

OMC LTD

Invitation of Expression of Interest (EoI) for purchase of land.

Expression of Interests (EoI) are invited for purchase of minimum Ac. 5-20 private non-forest land preferably at Mouza Raikela or Bairkela nearer to Damalin/ Barasuan area under Lahunipada Tahasil in the district of Sundargarh from the interested Non- ST/SC land owner/owners having absolute title and possession over the land for sale of their land/ premises for the purpose of expansion of a colony of Kurmitar Iron Ore Mines of Odisha Mining Corporation Ltd. The land should be preferably of Gharabari Kisam and should be other than Jalasay / water bodies, in one or more compact patches and free from all encumbrances, located with approach road facilities and without high tension electricity lines passing over or its adjoining land offered to be sold.

For details you may visit the website www.omcltd.in

Special Officer,
ODISHA MINING CORPORATION LTD.
Head Office: Post Box No.34,
Bhubaneswar-751 001, Odisha
Contact No.[0674-2377433](tel:0674-2377433)

OMC Ltd

Check list

Invitation of Expression of Interest (EoI) for purchase of land for Kurmitar
Iron Ore Mines.

EoI No. _____

Dated: **22.07.2020**

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Notice of Expression of Interest (EoI)

Dated: **22.07.2020**

Sub: - Invitation/Expression of interest for purchase of land for Kurmitar Iron Ore Mines.

OMC Ltd, a gold category state PSU invites EoI from the interested land owner(s) having clear and absolute title and unencumbered possession there over for sale of their land/premises with detailed particulars as under.

Sl. No.	Particular	Details
1	Name of the work	Purchase of land
2	Cost of EoI Document	Rs 1000/- (One thousand only)
3	Mode of payment of EoI Document	In shape of Bank draft /Bankers cheque in favour of The OMC Ltd payable at Bhubaneswar.
4	Availability of EoI Document	On OMC website i.e. www.omcltd.in and Regional Office, Koira or Mines Office, Kurmitar.
5	Last date of submission of EoI	04.09.2020, 3.00 PM
6	Date of opening of EoI	10.09.2020
7	Place of submission of EoI	H.O. OMC Ltd Bhubaneswar / Regional Office, Koira / Mines Office, Kurmitar.
8	Opening of EoI	AT -ODISHA MINING CORPORATION LTD. Head Office: Post Box No.34, Bhubaneswar-751 001,
9	Mode of submission of EoI Document	May be submitted by hand or through post/courier so as to reach before the due date and time vide Sl. No. -5.

Complete EoI Document is available on OMC website i.e. www.omcltd.in and the same can be downloaded. OMC shall not be liable for any postal delay whatsoever in receipt of EoI Document, and EoI received after the stipulated date and time shall not be entertained. EoI submitted without cost of EoI document will be summarily rejected. Priority would be given to the lands located in one compact area. **No brokers will be entertained.**

OMC reserves the right to have negotiations with any or all, accept or reject any or all of the person's offering EoIs. This process of calling for EoIs, may be rejected at any time without assigning any reason therefore.

INSTRUCTIONS TO THE APPLICANTS

Submission of EoI

The EoI is to be submitted in two separate sealed envelopes and both the envelopes are to be put in another bigger envelope. This bigger envelope is to be superscribed as **"EXPRESSION OF INTEREST FOR SALE OF LAND"** and should be duly sealed and delivered at the following address before the scheduled date and time **04.09.2020, 03.00 P.M.**

**Special Officer,
Odisha Mining Corporation Limited,
Head Office: Post Box No.34, Bhubaneswar-751 001,**

Or

**A.K. Pradhan,
Regional Manager OMC,
Regional Office Koira, Sundargarh, Pin-770048.**

Or

**B.C. Mallick,
Mines Manager, Kurmitar Iron Ore Mines,
OMC Ltd., At – Khandadhar, Po – Barsuan,
Dist – Sundargarh, Pin - 770041**

Envelope-I superscribed as "Technical inputs" for sale of land shall contain the followings:

1. Cost of EoI document.
2. Acceptance letter for un-conditional acceptance of the terms and conditions of EoI as per Performa given in this document at **Page 15-16.**

3. Brief profile of the applicant / owner of the land showing the following –
 - Name of the owner(s) of the land / premises/ Directors of the Company/ Managing Director of the partnership firm with brief organization chart, if any;
 - Memorandum and Article of Association in case of company.
 - Registered deed of Partnership firm
4. Confirmation by the applicant on the format placed at **Page-17-19**

duly signed and stamped by the owner(s) / authorized person.
5. Complete EoI document as downloaded from website, Corrigendum/

