

EXPRESSION OF INTERESTS

FOR

**ACQUISITION OF VACANT LAND BY CONSENT FOR CONSTRUCTION
OF 5000 BEDED HOSPITAL AND ALLIED PURPOSES**

**MUNICIPAL CORPORATION OF GREATER MUMBAI
(LAND ACQUISITION DEPARTMENT)**

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1) **Background :-**

After the outbreak of corona pandemic, Municipal Corporation of Greater Mumbai is working day and night for controlling the spread of virus and providing best possible health services to the citizen of Greater Mumbai. MCGM so far has promptly responded to the health crisis arising out of corona pandemic by providing holistic solution right from health infrastructure, making available best of the doctors and health workers for treatment of the virus affected citizens. MCGM implemented 5T covid-19 response process i.e. testing , tracing, triaging and containment, treatment, transparent communication and further implemented I.T. based solution for capturing all the essential details pertaining to covid-19 and making it available effectively to the citizens. Most of the processes are online which includes notifying availability of beds and allotment of beds to the virus affected citizens. MCGM took initiative for augmenting the existing health infrastructure as well as constructing jumbo facility at various places in Greater Mumbai. Considering the large scale requirement of beds, MCGM is instrumental in putting up 22756 beds capacity out of which, 1738 beds are ICCU, 11250 beds are oxygenated O₂ , 1054 beds are ventilator beds.

For dealing with pandemic like covid-19 availability of large well equipped health care facility is of out most important. There was a covid task force meeting which was attended by with Hon'ble Chief Minister and Hon'ble Municipal Commissioner, MCGM scheduled on 20.07.2020 at 8.30 p.m. One of the topic of discussion was to

establish a 5000 beded well equipped large hospital which will cater during pandemic situation to a large number of patients. The Municipal Commissioner, MCGM proposed that a suitable land parcel may be identified and acquired to establish the 5000 beded hospital.

The proposed 5000 beded hospital may be located in the Suburban Region of Mumbai Corporation so that it serves population of Mumbai as well as patients coming from Mumbai Metropolitan Region. Further, the location of the proposed hospital should be in close proximity to either Eastern Express Highway or Western Express Highway abating D.P. road not less than 90 ft. for having direct access.

**MUNICIPAL CORPORATION OF GREATER MUMBAI
(LAND ACQUISITION DEPARTMENT)**

2) Notice Inviting Expression of Interest (EOI)

Municipal Corporation of Greater Mumbai hereby invites Expression of Interest (EOI) from the interested and willing land owner/ developer having clear and marketable title of their land for construction of 5000 bedded hospital and allied purposes.

Sr. No.	Description	Remarks
1.	Name of work	Acquisition of vacant land
2.	Cost of EOI document	Rs.5,000/-
3.	Earnest Money Deposit (E.M.D.)	Rs.50,00,000/-
4.	Mode of Payment of EOI document and EMD	To be deposited separately in the form of only Demand Draft/ Pay Order drawn in favour of “The Municipal Corporation of Greater Mumbai” payable at Mumbai
5.	Availability of EOI document	On the MCGM website i.e. www.portalmcgm.gov.in with effect from 30thJuly 2020
6.	Last date of submission of EOI	10thAug 2020, Monday
7.	Date of opening of EOI	14thAug 2020
8.	Place of submission of EOI	ma@mcgm.gov.in
9.	Mode of submission of EOI	A complete proposal along with all details to be submitted online on e-mail ID “ma@mcgm.gov.in”

Complete Expression of Interest document is available on the MCGM website “www.portalmcgm.gov.in under tender link and same can be downloaded.

MCGM shall not be liable for any delays whatsoever in receipt of EOI document and EOI received after the stipulated date and time shall not be entertained. EOI submitted without prescribed EMD and cost of EOI document will be summarily rejected.

Priority would be given to lands which have absolutely clear title without any encroachments. No Brokers please.

The MCGM reserves the right to have negotiations (in respect of price) with any or all, accept or reject any or all of the EOIs received or annual this process at any time without assigning any reason whatsoever.

