

Eoi Title :- Expression of Interest (Eoi) for obtaining land parcels from farmers, group of farmers, agriculture co-op societies, legal entities or body corporates for creating land banks on long term lease basis or outright purchase basis or any suitable terms in the state of Gujrat for development of renewable energy / solar power projects of MAHAPREIT.

Eoi No:- MAHAPREIT/REEM/Eoi – 06/2025

MAHAPREIT 's Clarifications to the Pre-bid Queries.

S. N	Clause & Page No	Existing Clause	Queries	MAHAPREIT Clarifications
1	M/s. Ravi Soni Associates, Rajkot.			
a)	Processing Fee for Qualified Bidders (Page no. 2, Sr. No. 6)	Rs. 1,00,000 (Rs. one lakh) for minimum 400 acres of land at one location and incremental Rs. 25,000/- for every 100 acres or part thereof for only legal entity, and body corporates. The processing fee for non-qualified bidders will be refunded to them.	PF for Qualified Bidders is Rs. 1.00 Lac. Whether the said fees is to be paid by all bidders at the time of submitting Bids or after the Bidders is Qualified/selected.	Processing Fee is only for legal entity, and body corporates. The Processing Fee is to be paid at the time of submitting Bids.
b)	Security Deposit (Page 2, Sr. No. 7)	Security deposit at rate of 1% (One) of the land cost in the form of Performance Bank Guarantee (PBG) shall be payable at the time of lease deed / sale deed.	Security Deposit of 1% of the Land Cost in form of PBG is to be submitted at the time of Lease/Sale. Please clarify that which party shall give PBG to which party, and if possible, purpose for the same. Whether the PBG will be given to the Farmers/ Landlord by the MAHAPREIT or vice versa.	MAHAPREIT will act as a facilitator. Hence, land aggregator / land owner should give PBG to MAHAPREIT. This PBG will act as the performance security and to ensure that the bidders shall not withdraw or left the process in between.
c)	Feasibility of land parcels (Page 4, Clause no. 4 (v))	v) It should be technically suitable & feasible for Solar Power Projects having adequate solar radiations.	Solar Radiation:- Please give the chart of acceptable standards of Solar Radiation, if possible.	This is only to ensure that the land locations offered should have proper solar radiation required for the solar project as per existing practice and norms.
d)	Feasibility of land parcels	viii) The minimum size of the land parcel should be 400 Acres at single	Minimum Parcel of Land:- Minimum parcel of Land should be 400 Acres.	The land less than minimum will not be acceptable.

	(Page 5, Clause no. 4 (viii))	location for RE projects.	Whether the land less than minimum will be acceptable, If yes, how much minimum land shall be accepted. Whether 400 Acres can be given in two or more phases. Whether 400 Acres of Land can be given in two or more different locations.	Since, the land is intended for solar projects, which requires continuous land parcels. Hence, phased land distribution or multiple locations are not acceptable for solar projects.
e)	Feasibility of land parcels (Page 5, Clause no. 4 (x))	x) The registered applicant agency shall submit a Preliminary Report to MAHAPREIT highlighting the details to ascertain the suitability of land parcels for the solar projects and other projects.	Preliminary Report:- A Preliminary Report to highlighting details of land parcels is <u>when</u> to be submitted to MAHAPREIT. Kindly provide FORMAT OF PRELIMINARY REPORT, if possible.	If you have conducted a feasibility survey for the proposed land parcel, please submit a Preliminary Report with your proposal. Alternatively, you may submit it at the later stage if you found to be qualified bidder. This is only to ensure that the offered land parcels should not get rejected at later stage or not found suitable for the solar project.
f)	Qualifying conditions (Page 5, clause no. 5 (iii))	iii) The bidder shall have substantial experience in identifying the land parcels and had identified & acquired at least 400 Acres of Land Parcels from Govt. Department / Private Landowner/ Farmers for establishing preferably any RE/ solar/wind project However, this condition will not be applicable to farmers / Group of farmers / Agriculture co-op societies.	Farmer who arrange land parcel:- Farmers are allowed to participate in this Tender process. Whether One is a farmer and he arranges for the Land Parcel, whether he is allowed to arrange land parcel in which he does not hold any land but he can arrange the same.	Yes, the farmer is allowed to arrange land parcel. However, if the arranger is the farmer then it will be treated as group of farmers and in case of the arranger is not farmer in such case, he/she will be treated as aggregator.
g)	_____	_____	Time Line / Process of Land Acquisition:- Please let us know that once, the proposal are submitted with MAHAPREIT, - In how much time Land Parcels shall be shortlisted and finalised. - In how much time Other process of acquisition shall	MAHAPREIT has presently signed MoU / Agreement with various Govt. entities like NTPC Green Energy, Naiyeli Lignite Corporation, HPCL, IOCL, etc. The offered land parcels will be

