

SJVN Lower Arun Power Development Company Pvt. Ltd.



EOI DOCUMENT

EXPRESSION OF INTEREST FOR THE PURCHASE OF PRIVATE LAND TOWARDS THE PROVISION OF LAND FOR LAND TO FOREST DEPTT. I.R.O. LOWER ARUN HEP (669 MW)

(EOI- 02/2025)

**Regd. office: SLPDC Office Complex, Ward No 9, Tumlingtar, Khandbari
Municipality, Sankhuwasabha, Nepal**

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Regd. No: 111808/69/070

**SJVN LOWER ARUN POWER DEVELOPMENT COMPANY Pvt. Ltd.
(669 MW Hydro Electric Power Project)**

**EXPRESSION OF INTEREST FOR THE PURCHASE OF PRIVATE LAND
TOWARDS THE PROVISION OF LAND FOR LAND TO FOREST DEPTT. I.R.O.
LOWER ARUN HEP (669 MW)**

1. Introduction:

Lower Arun HEP, a Company named SJVN Lower Arun Power Development Company Pvt. Ltd. (SLPDC) has been incorporated & registered on 26.05.2023. Lower Arun Hydroelectric Project (LAHEP) 669 MW, lies in the Sankhuwasabha and Bhojpur Districts of Nepal. SJVN was selected through international competitive bidding for development of Lower Arun HEP. MoU was signed between SJVN Ltd. & Investment Board of Nepal (IBN) at Kathmandu, Nepal on 11 July, 2021. Project has been allocated to SJVN on Build Own Operate Transfer (BOOT) basis. The project is envisaged as a downstream extension of 900 MW Arun-3 Hydroelectric Project utilizing 344.68 cumecs of design discharge available at tail race outfall of Arun-3 HEP. The water coming out after generation from Arun-3 power station will be tapped from Arun-3 Tail Race pond/Lower Arun Intake pond into the Intake of Lower Arun HEP.

SJVN Lower Arun Power Development Co. Pvt. Ltd. (SLPDC) invites Expression of Interest (EoI) from interested landowners of the concerned District Municipality / Rural Municipality for the sale of private land detailed below:

District	Municipality / Rural Municipality	Required Area (in Hectare)	Required Area (in Ropani)
Sankhuwasabha	Khandbari	51.31	1008.79
	Chichila	19.13	376.08
Total		70.44	1384.87

In accordance with Section 42 (2) of the Forest Act 2076 and with Section 91(1) of Forest Regulations-2079, it is specified that the land to be purchased must be adjacent to the national forest area, close to the project site, and within the same geographical and ecological location. Interested landowners may apply in the prescribed format, agreeing to the detailed terms and conditions outlined.

Interested individual/land owner can download the Bid Document from websites www.slpdc.com.np & www.sjvn.nic.in Amendments/Corrigendum /Notification (if any) shall be issued only on above mentioned websites.

Bidder may please note for proper submission of the bid, the bidder is responsible and they are expected to apprise themselves adequately for the procedure and provisions available in EOI. In no case SLPDC shall be responsible for any issues related to untimely or improper submission of the bid.

2. The key particulars/details and dates of this invitation are as under :

Sr. No.	Description	Particulars
1.	Deadline/Last for submission of documents	Upto 21.09.2025 (1530 Hrs.)
2.	Date & time for Bid opening	21.09.2025 (1600 Hrs.)
3.	Venue for opening of bid	O/o Chief Engineer (P&C), SLPDC, Satluj Bhawan, Arun Sadan, Tumlingtar, Distt. Sankhuwasabha, Nepal
4.	Period of bid validity	120days