3) Scope & Eligibility of EOI :-

Any land owner/ developer having undisputed vacant land excluding CRZ/ ND2/ forest land of any kind with clear and marketable title minimum 20 acres in size located in Suburban Region of Mumbai Corporation. The land should be located in close proximity to either Eastern Express Highway or Western Express Highway and desirable that the plot be abating D.P. road of not less than 90 ft. for having direct access. Such land owner/developer may submit their Expression of Interest online as per the request made by MCGM.

4) Submission of Proposal :-

The Expression of Interest (EOI) shall have to be submitted in two stages.

Stage-I :-

The land owner/developer shall have to submit his proposal along with all required necessary documents/ Annexure on e-mail ID “ma@mcgm.gov.in” which should include the following :-

1) Acceptance letter for un-conditional acceptance of the terms and conditions of EOI as per prescribed format given in this document (ANNEXURE-I).

2) Brief profile of the applicant/owner of the land showing the following :

a) Name of the applicant/ owner/developer of the land with brief organization chart.

b) Memorandum and article of association in case of a company.

- 3) Confirmation by the applicant as per prescribed format (placed at Annexure-II) duly signed and stamped by the owner(s)/ developer(s).
- 4) Complete EOI document as downloaded from website, corrigendum/addendum if any, duly filled in, signed and stamped on each page by applicant (Technical part will be treated as Incomplete without this).
- 5) Copy of power of attorney (PoA)/Partnership Deed/ Board Resolution) duly attested by Notary public, authorizing the person who signs and submits the EOI.
- 6) Copy of the receipt of the payment showing payment of property tax etc.
- 7) Any other information as required to be submitted along with the EOI.
- 8) Copy of documents as per check list (Annexure-III).
- 9) Present status of the land with plans duly certified by the Architects.
- 10) Organizational structure (Annexure-IV)
- 11) Technical information (Annexure-V)

Stage-II :-

The land owner/developer shall have to scan the demand draft copy payable against Earnest Money Deposit(EMD) i.e. Rs.50,00,000/- and cost of EOI i.e. Rs.5,000/- and uploaded along with Stage-I documents and shall submit the original demand drafts in Envelope to MCGM before opening of the bid.

5) Criteria for selection :-

The following criteria with or without modifications, shall be adopted for short listing of the land.

- a) The location, ambience, approach roads, distances to public amenities, zone as per D.P.
- b) Landmark
- c) Title of the land offered through EOI
- d) Statutory compliance of the land
- e) Facilities and amenities like electricity and water supplies, MEP/ HVAC/ Sewerage/ landscaping, etc. available / to be provided.
- f) Present status
- g) Reservations, if any.
- h) Authorized representative / committee shall visit the site for physical verification and ascertaining the land status.

Further, preference would be given to the following :-

- I) Premises with good frontage and approach roads having proximity to Western/Eastern Express Highway and abating 90 ft. D.P.road.

II) Location of the land

In addition, the land should be situated in earmarked institutional/commercial area in specified locations with congenial environment and close proximity to various public amenities.

The land will be shortlisted based on the above factors.

The owner(s)/ developer may submit a brief write-up in support of their offers along with the EOI on the above lines.

6) Mode of Acquisition :-

After finalizing the land parcel, subjected land under reservations shall be acquired under Section 126 (1)(a) & (b) of Maharashtra Regional and Town Planning Act and remaining land shall be acquired by mutual consent through negotiation. A committee constituted by Municipal Commissioner shall decide the compensation as may be payable to the land owner / developer.

7) General terms and conditions :-

1) MCGM shall open and scrutinize the EOIs submitted by the applicant/ intending Developers/ Land Owner(s)/ authorized representative taking into consideration the selection criteria.

2) The representatives of MCGM shall visit the site for physical verification, location and observe the status of land as well as whole area. MCGM subsequently may carry out due diligence or other verifications for its satisfaction, for which all assistance shall have to be provided by the applicant/ owner(s) including ownership documents and chain of title documents.