Addendum, if any, duly filled in, signed and stamped on each page by

applicant.
6. Any other information as required to be submitted along with the EoI.
7. Copy of documents as per check list.
8. Present status of the premises.
9. Document/Proofs evidencing possession of the Land offered to be sold.
10. Non-encumbrance certificate at least 10 years from the

concerned Registering Authority.
11. Be it noted that OMC may require any other information on data

from the Land owner on assessment of the EoI. If such information or

data is not furnished, the EoI shall be treated as non-responsive.

Envelope-II to be super scribed as price bid and general information for sale of land as follows.

INSTRUCTIONS TO THE APPLICANTS ON SUBMISSION OF EoI.

1. The EoI received after the due date and time shall not be considered and shall be returned to the applicant unopened.
2. OMC shall not be responsible for any postal or other delay and applicant should take care to ensure submission of EoI at the 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 Proforma forming part of EoI documents have to be duly filled-in signed and/or stamped by the applicant.
5. An applicant can submit any number of EoIs, in his individual name, or as a power of an attorney holder of any entity, as a Director of a company or as a partner of a partnership firm. But each EoI must be in a separate envelope submitted with the Cost of EoI document for each case.
6. Applicant who has any query, about this proposal may send their queries through **e-mail id** rcsethi@odishamining.in within 10 days(**till 31.07.2020**) of the publication of the EoI. Any query received after

such date line shall not be entertained. A meeting shall be arranged at the head office, Bhubaneswar within 20 days of publication of the EoI to sort out all queries. Land owners or their duly authorised representative shall remain present in such meeting.

Opening of EoIs:

The sealed offers/EoIs will be opened by OMC in the HO of the OMC at Bhubaneswar on **10.09.2020** at **03.00 P.M.** either in presence of land owners or their authorised representative.

7. The owner(s) of the land /premise(s) are required to clarify the observations raised by the agency carrying out the due-diligence on behalf of OMC within specified time.
8. The rates offered by the owners of the land shall initially remain valid for a period of 180 days. The validity of offers may require extension of time with the consent of the owner.

Mere submission of offers/EoI will not be treated as acceptance/validity of the offer. The land/premise(s) will be selected based on evaluation of offers considering various factors as mentioned in the technical information/ criteria of evaluation. Further, the applicant(s) may note that OMC is not bound to purchase land/premise(s) from the shortlisted offers.

9. The owner(s) of the land/premise(s) should preferably submit EoI directly; else, EoI must accompany an authorization letter duly issued by the land/premises owner in favour of the Person/agency/partner submitting the EoI.
10. If group of individuals own the land, preferably all the authorized representative (s) of such companies / individuals / partners should sign the EoI documents. An authorization letter in favour of the persons signing on behalf of all the companies / individuals/partners must accompany the EoI. In case only one person, authorization letter in favour of person signing the EoI is to be duly attested by Notary Public.
11. OMC reserves the right to negotiate (through single or multiple rounds of negotiations) the price/rate with any or shortlisted or all the intending applicants.
12. The unilaterally revised offer/rates received from the applicants after conclusion of the process of negotiations, shall not be entertained under any circumstances.
13. Conditional bids shall be rejected.
14. Canvassing in any form will automatically disqualify the offer.

CRITERIA FOR SELECTION OF LAND

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

- **The Location:** Within the urban/Semi-urban limit with availability of public amenities
- **Size of the Land:** about 5 – 20 Acres.
- **Current land use:** The Land use of the offered land should be suitable for carrying out development of colony in respect of Kurmitar Iron Ore Mines.
- **Accessibility:** The location of site offered shall indicate its access to the major road/public road.
- **Shape:** The shape of the land should be preferably square in size/ rectangular. Narrow strip of land will not be given preference.
- **Topography:** It should be preferably even shaped land and not Low-lying/ water bodies or hillocks. The level or contour of the land shall ordinarily be even.
- **Frontage:** Good frontage should be available
- **Infrastructure:** The availability of Basic Infrastructure, i.e. Water supply, Sewerage, electricity & Storm Water Drainage, fencing / boundary wall etc, will be preferred.