			be completed.	finalized only after the approval of solar projects from these entities or any other Govt. Department. It is expected that at least six months time period will be required for this process subject to suitability of land parcels.
h)	_____	_____	If land on Lease Agreement, Terms of Lease :- As Term is proposed for 30 years, what will be other Terms of Lease such as:- - Landlords' Scope of Work. - Increment in Lease Rent every year - Lock-in-Period - Fitment Period, if any. - Lease Agreement Registration Expenses, including Stamp Duty, etc. payment by MAHAPREIT - Security Deposit provided by MAHAPREIT, if any.	If the land is on lease agreement, following terms will be applicable for lease. 1) Lease period – 29 Years and 11 months. 2) Lease Rent – Rs 50,000/- per year per Acres as per GR dt 08/05/2023 of GoM. 3) Increment – 3% per year. 4) Stamp duty registration fees as per Govt. norms and rules. 5) Security deposit as per Clause no. 14 (e) of EoI.
i)	_____	_____	If Land on Outright Sale Basis:- - What will be Terms of Payment for Outrights Sale of Land Parcel. (Full or Tranches) - Stamp Duty, & Other All Expenses to be borne by whom - If payments are done in tranches, Any Security Deposit provided unless all tranches are paid	Land on Outright Sale basis : 1) Terms of payment will be decided on mutually agreed basis. 2) Stamp duty registration fee, etc. will be as per Govt. norms and rules. 3) Security Deposit as per Clause no. 14 (e) of EoI.
j)	Last date of		Time Period Allowed by Mahapreit:-	The last date of submission is

	submission of proposals in response to EoI (Page no. 2, Sr. No. 10)	_____	The Last Date for submission of proposal is 25.08.2025.i.e. 20 days. The submission of proposal involves various documents and consent which is to be collected and signed by each landlord. Generally, it needs more time for completing such all documents to be submitted, hence, if any extension in time is given by MAHAPREIT.	extended up to 23/09/2025 at 3 PM. The date of opening is 24/09/2025 at 16.00 Hrs.
k)	_____	_____	Brokerage / Consultancy Fees, etc.:- Whether MAHAPREIT pays any Brokerage Charges or Consultancy Fees for the arranging, accumulating and acquisition of Land Parcels, please clarify and give details, if any.	The land acquisition charges of Rs. 18,000/- per acre will be paid to the successfully qualified land aggregator for the work of land acquisition.
2	M/s. Raviraj Green Energy Pvt. Ltd., Rajkot.			
a)	Land Lease Period (Page no. 6, Clause no. 7)	MAHAPREIT will acquire the land parcels on long lease period of 30 Years.	Lease Tenure:- As per Pg. 6, Point 7, it is proposed to prepare the lease for 29 years 11 months instead of 30 years, in accordance with Gujarat State norms which do not permit a 30-year lease. Kindly confirm if this modification is acceptable under the tender conditions.	The lease for 29 years 11 months instead of 30 years, in accordance with Gujarat State norms is acceptable.
b)	Feasibility of land parcels (Page 5, Clause no. 4 (x))	x) The registered applicant agency shall submit a Preliminary Report to MAHAPREIT highlighting the details to ascertain the suitability of land parcels for the solar projects and other projects.	Submission of Preliminary Report:- As per Pg. 5, Point 4.10, please clarify the exact stage at which the Preliminary Report is to be submitted — along with the bid submission, post issuance of LoA but prior to agreement signing, or after agreement execution.	If you have conducted a feasibility survey for the proposed land parcel, please submit a Preliminary Report with your proposal. Alternatively, you may submit it at the later stage if you found to be qualified bidder. The format for preliminary survey report is attached herewith. This is only to ensure that the offered land parcels should not get rejected at later stage or not found suitable for the solar project.

c)	Qualifying Conditions (Page no. 5, Clause no. 5 (ii))	ii) In case of applicant / bidder is legal entity / body corporates or Aggregator, in such cases the bidder shall have at least 50% of Land parcel (in acres) offered, Agreement to sale documents or Sale deeds or Consent letters signed by landowners / Farmers and verified by witness of the bidder employee authorized to witness by bidder entity for authorizing the bidder to allow procurement of said land by said bidder entity. The copy / format of Consent letters is available on Mahapreit web site. In case of Agricultural co – op society as bidder, the society shall submit duly passed and issued board resolution of managing body in that effect which will be examined with parent department of land owning authority / concerned district collector with respect to such regulations/ terms and conditions (along with Govt of Gujarat land use policy for RE projects) of land grants to such Agriculture Co-op society before considering such proposal.	50% Land Parcel Consent Requirement:- The clause states that at least 50% of the land parcel offered should have consent letters signed by landowners/farmers, verified by an authorized employee of the bidder entity. Kindly clarify at which stage of the bid process this proof is required — at EoI submission, at RfP submission, or post-award but before commencement of project execution.	This will be required post award but before commencement of project execution and signing of land lease agreement.
d)	Payment of Land Lease Rent (Page no. 6, Clause no. 9)	MAHAPREIT will pay the land lease rent to the landowner on yearly basis from the date possession of the land and signing of land lease	The payment terms to the awardee are not clearly specified. Kindly confirm: ○ Whether payments will be made in tranches. ○ If yes, the milestone-linked percentage allocation	MAHAPREIT will pay the land lease rent to the landowner on yearly basis from the date of possession of the land and signing of land lease