3) The application(s) not accompanied by the documents as per the Check list (Annexure-III) duly filled in , stamped and signed, is/are liable to be rejected.

4) The MCGM reserves the right to accept or reject any or all the applications, or negotiate for reduction in the quoted/ expected price with any or all the applicants or annual this process at any time without assigning any reason for whatsoever reasons. Further, the area of land required may reduce depending on actual requirement

and hence MCGM may not acquire full land parcel and may finally acquire part of the land selected.

5) MCGM is not bound to give reasons for rejection of any of the EOI.

6) The decision of MCGM in this matter shall be final and binding on all the applicants.

7) MCGM shall issue notice under MRTP 126(1)(a) & (b) Act to the land owner whose land parcel is finally selected for reserved lands and negotiations shall be held for left out portion of the unreserved land.

8) A consent award for acquisition of reserved land under MRTP shall be passed following due process and unreserved land shall be obtained by way of conveyance deed in favour of MCGM.

9) All the pending dues with respect to the proposed land acquisition shall be sole responsibility of the land owner /developer.

10) MCGM shall not pay any advance amount of whatever nature for acquisition of land.

11) The land owner/developer shall have to get title verification, survey measurement done from appropriate authority at his cost.

12) Consideration of the land proposed to be acquired shall be released on completion of acquisition process and only after satisfaction of MCGM regarding right title interest and statutory compliances as may be required.

13) MCGM shall release payment only by Account Payee Cheque/ RTGS to the legitimate owner of the land.

14) MCGM shall not pay any brokerage to any person/ agent / real estate consultant for the proposed acquisition / transaction.

8) Other General Instructions :-

1) The EOIs received after the due date and time shall not be considered and shall be returned to the applicant unopened.

2) MCGM shall not be responsible for any postal or other delays and applicant should take care to ensure the submission of EOI(s) at above mentioned place before due date and time.

3) All alterations, erasure(s) and/or over writing(s), if any, should be duly authenticated by the person signing the EOI.

4) All proforma 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 EOIs, but each EOI must be in a separate sealed envelope containing sealed “Technical Inputs” and “Financial Offer” therein as well as accompanied with requisite amount of EMD and cost of EOI document jfor each case.

6) Applicant who has any query about this proposal may send their queries to e-mail address ma@mcbgm.gov.in or may contact Mr.Bhaiyyasaheb Behere, Dy.Collector (LA) of MCGM on land line number 022-22754800 or Mobile No. 8108151596 during office working hours.

7) Opening of EOIs : The sealed offers/ EOIs (only Technical bids) will be opened by appropriate authority on behalf of the MCGM on 14thAug at 4.00 p.m. in the office of Municipal Architect Worli Engineering Hub, Mumbai office at MCGM.

If the applicants wish to remain present during said opening of sealed offers, the applicants in person or their authorized representatives may attend the same.

8) Legal due diligence of land offered for sale shall be done by the MCGM.

9) Title deed and/or such other property documents (conferring clear and absolute ownership , free from any encumbrances) in respect of the land offered through EOI with all applicable statutory clearances.

10) The applicant / owner(s) is/are required to clarify the observations raised by any agency/ individual carrying out legal due diligence on behalf of the MCGM within specified time.

11) The rates offered by the applicant *owner(s) shall initially remain valid for a minimum period of 45 days from the date of opening of the EOIs. The validity of offers may also require extension of time with the consent of the applicant/owner(s).*

12) Mere submission of offers/ EOIs will not be treated as acceptance/ selection of the offer. The property will be selected based on detailed analysis and evaluation of offers considering various factors including those mentioned in the technical information/ criteria of evaluation. Further, the applicants may note that the MCGM is not bound to purchase any of the land from the shortlisted offers.

13) EMD of the unsuccessful applicants shall be refunded without any interest only after finalization of the proposal/ short-listing/

cancellation of the process. EMD of the successful applicant will be adjusted in the total consideration without any interest.

