



Gujarat Industrial Development Corporation
A Government of Gujarat Undertaking

GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Gujarat Undertaking)

Block 3,4,5, Udhyog Bhavan, Sector-11, Gandhinagar 382 011,
Gujarat, India.

www.gidc.gujarat.gov.in

INVITATION FOR EXPRESSION OF INTEREST

FOR

**PROCUREMENT OF LAND FOR
SETTING UP OF BULK DRUG PARK**

EOI No.

August2020

GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION

INVITATION FOR EXPRESSION OF INTEREST (EOI) FOR PROCUREMENT OF LAND FOR SETTING UP OF BULK DRUG PARK

(This notice is issued only to elicit an Expression of Interest from Parties interested in selling the land and does not constitute any binding commitment from GIDC to proceed with the Project or invite any or all the Interested Parties/ Applicants in the subsequent process.)

ABSTRACT

Purchase of EOI document	From: 7 th August, 2020 at 10:30 hrs To: 24 th August, 2020 upto 06:10 hrs
Downloading of EOI document	From: 7 th August, 2020 at 10:30 hrs To: 24 th August, 2020 upto 06:10 hrs online from website at www.gidc.gujarat.gov.in
Last date for receiving written letter seeking clarifications	18 th August, 2020 upto 06:10 hrs
Last date for publishing addendum/ corrigendum, if any	21 th August, 2020 upto 06:10 hrs
Last date for submission of EOI	25 th August, 2020 upto 06:10 hrs
Date for opening of EOI	27 th August, 2020
EOI Validity	6 (six) calendar months from last date of submission of EOIs
Purchase Fee for EOI document	Rs.11,800/- (Rupees Eleven Thousand Eight Hundred Only) (inclusive of GST) payable in the form of Demand Draft from any Nationalized / Scheduled Bank drawn in favour of "Gujarat Industrial Development Corporation", payable at Ankleshwar.
Earnest Money Deposit (EMD)	Rs.10,00,000/- (Rupees Ten Lakh Only)

	payable in the form of Demand Draft from any Nationalized / Scheduled Bank drawn in favour of "Gujarat Industrial Development Corporation", payable at Ankleshwar.
Place of purchase of EOI document, submit the queries for clarification and physical submission of EOI	At: The Divisional Manager, Gujarat Industrial Development Corporation 3rd floor, Asian trade center, Near Asian paints Chowkdi, GIDC, Ankleshwar-393002. Tel No: 91 79 66720021

DISCLAIMER

The information contained in this Expression of Interest (“EOI”) Document, whether verbally or in documentary or in any other form, by or on behalf of Gujarat Industrial Development Corporation (GIDC), or any of their employees or consultants, on the terms and conditions set out in this EOI Document and such other terms and conditions as GIDC may prescribe in this behalf, has been prepared solely for the purpose to provide with information and assist the interested agencies/ persons in making their decision of whether or not to submit EOI. This EOI Document is not an agreement and is not an offer or invitation by GIDC, to any other party. This EOI Document does not purport to contain all the information each interested agencies/ persons may require.

Neither GIDC nor their employees or consultants make any representation or warranty as to the accuracy, reliability or completeness of the information in this EOI document. Each agency/ person should conduct his own investigations and analysis and check the accuracy, reliability, and completeness of the information in this EOI document and obtain independent advice from appropriate source before submission of this EOI document.

Neither GIDC nor their employees or consultants will have any liability to any agency or any other person under the law of contract, tort, the principles of restitution or unjust enrichment or otherwise for any loss, expense or damage which may arise from or be incurred or suffered in connection with anything contained in this EOI document, any matter deemed to form part of this EOI document, the information and any other information supplied by or on behalf of GIDC or their employees, their consultants or otherwise arising in any way from the selection process ahead.

GIDC reserves the right to reject any or all of the EOI submitted in response to this EOI Document at any stage without assigning any reasons whatsoever. GIDC also reserves the right to hold, or withdraw or cancel the process at any stage with intimation to the agencies who submitted their EOIs.

GIDC also reserves the right to modify or amend or add to any or all of the provisions of this Document or cancel the present EOI document and call for fresh EOI document.

