



**GOVERNMENT OF MEGHALAYA  
TOURISM DEPARTMENT**

**Invitation For Expression of Interest (EOI)**

**for**

**Purchase or lease of land from Landowners / Community for  
Tourism Development in Ri-Bhoi, West Khasi Hills, West and  
East Jaintia Hills districts, Meghalaya**

File No: M/D Tour/Tech/23/2023/16

Dated: 06/12/2024

Director of Tourism,  
Directorate of Tourism, Government of Meghalaya  
3<sup>rd</sup> Secretariat Nokrek Building, Lower Lachumiere  
Shillong Meghalaya - 793001



**GOVERNMENT OF MEGHALAYA**  
**DIRECTORATE OF TOURISM**

**EXPRESSION OF INTEREST (EOI)**

**Project Title:** Expression of Interest (EOI) for Purchase or lease of land from Landowners / Communities for Tourism Development in Ri-Bhoi, West Khasi Hills, West and East Jaintia Hills districts, Meghalaya.

EOI ref No: M/D Tour/Tech/23/2023/16

Dated Shillong the 06<sup>th</sup> December 2024

<p>The Tourism Department, Government of Meghalaya Shillong, envisions an expansion of tourism development in the State. For creating a diverse tourism experiences the Government of Meghalaya, through the Tourism Department, invites EOI from interested and landowners or communities for selling their land to the Government for Tourism Development. Interested landowners or communities can visit the Meghalaya Tourism website for downloading the EOI:</p>	
<p>Publishing date of EOI</p>	<p>Dated 06<sup>th</sup> December 2024 On the website: <a href="http://www.meghalayatourism.in">http://www.meghalayatourism.in</a></p>
<p>Last date for submission of the</p>	<p>On 17<sup>th</sup> January 2025, before 11:00 am.</p>
<p>Last date of receiving queries</p>	<p>4<sup>th</sup> January 2025 at 11.00 am through email at: <a href="mailto:technical.tourism@gmail.com">technical.tourism@gmail.com</a></p>
<p>EOI Submission Mode</p>	<p>Hard Copy submission of Envelope-I and Envelope-II by courier / speed post at Directorate of Tourism, 3<sup>rd</sup> Secretariat, Nokrek Building, Lower Lachumiere, 793001, Meghalaya Shillong before 11:00 am on 17<sup>th</sup> January 2025.</p>
<p>Bid Processing Fees (Non-Refundable)</p>	<p>*Rs. 500/- (Rupees One Thousand) Paid through Demand draft pledge in favour of "Director of Tourism, Government of Meghalaya" to be paid at the time of submitting the EOI document.</p>

-Sd/-  
Director of Tourism  
Meghalaya, Shillong

## 1. Introduction

- Meghalaya, a breathtaking destination with enchanting landscapes, vibrant culture and rich heritage has prospered much in the tourism field in the recent years. A major objective of the State is relieving the immense tourism pressure on the Umiam – Shillong – Sohra – Dawki belt. For this purpose, the Department of Tourism has identified new tourist destinations in Ri-Bhoi, West Khasi Hills, West and East Jaintia Hills districts.
- The locations shortlisted for the development of tourism interventions are as follows:

Location	District	Intervention	Minimum land area requirement (Acre)
Umden	RI-BHOI	Museum	9
Mawphanlur	WKH	Eco-park and Tourist Amenities	15
Pynursla	EKH	Tourist Facilitation Center	5
Dawki	WJH	Tourist Facilitation Center	5
Moochuthia	EJH	Tourist Infrastructure	1
Khulh Kuru	EJH	Tourist Infrastructure	1
Thwai Padiar	EJH	Tourist Infrastructure	1
Moopun	EJH	Tourist Infrastructure	1
Sahksaw	EJH	Tourist Infrastructure	1

- In pursuit of this objective, the Department of Tourism, Government of Meghalaya invites landowners, communities, etc. to provide suitable land parcels for sale or lease to its undertaking namely, “Meghalaya Tourism Development Corporation Limited (MTDC)” as per the requirements specified in this EOI document.
- The Bids have to be submitted by the respective Applicants by means of physical mode or postal services (courier / speed post / other) to the address; “Directorate of Tourism, 3rd Secretariat, Nokrek Buidling, Lower Lachumiere, 793001, Meghalaya Shillong” clearly mentioning the subject as “Expression of Interest (EOI) for Purchase or lease of land at from Landowners / Community for Tourism Development in Ri-Bhoi, West Khasi Hills, West and East Jaintia Hills districts, Meghalaya”. The bid shall comprise of 2 (two) envelopes namely:
  - i. Envelope-I: Pre-qualification and Technical Criteria
  - ii. Envelope-II: Price Bid
- The Applicants should submit their Bids complete in all aspects on or before the last date and time of EOI Submission as indicated in the EOI Information Sheet.

