

**GOVERNMENT OF MEGHALAYA
EDUCATION DEPARTMENT**

MEGHALAYA RESIDENTIAL SCHOOL SOCIETY (MeRSS), SHILLONG

EXPRESSION OF INTEREST (EOI)

FOR OFFER OF LAND FOR PURCHASE FOR ESTABLISHMENT OF EKLAVYA
MODEL RESIDENTIAL SCHOOL (EMRS) UNDER LAITKROH BLOCK, EAST KHASI
HILLS DISTRICT, MEGHALAYA.

EOI No.: MEGH?DSEL/MeRSS/Review/51/2026/11. Dated Shillong, the 30th September, 2026.

The Meghalaya Residential School Society (MeRSS), Education Department, Government of Meghalaya, invites Expressions of Interest from interested and eligible landowners, clans, communities, Dorbar Shnong, Societies, Trusts or other lawful landholding entities willing to offer suitable land measuring 8 acres for purchase by the Government for establishment of an Eklavya Model Residential School (EMRS) under Laitkroh Block, East Khasi Hills District, Meghalaya.

1. Background and Purpose

The Eklavya Model Residential School (EMRS) Scheme is being implemented under the aegis of the National Education Society for Tribal Students (NESTS), Ministry of Tribal Affairs, Government of India, with the objective of providing quality residential education to Scheduled Tribe students.

In furtherance of the programme in Meghalaya, the State Government proposes to facilitate establishment of an EMRS under Laitkroh Block in East Khasi Hills District.

For the purpose of developing the permanent EMRS campus, suitable land is required at Laitkroh C&RD, having adequate area, accessibility, favourable topography and other basic conditions necessary for development of a full-fledged residential educational institution.

Accordingly, this EOI is being issued for identification and purchase of suitable land, subject to technical assessment, verification of title, valuation, approval of the competent authorities and compliance with all applicable Government and NESTS requirements.

2. Purpose for Which the Land Will Be Utilised

The selected land is proposed to be utilised for development of the EMRS campus, which may include, inter alia:

1. Academic and administrative blocks.
2. Separate hostels for boys and girls.
3. Residential accommodation for teaching and other staff.
4. Kitchen and dining facilities;
5. Playground and sports facilities;
6. Laboratories, library and ICT facilities;
7. Multipurpose and activity spaces;
8. Internal roads and pathways;
9. Water-supply and sanitation infrastructure;
10. Electricity and other utility infrastructure;

11. Security and boundary arrangements;
12. Landscaping and open spaces; and
13. Other ancillary facilities required under the applicable EMRS norms.

The land should therefore be capable of accommodating a fully residential educational campus with provision for future expansion.

3. Location

The land offered should preferably be situated:

At Khararshnong or within its immediate vicinity under Laitkroh Block, East Khasi Hills District, Meghalaya.

Preference shall be given to land that is suitably connected to an existing motorable road and is reasonably accessible to the surrounding tribal population.

4. Land Requirement

The land offered should meet the **minimum area and site requirements prescribed by NESTS/Ministry of Tribal Affairs for establishment of an EMRS**, as applicable.

Preference shall be accorded to a **single, compact and contiguous parcel of land** capable of accommodating the complete EMRS campus.

Where the required area consists of more than one adjoining plot, the plots should together form a contiguous and usable parcel and should have clear and transferable title.

5. Essential Characteristics of the Land

The proposed land should, as far as practicable:

1. Have clear, lawful and marketable title;
2. Free from litigation, mortgage, lien, encroachment and other encumbrances;
3. Identifiable and demarcated boundaries;
4. Existing motorable approach road or legally assured right of way;
5. Proximity/access to electricity and other basic utilities;
6. Adequate and sustainable source or potential source of water;
7. Topography suitable for development of a large residential school campus;
8. Adequate drainage and not be susceptible to serious flooding or waterlogging;
9. Located in an area presenting unacceptable landslide, geological or other safety risks;
10. Adequate space for playgrounds and outdoor activities;
11. Environmentally suitable for establishment of a residential educational institution; and
12. Capable of being legally transferred and registered in favour of the Government/competent authority for establishment of the EMRS.

6. Persons/Entities Eligible to Submit EOI

EOIs may be submitted by:

- Individual landowner(s);
- Joint landowners;
- Clan/community landowners acting through their competent authority;
- Dorbar Shnong or traditional institutions having lawful ownership/authority;
- Registered Societies or Trusts;
- Institutions holding transferable land; or
- any other person/entity having lawful and transferable title over the land.

In the case of clan, community or jointly owned land, the application shall be accompanied by the necessary resolution, consent and authorisation of all competent persons/bodies in accordance with the applicable customary and legal requirements.

7. Documents to Accompany the EOI

The landowner/entity shall submit, as applicable:

A. Ownership and Legal Documents

1. Documentary proof of ownership/title over the land;
2. Land Holding Certificate/Patta or other applicable land document;
3. Supporting documents establishing the chain of ownership, wherever required;
4. Consent of all co-owners, where applicable;
5. Resolution/authorisation in case of clan/community/institutional land;
6. NOC/Certificate from the concerned Dorbar Shnong/traditional authority, wherever applicable; and
7. Declaration regarding absence of litigation, mortgage, lien and encumbrances.