3. Eligibility criteria to participate in EoI/ Selection/ Eligibility Criteria: -

- a) The applicant shall be a Nepali Nationality.
(Proof of Nepali Citizenship and/or other relevant documents viz. Marriage certificate, migration certificate, death certificate, birth registration, relationship certificate etc. as applicable).
- b) The applicant should have the legal title/ownership of the land in its favor. The land should be under the legal and physical possession of the applicant.
(Proofs of land certificates and deposited receipt of land revenue tax of current year).
- c) Minimum area of the land for submitting EOI is 30% of the requirement of SLPDC in a particular Municipality / Rural Municipality (i.e. 30% of 51.3116 ha (1008.78 Ropani) of private land in Khandbari Municipality and 30% of 19.1291 ha (376.07 Ropani) in Chichila Rural Municipality).
- d) An Application for land may be submitted by single owner / multiple owners (jointly by maximum upto 05 landowners). However, the area/parcel of the land should be adjacent/attached to each other.
- e) The Land shall be free from all encumbrances and legally & physically owned by the applicant.
(Non-encumbrance Certificate, land certificates and deposited receipt of land revenue tax of current year).
- f) The applicant(s) may offer land in a single parcel or parcels adjacent to each other (in case of joint applications) in same Municipality /Rural Municipality.
- g) Agricultural and fertile land shall not be considered eligible for purchase under this EOI.

4. Submission of Bid/EOI: -

The bidder/Applicant/land owners must submit the bid/EOI in the following two separate sealed envelopes {PART-I (Envelope-1) & PART-II (Envelope-2)} clearly indicating the contents therein duly super scribed as under and these two envelopes should be enclosed in a single sealed envelope/cover super scribed as “**EXPRESSION OF INTEREST FOR THE PURCHASE OF PRIVATE LAND TOWARDS THE PROVISION OF LAND FOR LAND TO FOREST DEPTT. I.R.O. LOWER ARUN HEP (669 MW) (EOI-02)**” and submitted at the address of the undersigned (Satluj Bhawan, Arun Sadan, SLPDC, Tumlingtar, Distt. Sankhuwasabha, Nepal) and must reach this office through courier or by post or by hand on or before by **21.09.2025. (1530 Hrs)** and same shall be opened on 21.09.2025 at **1600 Hrs.** in presence of authorized representative of bidders who choose to attend.

The bid/EOI shall consist of two parts as under:

A. PART-I (Envelope-1): -

List of Document to be submitted along with the Applications / EOIs:

Interested landowners/Applicants are invited to submit their EoI, which should include the following information:

- a) Duly signed application by all landowners/Applicants mentioning detail of Parcel of land being offered, Name & Address, Mobile contact no. and Email ID.
- b) Proof of Nepali Citizenship and/or other relevant documents (Marriage certificate, migration certificate, death certificate, birth registration, relationship certificate etc.), as applicable.
- c) Non-encumbrance Certificate, land certificates and deposited receipt of land revenue tax of current year.

- d) All the necessary documents supporting the applicant's eligibility to participate in the EOI.
- e) Duly signed and stamped (if any) copy of the EOI: To be signed on all pages and submitted in the sealed envelope to the SLPDC Office at Tumlingtar.
- f) Contact Details (Address, Phone Number)
- g) Bank detail (Copy of Bank Cheque)
- h) 2 copies of recent photographs.

B. PART-II (Envelope-2): Comprising of format for offered Price of land at Annexure- I & Annexure-II of forming part of the bid:

Offered Price of land:

- i. Offered land rate per Ropani needs to be mentioned clearly. Land rates should be inclusive of cost of all trees, plants, and any other assets available in the land.
- ii. "Quotation Submission Form" as per Annexure-I (Single Land Owner) or Annexure-II (Multiple Land Owner) should be attached in separate sealed envelope.

5. Opening of Bid:- The bid shall be opened in the following sequence:-

First, the envelope Part-I shall be opened.

Part –II (Offered Price of land) of responsive bidder(s)/ landowner(s)/Applicant shall be opened on same day, if no clarification is required from the bidder(s)/ landowner(s). In case clarification is sought from the bidder(s)/ land owner(s), separate intimation shall be given through notification on the websites for opening of Offered Price of land(s) of responsive bidder(s)/ land owner(s).