## 2. Evaluation Committee:

- A. An evaluation Committee will be notified by the Government of Meghalaya and may comprise of representatives from the Department of Tourism, Finance Department, Law Department, Planning, Investment Promotion & Sustainable Development Department and other departments as required.

## 3. Pre-qualification and Technical criteria

The Evaluation Committee shall evaluate only those Bids that fulfil the following criteria:

- a) The Applicant may be an Individual or Clan or Community from Meghalaya. The expression of interest shall be submitted by the Individual or Community or Clan that owns the land or by their authorized representative with self-attested photocopies of all documents.
- b) The minimum size of the land offered should be as follows:

Location	District	Intervention	Minimum land area requirement (Acre)
Umden	RI-BHOI	Museum	9
Mawphanlur	WKH	Eco-park and Tourist Amenities	15
Pynursla	EKH	Tourist Facilitation Center	5
Dawki	WJH	Tourist Facilitation Center	5
Moochuthia	EJH	Tourist Infrastructure	1
Khulh Kuru	EJH	Tourist Infrastructure	1
Thwai Padiar	EJH	Tourist Infrastructure	1
Moopun	EJH	Tourist Infrastructure	1
Sahksaw	EJH	Tourist Infrastructure	1

- c) The Applicant should have the legal title or ownership of the land in its favor. The land should be under the legal and physical possession of the Applicant. The land should also be free from all encumbrances. The details or proof of ownership of land from the concerned authorities is required to be submitted as mentioned below:
- Proof of ownership of the land (Land Patta or Registered deed etc.) enclosed certified copy.
  - NOC from the Local Authority (Local headman or Nokma or Dolloi).

## 4. Pre-bid Queries

- a) Interested Applicants are requested to submit their queries, if any, on the email ID: [technical.tourism@gmail.com](mailto:technical.tourism@gmail.com).

## 5. EOI Submission

- A. The Envelope-I shall comprise the following documents:
1. Demand Draft for payment of Rs. 500 towards processing fee of the EOI.
  2. Annexure-I, Annexure-II and Annexure-III duly filled-in, signed and stamped by the owner(s) / authorized person.
  3. Document / Proofs evidencing possession of the Land offered to be sold or leased:
    - a. Proof of ownership of the land (Land Patta or Registered deed etc.) enclosed certified copy.
    - b. NOC from the Local Authority (Local headman or Nokma or Dolloi).
    - c. GPS coordinates of the land.
- B. The Envelope-II shall comprise the following documents:
1. Annexure-IV A: Price Bid for Sale of Land duly filled-in, signed and stamped by the owner(s) / authorized person.
  2. Annexure-IV B: Price Bid for Lease of Land duly filled-in, signed and stamped by the owner(s) / authorized person.
- C. Both the Envelopes I and II should be sealed in one common envelope addressing to subject of the EOI, addressed to

**The Director of Tourism,  
3rd Secretariat, Nokrek Building,  
Lower Lachumiere, Shillong 793001**

## 6. Evaluation of Land Parcels

- A. The EOIs submitted by the Applicants who meet the pre-qualification criteria shall be evaluated by the Evaluation Committee. Incomplete EOIs shall be disqualified from the tender process. The Evaluation Committee reserves the right to seek clarifications and additional information to its satisfaction. The Evaluation Committee shall shortlist the Applicants based on the following parameters:
1. Size and suitability of the Land Parcel for the tourism development purpose.
  2. The location of the Land parcel offered and its access to major roads and public roads.

