

EXPRESSION OF INTEREST
DATED 05.07.2024



INDRAPRASTHA GAS LIMITED

(A Joint Venture of GAIL (India) Ltd., BPCL & Govt. of NCT of Delhi)
Corporate Identity Number (CIN)-L23201DL1998PLC097614

EXPRESSION OF INTEREST (EOI)

“Approx. 1700-2000 sqm land is required for Purchase/long lease on Bawal Road in Village Patuhera Bawal for setting up of a city gate station in Bawal region of Rewari District Haryana. Other details are available on www.iglonline.net website. Interested property owners/authorized representative may go through the detail available on website and submit their proposals in hard copy to HOD (C&P and Stores), IGL Bhawan, Plot no-4, Community Centre, Sector-9, R.K. Puram, New Delhi-110022 latest by **29th July 2024 (upto 14:30 hours)** as per the instructions mentions in “other details” on IGL website www.iglonline.net. Shortlisted proposals will be contacted separately for further process”.

HAR EK KAAM DESH KE NAAM



इन्द्रप्रस्थ गैस लिमिटेड

(गैस (इंडिया) लिमिटेड, बीपीसीएल और एनसीटी दिल्ली सरकार का एक संयुक्त उद्यम)
सीआईएन : एल23201डीएल1998पीएलसी097614

रुचि की अभिव्यक्ति (ईओआई)

“रेवाड़ी जिला हरियाणा के बावल क्षेत्र में सिटी गेट स्टेशन की स्थापना के लिए ग्राम पतुहेड़ा बावल में बावल रोड पर लगभग 1700–2000 वर्ग मीटर भूमि की क्रय/दीर्घावधि पट्टा आधार पर आवश्यकता है। अन्य विवरण वेबसाइट www.iglonline.net पर उपलब्ध है। इच्छुक सम्पत्ति स्वामी/अधिकृत प्रतिनिधि वेबसाइट पर उपलब्ध विवरण देख सकते हैं तथा अपना प्रस्ताप हार्ड कॉपी में एचओडी (सी एवं पी तथा स्टोर्स), आईजीएल भवन, प्लॉट नंबर 4, कम्युनिटी सेंटर, सेक्टर-9, आर.के. पुरम, नई दिल्ली-110022 को आईजीएल वेबसाइट www.iglonline.net पर “अन्य विवरण” में वर्णित अनुदेशों के अनुसार अधिकतक **29 जुलाई 2024 (14:30 बजे तक)** प्रस्तुत कर सकते हैं। चयनित प्रस्तावों से आगे की प्रक्रिया के लिए अलग से संपर्क किया जाएगा।

हर एक काम देश के नाम

EXPRESSION OF INTEREST (EOI) - FOR PURCHASE/LONG LEASE OF LAND FOR SETTING UP OF CITY GATE STATION (CGS) FACILITY AT BAWAL IN REWARI

Indraprastha Gas Limited, a leading City Gas Distribution company invites ‘‘Expression of Interest’’ (EOI) for Purchase of Land for Setting up of City Gate Station (CGS) Facility at Bawal in Rewari:

Proposals should be submitted by considering the following terms and conditions, failing which the offer will be rejected:

- The validity of bid should be kept initially for 9 months from the date of bid closing.
- Proposals shall only be accepted in hard copy, proposals received through mail will not be entertained.

Landowners/authorized representatives are advised to send their proposals as per the following:

Envelope-I: UNPRICED BID (1 Copy) - Super scribing ‘‘DOCUMENTS OF LAND REQUIRED FOR CGS IN BAWAL REWARI’’

Envelope will contain all related documents like proposal letter, map of land, area and location detail etc. except Price quotation. Bidder should submit this part in a sealed envelope complete with all details of the property along-with property documents and authorization letter as per the provided format on Rs. 100 stamp paper duly notarized duly filled in, signed and stamped. Property documents should clearly indicate the quoted area as per requirement in advertisement and clear title of ownership.

Envelope-II: PRICED BID (1 copy) - It should contain only the price and no condition whatsoever. The rates are to be filled only in the format enclosed herewith as Annexure II SOR (Schedule of Rates) and sealed in a separate envelope super scribing ‘‘PRICE QUOTATION-DO NOT OPEN’’ FOR CGS IN BAWAL REWARI’’

The rates are to be filled in the format enclosed herewith as SOR (Schedule of Rates). In case of any deviation to the prescribed terms & conditions, IGL reserves the right not to consider the offer for further evaluation. The date and time of priced bid opening shall be intimated later. The price bids shall be opened subject to legal vetting of the property documents provided along with the unpriced bid. In case the title deed of a bidder is found to be legally unacceptable or the property is found unsuitable as per requirements of IGL, the priced bid of such bidder shall not be opened whatsoever.

Envelope-III: Super scribing ‘‘PROPOSAL FOR LAND REQUIRED FOR CGS IN BAWAL REWARI’’

This envelope will contain Envelope-I & Envelope-II

1. Details of the Land Required:

- Plot Size: 1700-2000 sqm in size.
- Plot shall be adjoining the road i.e. road facing
- Plot should preferably be in proper shape.

