Power Station in January 2012.

GIPCL has already commissioned 112.4 MW capacity of Wind Power Projects as on 31.03.2017 in the State of Gujarat at different sites.

Successfully completed EPC of 2 x 1 MW distributed Solar Pilot Project under Govt. of Gujarat R&D program, to study feasibility of Solar generation with crop cultivation on agricultural land. , GIPCL has commissioned 1 MW each at (i)Village : Amrol, Anand and (ii)Village : Vastan, Taluka : Mangrol

GIPCL has recently commissioned 80 MW (2 x 40 MW) Solar Power Projects under National Solar Mission at Gujarat Solar Park, Village: Charanka, Dist: Patan, Gujarat.

For detailed profile of company and past financial results, bidders may visit our website: www.gipcl.com

NOTICE OF EXPRESSION OF INTEREST (EOI)

Dated: 10th October, 2017

Subject: Invitation of expression for acquisition/ long term lease of land of about 370 Acres /150 Hectares for setting up of Solar Power Project in any one of the North Gujarat Districts, preferably Banaskantha, Patan, Kutch, Jamnagar, Sabarkantha, Surendranagar and Aravalli, in the state of Gujarat .

Gujarat Industries Power Company Limited invites EOIs from the interested Land Owners / Developers / Co operative / Company / PSU's/ or any Firm having absolute and clear title for sale or lease of their land with necessary approvals for Industrial / solar projects . Land shall be near to GETCO Substations suitable for evacuation of 75 MW Power and within 5-10 KM periphery in any one of the above Districts.

Sr. No.	Description	
1	Subject of EOI	Purchase or Long term Lease of around 370 acre(approximate) of land for setting up of 75 MW Solar Power Project
2	Preferable Location	Within district of Banaskantha, Patan, Sabarkantha, Surendranagar, Kutch, Aravalli, etc and having nearby Power Evacuation facilities, approach road and water resource etc.
3	Availability of EOI	On GIPCL's Website ie. www.gipcl.com , from 10 th Oct, 2017
4	EMD	Rs 1000 per Acre in form of DD or Bank Guarantee from any Nationalized Bank / reputed Pvt Sector Banks with validity of 180 days.
5	Last date & time of Submission of EOI	25 th October, 2017 latest by 17:00 hrs
6	Date of Opening of EOI	26 th October,2017
7	Place of submission / opening of EOI's	Gujarat Industries Power Company Limited (GIPCL), P O Petrochemicals, Dist Vadodara 391346
8	Mode of submission of EOI documents	May be submitted by hand delivery or through post /courier so as to reach on or before the due date & time

Complete EOI document is available and can be downloaded from the company website www.gipcl.com.

GIPCL 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. EOIs submitted without supporting document will summarily rejected.

Mr. S N Purohit,
Addl. General Manager (BD & BO)
Gujarat Industries Power Company Limited (GIPCL),
P O Petrochemicals, Dist Vadodara 391346
Email: snpurohit@gipcl.com

2. INTENT OF INVITATION OF EXPRESSION OF INTEREST (EOI) :

The purpose of EOI is to purchase / acquire or take land on long term lease (30 years) for setting up Solar Project.

INSTRUCTIONS TO THE APPLICANTS

Submission of EOI

The EOI is to be submitted in two separate sealed envelopes. The outer envelope superscripted as “**EXPRESSION OF INTEREST FOR SALE OF LAND**” should be duly sealed and delivered at the following address before the scheduled date and time.

Mr. S N Purohit,
Addl. General Manager (BD & BO)
Gujarat Industries Power Company Limited (GIPCL),
P O Petrochemicals,
Dist Vadodara 391346

Envelope-I: super scribed as “**Technical inputs**” for Sale/ long term lease of Land shall contain the followings:

- 1) Earnest Money Deposit (**EMD**) / **Bank Guarantee**.
- 2) Acceptance letter for un-conditional acceptance of the terms and conditions of EOI as per Performa given in this document at (**ANNEXURE - I**).
- 3) Brief profile of the applicant / landowner showing the following;
 - a. Name of the owner(s) of the land/Directors of the Company/ Partners of the firm with brief organization chart.
 - b. Memorandum and Article of Association in case of a company
- 4) Confirmation by the applicant (on the format placed at (**ANNEXURE - II**) duly signed and stamped by the owner(s).
- 5) Complete EOI document as downloaded from website, Corrigendum /Addendum, if any, duly filled in, signed and stamped on each page by applicant.
- 6) Copy of power of attorney/partnership deed/Board resolution, duly attested by Notary Public Authorizing the person who signs & submit the EOI.
- 7) Any other information as required to be submitted along with the EOI.
- 8) Copy of documents as per check list (**ANNEXURE - III**)

Envelope-II super scribed as “**Financial offer**” for Sale/ long term lease of Land shall contain the price bid only.