3. The Land should be contiguous and encumbrance free.
  4. The Land should not be in or within the prohibited range of any wildlife-protected area or forest area. Land parcels should not lie within existing National Parks and they should not be notified as a wetland.
  5. Report from the concerned Deputy Commissioner.
- B. The Directorate of Tourism, Government of Meghalaya or Evaluation Committee subsequently shall carry out due diligence or other verification to its satisfaction, for which all assistance shall have to be provided by the Applicants including provision of ownership documents and chain of title documents.
- C. The representatives of the Department of Tourism, Government of Meghalaya shall have the right to visit the land parcel for physical verification of the location, to observe the status of the land and to conduct survey and drone mapping to ascertain the area of the land parcels.
- D. The EOI received after the due date and time shall not be considered and shall be returned to the Applicant unopened. The Department of Tourism, Government of Meghalaya shall not be responsible for any postal or other delay and Applicant should ensure submission of EOI at the place before due date and time.

## **7. Selection of the Applicant**

- A. Only, those land parcels shortlisted by the Evaluation Committee shall be eligible for the opening of the Price Bids of the respective Applicants.
- B. The Evaluation Committee shall verify the land or lease rates quoted by the shortlisted Applicants from the concerned Deputy Commissioner.
- i. After evaluation, if the land is found to be feasible for purchase, the Evaluation Committee shall recommend the same to the Competent Authority who shall take the decision for the purchase of the respective land parcel. If selected, the land parcel will be purchased through Meghalaya Tourism Development Corporation Limited (MTDC), an undertaking of the Tourism Department.
  - ii. At no time does the Department of Tourism, Government of Meghalaya provide any assurance to the Applicants that the land parcel shall be purchased prior to

receipt of recommendation from the Competent Authority.

#### **8. Clarifications and Amendments**

Corrigendum or Amendment or Addendum or Omission related to this EOI document shall be posted on the website. Applicants are advised to visit the website: <http://www.meghalayatourism.in>, for any Corrigendum or Amendment or Addendum or Omission to the Terms and Conditions, change of dates.

#### **9. Validity of EOI**

This EOI shall remain valid for a period of 180 days from the last date specified for submission of Bids.

#### **10. Disclaimer**

The Department of Tourism, Government of Meghalaya reserves the right:

- a) to reject any or all Bids without assigning any reasons thereof.
- b) to relax or waive any of the conditions stipulated in this document as deemed necessary in the best interest of the Department without assigning any reasons thereof.

**-Sd/-**  
**Director of Tourism,**  
**Meghalaya, Shillong**

**Envelope-I**

**ANNEXURE -I**

**ACCEPTANCE LETTER TO BE SUBMITTED BY THE APPLICANT**

Sir,

Sub: "EOI and Price Bid" for sale / lease of land at \_\_\_\_\_ in response to your advertisement

Ref: EOI No. \_\_\_\_\_ Dated: \_\_\_\_\_

I / We have downloaded the document for submission of EOI for purchase or lease of land by the Department of Tourism, Government of Meghalaya from the official website. I / We hereby unconditionally accept the EOI conditions in its entirety for the sale or lease of Land to MTDC. We understand that the MTDC intends to purchase or lease land after conducting due diligence of the offered land, location & related documents in the manner the Department of Tourism, Government of Meghalaya may deem fit.

The contents of EOI document 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 in the EOI enclosed in the respective Envelope and the same has been followed in the present case. The following are my / our details for the purpose of participation in the EOI:

S. N.	Description	Response
1.	Name of the landowner / community / clan	
2.	Address / Location of the land parcel	
3.	Name, designation & address of the person to whom all references shall be made.	
4.	Telephone no. (with STD code)	
5.	Mobile No. of the contact person	
6.	E-mail of the contact person	

We have enclosed the following documents:

- a. Annexure I, Annexure II, Annexure III and Annexure IV (A) or Annexure IV(B).



b. Self-Attested copies of all Supporting Documents.

I hereby declare that my EOI is made in good faith and the information contained is true and correct to the best of my or our knowledge and belief.

Thanking you,

Yours faithfully,

Name with seal

**Envelope-I**

**ANNEXURE-II**

**CONFIRMATION BY THE APPLICANT FOR SALE OR LEASE OF LAND**

TO WHOM SO EVER IT MAY CONCERN

I, \_\_\_\_\_ S/o, D/o, w/o and r/o \_\_\_\_\_ FOR SALE OR  
LEASE OF LAND at \_\_\_\_\_ (Location) confirms that;

1. The offered land is in my name / our name.
2. The offered land has a clear title in my name / our name and there is no dispute of any kind in respect of the said land, before any court of law or any other forum.
3. The land is free from all kinds of encumbrances / encroachment or possessing incidents.
4. I / We further confirm that;
  - A. I / We, have not taken any loan on the offered Land parcel
  - B. No third-party lien or interest has been created on the offered land.