The information and statements made in this EOI document have been made in good faith. Interested agencies/ parties/ persons should rely on their own judgments in participating in the project.

1. BACKGROUND

Gujarat Industrial Development Corporation (GIDC) is the nodal agency, set up under the Gujarat Industrial Development Act, 1962 as a Statutory Board for building the industrial backbone of the State. GIDC identifies location which is suitable for the industrial development and creates Industrial with infrastructure such as roads, drainage, electricity, water supply, streetlights and ready to occupy Multi- Storied sheds. GIDC has developed more than 216 Industrial estates comprising of over 63,000 units across the State.

2. THE PROJECT

Gujarat Industrial Development Corporation intends to identify a suitable land in Taluka Jambusar District Bharuch in Gujarat with close proximity to the Coastal Region, for setting up of Bulk Drug Park in the Gujarat State with the world class Common Infrastructure Facilities (CIF) to bulk drug units to be located in the park.

3. OBJECTIVE OF BULK DRUG PARK SCHEME.

With a view to significantly bring down the manufacturing cost of bulk drugs and thereby increase the competitiveness of the domestic bulk drug industry by providing easy access to standard testing & infrastructure facilities, a Scheme called "Promotion of Bulk Drug Parks" has been approved by the Government of India on 20th March 2020. The Scheme has been notified vide Gazette notification no. - 31026/16/2020-Policy, dated - 2 1/07/2020 and the guidelines have been issued by the Government of India, Ministry of Chemicals and Fertilizers, Department of Pharmaceuticals vide Guidelines of the Scheme "Promotion of Bulk Drug Parks dated 27th July, 2020, which inter alia include the following objects:

- To promote setting up of bulk drug parks in the country for providing easy access to world class Common Infrastructure Facilities (CIF) to bulk drug units located in the park in order to significantly bring down the manufacturing cost of bulk drugs and thereby make India self-reliant in bulk drugs by increasing the competitiveness of the domestic bulk drug industry.
- To help industry meet the standards of environment at a reduced cost through innovative methods of common waste management system.
- To exploit the benefits arising due to optimization of resources and economies of scale.

4. OBJECTIVE OF EOI

The scheme will be implemented through a State Implementing Agency (SIA). Gujarat Industrial Corporation Development has been designated as land acquiring party by the Government of Gujarat.

The process aims to identify the available contiguous land parcel admeasuring 1000 acres and above in Taluka- Jambusar, District - Bharuch of Gujarat preferably close proximity to Costal Region. The term of reference for acquisition of lands will be decided after evaluation of offers received under this EOI.

This document is provided solely for the purpose of enabling the agencies/ persons to submit their Expression of Interest (EOI) to GIDC.

5. MANDATORY REQUIREMENTS

5.1. The location of the land required for setting up of Bulk Drug Park should be supposed to have certain features by which the requirement of Common Infrastructure Facilities can be provided at minimum capital cost. The Location of lands should be:

- Suitable to comply environmental norms (i.e. it should not be restricted by any environmental provisions/ laws).
- Land should be closer to (i.e. within 20 Km) from the coastline (CRZ)
- Outside the municipal limits
- Preferably National Highway within 25 km from site
- Preferably Air Cargo / Airport within 50 km from site
- Preferably Sea Port / In-land waterway/ Dry port within 100 km from site
- Preferably the land adjoining to the Government Land

5.2. Earnest Money Deposit (EMD)

5.2.1. The applicant/ agency shall deposit refundable interest free earnest Money Deposit of Rs.10,00,000/- (Rupees Ten lakh Only) by Demand Draft as mentioned in the Abstract. Any EOI not accompanied by EMD shall be summarily rejected by GIDC.

5.2.2. The amount of EMD shall be returned to unsuccessful applicant, within 15 (fifteen) days of the intimation by GIDC, without any interest and all other charges for the transfer of EMD shall be borne by the applicant. The EMD of the selected agency/ applicant shall remain with GIDC for further process and shall be released by GIDC within 15 (fifteen)

days from receipt of vacant and peaceful possession of all the lands proposed by the applicant in its EOI.

5.2.3. At any point of time, information given by the agency/ applicant found false or misleading or deceitful, or indulgent or corrupt / fraudulent practice to influence the process, GIDC reserve the right for forfeiture of the EMD of the applicant/ agency.