B. Site Particulars

8. Exact location of the land;
9. Total area offered;
10. Site/cadastral map or detailed sketch showing boundaries;
11. Details of adjoining landowners;
12. Photographs of the land;
13. Photographs/details of the approach road;
14. Details regarding water availability;
15. Electricity connectivity;
16. Approximate distance from the nearest major road/settlement; and
17. Details of any structures or other developments presently existing on the land.

C. Financial Offer

18. Expected/quoted rate per acre/hectare or other applicable unit;
19. Total consideration expected for the entire parcel; and
20. Written willingness to negotiate the price in accordance with Government procedures.

8. Site Inspection

All land offered under the EOI shall be subject to preliminary scrutiny.

The shortlisted sites may thereafter be inspected by a Site Selection/Technical Committee constituted or authorised by the Government/MeRSS.

The landowner or authorised representative shall facilitate access to the land for inspection, survey and other necessary examination.

9. Technical Suitability and NESTS Requirements

Selection of the site shall be subject to its conformity with the applicable EMRS/NESTS site and infrastructure requirements.

Where necessary, the shortlisted site may also be referred to NESTS/Ministry of Tribal Affairs or any authorised technical agency for consideration/approval before final purchase.

Mere submission of an EOI or shortlisting of land shall not confer any right upon the landowner for purchase of the land by Government.

10. Verification of Ownership and Title

Before final selection, detailed verification of the ownership and title of the land shall be undertaken through the competent authorities.

The State Government may seek verification from the:

- Deputy Commissioner/District Administration;
- Concerned Revenue/Land Records authority;
- Registration Authority;
- Autonomous District Council,
- Dorbar Shnong/traditional authority; and
- any other competent authority.

The original land documents shall be produced for verification whenever required.

Any dispute regarding ownership, boundary, right of way, inheritance or competing claim may render the offer liable for rejection.

11. Valuation of Land

The price quoted in the EOI shall be treated as the indicative asking price of the landowner and shall not be binding on the Government.

The value of the shortlisted land shall be determined/assessed in accordance with the applicable Government procedure, prevailing land rates, location, accessibility, classification, valuation by the competent authority and other relevant considerations.

12. Selection Criteria

Selection shall not be based solely upon the lowest quoted price.

The Government shall consider the overall suitability and value of the site, including:

- Conformity with EMRS requirements;
- Location within/near Laitkroh, C&RD.
- Size and contiguity;
- Percentage of usable land;
- Accessibility;
- Clear and transferable title;
- Availability of water;
- Electricity and other utilities;
- Environmental and safety considerations;
- Scope for future expansion; and
- Reasonableness of the land value.

13. Purchase and Transfer of Land

Purchase of the selected land shall be subject to completion of all prescribed formalities and approval of the Competent Authority.

The landowner(s) shall be required to execute the necessary Sale Deed/Conveyance Deed or other appropriate transfer instrument, and the land shall be transferred and registered in favour of the Government/competent authority as may be decided.

Payment shall be released only in accordance with prescribed Government procedures and after fulfilment of the required conditions.

14. No Brokerage or Commission

The Government/MeRSS intends to deal directly with the lawful landowner(s) or their duly authorised representative. No brokerage, commission, facilitation fee or intermediary charge shall be payable by the Government unless specifically permissible and approved under applicable Government rules.

15. Submission of Expression of Interest

Interested landowners/entities shall submit their EOI in a sealed envelope clearly superscribed: “EOI FOR OFFER OF LAND FOR ESTABLISHMENT OF EMRS UNDER LAITKROH BLOCK, EAST KHASI HILLS DISTRICT”

The EOI shall be addressed to:

The Chief Executive Officer,
Meghalaya Residential School Society (MeRSS)
Education Department
Government of Meghalaya
Shillong – 793001

Date of Issue of EOI: 30th September 2026

Last Date for Submission: 30th October 2026

Time: 03:00 pm

FORMAT FOR SUBMISSION OF OFFER

1. Name of Landowner/Entity: _____
2. Address: _____
3. Contact Number: _____
4. Location of Land: _____
5. Village: _____
6. Block: Laitkroh Block
7. District: East Khasi Hills District
8. Total Area Offered: _____
9. Nature of Ownership: Individual / Joint / Clan / Community / Institutional / Other
10. Details of Title Documents: _____
11. Motorable Road Access: Yes / No
12. Approximate Road Frontage: _____
13. Water Source Available: Yes / No
Details: _____
14. Electricity Available Nearby: Yes / No
15. Present Use of Land: _____
16. Quoted Rate: ₹ _____ per _____
17. Total Quoted Consideration: ₹ _____
18. Whether Land is Free from Encumbrances: Yes / No
19. Whether Any Court/Ownership/Boundary Dispute Exists: Yes / No
20. Any Other Relevant Information: _____

DECLARATION

I/We hereby certify that the information furnished above is true and correct and that I/we have lawful ownership/authority over the land offered for purchase.

I/We further declare that there are no undisclosed claims, disputes, mortgages, liens or encumbrances affecting the land.

I/We hereby express our willingness to offer the above land for purchase for the establishment of an Eklavya Model Residential School (EMRS) under Laitkroh Block at _____ village, East Khasi Hills District, subject to verification of title, technical suitability, mutually agreed consideration and completion of all Government and statutory formalities.

Place: _____

Date: _____

Signature of Landowner/Authorised Representative

Name: _____

Designation, if applicable: _____

Contact No.: _____

By Order etc.,

(Name & Designation)
Meghalaya Residential School Society (MeRSS)
Education Department
Government of Meghalaya
Shillong