

ANNEXURE - "A"

EoI Published on 02.06.2023 for identification of land for RE Projects :Response to EoI Queries

Sr No	Queries	Mahagenco's Response
1	What should be the distance between two Vertical Angle in which the fence of 8 Gauge chain-link will be fixed?	The distance between two Vertical Angle in which the fence of 8 Gauge chain-link will be fixed should be 1.75m centre to centre
2	How many number of 16 mm iron bar should be weld to hold the Angle in RCC Block of given size ?	At least 2 (two) nos of 16mm dia bars to be used
3	How much deep the angle shall be inserted in the RCC Block of given size ?	Angle should be inserted in the RCC block by atleast 450mm
4	What shall be the length of 16 mm Iron Bar to be weld inside the RCC block ?	The length of 16mm bar to be welded should be 150mm
5	In case the land belongs to more than a single owner, whether single person can bid on behalf of co - owners or joint owners?	Yes As land aggregator for land parcel
6	In case the land belongs to multiple owners and the aggregate land having area more than 200 Acre is offered for sale, in such case how the joint owners will be paid the sale consideration. And if they form consortium, whether payment to individual owners can be made?	Proposal as land aggregator is expected. In no case, individual payment will be made
7	Is it possible to make separates payments for land cost and for fencing cost? Fencing attracts GST which has to be separately paid by the seller. There cannot be a single quote for land and fencing cost. If fencing cost is added in land cost, then stamp duty will be payable on entire cost of joint sale consideration	Yes Fencing cost can be separated from land cost upon demand for taxation purpose
8	Whether GST is payable on transfer of fencing to MAHAGENCO. If yes, then at what rate GST is payable and onwhat amount GST is payable. Because the bidder is bidding for single amount for land as well as for fencing.	Yes, GST will be applicable at 18% rate only for fencing work

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9	We have further query for bidding process. Whether the rates quoted are negotiable. What is criteria for selection of land, If two bidders are quoted same price. Whether bidder can negotiate the price further or the prices quoted are final.	Criteria For selection of land is already mentioned in detailed EoI available on Mahagenco's Website (Point No 4 Evaluation criteria). However, preference will be given to offers proposing land for outright sale & then to sites having higher capacity to be established at single location.
10	We have further query on stamp duty to be paid on sale transaction. Whether stamp duty is payable by bidder or stamp duty is payable by MAHAGENCO on purchase of land. If the same is payable by bidder then on what amount same should be paid. i.e. on exclusive sale value of land or value arrived after considering the land cost and fencing cost.	Stamp duty will be paid by MAHAGENCO as per actual and prevailing Govt. rates
11	Please let us know which is the preferable area in Maharashtra for this project. We have land at Vashi Haveli, Alibaug.	EoI is for applicants willing to offer fenced land anywhere across Maharashtra.
12	At present we have 3 clients willing to sell their lands useful for Wind and Solar (Totaling 1600 Acres projects while one client has a large piece in Osmanabad district around 600 acres at a single location but he is inclined to offer it on rental only.	EoI is for applicants willing to offer fenced land on outright sale OR on Long Term Lease (30 Years) basis, anywhere across Maharashtra.
13	Since collecting information from the land owners, inspecting the suitability as per your terms of EOI, is a time-consuming job ,we request you to extend the date of submission of the proposal by a month i.e.24/07/2024	EoI Conditions prevail
14	Further the condition of GST number for the intending bidders may be waived as all the bidders come from farmers category. Please issue the amendment in print and electronic media.	Refer Point No 3 (eligibility for participation in EoI) In case of individual only PAN is mandatory.