

**HP BUILDING & OTHER CONSTRUCTION WORKERS WELFARE
BOARD THAKUR VATIKA, LOWER KHALINI, SHIMLA-171002**
Phone No. 0177-2620210, 2625084, 2629807 Fax No. 2620256
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No. BOCW/Estt./POL & O.A.(345)/SML/2015-Vol-II- 11196 Dated:-09/03/2022

NOTICE OF EXPRESSION OF INTEREST (EOI)

Subject: - Invitation of expression of Interest for purchase of Land for Office Accommodation in and around Shimla Town.

Himachal Pradesh Building and other Construction Workers Welfare Board has been constituted by the Government of Himachal Pradesh under the provision of Section 18(1) of the Building and other Construction Workers (RE & CS) Act, 1996. This Board invites EOIs from the interested parties/owners having clear and absolute title for sale of their land in and around Shimla Town to the Board for construction of Board's Head Office Building.

1.	Name of work	Purchase of land for office accommodation
2.	Cost of EOI document	Rs. 500/- (Five Hundred) (Non Refundable)
3.	Mode of Payment of EOI document	To be deposited in the form of Account Payee Bank Draft in favour of the "Secretary-cum-CEO", H.P. Building & Other Construction Workers Welfare Board and payable at Shimla on or before 24.03.2022 upto 5 P.M.
4.	Availability of EOI document	Can be downloaded from website hpbocwb.nic.in or obtained from HPBOCW Welfare Board Office at Khalini, Shimla-02 on any working day from 11.03.2022 to 24.03.2022 upto 5PM.

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5.	Last date of submission of EOI	24 th March, 2022 upto 05:00PM
6.	Date of opening of EOI's	25 th March, 2022 at 11:00AM
7.	Place of submission / opening of EOI's	Himachal Pradesh Building and other Construction Workers Welfare Board, Thakur Vatika Khalini, Shimla-02
8.	Mode of submission of EOI documents	May be submitted by hand or through post/courier so as to reach before the due date & time in sealed cover.

General Terms & Conditions Board relating to Land requirement;

- Minimum land required in single chunk 10-15 bigas.
- The land should be suitably located in or around Shimla Town and well connected by road & public Transport including HRTC.
- The land purchase committee constituted by the Board shall visit the site for physical verification and suitability of construction of HPBOCW Head Office building & other associated buildings. The Land mass should have enough open parking space. The Board shall subsequently carry due diligence or other verifications for its satisfaction, for which all assistance shall have to be provided by the applicant including ownership documents and other related documents.
- Land should not be far from residential area and other utilities like, Schools, Colleges, Hospitals & daily need market.
- Land title should be clear & free from all encumbrances.

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- Desirous applicants should submit letter of consent alongwith land papers like latest Jamabandi, Tatima etc. showing clearly share of land owner etc. alongwith the application format attached at '**Annexure-A**'
- The applicant should indicate tentative offer price/rate of land.
- Complete EOI document is available on Boards website i.e. hpbocwb.nic.in and same can be downloaded or can be obtained from the Boards office by paying Rs.500/- by 24th March, 2022 upto 5.00 PM.

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**Secretary-cum-C.E.O,
HP BOCW, Welfare Board
Khalini Shimla -2.**

A: INSTRUCTIONS TO THE APPLICANTS;

Submission of EOI

The EOI is to be submitted in sealed envelope superscripted as “**EXPRESSION OF INTEREST FOR SALE OF LAND**” and delivered at the following address before the scheduled date and time i.e. **24th March, 2022 by 5.00PM.**

**Secretary-cum-C.E.O,
HP BOCW, Welfare Board
Khalini, Shimla -2**

Envelope for Sale of Land shall contain the followings:

1. Cost to EOI document.
2. Acceptance letter for un-conditional acceptance of the terms and condition so EOI as per Performa given in this documentat (ANNEXURE-I).
3. Name of the applicant & Land Owner(s).
4. Confirmation by the applicant (on the format placed at (ANNEXURE-II) 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. Copy of power of attorney/partnership deed, duly attested by Notary Public Authorizing the person who signs & submit the EOI.
7. Any other information as required to be submitted alongwith the EOI.
8. Copy of documents as per checklist(ANNEXURE-III)
9. Present status of the Land.
10. The EOIs received after the due date and time shall not be considered and

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shall be returned to the applicant unopened.

