



Expression of Interest (Eoi)

For empanelment of Individual Farmer, Group of Farmer's, Farmer's Company, Farmer's Self-help groups (SHG), Farmer's Cooperative Society, Farmer's Producer Organization (FPO), Any Legal Entity or Any Individual for Land Acquisition on long term lease basis or outright purchase basis for development of various projects under the different verticals of MAHAPREIT in Maharashtra.

10th March, 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 – 03/2024
2	Project name	For empanelment of Individual Farmer, Group of Farmer's, Farmer's Company, Farmer's Self-help groups (SHG), Farmer's Cooperative Society, Farmer's Producer Organization (FPO), Any Legal Entity or Any Individual for Land Acquisition on long term lease basis or outright purchase basis 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	10/03/2024
8	Date and Time of online / Offline Prebid Meeting	18/03/2024
9	Last date of Submission of proposals in response to EoI	28/03/2024 at 15.00 Hrs
10	Time and date of Opening of EoI	28/03/2024 at 16.00 Hrs
11	Contact No. in case of any queries.	Contract No. 8879770691
12	Email Id for clarification of EoI	cgm.reem@mahapreit.in

Expression of Interest

Inviting

For empanelment of Individual Farmer, Group of Farmer's, Farmer's Company, Farmer's Self-help groups (SHG), Farmer's Cooperative Society, Farmer's Producer Organization (FPO), Any Legal Entity or Any Individual for Land Acquisition on long term lease basis or outright purchase basis for development of various projects under the different verticals of MAHAPREIT in Maharashtra.

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 in to 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 the 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.

1) Information about the Corporation:-

I. Mahatma Phule Backward Classes 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 Bio fuels, 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.

2) Land Requirement of MAHAPREIT:-

- 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.

3) Features of land Parcels:- The land parcels should have following features.

- 1. It should be free from all encumbrances and with legally clear titles.
- 2. It should be barren, not so fertile and arid land and contour of land shall be flat & uniform as far as possible.
- 3. It should be easily approachable from existing roads.
- 4. It should be non-forest /deforested land and should be beyond 5.00 Km. limit of National Sanctuary, Tiger Project, Reserved Forest, etc.
- 5. It should be technically suitable & feasible for Solar Power Projects.

6. It should be free from obstructions and encroachments.
7. The land parcels shall be in the periphery of 10 KM of the MSETCL High Voltage (HV) substations located in Maharashtra.
8. The land shall be preferably barren land.
9. The minimum size of the land parcel should be 200 Acres at single location.
10. The bidder will coordinate with District collectors, SDO, Tahsildars, Revenue Inspectors, Talathi & local authorities for land acquisition in their jurisdiction.
11. The bidder shall submit a Preliminary Report to MAHAPREIT highlighting the details to ascertain the suitability of land parcels for the solar projects and other projects.
 - Major features of the Location of the Plot.
 - Copy of Survey of India TOPO Sheet showing the Location.
 - Monuments & Tombs and Archeological sites, if any falling in the Plot.
 - Trees-Number & Type, Buildings & structures encountered in the Plot.
 - Quarries, if any in the vicinity.
 - Land under endowments, if any.
 - Litigation and critical issues, if any.
 - Water body, if any.

4) Qualifying Conditions: -

- i) The bidder shall be Individual Farmer / Group of Farmer's / Farmer's Company / Farmer's Self-help groups (SHG) / Farmer's Cooperative Society / Farmer's Producer Organization (FPO) / Any Legal Entity or Any Individual.
- ii) The bidder shall have substantial experience in identifying the land parcels and had identified & acquired at least 1000 Acres of Land Parcels from Govt Department / Private Landowner/ Farmers for establishing any past solar/wind project.

OR

Bidder's one of the employee / Directors shall be experienced retired revenue officer from above the rank of Deputy Collector at the time of his retirement who has substantial experience in land acquisition and bidder's one of the employee / Directors shall be from electrical engineering background.

- iii) The bidder 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 4(ii). 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.
- vii) **Exemption to Qualifying conditions:-** The above qualifying conditions at Clause no. 5 (ii to vi) are exempted to individual farmer, group of farmers, farmers Self-help Groups (SHG), farmer's cooperative society or any individual.

5) Availability of Land Parcel:- The land parcels can be obtained from Individual Farmer / Group of Farmer's / Farmer's Company / Farmer's Self-help groups (SHG) / Farmer's Cooperative Society / Farmer's Producer Organization (FPO) / Any Legal Entity or Any Individual either on outright purchase or land lease rent basis.

i. Land Parcel on Land Lease Rent Basis:-

As per GR of Energy Dept. GoM, dt. 08/05/2023, the land parcels can be obtained from Govt. Department / Revenue Land or Private land on lease rent basis of Rs. 1,25,000/- per hectare or 6% of ready reckoner rate, whichever is higher with provision of 3 % escalation annually."

ii. Land Parcel on Outright Purchase:-

- a) The land parcels can also be obtained from the Govt department / Revenue land on outright Purchase on the ready reckoner rate.
- b) If the suitable land parcels of Govt. Department / Revenue land are not available, the land parcels can be obtained from the private land owners on outright purchase on the basis of the rate obtained against the Expression of Interest (Eoi).

6) Land Lease Period: - MAHAPREIT will acquire the land parcels on long lease period of 25 Years.

7) Land Lease Rent:- Govt. of Maharashtra has released GR No. dt for paying land lease rent to the landowner at the rate of Rs 1,25,000/- per Hectare per year.

8) Payment of Land Lease Rent: - MAHAPREIT will pay the land lease rent to the landowner on a monthly or yearly basis as the case may be from the date possession of the land and signing of land lease agreement.

9) 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 28/03/2024 up to 3 pm.
- IV. MAHAPREIT reserves the right to reject the proposal / proposals for the 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. The bidder shall furnish the land and other details as per Annexure-I and Annexure-II and submit with the offer with all relevant documents.
- VIII. MAHAPREIT has already empaneled some land aggregators / companies against its previous EoI. The bidders against this EoI will be empaneled in addition to earlier empaneled agencies for land acquisition work.

10) Communications:-

- 11.1 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.

- 11.2 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 Individual Farmer, Group of Farmer’s, Farmer’s Company, Farmer’s Self-help groups (SHG), Farmer’s Cooperative Society, Farmer’s Producer Organization (FPO), Any Legal Entity or Any Individual for Land Acquisition on long term lease basis or outright purchase basis for development of various projects under the different verticals of MAHAPREIT in Maharashtra.”

11) Submission of Proposal:-

- 12.1 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.

- 12.2 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.

- 12.3 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.

12) Bid process and modality :-

- a) The EoI will be evaluated on the basis of the qualifying conditions mentioned in this EoI.
- 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 has to pay a security deposit of Rs. 500/- per Acre 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, registration fee & security deposit shall not be considered for evaluation & shall be outrightly rejected.

13) 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