5.3. The EOI should be accompanied by the following details:

5.3.1. Letter of Expression of Interest duly signed by the applicant/ Lead Member (in case of consortium) (in the format as prescribed in **Form-‘A’**).

5.3.2. Details of Applicant (in the format as prescribed in **Form-‘B’**)

5.3.3. Certificates and notarised documentary evidence from the relevant authorities mentioning the registration and commencement of business and also the Memorandum and Articles of Association (for a company) or partnership deed (for a partnership firm) or such equivalent certified documentary evidences.

5.3.4. Copy of Title Certificate (Approved from an Advocate preferably)

5.3.5. A report by a licensed land surveyor certifying all survey records submitted are the contiguous lands (in the format as prescribed in **Form-‘H’**). (Report should include; a certified true copy of the survey plan indicating the exact location of the offered land)

5.3.6. A village map indicating the offered land duly demarcated with survey numbers.

5.3.7. All the documents as mentioned in **Form-‘C’**,

5.3.8. Board Resolution (in case of Company)/ Letter of Authority duly signed by all the partners (in case of Partnership Firm) in favour of authorized signatory.

5.3.9. Power of Attorney (in case of consortium) (in the format as prescribed in **Form-‘D’**)

5.3.10. Declaration by all the landowners (*names as appearing in the latest Village Form No.7/12*) (in the format as prescribed in **Form-‘E’**)

5.3.11. Declaration by the Lead Member (in case of consortium) (in the format as prescribed in **Form-‘F’**)

- 5.3.12. Details of Location (in the format as prescribed in **Form-‘G’**)
- 5.3.13. EOI documents (*duly initialed at each page by the applicant*)
- 5.3.14. EOI document purchase fee receipt
- 5.3.15. Earnest Money Deposit
- 5.4. Eligible Agency/ Person/ Applicant
 - 5.4.1. The agency/ person may be an individual, company, partnership firm, limited liability partnership or sole proprietorship, competent to contract under the laws of India.
 - 5.4.2. The EOI can be submitted by single landowner or as a consortium of multiple landowners.
 - 5.4.3. An EOI to be submitted by a consortium must be accompanied by a power of attorney duly notarized (in the format prescribed as **Form-‘D’**) authorizing one of the members as a Lead Member to represent the consortium. The PoA have to be signed by all the occupants (the names as mentioned in revenue records. i.e latest Village Form No.7/12). The PoA should be valid for at least 6 (six) calendar months after the EOI submission deadline date prescribed in the Abstract. This PoA is solely for the purpose of land procurement by GIDC for setting up Bulk Drug Park. GIDC will not be responsible in any means for the misuse of this PoA by any person under any circumstances.
- 5.5. The communication shall be made by GIDC with the lead member (in case of consortium) only.
- 5.6. Any portion of land to be offered should not fall within 500 m boundary of Gamtal.
- 5.7. After assessing the response to this EOI from the applicants. GIDC shall inform the selected agency/ person and shall initiate appropriate steps for acquiring the lands under the provisions of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (*as amended from time to time and applicable in the State of Gujarat*) (the “**Act**”).
- 5.8. The EOI shall remain valid for a period of 6 (six) calendar months after the EOI submission deadline date prescribed in the Abstract.
- 5.9. The entire land parcel area should be 1000 acre and above, in contiguous and at a single location.

- 5.10. The analysis of submissions shall be based on the criteria/ guidelines set/ prescribed by Government of India (GoI) for setting up of Bulk Drug Park by an internal committee.
- 5.11. The preliminary consent of all the landowners has to be given to GIDC and all the lands should be readily available for handing over the possession to GIDC. In case of exigencies in writing to be submitted by the Lead Member, GIDC may accept/ consider consent of landowners for reduced land area, which shall not be less than 85% of the landowners' owned land area proposed by the applicant/ agency or 1000 acre (exclusive of the land area of the Government, if any). However, the Lead Member is unconditionally bound to submit the written consent/ declaration/ power of attorney and/ or such other documents as may be required under this EOI document, from the balance landowners before 10th September, 2020.

