

SJVN Arun-3 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. 400 kV TRANSMISSION LINE OF
ARUN-3 HEP (900 MW)**

(EOI-03/2025)

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

Telephone : (+977-1) 6632030, www.sapdc.com.np.

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Regd No: 111808/69/070

**SJVN ARUN-3 POWER DEVELOPMENT COMPANY Pvt. Ltd.
(900 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.
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1. Introduction:

SJVN ARUN-3 Power Development Company Pvt. Ltd. (“SAPDC” or “Company”) was incorporated as private limited company under the Company Act 2063 on 25th April 2013 which is duly floated by single shareholder company SJVN Limited (a joint venture of Government of India and Government of Himachal Pradesh) with an aim to plan, promote, organize and execute Arun-3 Hydroelectric Project on BOOT basis, to be operated by SJVN for 25 years after construction and thereafter transfer back to Government of Nepal. The registered address of the Company is Arun Sadan, SAPDC Complex, Ward No. 9, Tumlingtar, Khandbari Municipality, Sankhuwasabaha, Nepal and project office is located at Tumlingtar, Sankhuwasabha Nepal.

The Company is developing the Arun-3 Hydroelectric Project with capacity of 900 MW (“the Project”) identified in Arun Khola by utilizing the water of Arun River located in Num, Diding, Pathivara and Yaphu Village Development Committee (VDC) of Sankhuwasabha District to generate, transmit and sell electricity. The project is a run-of the river scheme with 4 hours peaking and will generate 3924 MU of energy.

SJVN Arun-3 Power Development Co. Pvt. Ltd. (SAPDC) 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	7.19	141.27
	Chichila	11.84	232.70
Bhojpur	Sadananda	11.97	235.25
	Bhojpur	27.82	547.01
	Temkemayung	6.76	132.97
Khotang	Diprung	27.27	536.09
	Sakela	9.38	184.33
Udaypur	Katari	79.20	1557.07
	Limchungbung	41.38	813.53
	Tapli	6.70	131.72
	Udaypurgadi	36.85	724.47
Siraha	Karjanha	30.53	600.22
Dhanusha	Dhanusha Dam	5.00	98.34
	Mithila	1.56	30.63
Total		303.44	5965.60

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.sapdc.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 SAPDC 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), SAPDC, Satluj Bhawan, Arun Sadan, Tumlingtar, Distt. Sankhuwasabha, Nepal
4.	Period of bid validity	120 days

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

- The applicant shall be a Nepali Nationality.
- 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.
- Minimum area of the land for submitting EOI is 30% of the requirement of SAPDC in a particular Municipality / Rural Municipality as follows:

District	Municipality / Rural Municipality	Required Area		Minimum area of the land for submitting EOI is 30% of the total requirement.	
		(in Hectare)	(in Ropani)	(in Hectare)	(in Ropani)
1	2	4	5	6	6
Sankhuwasabha	Khandbari	7.19	141.27	2.16	42.38
	Chichila	11.84	232.70	3.55	69.81
Bhojpur	Sadananda	11.97	235.25	3.59	70.58
	Bhojpur	27.82	547.01	8.35	164.10
	Temkemayung	6.76	132.97	2.03	39.89
Khotang	Diprung	27.27	536.09	8.18	160.83
	Sakela	9.38	184.33	2.81	55.30
Udaypur	Katari	79.20	1557.07	23.76	467.12
	Limchungbung	41.38	813.53	12.41	244.06
	Tapli	6.70	131.72	2.01	39.52
	Udaypurgadi	36.85	724.47	11.06	217.34
Siraha	Karjanha	30.53	600.22	9.16	180.07
Dhanusha	Dhanusha Dam	5.00	98.34	1.50	29.50
	Mithila	1.56	30.63	0.47	9.19
Total		303.44	5965.60		

- An Application for land can be submitted by single owner / multiple owners (jointly by maximum upto 08 landowners i.r.o. District Sankhuwasabha, Udaypur & Siraha and maximum upto 04 landowners i.r.o. District Bhojpur, Khotang & Dhanusha). However, the area/parcel of the land should be adjacent/attached to each other.
- The Land shall be free from all encumbrances and legally and physically owned by the applicant.

- f) Proofs of land certificates and receipt of deposited land revenue tax of current year shall be submitted.
- g) The applicant(s) can offer land in a single parcel or parcels adjacent to each other (in case of joint applications) in same Municipality /Rural Municipality.
- h) Agricultural and fertile land are not eligible for purchasing.

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. 400 kV TRANSMISSION LINE OF ARUN-3 HEP (900 MW) (EOI-03/2025)**” and submitted at the address of the undersigned (Satluj Bhawan, Arun Sadan, SAPDC, Tumlingtar, Distt. Sankhuwasabha, Nepal) and must reach this office through courier or by post or by hand on or before **21/09/2025 (1530 Hrs).** and same shall be opened on **21/09/2025 (1600 Hrs.)** in presence of authorized representative of bidders/applicants 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 land owners / applicants are invited to submit their Eol, which should include the following information:

- a) Duly signed application by all land owners/ applicants mentioning detail of parcel of land being offered, name and address, mobile contact no.and e-mail 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) Proofs of land certificates and receipt of deposited 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 SAPDC 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)/ land owner(s)/Applicant shall be opened on same day, if no clarification is required from the bidder(s)/ land owner(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 SAPDC 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 SAPDC 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. SAPDC will reserve the right to accept or reject any or all applications.
- b. SAPDC may ensure the suitability of land through physical verification by SAPDC and concerned Department of Forest, Khandbari, Sankhuwasabha / Bhojpur / Khotang / Katari, Udayapur / Lahan, Siraha / Dhanusha.
- c. SAPDC 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 SAPDC 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. SAPDC 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 land owners.
- 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, SAPDC 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:

SAPDC 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, SAPDC 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.sapdc.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. Bargava	CE/HoD(P&C)	SAPDC, Arun-3 HEP, Satluj Bhawan, Arun	029-575154
Er. Kirti Swaroop	DGM(P&C)	Sadan, Tumlingtar, Distt. Sankhuwasabha, Nepal. E-mail: pnc.sapdc@sjvn.nic.in	

For & Behalf Of SAPDC

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

FORMAT FOR QUOTATION - SINGLE LAND OWNER

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

To,

Date:

SJVN Arun-3 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.

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 under in Part-II (Envelope-2) only)

Date:

To,

SJVN Arun-3 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.

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

Land Owner No. 02

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

Land Owner No. 03

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

Land Owner No. 04

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

Land Owner No. 05

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

Land Owner No. 06

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

Land Owner No. 07

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

Land Owner No. 08

- Name:Contact Number & 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 Sale Ropani.

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 Land.....Ropani
- 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 Land Ropani
- Total Area of land for Sale Ropani.

Land Owner No. 06

- 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. 07

- 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. 08

- Parcel no.: -.....Types of Land:
- Location of Land: -.....District.....RM/MC.....Ward.
- Total Area of Land Ropani
- 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		SIGNATURE & THUMB		SIGNATURE & THUMB		SIGNATURE & THUMB	
Owner-5		Owner-6		Owner-7		Owner-8	

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