		agreement.	(e.g., upon LoA, upon financial closure, upon commissioning). ○ The timelines for payment release after each milestone.	agreement.
e)	_____	_____	Brokerage & Service Charges:- For land procured by the awardee for the MAHAPREIT project, please confirm who will bear the brokerage and service charges — the awardee, MAHAPREIT, or whether the cost will be shared.	The land acquisition charges of Rs. 18,000/- per acre will be paid to the successfully qualified land aggregator for the work of land acquisition.
f)	Security deposit (Page no. 8, Clause no. 14 (e))	Security deposit at rate of 1% (One) of the land cost in the form of Performance Bank Guarantee (PBG) shall be payable at the time of lease deed / sale deed.	Security Deposit Refund:- The security deposit amounting to 1% of the total project cost — please clarify at which stage this will be refunded. Will it be after successful commissioning, after the defect liability period, or post completion of lease execution?	The security deposit will be refunded after the completion of land acquisition process and signing of lease agreement.
g)	_____	_____	Stamp Duty Cost:- Kindly confirm who will bear the stamp duty cost during lease or sale execution. As per applicable rules, the rate varies for the first 10 years and the subsequent 10 years. Please also confirm the applicable cost-bearing model and payment timeline.	MAHAPREIT will bear the cost of Stamp duty as per Govt. norms and rules.
3)	Additional information to be submitted by the bidder			
	1. The bidder has to submit Annexure I & II along with all relevant documents as mentioned in the annexures. 2. This Expression of Interest (EoI) is only for empanelment of the agencies. The Bidders should not mention any financial quote or terms in their proposals. It will be called separately.			

LAND FEASIBILITY SELECTION CHECK LIST FOR SOLAR PV PROJECT

Sr .No.	Discription	
1.	SITE LOCATION	
2	DATE OF VISIT	
3	SITE COORDINATES	
4	VILLAGE	
5	TALUKA	
6	DISTRICT & STATE	
7	DETAILS OF SITE & LAND	
8	AREA OF LAND	
9	SHAPE OF LAND (PATTERN)	
10	OWNERSHIP OF LAND	
11	TYPE OF LAND	
12	NATURE OF LAND INDUSTRIAL, AGRICULTRAL	
13	TOPOLOGY OF LAND CONTOUR MAP	
14	SOIL TEST	
15	TYPE OF SOIL	
16	LAND DEVELOPMENT COST	
17	NEAREST TOWN /CITY	
18	DISTANCE FROM NEAREST HIGHWAY	
19.	DISTANCE FROM NEAREST APPROCH / VILLAGE ROAD	
20.	TYPE OF APPROCH ROAD	
21.	SIZE OF APPROCH ROAD	
22.	AVAILABILITY TO ACCESS TYPE OF VEHICLE	

23	NEAREST RAILWAY ST.	
24	NEAREST AIRPORT	
25	NEAREST SUBSTATION	
27	DISTANCE FROM SUBSTATION TO SITE	
28	TYPE OF SUB STATION	
29	DETAILS OF SUBSTATION	
30	COORDINATES OF SUB STATION	
31	OWNER OF SUBSTATION DISCOM/TRANSCO	
32	AVAILABLE VOLTAGE LEVEL 11/33/66/220KV OR	
33	CONNECTIVITY VOLTAGE FOR PROPOSED PLANT	
34	SOLAR IRRADIATION AVAILABLE AT SITE	
35	WIND STUDY AT PROPOSED PLANT SITE	
36	RAINFALL HISTORY AT PROPOSED SITE	
37	PRESENT CAPACITY OF GRID SUBSTATION	
38	RATING OF TRANSFORMER AT GRID SUB STATION	
39	SPACE AVAILABILITY FOR BAY EXTENSION AT GRID SUBSTATION	
40	GROUND WATER TABLE	
41	AVAILABILITY OF WATER THROUGH OUT THE YEAR	
42	NEARBY WILD SANTURY	
43	OBSEVATION AND RECOMMEDATION	