For the sake of better clarity, it is hereby clarified with an example that in case an applicant is proposing 1200 acres lands in that case due to exigencies he may be permitted to accord consent of 85% of the landowner's owned land area (i.e. around 1020 acres) since the total consented area comes to 1020 acres, which is more than 1000 acres and the Lead Member shall accord / provide consent and other documents of balance landowners before 10th September, 2020 to GIDC.

- 5.12. The landowners/ applicants shall give their consent for handing over the possession of lands to GIDC. The land price fixed under the Act shall be final and binding to the applicant. The applicant shall have no right to make the land reference case.
- 5.13. A declaration that the land is free from encroachment, squatters, litigation or any encumbrances and the details of liabilities (if any) on the land shall be furnished (in the format as prescribed in **Form-'E'**).
- 5.14. A declaration by the Lead Member (in case of consortium) confirming that he/ it shall arrange handing over possession of all the lands from the landowners (in the format as prescribed in **Form-'F'**).
- 5.15. GIDC reserves the right to ask the applicants to furnish the originals of any of the documents mentioned in the EOI for verification and to ask additional information, which is deemed necessary for evaluating their EOI. Failure to furnish the original documents may lead to rejection of EOI submitted by the applicant as individual or as a member of consortium.
- 5.16. GIDC reserves the right to select location of the land and to accept or reject the expression of interest/ EOI without assigning reasons thereof. The applicant of the EOI will have no right to challenge the decision of GIDC.

- 5.17. The applicant may download the EOI document online from www.gidc.gujarat.gov.in or he/ it may obtain from office of GIDC as mentioned in the Abstract.
- 5.18. The applicant is required to pay a non-refundable EOI document purchase fee of Rs.11,800/- (Rupees Eleven Thousand Eight Hundred Only) (inclusive of GST) as mentioned in the Abstract at the time of submission of EOI.
- 5.19. The applicant is required to submit the Demand Draft (DD) for Earnest Money Deposit (EMD) of Rs.10,00,0000/- (Rupees Ten Lakhs Only) as mentioned in the Abstract.

6. PREPARATION AND SUBMISSION OF EOI

- 6.1. In preparing EOIs, the applicants/ agencies are expected to examine the EOI document and related aspects, in detail. Deficiencies in providing the information requested in the EOI document may result in rejection of submitted EOIs.
- 6.2. The applicants/ agencies shall bear all risk and costs associated with the preparation and submission of its/ his EOI and GIDC shall not be responsible or liable for those costs, regardless of the conduct or outcome of the selection process. GIDC will not be responsible for reimbursing any costs incurred by the agencies/ applicants during the entire process.
- 6.3. The applicants/ agencies (including the individual members of any consortium) shall submit only one EOI, either in its own name or as part of a consortium in another EOI. No applicant/ agency shall participate in two or more EOIs.
- 6.4. The applicants/ agencies should submit their EOI clearly marked as **“Expression of Interest” (EOI) for “Procurement of Land for setting up of Bulk Drug Park”** duly completed and signed shall be submitted (hard copy) in a sealed cover at within the prescribed timelines:

**The Divisional Manager,
Gujarat Industrial Development
Corporation 3rd floor, Asian trade
center,
Near Asian paints Chowkdi,
GIDC, Ankleshwar-393002.**

- 6.5. EOIs submitted after the due date and time, will be liable to be rejected at the sole and absolute discretion of GIDC.

7. EOI TIMELINES

- 7.1. The submission of EOI by the applicants/ agencies shall be as per the schedule mentioned in the Abstract of this EOI document.
- 7.2. The applicant may request a clarification on the EOI documents before the stipulated date as is mentioned in the abstract above. Any request for clarification must be sent in writing to GIDC at the address indicated in this EOI document. GIDC at its own discretion may consider the required clarifications and if found reasonable GIDC shall amend the EOI document by issuing an addendum and shall upload the same on website at www.gidc.gujarat.gov.in. The addendum, if any, shall be deemed as final and no separate clarification shall be given to the applicant.
- 7.3. In order to provide the applicant reasonable time, in which to take an addendum into account, or for any other reason, GIDC may, at its own discretion, extend the last date of submission. Intimation regarding such extension in the last date of submission would be available as communication to the applicant on the website at www.gidc.gujarat.gov.in.
- 7.4. The addendum, if any, issued for EOI document shall form integral part of this EOI document and shall always be read together for all intent and purposes.

