GOVERNMENT OF NAGALAND
OFFICE OF THE DIRECTOR GENERAL OF POLICE
NAGALAND, KOHIMA.

NO. PHQ (NPEWS) 41/ 2026-27/ 2092 . Kohima, dated 21 Nov, 2026.

NOTICE INVITING EXPRESSION OF INTEREST (EOI) FOR OUTRIGHT PURCHASE OF LAND

The ***Nagaland Police Employees Welfare Scheme*** (NPEWS) invites sealed Expressions of Interest (EOI) from bonafide private/individual landowners, institutions, or developers for the outright purchase of freehold/clear-title land for construction of Residential Quarters/Institutional Building at the following locations and preferred specifications:

A. Land Requirements & Specifications:

i) **Near Christian Institute of Health Sciences & Research (CIHSR), preferably abutting a main road/NH-39 4-Lane:**

A plot of land measuring approximately **57,600 sq. ft.** (240 ft x 240 ft or equivalent, contiguous single plot).

ii) **Within municipal limits of Dimapur Main Town:**

A plot of land measuring approximately **10,000 sq. ft.** (100 ft x 100 ft or equivalent, contiguous single plot).

iii) **Within municipal limits of Kohima Town:**

A plot of land measuring approximately **10,000 sq.ft.** (100 ft x 100 ft or equivalent, contiguous single plot).

B. Terms & Conditions:

i) Interested party(s) may submit offers for one or more of the locations specified above and must enclose non-refundable processing fee of **₹25,000/- (Rupees Twenty-Five Thousand only), for each EOI/Bid separately** in the form of a **Demand Draft (DD)** drawn in favour of **Nagaland Police Employees Welfare Scheme (Account No.: 10276981776, SBI Bazar Branch, PR Hill, Kohima, Nagaland, IFSC Code: SBIN0006485).**

ii) The offered land must have minimum **30 ft/40 ft** wide motorable approach road with clear right of way.

iii) Topography must be plain/level land, free from waterlogging, overhead high-tension power lines, and public thoroughfares.

iv) The land must have an undisputed, clear, and marketable title in the name of the applicant(s), free from all encumbrances, litigations, mortgages, attachments, or government acquisition notices.

v) Offers from brokers or intermediaries without a registered Power of Attorney from the lawful owner will not be entertained. The organization will not pay any brokerage or commission.

vi) A duly constituted committee will inspect the shortlisted plots to verify location, approach road, and physical boundaries before opening financial quotes.

C. Submission Procedure (Two-Envelope System):

Interested landowners meeting the above criteria must submit their offers in **two separate sealed envelopes** placed inside a single large sealed cover superscribed ***"EOI for Outright Purchase of Land at [Location]*** as below and, addressed to the **Inspector General of Police (Adm) & President NPEWS, PHQ Nagaland, Kohima** within **15 (fifteen) days** from the date of issue of this notice. The undersigned reserves the right to accept or reject any or all offers without assigning any reason thereof.

Envelope 1 (Technical Bid):

i) Duly filled Application Form (as **Annexure-I**) with full details of the owner and property.

ii) Non-refundable Demand Draft towards the EOI fee.

iii) Self-attested copies of Ownership Documents (Jamabandi/Patta/Sale Deed/Mutation Certificate), Non-Encumbrance Certificate (NEC), and latest Land Revenue Tax receipt.

iv) Location sketch/site map showing dimensions and approach road.

Envelope 2 (Financial Bid):

Quoted rate per square foot (inclusive of all charges except stamp duty and registration fees, which shall be borne by the purchaser) (as **Annexure-II**).

D. Last Date & Address for Submission

Completed applications with **Annexures** must reach the undersigned on or before **07/12/2026 by 3:00 PM** via Registered Post/Speed Post or by hand.

E. The NPEWS shall not entertain any request for award of contracts/work orders or jobs, etc., to the landowners. Such request shall be rejected forthwith.

21.11.26

(VIDELALIE ZASHUMO) IPS
Inspector General of Police (Adm) &
President, NPEWS
Nagaland, Kohima.

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