- **Existence of permanent structures:** Details may be mentioned with legal status.
- **Type of land:** Status of land whether Freehold or leasehold or of any other nature.

The applicants / bidders may submit a brief write-up in support of their offers along with the EoI on the above lines.

Procedure for Selection of properties

15. OMC shall open & scrutinize the EoIs submitted by the intending Developers/land or premises owners/ authorised representative taking into consideration the selection criteria.
16. The representatives of OMC shall visit the site for physical verification of location & to observe the status of land / premises. OMC subsequently may carry out due diligence or other verifications for its satisfaction, for which all assistance shall have to be provided by the applicant/ premises owner(s) including ownership documents and chain of documents.
17. The application not accompanied by the documents as per the check-list will be rejected.
18. The OMC 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.
19. OMC is not bound to give reasons for rejection of any of the EoI.
20. The decision of OMC Management in this matter shall be final & binding on all the applicants.

21. The OMC shall notify the name of land/premise(s) owner(s) on approval of his / their EoI.
22. OMC shall enter into an Agreement to purchase on receipt of clear due diligence report and settlement of all terms & conditions.
23. Subsequently a sale deed shall be executed on fulfilment of conditions of the Agreement to purchase.
24. The stamp duty and registration charges payable on the Instrument of Transfer/ Transfer Deed/ Deed of Conveyance and any other documents towards the purchase of premises shall be borne by OMC.
25. All the pending dues in regard to the land offered to be sold prior to purchase will be borne by the premises owners & to be cleared before agreement to purchase or registration of the sale deed.

TERMS & CONDITIONS OF THE PAYMENT

26. OMC will make payment of the land / premises to owners based upon agreed price and as per Act/Rules governing registration of the land offered to be sold / decided to be purchased.

27. The purchaser OMC shall make payment of total consideration money as per above mentioned subject to applicable tax deducted at source and OMC will issue TDS certificate within a reasonable time as applicable.
28. OMC shall release payment by Cheque/BD/RTGS, to the Companies/Owners of premise. In case the premises owners are desirous of receiving payment through RTGS mode then they are requested to furnish requisite details i.e. Bank mandate and the fees payable for the RTGS.
29. OMC will not pay any brokerage to any person/Agent/Real Estate consultant for the proposed transaction/deal.
30. The Agreement to Sell shall be signed only if the due diligence report is positive or on compliance of the anomalies, if any, to the satisfaction of OMC.
31. **Jurisdiction:**
- Jurisdiction will be decided as per law.

Envelope I

ANNXURE -I

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

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

Sir,

Sub "EoI AND PREICE BID" FOR SALE OF LAND AT _____ IN
RESPONSE TO YOUR ADVERTISEMENT VIDE EoI NO. _____ DATED
_____.

I/We have downloaded the document for submission of EoI for purchase of land by OMC from the official website of OMC. I/We hereby unconditionally accept the EoI conditions in its entirety for the sale of premises. I/We understand that OMC intends to purchase land after due diligence of the offered site/location & related documents in the manner OMC 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 remarks / conditions (except

unconditional rebate on price, if any) in the EoI enclosed in the respective Envelope and the same has been followed in the present case.

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

Thanking you,

Yours faithfully,

Name with seal

Envelope I

ANNEXURE-II

CONFIRMATION BY THE APPLICANT FOR LAND

TO WHOM SO EVER IT MAY CONCERN

I, _____ S/o, D/o, W/o _____ and r/o _____
_____) on behalf of **EXPRESSOIN OF INTEREST FOR SALE**
OF LAND at _____ (Location) confirms that;

1. The offered land stand mutated in the name of my /our / aforestated Company / aforestated Partnership.
2. The offered land has/have a clear title in my name /our name/in the name of the company/ in the name of the partnership and there is no dispute of any kind in respect of the said land / premises, before any court of law or any other forum.
3. The said land falls under the approved Master Plan of local Authority, namely _____/does not come under any master plan.
4. The lands are free from all kinds of encumbrances/encroachment or possessing incidents.
5. The property is freehold / leasehold.(Strikeout which is not applicable)

6. In case of the leasehold the lease periods starting from _____ is _____ years.

7. We further confirm that;

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

OR

We had taken a loan, against the offered land amounting to Rs. _____ (Rupees _____) 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. _____ (Rupees _____) from _____ (Name /address of the financial institution), out of which an amount of Rs. _____ (Rupees _____) is outstanding as on date and that on payment of such outstanding payment amount, the said land will be released from such encumbrances.