8. SELECTION PROCESS

- 8.1. The evaluation of the EOIs submitted by the applicants and the analysis of their submissions shall be based on the criteria/ guidelines set/ prescribed by Government of India (GoI) for setting up of Bulk Drug Park by an internal committee.
- 8.2. GIDC shall inform the selected applicant for further process in the matter.
- 8.3. The applicant (including all members in case of consortium) shall make available all the land parcels for handing over to GIDC within 10 (ten) days from the letter of communication by GIDC.
- 8.4. In case the applicant (including all members in case of consortium) or any member of the consortium neglects or denies to handover the possession of his/ their lands to GIDC at any point of time, GIDC shall have the right to forfeit the EMD without assuming any liability.

9. GENERAL TERMS AND CONDITIONS

- 9.1. The applicant may be asked to furnish any additional information, which is deemed necessary while evaluating the EOI. The applicant shall promptly furnish those details within the time prescribed by GIDC.

- 9.2. All proprietary information documents and materials even having no commercial value ("Proprietary Information") issued by GIDC to the agencies during the course of the EOI process shall be kept confidential and the agency shall not use it for its/ his own benefit or to disclose any such Proprietary Information to any third person.
- 9.3. All EOIs and other documents or materials submitted by agencies to GIDC shall become the property of GIDC.
- 9.4. The particulars of the project given in this EOI document are only indicative / subject to change and may be considered only as advance information to assist the applicant/ agency.
- 9.5. The EOIs submitted in response to this EOI document shall under no circumstances amount to any form of obligation to or acceptance of any term or conditions or parts thereof on the part of GIDC.
- 9.6. In case of any alterations, modifications or change in the submitted EOI, the applicant shall have to withdraw its original EOI and resubmit the new EOI prior to the closing time on last date set for submission of EOIs. No change, alterations or modification of the EOI shall be accepted after last date and time of submission.
- 9.7. Save and except as provided in this EOI document, GIDC shall not entertain any correspondence with any applicant/s in relation to the acceptance or rejection of any EOI.
- 9.8. The information in this document has been prepared to assist the applicants in preparing his/ its EOI and it is clarified that:
 - 9.8.1. It does not constitute an invitation to offer or an offer in relation to the transaction.
 - 9.8.2. This document does not constitute any contract or agreement of any kind whatsoever.
 - 9.8.3. This document does not purport to contain all the information that interested firms and their advisors would desire or require in reaching decisions as to the transaction. Interested applicant should form their own view as to what information is relevant to such decisions and make their own independent investigations in relation to any additional information.
 - 9.8.4. Neither the information in this document nor any other written or oral information in relation to the transaction is intended to form the basis of or the inducement for any investment activity or any decision to enter into any contract.

9.8.5. It shall not be assumed that there shall be no deviation or change in any of the herein mentioned information. While this document has been prepared in good faith, neither GIDC nor any of their respective officers or employees or advisors or agents make any representation or warranty or shall have any responsibility or liability whatsoever in respect of any statements or omissions here from.

FORM – ‘A’
LETTER OF EXPRESSION OF INTEREST

(as referred in Clause 5.3.1)

Date: _____

To,
The Divisional Manager,
Gujarat Industrial Development Corporation,
3rd floor, Asian trade center,
Near Asian paints Chowkdi,
GIDC, Ankleshwar -393002.

Sir,

Subject: Submission of Expression of Interest (EOI) for procurement of land for setting up of Bulk Drug Park

In response to the Gujarat Industrial Development Corporation (GIDC) invitation for EOIs dated _____ and after having examined the details given in EOI notice and EOI document for the above said project, I/We hereby submit our Expression of Interest and the relevant information.

The required general information and details along with supporting documents are enclosed alongwith this letter. The undersigned declares that the statements made and the information provided herein are complete, true, and correct in all aspects.