11. The Board shall not be responsible for any postal or other delays and applicants should take care to ensure the submission of EOI at place before the due date and time.
12. All alterations, erasure(s) & over-writings, if any, should be duly authenticated by the person signing the EOI.
13. All Performance form in part of EOI documents should be duly filled-in, signed and stamped by the applicant.
14. An applicant can submit any number of EOI, but each EOI must be in a separate envelope accompanied with requisite amount of Cost of EOI document for each case.
15. Applicant who has any query about this proposal may send their queries through e-mail i.e. hpbcwwboard@gmail.com.
16. If group of individuals own the Land then all the Owners should sign the EOI or submit letter of authority in favour of a person. An authorization letter in favour of the persons signing on behalf of an individual must accompany the EOI. In case only one person is signing on behalf of all the individual then all such individual shall issue an authorization letter in favour of person signing the EOI duly attested by Notary Public.

CRITERIA FOR SELECTION OF LAND

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

- The location, ambiance, approach roads, distances to public amenities
- Sunny Site and suitable location for office purpose.
- The title of the land should be absolutely free from all encumbrances.



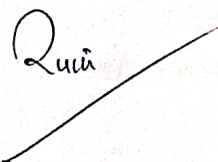
GENERAL TERMS & CONDITIONS

1. The HPBOCW Welfare Board 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.
2. HPBOCW Welfare Board is not bound to give reasons for rejection of EOI.
3. The decision HPBOCW Welfare Board in this matter shall be final & binding on all the applicants.
4. HPBOCW Welfare Board shall not be liable for any postal delays whatsoever in receipt of EOI documents and EOI received after the stipulated date and time shall not be entertained. EOIs submitted Cost of EOI document will summarily rejected.
5. The application(s) not accompanied by the required documents is/are liable to be rejected.
6. Subsequently a sale deed shall be executed on fulfillment of other conditions the Agreement to purchase.
7. 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 land shall be borne by Board.
8. All the pending dues prior to purchase will be borne by the land Owner(s).
9. Opening of EOIs: The sealed offers/EOIs will be opened by the Board on 25th March, 2022, at 11.00AM in the premises of the Board HQ at Khalini, Shimla-2. If the applicants wish to remain present, they or their representatives may attend the same.

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10. Legal Due –diligence of Land offered for sale shall be got done by the Board.
11. The Land owners are required to clarify the observations raised by the agency carrying out the legal Due-diligence on behalf of Board with in specified time.
12. The rates offered by the Land owner shall initially remain valid for a period of 90days. The validity of offers may require extension of time with the consent of the owner.
13. Mere submission of offers/EOIs will not be treated as acceptance/selection of the offer. The Land will be selected based one evaluation of offers considering various factors as mentioned in this EOI document. Further, the applicants may note that Board is not bound to purchase Land from the shortlisted offers.
14. Board reserves the right to negotiate (through single or multiple rounds of negotiations) the price/rate with any or shortlisted or all the intending applicants.
15. The unilaterally revised offer/rates received from the applicants, after conclusion of the process of negotiations, shall not be entertained under any circumstances.
16. Conditional bids shall be rejected.
17. Canvassing in any form will automatically disqualify the offer.