Signature of the owner / Authorized representative

**Envelope-I**

**ANNEXURE-III**

**DETAILS OF THE LAND**

S. N.		Categories	Details
		Land is provided on lease or sale	Lease <input type="checkbox"/> Sale <input type="checkbox"/>
1		District	
2		Village	
3		Area in Acres	
4		GPS coordinates if (available)	
5		Proof of ownership of the land (Land Patta / Registered deed etc.) enclose certified copy	
6		NOC for the Local Authority (Local headman / Nokma / Dolloi) enclose copy	
7		Current utilization	
8		Geographical position:	
8.1		North of the Land parcel	
8.2		East of the Land parcel	
8.3		West of the Land parcel	
8.4		South of the Land parcel	
8.5		Other Landmarks	
9		Structures present on the land parcel, if any. Also Indicate whether the land is covered with trees.	
10		Images of the Land parcel (To be submitted along with the EoI)	
11		Amenities available at the land parcel. (Electricity, water supply, roads, etc.)	

Signature of the owner / Authorized representative

**Envelope-II**  
**ANNEXURE-IV A**  
**PRICE BID OF EOI FOR SALE OF LAND**

Sir,

Sub: "PRICE BID" for sale of land at \_\_\_\_\_ location, \_\_\_\_\_ district, Meghalaya to Meghalaya Tourism Development Corporation Limited.

Ref.: EOI no. \_\_\_\_\_ Dated: \_\_\_\_\_

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

a) Location:

b) Area of land (in acres)

i. In figures:

ii. In words:

c) PRICE BID

Quoted Rate (Land rate and part thereof)

i. In figures: Rs.

ii. In words:

d) Total quoted amount for land of \_\_\_\_\_ acres:

Quoted amount in Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_)

Signature of the Owner / Authorized representative

Note:

Short of Pre-Page Note:

1. Quoted amount quoted in Rupees (Rs.) in words will prevail over quoted amount in Rupees mentioned in figure in case of disagreement.
2. Any other necessary and relevant details pertaining to sale should also be furnished by the Applicant.
3. The maximum extent of land that can be offered for sale by the Applicant shall also be specified.
4. The ownership and possession details of the land or part thereof should be specified by the Applicant.
5. 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 from concerned local authority for sale / transfer, if applicable.
- II. Financial implications, if any, arising out of the terms & conditions.

Thanking you,

Yours faithfully,

Place:

Date:

Signature of the owner / Authorized representative

Name with seal / signature

**Envelope-II**  
**ANNEXURE-IV B**  
**PRICE BID OF EOI FOR LEASE OF LAND**

Sir,

Sub: "PRICE BID" for lease of land at \_\_\_\_\_ location, \_\_\_\_\_ district, Meghalaya to Meghalaya Tourism Development Corporation Limited.

Ref.: EOI no. \_\_\_\_\_ Dated: \_\_\_\_\_

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

e) Location:

f) Area of land (in acres)

iii. In figures:

iv. In words:

g) PRICE BID

Quoted Rate (Land lease rate and part thereof)

iii. In figures: Rs.

iv. In words:

h) Total quoted amount for lease of land of \_\_\_\_\_ acres:

Quoted amount in Rs. (Rupees \_\_\_\_\_)

Signature of the Owner / Authorized representative

Note:

Short of Pre-Page Note:

1. Quoted amount in Rupees (Rs.) in words will prevail over quoted amount in Rupees mentioned in figures in case of disagreement.
2. Any other necessary and relevant details pertaining to lease should also be furnished by the Applicant.
3. The maximum extent of land that can be leased by the Applicant shall also be specified.
4. The ownership and possession details of the land or part thereof should be specified by the Applicant.
5. The land offered on lease must be free from any legal prohibition / hindrances / encumbrances, etc.

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

- I. Financial implications, if any, arising out of the terms & conditions.

Thanking you,

Yours faithfully,

Place:

Date:

Signature of the owner / Authorized representative  
Name with seal / signature