Part-II (Offered Price of land) of responsive bidder(s)/ land owner(s)/Applicant will be checked by the SLPDC for any arithmetic errors. Errors will be corrected by SLPDC as where there is a discrepancy between unit rate per ropani in figures and in words, the unit rate in words will govern.

The amount stated in the Bid will be adjusted by the SLPDC in accordance with the above procedure for the correction of errors and shall be considered as binding upon the bidder. If the bidder/ land owner(s)/Applicant does not accept the corrected amount of bid, his bid will be liable to be rejected.

6. Other Terms and conditions: -

- a. SLPDC will reserve the right to accept or reject any or all applications.
- b. SLPDC may ensure the suitability of land through physical verification by SLPDC and concerned Department of Forest, Khandbari, Sankhuwasabha.
- c. SLPDC will make payment of the land to owners based upon agreed price and as per Act/Rules of GoN governing registration of the land offered to be sold / decided to be purchased. The payment will be paid without prejudice to charge deduction amount.
- d. Land registration charges will be paid by SLPDC as per GoN norms.
- e. The payment shall be released by cheque or Bank draft or directly to the bank accounts of the of the owners/companies.
- f. SLPDC will not pay any brokerage to any person/Agent/consultant for the proposed transaction/deal.
- g. No liability/entitlements of benefits under Resettlement Action Plan will be applicable to the landowners.

- h. If the full quantity of required land in the particular Municipality / Rural Municipality is unavailable or the quoted rates exceed the Net Present Value (NPV) as stipulated in Forest Regulation 2079, SLPDC reserves the right to withdraw the process of purchase.

7. Selection process:

All submitted EOIs will be reviewed, and shortlisted parties/owners may be invited for further discussions and clarifications. Land rates may be negotiated by the Committee constituted for the purpose. Please note that this invitation does not constitute an offer to buy but is intended to identify potential sellers.

8. Jurisdiction of courts:

The law of land as promulgated / modified /amended or replaced from time to time shall govern this EOI. Any dispute arising out of or in respect of the contract will be subject to the jurisdiction of District Court of Chainpur Only.

9. Disclaimer:

SLPDC reserves the right to accept or reject any or all responses and to request additional submissions or clarifications from one or more Applicant(s) at any stage or to cancel the process entirely without assigning any reason.

10. Amendments

At any time before the submission of Bids, SLPDC may modify/ amend the EOI document and extend the last date of submission/opening of proposals and any other key dates by issuing a corrigendum/addendum and such corrigendum/addendum shall be available only on following websites:

- a) www.sjvn.nic.in
b) www.slpdc.com.np

As such the Bidders are advised to visit the above websites regularly before deadline for submission of Bid. Any Corrigendum /Addendum thus issued shall form part of tender document. To give prospective bidders reasonable time in which to take an addendum into account in preparing their bids, the Employer shall extend, as necessary, the deadline for submission of proposals.

11. For any enquiry/clarification for submission of Bids and any other information, the Bidder may contact the following person:

Name	Designation	Address	Contact No.
Er. S.K Bhargava	CE/HoD (P&C)	SLPDC, Arun-3 Satluj Bhawan,	029-575154
Er. Ankush Sharma	Sr. Manager (P&C)	Sadan, Tumlingtar, Distt. Nepal. E-mail: pnc.SLPDC@sjvn.nic.in	

For & Behalf Of SLPDC

Sd/-
Chief Engineer (P&C),
SLPDC, Arun HEP,
Satluj Bhawan, Arun Sadan, Tumlingtar,
Distt. Sankhuwasabha, Nepal
Email: pnc.SLPDC@sjvn.nic.in

FORMAT FOR QUOTATION - SINGLE LAND OWNER

(To be submitted in Part-II (Envelope-2) only)

To,

Date:

SJVN Lower Arun Power Development Company (P) Ltd.
Khandbari-09, Tumlingtar, Sankhuwasabha District, Nepal