I/We also understand that:-

1. This EOI is only for shortlisting of the suitable lands for the project;
2. GIDC is not bound to accept the EOI of any applicant, either in part or in full. If the GIDC rejects any EOI or does not shortlist any applicant, it may do so without assigning any reasons thereof.
3. This is an initial Expression of Interest and does not entitle us to receive any documents or to be invited for further process.
4. This EOI is for selection of location in accordance to the favorable parameters for setting up of Bulk Drug and its development and therefore, decision of GIDC in this regards will be final and we have no rights to challenge the decision of GIDC.

5. GIDC reserves the right, in its absolute discretion, at any stage without prior notice and without giving any reasons, terminate further participation in the EOI process by any party, change the structure, procedures and timing of the EOI process, alter the terms of participation in the EOI process at any stage of the EOI process and to suspend or terminate the EOI process.

I/We hereby declare that the lands is/are free from encroachment, squatters, litigation or any encumbrances.

I/We hereby unconditionally give consent, for myself and on behalf of other landowners, for handing over the possession of the lands proposed in EOI to GIDC as may be required by GIDC in accordance with the terms of EOI document.

*I/We hereby submit that I have proposed the total land area of _____ acres, out of which I have received consent of landowners for _____ acres and hereby unconditionally agree/ bound to submit the written consent/ declaration/ power of attorney and/ or such other documents as may be required under this EOI document, from the balance landowners to GIDC before 10th September, 2020.
(strikeout if not applicable)

I/We hereby certify that I/We have furnished all information and details necessary for EOI and have no further pertinent information to supply.

I/We also authorize GIDC or their authorized representatives to approach individuals to verify status of land offered under EOI.

Yours faithfully,

Applicant
(Authorized Signatory of the Applicant)
(Name & Designation, seal of the entity)

Date:
Place:

Enclosures : Pages no 1 to

Note:

**For the sake of clarity it is hereby clarified with an example that in case an applicant is proposing 1200 acres lands in that case due to exigencies he may be permitted to accord consent of 85% of the landowner's owned land area (i.e. around 1020 acres) since the total consented area comes to 1020 acres, which is more than 1000 acres*

and the Lead Member shall accord / provide consent and other documents of balance landowners before 10th September, 2020 to GIDC.

FORM – ‘B’

Details of Applicant

(as referred in Clause 5.3.2)

Sr.no.	Information required	Details
1	Name & Address of the applicant with telephone no, mobile no and e-mail ids	(In case of consortium, details of Lead Member as well as the team members needs to be furnished)
2	Legal status of the applicant (attach copies of original document defining the legal status) a) Single owner b) Consortium	
3	Name of the contact person involved in this EOI submission with designation and contact information.	(In case of consortium, details of Lead Member only needs to be furnished)
4	Any other information considered necessary but not included above	

Signature

Applicant
(Name & signature)

FORM – ‘C’

Documents to be submitted

(as referred in Clause 5.3.7)

Sr No	Information to be submitted by the applicant	Details of submission	Page no
1	Copy of Title Certificate (Approved from an advocate preferably)	Yes/No	
2	A report by a licensed land surveyor certifying all the survey records as mentioned in “ Form-“H” ”	Yes/No	
3	An EOI submitted by a consortium must be accompanied by a power of attorney duly notarised in prescribed format, authorizing one of the members as a Lead Member to represent the consortium in the format for “Power of Attorney” (PoA)	Yes/No	
4	A village map indicating the offered land duly demarked with survey numbers and distances as mentioned in “ Form- F ”.	Yes/No	
5	Any portion of land to be offered should not fall within in 500m boundary of Gamtal	Yes/No	
6	Total contiguous land area offered in EOI	Yes/No	
7	A declaration that land is free from encroachment, squatters, litigation or any encumbrances and the details of liabilities (if any) on the land	Yes/No	
8	Any additional details, if any	Yes/No	

Date :

Signature

Applicant
(Name & signature)

FORM – ‘D’

POWER OF ATTORNEY (POA)

(as referred in Clause 5.3.9)

This Deed of Power of Attorney executed on this the ____ day of _____, Two Thousand Twenty by (Executant), [Holder's Election Commission of India Card Number / Aadhar / PAN] aged ____ years, Son of _____, occupation _____ and residing at _____