(Please attach a certificate from the financial institution or any other entity confirming the outstanding loan and that it shall be released from all encumbrances as soon as the balance outstanding loan amount is paid.

(B) No charge has been created on the said offered land through Registrar of Companies (ROC)/in anyone's favour.

OR

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

OR

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

Signature of the owner / Authorized representative

Envelope I

ANNEXURE-III

CHECK LIST OF DOCUMENTS FOR EOI FOR LAND

(Please put 'tick' as applicable)

Sl. No.	DESCRIPTION	YES	NO	NA
1	Location plan of the plot w.r.t. the existing adjoining areas, Approach road, NH, Railway station, Bus stand, Markets etc. (Preferably on Google map). Location of the plot marked on Master Plan/City Plan of that area.			
2	Location of the plot marked on the approved Master Plan / City of the area if applicable.			
3	Layout plan of the site showing all dimensions, permanent structures with dimensions, HT/LT lines, Sectoral / other roads, hillock, low lying area ponds etc.			
4	Title documents of the land (sale deed / lease deed / mutation papers / allotment letter etc.)			
5	Certificate from the local development authorities /local bodies/ District Town Planner regarding permissible land use of offered land, where required.			
6	Copy of Khata No. / Khasra plan, issued by the Revenue Authorities / Concerned local authority.			
7	Copy of Jamabandi (Title) of land for last 30 years.			
8	Attested copy of E.C. for 30 years obtained from S.R. office, covering till the date of advertisement. Calculations for applicable stamp duty/ registration fee for the offered land based upon the prevailing rates that			

	are issued by the Sub-Registrar Office along with the copy of notification of rates.
9	Copy of the approved sanction plan (if available) of the offered land issued by the local authority.
10	A certificate/ official information from the local DM / Land acquisition office / Tahasil office, certifying that the offered land has neither been acquired nor under any proposed acquisition as on date.
11	Memorandum and Articles of Associations in case of companies etc.
12	Acceptance letter (as per ANNEXURE-I)
13	Confirmation by the applicant (as per ANNEXURE-II)
14	FORM as ANNEXURE-IV dully filled in on price bid.

Envelope II

ANNEXURE-IV

PRICE BID OF EoI FOR LAND

Sir,

Sub: "PRICE BID"FOR SALE OF LAND AT (location).

Ref.: Advertisement Vide EoI No.

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

- a) Locations: (Mouza) :
- i. Khata No. (s)
 - ii. Plot No. (s).....
 - iii. Extent of land under each khata
 - iv. Status (Satwa).....
 - v. Kissam.....
- b) Area of land (in sqft & Acre) :
- i) In figure
 - ii) In words
- c) PRICE BID
- Quoted Rate (Land rate and part thereof) :
- i) In figure : Rs.
 - ii) In words :
- d) Total quoted amount for land of area sqft/ Acre: Rs.

Quoted amount in Rs. words

Signature of the Owner

Note:

Short of Pre-Page Note:

- 1) Price Bid should be type written. Hand written price bid will be rejected.
- 2) Quoted amount mentioned in Rupees (Rs.) in word will prevail over quoted amount Rs. mentioned in figure in case of disagreement.
- 3) In case of disagreement in between calculation (i.e. Sl. No.b in multiplication with Sl. No. K) with total Quoted amount as mentioned in Sl. No. L then calculation Sl No. (bXK) will prevail over Sl. No.2.
- 4) Xerox copies of sale deed(s), R-O-R(s), rent receipt(s), EC for 30 years , etc of the land intended to be sold be furnished,
- 5) Any other necessary and relevant details pertaining to sale should also be furnished by the intending bidder.
- 6) The maximum extent of land that can be offered for sale by the intending bidder shall also be specified,
- 7) The ownership and possession details of the land or part thereof should be specified by the intending bidder,
- 8) The land offered to be sold must be free from any legal prohibition/ hindrances/ encumbrances etc.

Above quoted rate amount of the land includes the cost of followings:

- i. Cost of obtaining NOC/ License/ Zoning plan from concerned local authority for sale / transfer, if applicable
- ii. Cost of removing permanent structures, if any.
- iii. Cost incurred in obtaining change in land use, if any.
- iv. Financial implications, if any, arising out of the terms & conditions.

Thanking you,

Yours faithfully,

Place:

Date:

Signature of applicant
Name with seal