



Expression of Interest (Eoi)

For Empanelment of Agency for the work of Verification of land Title and Measurement of Land Parcels for development of various projects under the different verticals of MAHAPREIT in Maharashtra.

May 6, 2024

MAHATMA PHULE RENEWABLE ENERGY & INFRASTRUCTURE TECHNOLOGY LTD. (MAHAPREIT),

A Govt. of Maharashtra Undertaking

Pinnacle Corporate Park B-501, Next to Trade Center, Bandra Kurla Complex, Bandra East, Mumbai
400051.

<https://mahapreit.in>

Time Schedule for EoI

S. N	Particulars	Details
1	EoI No.	MAHAPREIT/REEM/EoI – 04/2024
2	Project name	Proposal for Empanelment of Agency for the work of Verification of land Title and Measurement of Land Parcels for development of various projects under the different verticals of MAHAPREIT in Maharashtra.
3	Total Land Required	10000 Acres
4	Cost of EoI Document (Non-Refundable)	Rs. 5000/- (+18% GST)
5	Registration Fee (Non-Refundable)	Rs. 50,000/- (+18% GST)
6	Security Deposit (Refundable)	Rs. 500/- per Acre
7	Start Date for downloading the EoI	06/05/2024
8	Last date of Submission of proposals in response to EoI	28/05/2024 at 15.00 Hrs
9	Time and date of Opening of EoI	28/05/2024 at 16.00 Hrs
10	Contact No. in case of any queries.	Contract No. 8879770691
11	Email Id for clarification of EoI	cgm.reem@mahapreit.in

Expression of Interest

Inviting

Proposal for Empanelment of Agency for the work of Verification of land Title and Measurement of Land Parcels for development of Solar/Wind projects in Maharashtra.

1) Background:-

MNRE, New Delhi has rolled out the scheme of Solar Park to fulfill the ambitious target of setting 100 GW Solar Plants in India. Also, Govt. of Maharashtra has announced the State Renewable Energy Policy 2020 to set up 17360 MW renewable energy projects in Maharashtra, out of which 10000 MW is projected from solar energy. Moreover, the Regulatory Commission has announced the Renewable Purchase Obligations (RPO) of 4.5 % for the year 2020-21 for purchase of Solar Power which is gradually increased to 13.5 % for the year 2024-24. Thus, the solar power generation from these Solar Parks will be helpful for fulfilling the Renewable Purchase Obligations (RPO) of MSEDCL.

Energy Department, GoM has also announced Chief Minister's Agriculture Feeder Solar Project Scheme to set up small capacity distributed solar plants to be set up adjacent to substations to feed solar power into the grid so as to make available the electric energy during day time to the farmers.

Two companies of Govt. of Maharashtra namely. MAHAGENCO and MSEDCL are being authorized to implement the scheme in Maharashtra so that small capacity solar plant from 2 MW to 10 MW capacity can be installed nearer to sub stations to feed the solar power to the agriculture feeders.

2) Information about the Corporation:-

I. Mahatma Phule Backward Class Development Corporation Limited, (A Govt. of Maharashtra Undertaking) Mumbai (hereinafter called MPBCDC).

The Government of Maharashtra has set up the "Mahatma Phule Backward Classes Development Corporation on July 10, 1978 under the Companies Act, 1956 with the main objective of accelerating the economic upliftment of the economically weaker families in the Scheduled Castes and Neo-Buddhist communities in the State of Maharashtra. The current authorized share capital of the Corporation is Rs 500 Crore. The ratio of share capital received from State and Central Government is 51:49.

II. Mahatma Phule Renewable Energy and Infrastructure Technology Ltd. (MAHAPREIT).

Mahatma Phule Backward Class Development Corporation Ltd (MPBCDC), Mumbai has formed a subsidiary company, Mahatma Phule Renewable Energy and Infrastructure Technology Limited (MAHAPREIT) in the month of April ,2021.

III. NAVYUG SCHEME:-

MAHAPREIT intends to implement "NAVYUG Scheme" to get the integrated, inclusive and comprehensive effects of all the input supports of MAHAPREIT company to the target beneficiaries of Mahatma Phule Backward Classes Development Corporation Limited as defined from time to time by Govt of Maharashtra. MAHAPREIT proposes to undertake projects under different verticals like Renewable Energy with Solar Power Projects, Green Hydrogen, Futuristic Energy Integration Projects, EV charging stations, Agro Processing value chain and Biofuels, RMC plants, Highway roads projects, Energy audits scheme, Environment and Climate Change, New and Emerging Technology projects especially in Software Technology and application based services and CSR projects. All the projects proposed to be undertaken by MAHAPREIT are self-sufficient on financing through proposed Mahapreit Alternative Infrastructure Fund (MAIF) and intended to be implemented through Channel partner mechanism called, Target Partners, Knowledge Partners and Capex partners. Target Partners shall be invariably individuals / companies/ Start up Entrepreneurs/ JV/ Partnership firms/ Consortiums / SHG/ women's groups belonging to exclusive or majority of the such entity to Scheduled Caste (SC) category highly skilled/ skilled/semi-skilled /unskilled beneficiaries as defined by MPBCDC and entitled as eligible to take benefits of MPBCDC schemes in general. **MAHAPREIT also intends to generate large scale EMPLOYMENT for all categories of available beneficiaries of MPBCDC** by linking them with above projects under different verticals and to allocate / utilize all the surplus revenues / profits from above projects/ activities to Scheduled Caste beneficiaries as may be directed by Govt. of Maharashtra in this behalf. **MAHAPREIT is also in process of launching Online Interactive beneficiaries Registration Platform called Navyug Beneficiaries Register (NBR)**. All beneficiaries' selection process and support mechanism including backward and forward linkages and logistical support will be carried out through NBR.