IN FAVOUR OF

(Recipient) [Holder's Election Commission of India Card Number Aadhar / PAN] aged ____ years, Son of _____ occupation _____ and residing at _____

1. Whereas the executant(s) desires to participate and submit EOI by proposing his/their land / properties, hereinafter referred as 'scheduled properties', to GIDC for the purpose of establishing the project of 'Bulk Drug Park' as per the acquisition provisions of the provisions of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (*as amended from time to time and applicable in the State of Gujarat*) (the "**Act**").
2. Whereas the executant(s) desires to give his/their property / properties, hereinafter referred as 'scheduled properties', to GIDC for the purpose of establishing the project of 'Bulk Drug Park' as per the acquisition provisions of the Act. As the executant(s) is/are not always available in station, it is decided by him/them to execute this deed of power of attorney empowering the recipient, whose property also is proposed and being offered for purchase by the GIDC along with the scheduled property mentioned herein, to deal and negotiate with the GIDC with respect to the transactions/ dealings which become necessary before the acquisition of the scheduled properties here under. However, the right of execution of the final documents/ transfer deeds of the lands/ properties shall remain with the executant / legal heirs.
3. Whereas the executant(s) is/are the absolute owner(s) of the scheduled properties and is in possession of the property having an extent of area of property in survey numbers as detailed in the list of scheduled properties hereinbelow.

NOW This Deed witnesses that the executant(s) do hereby constitute, nominate, appoint and authorise the recipient as his/ their true and lawful attorney to do in his/ their name and on his/ their behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of the EOI to GIDC and to do execute and perform all or any of the following acts, deeds, things and matters that is to say:

- a. to sign and submit the EOI and other documents and writings, participate in conferences and providing information / responses to the GIDC,
- b. to represent us in all matters before GIDC related to EOI save and except execution of final deeds/ handing over the possession of land by the executant(s) in respect of the scheduled properties,
- c. to attend any negotiation meetings/ discussions and to sign and execute any negotiation papers with GIDC for the EOI purpose,
- d. to declare that the lands is/are free from encroachment, trespassers, litigation or any encumbrances,
- e. to execute any kind of document/ deed/ paper found necessary in respect to give the consent for handing over the possession of lands on our behalf for acquisition of the said lands/ properties by GIDC in accordance with the Act.

I/ we hereby confirm that on receipt of the instructions from GIDC/ Lead Member we shall personally present before GIDC and handover the possession of lands and shall execute all necessary deeds in favour of GIDC for the purpose of the project as mentioned in EOI document.

I/we, hereby ratify and confirm and agree to ratify and confirm whatever my said attorney shall lawfully do or cause to be done pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by the said attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us/ executant(s).

IN WITNESS WHEREOF the executants has/ have signed this Deed of Power of Attorney on the day, month and year first herein above written.

Signed and delivered by:

Agreed and Accepted by

(EXECUTANT)
(Full name and signature)

 (Recipient)
(Full name and signature)

Witnesses:

1)

2)

Note:

- All the land holders as per the latest Village Form No.7/12 shall have to sign PoA;
- To attach certified true copy of Election Commission of India Card / Aadhar / PAN with POA.
- To attach certified true copies of latest Village Form No.7 for all land parcels
- In case landowner is not alive and his demise entry is not made in the revenue records, the legal heirs of such landowner shall have to sign the POA and to give such details in the Declaration.

List of scheduled properties

Sr No	Revenue village	Survey no	Area as per 7/12 document (Ha-ra-sq.mt)	Name(s) of owners (as per the record)	Remarks
1					
2					
3					
4					
Total					

FORM – 'E'

Declaration by all landowners (on stamp paper before Notary)

(as referred in Clause 5.3.10)

I/ we _____ son of _____ (PAN: _____) (Aadhar No. _____) aged about ___ years, occupation _____ and residing at _____ do hereby jointly and severally solemnly declare, confirm and undertake as follows:-