1. The EOIs received after the due date and time shall not be considered and shall be returned to the applicant unopened.
2. GIPCL 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 Performa 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 EOI, but each EOI must be in a separate envelope accompanied with requisite amount of EMD and EOI document for each case.
6. Applicant who has any query about this proposal may send their queries through e-mail i.e. snpurohit@gipcl.com
7. Legal Due-diligence of land offered for sale/ long term lease shall be got done by GIPCL.
8. The landowners are required to clarify the observations raised by GIPCL carrying out the legal Due-diligence on behalf of GIPCL within specified time.
9. The rates offered by the landowner shall initially remain valid for a period of 180 Days. The validity of offers may require extension of time with the consent of the landowner.
10. 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 GIPCL is not bound to purchase/ take on long term lease land from the shortlisted offers/landowners.
11. EMD of the unsuccessful applicants shall be refunded without any interest after finalization of the proposal/ short listing.
The EMD deposited by the applicant/land owners for sale of Land shall be liable for forfeiture in the following events & reasons:
 - If the landowner fail to get the No Objection Certificate (NOC), if any, from the respective local bodies of the state in respect of transfer of license/development rights in favor of GIPCL within stipulated period only or any extended period as mutual agreed.
 - If the landowner increases the quoted rates during the negotiations or at any stage.
 - If the Title of land is defective & the landowner fails to rectify within time period agreed/ given after of pointing out the anomaly (ies) by the Law Firm /GIPCL.
 - If the landowner withdraws the submitted EOI.
 - If the landowner after submission of EOI, imposes Condition(s).(Conditional offers are not acceptable).
 - Non-fulfillment of any or all of the conditions by the landowners.
12. The owner of the land should preferably submit EOI directly; else, EOI must accompany an authorization letter duly issued by the landowner in favour of the Person/agency submitting the EOI.
13. If multiple companies / group of individuals own the land then preferably all the authorized representatives of such companies/ individuals should sign the EOI documents. An authorization letter in favour of the persons signing on behalf of a company/ individual must accompany the EOI. In case only one person is signing on behalf of all the companies/individual then all such companies/individual shall issue an authorization letter in favour of person signing the EOI dully attested by Notary Public.
14. GIPCL reserves the right to negotiate (through single or multiple rounds of negotiations) the price/rate with any or shortlisted or all the intending applicants. GIPCL reserves the right to accept or reject any or all the submitted Expression of Interest without assigning any reasons.

3 CRITERIA FOR SELECTION OF LAND:

The following criteria, with or without modifications, shall be adopted for selecting the site(s)/location(s) for further negotiations for purchase of land:

- a) **The Location:** Within periphery of 5-10 kms from the GETCO substation in any of the Districts, preferably , Banaskantha, Patan, Sabarkantha, Surendranagar , Kutch Jamnagar, Aravalli in the state of Gujarat. Due weightage shall be given to the sites with high solar radiation.
- b) **Size of the Land :** About 370 acres. All Survey Numbers shall be adjoining to each other and preferably land shall be in single piece. (Offered land shall not be Gauchar, Gam tal and

simal) . If around 370 Acres land is not available at single location, in such case, GIPCL will also consider total land availability at two different location subject to feasibility of Power evacuation to nearest GETCO S/S for both the location separately.

- c) **Current land Status:** The land use of the offered land shall not be either agricultural or forest land . The land should be Free Hold/ NA and legally fit for using for Institutional activities including Solar Project. If Agriculture land is offered than responsibility of conversion to Non Agriculture shall be in the scope of seller/ land owner/s. GIPCL will give maximum 2 months time for conversion of land to NA and transfer with clear title in all respect from date of Sale Agreement. However preference shall be given to Freehold/ NA land suitable for Solar Project/ Industrial use.
- d) **Accessibility:** The location of site offered should draw its access from road.
- e) **Shape:** The shape of the land should be preferably regular. Narrow /uneven strip of land will not be given preference.
- f) **Topography:** It should be preferably even land other than Low-lying with water bodies/ hillocks.
- g) **Infrastructure:** The availability of Basic Infrastructure, i.e., Water supply, from nearby water canal shall be given preference.
- h) **Existence of permanent structures:** There should be no such permanent structures on the land offered for sale.
- i) **Type of land:** Status of land whether Freehold or Agriculture, Lease hold, Industrial etc. Transfer of land shall be preferably under section 63AA.
- j) Priority would be given to Land belonging to Public Sector units / Govt. Departments / Public Financial Institutions and as per preferred location given in above table. Further PSUs/ Govt. Departments may offer their land on long term lease for 30 years.
- k) GIPCL reserves the right to have negotiations with any or all, accept or reject any or all the EOIs or annul this process at any time without assigning any reason whatsoever.
- l) The applicants/ bidders may submit a brief write-up in support of their offers along with the EOI on the above lines.