The EMD deposited by the applicant/owner(s) along with EOI shall be liable for forfeiture in the following events and reasons.

a) If the applicant/ owner(s) fail to get title deed/ property ownership related other statutory documents, No objection Certificate (NOC), Completion/occupancy certificate etc. (as applicable in case of land) if any from the respective local bodies or the concerned statutory authority in respect of transfer of license/development rights etc., whatsoever in favour of MCGM within stipulated period.

b) If the applicant/owner(s) increases the quoted rates during negotiations or at any stage.

c) If the title of property is defective and the applicant / owner(s) fails to rectify the defect/ anomaly(ies) pointed out by the MCGM/ appointed law firm, within provided time.

d) If the applicant/ owner(s) withdraws the submitted EOI.

e) If the applicant/ owner(s) after submission of EOI imposes condition(s), such conditional offers are not acceptable.

f) Non fulfilment of any or all of the conditions by the applicant / owner(s).

14) The owner(s) should preferably submit EOI directly; else, the EOI must accompany an authorization letter duly issued by the legitimate owner of the property offered through EOI in favour of the applicant, i.e. the person/agency submitted the EOI.

15) If group of individuals/ companies own the property offered by EOI, 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/ an 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 duly attested by Notary Public.

16) The MCGM reserves the right to negotiate (through single or multiple rounds of negotiations) the price/rate with any or shortlisted or all the intending applicant(s).

17) The unilaterally revised offer/rates received from the applicants, after conclusion of the process of negotiations, shall not be entertained under any circumstances.

18) Conditional bids shall be rejected.

19) Canvassing in any form will automatically disqualify the respective offer/EOI submitted.

FORMAT FOR ACCEPTANCE LETTER ANNEXURE-I

ANNEXURE-I

**ACCEPTANCE LETTER TO BE SUBMITTED BY THE APPLICANT/
AUTHORISED REPRESENTATIVE OF COMPANY/INDIVIDUAL
(PREFERABLY ON LETTER HEAD OF THE COMPANY/INDIVIDUAL
OWNING LAND)**

To,
The AMC(Project)

Sir,

**Sub :- EOI AND PRICE BID” FOR ACQUISITION OF LAND
IN RESPONSE TO YOUR ADVERTISEMENT VIDE
EOI NO. _____ 2020 DATED ___ JULY 2020**

I/We have downloaded the document for submission of EOI for acquisition of land from the official website of the MCGM. I/We hereby unconditionally accept the EOI conditions in its entirety for acquisition of land. I/We understand that the MCGM intends to acquire an appropriate size land after due diligence of the offered site/ location/premises & related documents in the manner, MCGM 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 has been followed in the present case.

In case any provision of the EOI document is found violated at any time after opening of the Envelope, I/We agree that the EOI shall be summarily rejected and MCGM shall, without prejudice to any other right or remedy be at liberty to forfeit the full amount of said earnest money (EMD) absolutely. I/We have also noted and accepted the other circumstances or events of failure to perform in accordance with the terms of the EOI, which may call for forfeiture of EMD submitted by us.

The required Earnest Money Deposit (EMD) and cost of EOI document are enclosed herewith.

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

Thanking you,

Yours faithfully,

Signature of applicants

Name with seal

FORMAT FOR CONFIRMATION BY APPLICANT ANNEXURE-II

**CONFIRMATION BY THE APPLICANT FOR LAND
(Preferably on the letter head)**

TO WHOMSOEVER IT MAY CONCERN

I, _____ (S/o _____ and
R/o _____) on behalf of _____ (Name of the
company, if applicable) that have submitted to EXPRESSION OF
INTEREST (EOI) FOR ACQUISITION OF LAND
at _____ (Location) confirm that
(Please put 'tick' as applicable)

1. The offered land is registered and _____ in the name of
me/us/said company
2. The offered land have a clear title and there is no dispute of any
kind on this land and/or premises offered through EOI.
3. The said land falls under _____ the approved Master Plan
(DP2014) of local authority regulatory body(ies).
4. The land are free from all kind of encumbrances
5. The property is freehold _____ (please clearly specify)
6. In case of leasehold, the lease period starting from _____(date)
is valid _____ years
7. We further confirm that :
 - a) We have not taken any loan on the offered lands