**Sub: Submission of "QUOTATION" for sale of land in
Municipality/Rural Municipality, ward no.....of District,
Nepal.**

Ref.: EOI Advertisement No. EOI-02/2025

Sir,

In view of above referred EOI, I hereby submit my proposed price /Quotation as follows: -

A. BIDDER'S INFORMATION: -

- i. Name:
- ii. Address:
- iii. Citizenship Number/Issuing date & District:
- iv. Contact Number:
- v. Email ID:

B. LAND INFORMATION: -

- i. Parcel no.: -.....
- ii. Location of Land: - District..... RM/MC
.....Ward.
- iii. Types of Land: -.....
- iv. Total Area of Land.....Ropani
- v. Total Area of land for Sale.....Ropani.

C. QUOTED PRICE (IN NPR): -

- Rate per Ropani: -NPR:in words:
.....
- Total amount: - NPR in words:
.....

D. SIGNATURE OF THE BIDDER/OWNER:

SIGNATURE & THUMB	

All the details mentioned above are true. If otherwise, I/We will accept/explain according to the governing law.

FORMAT FOR QUOTATION - MULTIPLE LAND OWNERS
(To be submitted in Part-II (Envelope-2) only)

Date:

To,

SJVN Lower Arun Power Development Company (P.) Ltd.

Khandbari-09, Tumlingtar, Sankhuwasabha

District, Nepal.

**Sub: Submission of "QUOTATION" for sale of land in RM/MC,
ward no.....of District, Nepal.**

Ref.: EOI Advertisement No. EOI-02/2025

Sir,

In view of above referred EOI, we hereby submit our proposed price /Quotation as follows:

A BIDDER'S INFORMATION: -

Land Owner No. 01

- Name:Contact Number and Email ID:
- Address:
- Citizenship Number/Issuing date & District:
.....

Land Owner No. 02

- Name:Contact Number and Email ID:
- Address:
- Citizenship Number/Issuing date & District:
-

Land Owner No. 03

- Name:Contact Number and Email ID:
- Address:
- Citizenship Number/Issuing date & District:

Land Owner No. 04

- Name:Contact Number and Email ID:
- Address:
- Citizenship Number/Issuing date & District:

Land Owner No. 05

- Name:Contact Number and Email ID:
- Address:
- Citizenship Number/Issuing date & District:

B. LAND INFORMATION: -**Land Owner No. 01**

- Parcel no.: -.....Types of Land:
- Location of Land: -.....District.....RM/MC.....Ward.
- Total Area of Land Ropani
- Total Area of land for SaleRopani.

Land Owner No. 02

- Parcel no.: -.....Types of Land:
- Location of Land: -.....District.....RM/MC.....Ward.
- Total Area of Land Ropani
- Total Area of land for SaleRopani.

Land Owner No. 03

- Parcel no.: -.....Types of Land:
- Location of Land: -.....District.....RM/MC.....Ward.
- Total Area of Land Ropani
- Total Area of land for Sale Ropani.

Land Owner No. 04

- Parcel no.: -.....Types of Land:
- Location of Land: -.....District.....RM/MC.....Ward.
- Total Area of LandRopani
- Total Area of land for Sale Ropani.

Land Owner No. 05

- Parcel no.: -.....Types of Land:
- Location of Land: -.....District.....RM/MC.....Ward.
- Total Area of LandRopani
- Total Area of land for SaleRopani.

- Total number of Land Owner: -.....
- Total Area of LandRopani.

C. QUOTED PRICE (IN NPR): -

- a. Rate per Ropani: -NPR:in words:
.....
- b. Total amount: - NPR:in words:
.....

D. SIGNATURE OF THE BIDDER'S/OWNER(S):

SIGNATURE & THUMB		SIGNATURE & THUMB		SIGNATURE & THUMB		SIGNATURE & THUMB	
Owner-1		Owner-2		Owner-3		Owner-4	

SIGNATURE & THUMB	
Owner-5	

All the details mentioned above are true. If otherwise, I/We will accept/explain according to the governing law.