4. GENERAL TERMS & CONDITIONS

Procedure for Selection of Land

- a. GIPCL shall open & scrutinize the EOIs submitted by the intending Developers/Land owners taking into consideration the selection criterion.
- b. The representatives of GIPCL shall visit the site for physical verification, location & observe the potential of the land etc. GIPCL subsequently may carry out due diligence or other verifications 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.
- c. The application(s) not accompanied by the documents as per the check-list (**Annexure-III**), is/are liable to be rejected.
- d. GIPCL 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 or annul this process at any time without assigning any reason for whatsoever reasons.
- e. GIPCL is not bound to give reasons for rejection of any of the EOI.
- f. The decision of GIPCL in this matter shall be final & binding on all the applicants.
- g. GIPCL shall issue LOI in the name of landowners on approval of proposal by GIPCL Management.
- h. GIPCL shall enter into an Agreement to purchase/long term lease on receipt of clear due diligence report and settlement of all terms & conditions.

- i. Subsequently a sale deed/ lease deed shall be executed on fulfillment of other conditions of the Agreement to purchase/ long term lease.
- j. Final measurement of area shall be done by DLR or Govt. Authorized Surveyor and same shall be acceptable to all the parties. Payment shall be made based on above certified measurement only.
- k. The stamp duty and registration charges payable on the Instrument of Transfer / Transfer Deed / Deed of Conveyance and any other documents towards the purchase/ Long Term lease of plot of land shall be borne by GIPCL.
- l. All the pending dues prior to purchase/ Long Term Lease will be borne by the Land Owner(s).
- m. PSUs and Govt. Departments shall be allowed to either sale or offer their land on long term lease rent for 30 years. All other bidders/land owners shall be allowed to offer their land only for outright sale to GIPCL.
- n. GIPCL may prefer/select/accept the proposal for any land in single or in combination to suit total requirement based on its own internal assessment. It will be entirely GIPCL's prerogative to access the land suitability from overall project feasibility aspects and its associated risk with respect to Solar Radiation, power evacuation, genuineness of proposal, likely issues of ROW etc. during Project execution phase, expected time for obtaining clearances etc to complete the project in stipulated time frame. GIPCL's decision in this regard shall be final and binding to all the bidders. Further GIPCL will not be under any obligation to disclose, intimate or justify its selection of land or any other matter submitted / received under this EOI.
- o. In case of long term lease, land will be returned to the Land Owner(s)/ Legal heirs on "As is where is" basis in case lease is not extended.

5. TERMS & CONDITIONS OF PAYMENT

- i) 100% of payment of the agreed cost will be released at the time of execution of Sale/Lease Deed in favour of GIPCL and compliance of all other terms & conditions of this document .
- ii) Applicable Stamp duties/ Registration charges shall be paid by GIPCL during transfer of land to GIPCL.

In case of long term lease the above terms will be applicable for first one year lease amount. Frequency of the lease rent payment for subsequent years will be as per mutually agreed terms.

The purchaser (GIPCL) shall make payment of total consideration as per above mentioned stages subject to applicable tax deducted at source and GIPCL will issue TDS certificate within a reasonable time.

- a) **Security Deposit** : Security Deposit in form of Bank Guarantee or Demand Draft (Payable in Favour of Gujarat industries Power Co Ltd, Vadodara) of an amount of Rs. 10000 per Acre (Rupees Ten thousand only per Acre) . Bank Guarantee shall be as per the format approved by the GIPCL from any nationalized Bank in favour of the "Gujarat Industries Power Company Limited" is to be submitted within 15 days of the execution of Agreement to Sell/Lease. The Bank Guarantee so submitted shall be valid for 12 (twelve) months from the date of execution of Sale Deed / Lease / Title Deed. **GIPCL reserve the rights to forfeiture of Performance Guarantee in case bidder/ authorized representative /Applicant / Land Owner fail to honor SALE /LEASE agreement at any given point of time.**