1. We say that we are jointly and absolutely seized and possessed and/or otherwise entitled to [*the land details*] (the “**said Land**”)
2. I/We say that (a) my/ our title over the said Land are clear, marketable and free from any charges or encumbrances, (b) we are the absolute joint owners and are jointly in possession of the said Land and there is no tenant/ lessee/ licensee on the said Land or any part thereof, (c) I/ we have good right, full power and absolute authority to transfer the said Land to GIDC, (d) we are not prohibited/ disqualified to transfer the said Land in favour of GIDC by virtue of any laws including local laws in the State of Gujarat, (e) no action, suit or proceedings against me is pending before any court of Law or before any other tribunal, judicial, quasi-judicial or administrative/ revenue authority, which might affect my ability to execute this declaration or transfer the said Land to GIDC and to perform the obligations contained in EOI document,
3. The said Land or any part thereof is not subject to any lis-pendens, charge, mortgage or any attachment either before or after judgement or any other impediment of like nature save and except the following:-
 - a. [*mention the details, if any*]
4. There are no dues payable in respect of the said Land save and except the following:-
 - a. [*mention the details, if any*]
5. I/ We say that I/we have not received any notice under The Land Acquisition Act, Gram Panchayat Act, Epidemic Diseases Act, Defence of India Act or any other statutory enactment or other public Act in relation to the said Land;
6. I/ we say that I have duly authorized the Lead Member (Mr. _____) (PAN: _____) (Aadhar No.: _____) to give consent for handing over the possession to GIDC as per the terms of EOI documents. I/ we are unconditionally bind to handover the possession of lands, as proposed in EOI, in favour of GIDC, immediately upon receipt of the instructions of GIDC/ Lead Member;

7. I/ we say that the said Land is showing in latest Village Form No.7/12 in the name of our _____ though he is died on _____. We further say that we are the only heirs of late _____ and no person other than us have any right, title or interest in the said Land or any part thereof. (*strike off if not applicable*)

What are stated above are true to the best of my/our knowledge, information and belief.

SOLEMNLY DECLARED at
_____ this __ day of _____,
Two Thousand Twenty

Note:

- The draft may be modified based on the nature of the applicant and the number of landowners.

FORM – 'F'

**Declaration by the Lead Member
(on stamp paper before Notary)**

(as referred in Clause 5.3.11)

I _____ son of _____ (PAN: _____) (Aadhar No. _____) aged about ___ years, occupation _____ and residing at _____ do hereby solemnly declare, confirm and undertake as follows:-

1. I am duly authorized by all the landowners of the lands proposed for the project under EOI dated _____ submitted by me (acting for myself and in capacity as power of attorney of all the landowners) to GIDC.
2. I say that I shall arrange transfer/ handing over of the possession of lands and execution of all necessary deeds/ documents/ undertakings/ declarations etc. from the landowners immediately on receipt of the letter from GIDC for the same.
3. I further undertake that I shall arrange all the landowners to present before the GIDC/ any other authority as may be required by GIDC, for proper transfer/ handover the possession of the lands to GIDC.
4. I further undertake and confirm that I have full authority and power to give our consent for and on behalf of all the landowners to hand over the possession of lands to GIDC.

I declare, undertake and confirm that I shall be solely bound to GIDC for arranging handover the possession of lands and execution of all necessary documents for the same.

I also agree and confirm that in case if I fail to arrange handing over the possession of lands or execution of all necessary documents from landowners, GIDC shall have all right and power to take legal action against me and/or the landowners. I further agree and confirm that in addition to other legal rights, GIDC shall also be entitled to forfeit the advance payments paid by me/ landowners to GIDC including the EMD paid with EOI.

What are stated above are true to the best of my knowledge, information and belief.

I understand that in the event of my information being found false or incorrect at any stage, I may be blacklisted by GIDC for further participating any bid/ tender/ expression of interest etc.

SOLEMNLY DECLARED at
_____ this ___ day of _____ ,
Two Thousand Twenty

FORM – ‘G’

Details of location of land parcel.

(as referred in Clause 5.3.11)

Sr No.	Description	Distance in km.
1	Distance from coast line	
2	Distance from Municipal limit	
3	Distance from National Highway	
4	Distance from Airport	
5	Distance from Sea Port	

Note: Distance shall be measured from the outer periphery of the land parcel

Signature

Applicant
(Name & signature)

FORM – 'H'

Details of lands and certificate of licensed land surveyor.

(as referred in Clause 5.3.5)