3) Land Requirement:-

- a) MAHAPREIT intends to develop 2500 MW Solar Power Plant in the State of Maharashtra. Approximately, 4 Acres of Land parcel is required to set up 1 MW Solar Project. Thus 10000 Acres or 4000 Hectare land parcels will be required by MAHAPREIT for 2500 MW Capacity Solar Project.
- b) Also, MAHAPREIT is undertaking various projects like Affordable Housing, Infrastructure, Establishment of Green Hydrogen Plant, Bio CNG Plant, EV Charging Stations, etc. under different verticals. As such, suitable land parcels will be required for implementation of these projects.

4) Identification of Land Parcels:-

MAHAPREIT will identify the land parcels available with Government bodies / local administration bodies / interested individuals, groups of individuals, institutions, organizations, trust, public bodies, companies, etc.

5) Scope of Work:-

- i. The Agency will visit & coordinate with District collectors, SDO, Tahsildars, Revenue Inspectors, Talathi & local authorities for verification of land title and measurement in their jurisdiction.
- ii. The Agency shall physically visit the sites of identified land parcels and verify the actual status of the land identified.
- iii. The Agency shall meet the concerned govt. authority, local body authority & farmers, etc. for collection of land documents e.g. 7/12 extracts etc.
- iv. **Legal verification:-**
 - a) The Agency shall verify the identified land documents with the help of the legal & revenue expert.
 - b) The Agency will carry out all work in relation to reading & understanding land plans, Revenue maps, Conversion of scales, field measurements, Site verification, Physical verification as per proposed revenue plan.
 - c) The Agency shall use the following documents for Title Investigation of Agricultural Land/Non-Agricultural land.
 1. Latest 7/12 Extract & Mutation Entries
 2. Maps:
 3. Village Form No. 6 /mutation entry
 4. 6 C Certificates Village
 5. Form No. 8
 6. 6. 8 A Extract Khate (Utara of Gat Scheme) & Ceiling Limit:
 7. Village Form No. 12
 8. Reservation on property
- v) **Land Measurement:-**
 - a) The Agency shall co-ordinate the work of joint measurement as per the procedure of the Revenue Department.
 - b) The Agency shall mark the boundary lines physically on the actual land parcels and put identification marks for proper identifications of land.
 - c) The Agency shall put the demarcation of the boundary lines on the map and submit the drawing to MAHAPREIT.
 - d) The Agency shall take up the matter with the Revenue Authorities to remove any obstruction or encroachment on the land parcels. The Agency shall ensure removal of obstruction and encroachments from the land parcels.

6) Qualifying Conditions: -

- i) The bidder shall be Firm / Companies under Company Act / Joint Venture/ Land Aggregator.
- ii) The bidder/firm shall have substantial experience for the work of land title verification and land measurement from Govt Department / Private Landowner/ Farmers for establishing any project.

OR

Bidder's one of the employee / Directors shall be experienced retired revenue officer above the rank of Deputy Collector at the time of his retirement.

- iii) The bidder/firm shall have an average financial turnover of Rs. 1.5 Crores during preceding five years i.e., FY 2018-19, FY 2019-20, FY2020-21, FY2021-22, and FY 2022-23. In this case the agency shall submit a certificate of Chartered Account (CA). If the bidder is a Startup/MSME, the bidder shall be exempted from the requirement of "Bidder Turnover" criteria subject to their meeting of qualifying condition mentioned in 6(iii). In case any bidder is seeking exemption from Turnover Criteria, the supporting documents to prove his eligibility for exemption must be submitted for evaluation.
- iv) The bidder shall have positive Net worth during the last FY 2022-23. CA Certificate shall be attached.
- v) The bidder should not be blacklisted by any Central or State Government or Public sector undertaking in India.
- vi) The Bidder shall submit copies of PAN & Service Tax Registration.