- b) **GIPCL shall release** payment by Cheque/RTGS, directly to the Companies/Owners owning land & in proportion to land holding of the company. In case the landowners are desirous of receiving payment through RTGS mode then they are requested to furnish requisite details.
- c) **GIPCL will not pay any brokerage to any person/Agent/Real Estate consultant for the proposed transaction/deal.**
- d) The landowners shall provide the dimensional plan of the site showing/duly marked the permanent structures with dimensions, HT/LT lines sectoral /other roads etc.
- e) In case the land parcel is not fenced, the owners shall fix the demarcation pillars of at least 2' height above ground level at the interval of 50' centre to centre along the boundary. The cost of the fencing/ fixing of pillars will be borne by the sellers.
- f) The land owner(s) shall obtain requisite permission from the respective local bodies of the state in respect of transfer of land/license in favour of GIPCL before signing of Agreement to Sell/lease, if applicable.
- g) The Agreement to Sell / lease shall be signed only if the due diligence report is positive or on compliance of the anomalies, if any, to the satisfaction of the law firm appointed by GIPCL. The fee to such Law Firm shall be paid by GIPCL only.
- h) Land owner(s) shall irrevocably and exclusively grant and transfer to GIPCL all the Development Rights in respect of Project.
- i) GIPCL shall not be under any obligation for providing direct or indirect employment to land owners who sale the land to GIPCL, including their family members at any time.

6. ARBITRATION:

In case of any dispute or difference arising in relation to meaning or interpretation of this order, the authorized official/representative of the GIPCL and the seller will address the disputes/differences for mutual resolution. The provisions of the Arbitration and Conciliation Act, 1996 will be applicable to the arbitration proceedings. The venue of the arbitration shall be at Vadodara. The cost of the Arbitration proceedings shall be shared equally by both the parties. The decision / award of the arbitrator shall be final and binding.

7. Jurisdiction:

All disputes arising out of this sale agreement / sale deed / lease deed or any other matter related this EOI are subject to the jurisdiction of Courts in Vadodara.

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

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

To
Mr. S N Purohit,
Addl. General Manager (BD & BO)
Gujarat Industries Power Company Limited (GIPCL),
P O Petrochemicals,
Dist Vadodara 391346

Sir,

Sub “EOI AND PRICE BID” FOR LAND AT _____ in response to your advertisement vide EOI No.: GIPCL/SOLAR/LAND/2017 dated October 8, 2017

I/We have downloaded the document for submission of EOI for sale of land from the official website of GIPCL. I/We hereby unconditionally accept the EOI conditions in its entirety for the sale of land. I/We understand that GIPCL intends to purchase land or on lease rent after due diligence of the offered site/location & related documents in the manner GIPCL 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 have 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 GIPCL shall, without prejudice to any other right or remedy be at liberty to forfeit the full said earnest money absolutely. I/We have also noted & accept the other circumstances or events or failure to perform in accordance with the terms of the EOI, which may call for forfeiture of EMD/ invocation of Bank Guarantee submitted by us.

The required earnest money deposit (EMD) of EOI document is enclosed herewith.

The required confirmation is as per format (ANNEXURE-2) is enclosed herewith.

Thanking you,

Yours faithfully,

Signature of applicant
Name with Seal.

CONFIRMATION BY THE APPLICANT

(Preferably on the letter-head)

TO WHOM SO EVER IT MAY CONCERN

I, _____ s/o _____, and r/o _____) on behalf of _____ (Name of the company, if applicable), that have submitted its EOI for sale of land at _____ (Location) confirms that;

1. The offered land stands mutated in the name of me /us /said company.
2. The offered land has a clear title and there is no dispute of any kind on this land.
3. The said land falls under the approved Master Plan of _____ (Name of Development Authority) having land use as _____. (Attach the copy of relevant Master Plan/ City Plan/Village plan showing the limit etc.)
4. The said offered land neither has been acquired nor is under any consideration for acquisition i.e. no land acquisition notice has been served till date by any of the authority.
5. Fixing of demarcation pillars / fencing exists defining the boundaries clearly/will be done on the said offered land before signing of Agreement.
6. The land is free from all kind of encumbrances.
7. The land is freehold/leasehold.
8. In case of the leasehold land the lease period starting from _____ is _____ years.
9. We further confirm that;

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

OR

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)/ Tehsil in anyone's favour.

OR

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

OR

A charge amounting to Rs. _____ has been / was created in favour of _____ through ROC/Tehsil 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).

D) No Development agreement has been done with any third party on the offered land.

OR

Development agreement had been done with M/s _____ on the offered land which has been expired as on date.

OR

Development agreement has been done with M/s _____ on the offered land which is still in force as on date.