Or

**We have taken a loan, against the offered land,
amounting to Rs._____ from _____ (name, address
of the financial institutional) out of which an amount of
Rs._____ is outstanding as on date(PI attach certificate from
the financial institution confirming the present outstanding amount)**

**b) No Charge has been created on the said offered land through
registered of companies(ROC) in anyone's favour.**

Or

**A charge amounting to Rs._____ was created in favour of
_____ through ROC, which stands cleared as on date[PI attach
necessary supporting document(s)] or**

**A charge amounting to Rs._____ has been / was created in favour
of _____ through ROC , which is still in force [PI attach necessary
supporting documents]**

**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 (PI submit details as applicable and also attach
supporting documents)**

Signature of the Owner(s)/Authorized Representative (with seal)

ANNEXURE –III**CHECK LIST OF DOCUMENTS FOR EOI FOR LAND
(Please put tick' as applicable)**

SR. No.	ITEM DESCRIPTION	Yes	No	N.A. (Not Applicable)
1.	Location plan of offered land where the land is situated w.r.t. the existing adjoining areas, Approach road, NH, Railway station, Bus stand, Market etc. (preferably on Google map) and Site Plan.			
2.	Location of the plot of land marked on the approved Master Plan / City Plan of that area.			
3.	All revenue records pertaining to land such as Property card, CTS Map imposed on D.P.sheet, 7/12 extract, Ferfar record, etc.			
4.	Title documents of the land [Sale Deed Lease Deed / Conveyance Deed Mutation Certificate Allotment & Possession Letters etc.]			
5.	Certificate of Architect			
6.	Memorandum and Articles of			

	Association			
7.	EMD and Cost of EOI document.			
8.	Acceptance Letter (as per ANNEXURE-1).			
9.	Confirmation by the applicant (as per ANNEXURE-I).			
10.	FORM as ANNEXURE-I duly filled-in.			
11.	FORM as ANNEXURE-V duly filled-in.			
12.	PRICE BID form duly filled-in, signed and Separately SEALED in another envelope.			
13.	Copy of the Sanctioned Plan of Layout			
14.	Any other pertinent document information, the applicant / owner(s) may like to submit mention.			

Format for land owner/developer details Annexure-IV :-

Sr.No.	Item Description	Information inputs/ details
1	Name and address of applicant with Telephone No., Mobile No., fax No. & E-mail address	
2	Legal status of the Applicant(attach copies of original documents defining the legal status	
	a) A proprietary firm	
	b) A partnership firm	
	c) A limited company (Private or public) or corporation	
	Individual	
3	Name of Directors/ Partners with their addresses Telephone number, mobile number, Fax, E-mail address(es)	
4	Name and Designation of individual authorized to act for the organization	
5	Name/Designation/ Telephone No. of the person to contact in case of any clarification required by the MCGM	
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, provide the details of court cases going on.	

7.	Other details :-		
	a)	PAN	
	b)	GST/ VAT/ Service Tax Reg.No. (Copies to be enclosed)	
8.	Any other information considered necessary but not included above.		
			Signature & seal of Applicant

Note : In “Other details”, if any of the registration/clearance is not applicable/ exempted/ not available, the applicant shall submit an Affidavit/ Undertaking to that effect or stating that the same will be obtained (as per requirement and to the best satisfaction of the MCGM) before participating in final selection against this tendering process and prior to issuance of any Letter of Intent (LOI).

Signature : _____

Name : _____

Seal : _____

Annexure-V

TECHNICAL INFORMATION FOR EOI FOR LAND

Sr.No.	Particulars	Inputs
1.	Details of Land :- (a) Details of about land (in case of land) : - Size of plot of land - Land used pattern - Allowable FAR - Allowable Ground Coverage	
2.	Area of the land with setback/Reservations	
3.	SPECIFICATIONS	