Note: Detail of stretch where land is sought is as follows: -

- Land shall be along Bawal Road in Village Patuhera Tehsil- Bawal, District - Rewari. Between GPS Coordinates From: 28.0926, 76.6228 To: 28.0858, 76.6282

2. Evaluation of site on various parameters:

The technical/commercial suitability of land/site offered by applicants shall be evaluated based on following:

- i) Land in advertised area / stretch
- ii) Land dimension/size as per requirement
- iii) There is no other land including Pvt./Govt. Land between road and offered plot.
- iv) Land has no HT/LT Electric Line crossing
- v) No School/Hospital/ Residential or other institution attached to plot
- vi) Smooth vehicular access to the plot should be available to allow free movement of fire tender.
- vii) The offered land should not be notified for acquisition.
- viii) Land must be free from any kind of encumbrances
- ix) As GAIL's pipeline is present all along the EOI stretch. Plot nearest to the IGL's gas pipeline shall be given preference, net expenditure towards cost of land and 8" x 300 class pipeline laying by IGL shall be considered for evaluation. Execution cost to be considered is ₹ 2500/Meter and Material cost to be considered is ₹ 4200/Meter. Total per meter cost for pipeline to be considered is ₹6700/-.
- x) Sale/purchase of offered land should not have taken place in last two year of floating of EOI except in case of government allottee.

Land not meeting any of the above parameters will not be considered and will be rejected. The above parameters can be modified with the approval of the competent authority.

3. Documents to be attached with Offered Land:

- A. Application clearly mentioning plot address, Name of owner and Contact Number of applicant.
- B. Khewat/Khatauni/Jamabandi of the subject land certified by the Patwari.
- C. Sale Deed/ Registered lease deed or firm allotment letter issued by government/semi government bodies. for the proposed land.
- D. Mutation Records Jamabandi for last 20 years
- E. Layout plan superimposed on Naksha shijra (signed by Owner)
- F. Identity card of land owners of proposed land
- G A key plan showing adjoining lands on all 4 sides and ROW of road in front of plot shall be submitted by the applicant.
- H. Certificate for no pending litigation w.r.t. the land.
- I. Affidavit stating that the proposed land is freehold property and not mortgaged anywhere.
- J. Affidavit stating that the land is not subject to land acquisition proceeding.
- K. Any other documents pertaining to the proposed land including but not limited to power of attorneys, agreements or arrangements entered into with any other party.

These documents are not an exhaustive list of documents for due diligence of the land. The list is indicative in nature and as per the nature and use of the land, other documents may be required additionally.

4. **Location of the Plot, Sketch:** The applicant needs to provide the complete address with Khasra no., Kevat no. etc. and attach a sketch of the plot showing shape and dimensions of all sides of plot in meters.

The interested applicants may submit their proposal by **29.07.2024 by 14:30 hrs (IST)** in hard copy to Head (C&P and Stores), IGL Bhawan, Plot no-4, Community Centre, Sector-9, R.K. Puram, New Delhi-110022

Note: All revisions, clarifications, corrigenda, addenda, time extension etc. to the EOI will be hosted on **www.iglonline.net**. Applicants should regularly visit this website to keep themselves updated.

Annexure-I

TO WHOM SO EVER IT MAY CONCERN

I _____, S/o _____
aged _____ years resident of _____

hereby declares as follows:

1. I am lawful owner of the property situated at _____
_____ and measuring _____.
2. I am offering _____ size land to IGL through EOI.
3. I hereby authorize _____ of _____
_____ to negotiate, commit and finalize the terms
and conditions with M/s. Indraprastha Gas Limited for the purpose of purchase/long lease of land for
the purpose of setting up of City Gate Station in accordance with the public notice/advertisement dated
_____ published by M/s. Indraprastha Gas Limited.

I hereby affirm the representations, disclosures, commitments and warranties committed by M/s.
_____ and I confirm
that he is duly authorized to do the same. I will indemnify M/s. Indraprastha Gas Limited in any
circumstances for the losses, liabilities, actions whatsoever it may be accrued upon M/s. Indraprastha Gas
Limited on account of representations, disclosures, commitments and warranties committed by M/s.
_____.

Signature of Bidder

Name: _____

Mobile No: _____

Email Id: _____

Annexure-II

SCHEDULE OF RATES

Name of Bidder: _____

Part-A: (If land is offered on Long Lease)

Lease quoted shall be in Rupees per year.

Sr. No.	Location of land offered	Area Offered (Sq. meter)	Unit Rate excl. of GST (per sq. meter per annum)	GST % if appl.	Total Lease Rate per Annum Incl. of GST
1.					

Part-B: (If land is offered on Sale)

Sr. No.	Location of land offered	Area Offered (Sq. meter)	Unit Rate excl. of GST (per sq. meter)	GST % if appl.	Total cost of land Incl. of GST
1.					

Signature of Bidder

Place:

Date:

Seal and Signature of Bidder

Note: * All fields are mandatory. No field should be left blank.

*Fill both part A & B if bidders is offering the land through both long lease/Sale.

*Preference will be given to land offered on Sale if found suitable.