Signature of the owner / Authorized representative

CHECK LIST OF DOCUMENTS

(Please put "tick" as applicable)

Sr. No.	Description	YES	NO	NA (NOT APPLICABLE)
1.	Survey Number Details issued by the Revenue Deptt. /Concerned local authority.			
2.	Copy of 7-12 issued by the Revenue Deptt. /Concerned local authority.			
3.	Copy of Form-6 issued by the Revenue Deptt. /Concerned local authority.			
4.	Copy of Form- 8A issued by the Revenue Deptt. /Concerned local authority.			
5.	Location plan of the plot w.r.t. the existing adjoining areas, Approach road, NH, Railway station, Water Canal, Sub Stations etc.(Preferably on Google map).Location of the plot marked on Master Plan/City Plan/ Village plan of that area			
6.	Location of the plot marked on the approved Master Plan/ Village Plan of the area.			
7.	Layout plan of the site showing all dimensions, permanent structures with dimensions, HT/LT lines, Sectoral /other roads , hillock, low lying area/ ponds etc.			
8.	Title documents of the land (sale deed / lease deed / mutation papers / allotment letter etc.)			
9.	Certificate from the local development authorities/ District Town Planner regarding permissible land use of offered land.			
10.	Copy of Jamabandi (Title) of land for last 30 years			
11.	Calculations for applicable stamp duty / registration fee for the offered land based upon the prevailing circle rates of that area issued by the Tehsil /Lawyer along with the copy of notification for circle rates.			
12.	Copy of the approved sanction plan (if available) of the offered land issued by the local authority.			
13.	A certificate from the local DM / L&DO / Land acquisition office /Circle office or any other concerned body / authority, certifying that the offered land has neither been acquired and nor under any proposed acquisition as on date.			
14.	Memorandum of Articles of Associations			
15.	EMD			
16.	Acceptance letter (as per Annexure I).			
17.	Confirmation by the applicant (as per Annexure-II)			
18.	FORM as Annexure _IV dully filled in.			
19.	Price bid form duly filled and signed			
20.	Any other document/ s required for in support of Clear Title of land ()			

Remarks: In case of Documents/ Details required as mentioned at Sr. No 7 to 13 are not readily available, Bidders/ Applicant shall give undertaking to provide same before signing of Sale/ Lease agreement with GIPCL.

ORGANIZATIONAL STRUCTURE

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.	
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 GIPCL	Name _____ Designation _____ Tel No. _____
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) Service Tax Reg. No.(Copies to be enclosed)	
8)	Any other information considered necessary but not included above.	
		Signature and Seal of Bidder / Applicant

Note: In "other details" if any of the registration/clearance is not applicable/exempted/not available with applicant the applicant shall submit an affidavit/undertaking stating that the same will be obtained before execution of the sale deed.

PRICE BID FOR EOI

To
Mr. S N Purohit,
Addl. General Manager (BD & BO)
Gujarat Industries Power Company Limited (GIPCL),
P O Petrochemicals,
Dist Vadodara 391346

Sir,

Sub: "EOI AND PRICE BID" FOR SALE / LEASE OF LAND

SECTION-1 (FOR SALE OF LAND)

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

- Locations (Village , Taluka , District) : _____
- Total Area of land in acre : _____
- Land Use : _____
- Nature of Land (NA/Free hold/Lease hold): _____

Sr No.	Name of Land Owner	Land Area in Acre	Survey nos.	Basic Rate in Rs. per Acre	Total Amount in Rs.

SECTION-II (FOR LONG TERM LEASE OF LAND) (Applicable to only PSUs / Govt. Departments/ Financial Institutions)

We are pleased to submit our EOI for the LEASE of land for minimum **30 (Thirty) years** as per following details:

- Locations (Village , Taluka , District) : _____
- Total Area of land in acre : _____
- Land Use : _____
- Nature of Land (Free hold/Lease hold): _____

Sr No.	Name of Land owner	Land Area in Acre	Survey nos.	Basic Lease Rate in Rs. per Acre per year	Yearly increment % age

Above quoted rate /amount in SECTION - I and/ or SECTION-II of the land includes the cost of followings:

- a) Providing motorable approach /road of appropriate width to the subject site, if already not available.
- b) Fixing of demarcation pillars, all around the periphery of plot.
- c) Cost of obtaining NOC/ License/ Zoning Plan from concerned local authority for sale/ transfer, if applicable.
- d) Cost of removing permanent structures, if any.
- e) Cost incurred in obtaining change in land use, if any.
- f) Financial implications, if any, arising out of the terms & conditions.

Thanking you,

Yours faithfully,

Signature of applicant.
Name with seal.