7) Terms and Conditions for EoI:-

- i. The interested bidders may send their proposal to MAHAPREIT in Physical form to the office of MAHAPREIT, 5th Floor, Pinnacle Corporate Park, Near Trade Centre, BKC, Bandra (East), Mumbai.
- ii. The interested bidders may also send their queries by email on the email ID cgm.reem@mahapreit.in / Contract No. 8879770691.
- iii. The last date of submission of proposal against this EoI is 28/05/2024 up to 3 pm.
- iv. MAHAPREIT reserves the right to reject land locations if not found suitable after carrying out primary assessment survey.
- v. Any disputes or differences that may arise out of or in connection with this agreement, shall have exclusive jurisdiction of Mumbai Court.
- vi. MAHAPREIT reserves the right to reject any or all proposals in part or full without assigning any reasons.
- vii. Bidders is required to furnish data as per Annexure – I and attached the same with offer.

8) Communications:-

8.1 All communications including the submission of Proposal should be addressed to:

Executive Director (Admin),

B-501 Pinnacle Corporate Park, Next to Trade Center, BKC Bandra (East), Mumbai – 400051.

8.2 All communications, including the envelopes, should contain the following information, to be marked at the top in bold letters:

Name of the Project “Proposal for Empanelment of Agency for the work of Verification of land Title and Measurement of Land Parcels for development of various projects under the different verticals of MAHAPREIT in Maharashtra.”

9) Submission of Proposal:-

9.1 The bidder shall submit the Proposal in **ONLY IN HARD BOUND FORM** with all pages numbered serially and by giving an index of submissions. Each page of the submission shall be initialed by the Authorized Representative of the Applicant as per the terms of the EoI.

9.2 The Proposal will be sealed in an outer envelope which will bear the address of MAHAPREIT Authority, and the name and address of the Agency. It shall bear on top, the following:

“Do not open, except in presence of the Authorized Person of the Authority” If the envelope is not sealed and marked as instructed above, the Authority assumes no responsibility for the misplacement or premature opening of the contents of the Proposal submitted and consequent losses, if any, suffered by the Applicant.

9.3 The completed Proposal must be delivered on or before the specified time on Proposal Due Date. Proposals submitted by fax, telegram or e-mail shall not be entertained.

10) Bid process and modality:-

a) The EoI will be evaluated on the basis of the qualifying conditions mentioned in this EoI and the qualified bidders will be empaneled.

b) **Cost of EoI document:-** The bidder has to pay Rs.5000/- plus 18% GST as cost of EoI document through e-payment gateway. (RTGS / NEFT)

c) **Registration Fee (Non-refundable):-** The bidder has to pay Rs. 50,000/- plus 18% GST as registration fee through e-payment gateway. (RTGS / NEFT)

d) **Security Deposit (Refundable):-** The bidder shall deposit a security deposit of Rs. 500/- per Acre after assigning the work. The bidder has to deposit a security deposit through e-payment gateway. (RTGS / NEFT)

e) **The Bank details are as follows:-**

- i) Name of Organization:- Mahatma Phule Renewable Energy and Infrastructure Technology Limited.
- ii) Name of Bank :- ICICI Bank, MIDC, Andheri(East), Mumbai.
- iii) Account No. :-054405500470
- iv) IFS Code :- ICIC0000544

f) The offer without cost of EoI document and registration fee shall not be considered for evaluation & shall be outrightly rejected.

11) Financial Offer:-

MAHAPREIT will obtain the financial offer (Price Quote) from the empaneled Agencies separately, after identification of land on a case-to-case basis.

Executive Director (Admin)
MAHAPREIT

Qualifications Criteria Chart to be submitted by the bidder

S. N	Qualifications criteria	Information to submitted by the bidder
1	The bidder shall be Firm / Companies under Company Act / Joint Venture/ Land Aggregator. (Relevant document to be attached)	_____
2	The bidder/firm shall have substantial experience for the work of land title verification and land measurement from Govt Department / Private Landowner / Farmers for establishing any project. OR Bidder's one of the employee / Directors shall be experienced retired revenue officer above the rank of Deputy Collector at the time of his retirement. (Relevant document to be attached)	_____
3	The bidder/firm shall have an average financial turnover of Rs. 1.5 Crores during preceding five years i.e., FY 2018-19, FY 2019-20, FY2020-21, FY2021-22, and FY 2022-23. In this case the agency shall submit a certificate of Chartered Account (CA). If the bidder is a Startup/MSME, the bidder shall be exempted from the requirement of "Bidder Turnover" criteria subject to their meeting of qualifying condition mentioned in 6(iii). In case any bidder is seeking exemption from Turnover Criteria, the supporting documents to prove his eligibility for exemption must be submitted for evaluation. (Relevant document to be attached)	_____
4	The bidder shall have positive Net worth during the last FY 2022-23. CA Certificate shall be attached. (Relevant document to be attached)	_____
5	The bidder should not be blacklisted by ant Central or State Government or Public sector undertaking in India. (Relevant document to be attached)	_____
6	The Bidder shall submit copies of PAN & Service Tax Registration. (Relevant document to be attached)	_____
7	Whether cost of EoI document is paid? (please attached the receipt)	Yes / No
8	Whether registration fee is paid? (please attached the receipt)	Yes / No

Date:-

Place:-

Signature of the bidder

Name of the bidder

Seal of the bidder