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ANNEXURE-I

**ACCEPTANCE LETTER TO BE SUBMITTED BY THE APPLICANT /
AUTHORISED REPRESENTATIVE OF LAND OWNER**

To

**HP BOCW, Welfare Board
Khalini, Shimla -2.**

Sub **“EOI AND PRICE BID” FOR SALE OF LAND AT
_____ in response to advertisement vide EOI No**

Sir,

I/We have downloaded the document for submission of EOI for sale of land from the official website of HP BOCW Welfare Board. I/We hereby unconditionally accept the EOI conditions in its entirety for the sale of Land. I/We understand that Board intends to purchase Land after due diligence of the offered site/location & related documents in the manner Board 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 Envelope, I/We agree that the EOI shall be summarily rejected and Board shall, without prejudice to any other right or remedy be at liberty to forfeit the full said earnest money absolutely. I/We have also noted & accept the other circumstances or events or failure to perform in accordance with the terms of the EOI, which may call for rejection of our offer for sale.

There required Cost of EOI document is enclosed herewith.

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

Yours faithfully,

**Signature of Applicant
Name with complete address
Phone/Mobile No.:**

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CONFIRMATION BY THE APPLICANT

TO WHOM SOEVER IT MAY CONCERN

I/We, _____ s/o _____, and r/o _____) that
have submitted its **EXPRESSION OF INTEREST FOR SALE OF LAND**

LAND at _____ (Location) confirms that;

1. The offered land stand mutated in the name of me/us.
2. The offered land have a clear title and there is no dispute of any kind on this land.
3. The land is free from all kind of encumbrances.
4. The property is freehold/leasehold.
5. In case of the leasehold the lease period starting from _____ is _____ years.
6. We further confirm hat;

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

OR

I/We had taken a loan, against the offered land, amounting to Rs. _____
from _____ (Name/address of the financial
institution), which stands cleared as on date.

OR

I/We have taken a loan, against the offered land, amounting to Rs. _____ from
_____ (Name/address of the financial institution), out
of which an amount of Rs. _____ is outstanding as on date.

(Please attach a certificate from the financial institution confirming the outstanding amount
)

(B) No charge has been created on the said offered land in anyone's favour.

OR

A. charge amounting to Rs. _____
_____ was created in favour of

_____, which stand cleared as on date.

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OR

A charge amounting to Rs. _____ 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

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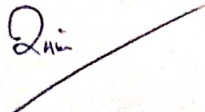
ANNEXURE-III
CHECKLIST OF DOCUMENTS

(Please put "tick" as Applicable)

SL. NO.	DESCRIPTION	YES	NO	NA
1.	Location plan of the Land w.r.t. the existing adjoining areas, Approach Road, NH, Bus-stand, Markets etc.			
2.	Title documents of the land (sale deed / lease deed / mutation papers / allotment letter etc.)			
3.	Cost of documents.			
4.	Acceptance letter (as per Annexure -I).			
5.	Confirmation by the applicant (as per Annexure-II)			
6.	Price bid form duly filled and signed			
7.	NOC/ Authority in case Co-owner(s)			
8.	Any other document/ information the application may like to submit			

Signature _____

Name _____



PRICE BID FOR EOI

HP BOCW, Welfare Board
Khalini Shimla -2.

Sir,

Subject: "EOI AND PRICE BID" FOR PURCHASE OF LAND FOR
OFFICE ACCOMMODATION IN AND AROUND SHIMLA
TOWN.

Ref. Advertisement vide....

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

a)	Location (address)	
b)	Details of the Land offered (i) Total Land Area in Bigha/ Bishwa/ Sq.Meters (ii) Total Land being offered for sale to the Board	
c)	Offered rate (Tentative)	
d)	Amount inclusive of all charges	

1. Above quoted rate /amount of the land inclusive of all charges but excluding registration and stamp duty charges.
2. Board will not make payment for any other charges.
3. Applicable tax shall be deducted as per the applicable rules and norms, while making the payment.

Thanking you.

Yours faithfully,

Signature of Applicant
Name with Address

Place:

Date:

2/11/11