

## **EOI- For Land for Setting up of LNG/LCNG station(s) by IGL on Golden Quadrilateral (GQ) highway**

Indraprastha Gas Limited, a leading City Gas Distribution company invites "Expression of Interest" (EOI) towards land for setting up of LNG/LCNG stations on following three models on Golden Quadrilateral highway GQ and Connecting NH of Ajmer, Rajsamand, Bhilwara, Chittorgarh & Udaipur both sides of Road :

1. COCO model on Private lands on Long Term Lease (From Land owners/authorized brokers or Registered lease holders)  
or
2. COCO model on private land on outright purchase basis (From Land Owners/Authorized Brokers)  
Or
3. CODO model on Private lands on Long Term Lease basis (From Land owners/Authorized Brokers or Registered lease holders)

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 15 months from the date of bid closing.

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 LNG/LCNG STATIONS ON GOLDEN QUADRILATERAL HIGHWAY GQ AND CONNECTING NH OF AJMER, RAJSAMAND, BHILWARA, CHITTORGARH & UDAIPUR"**

Envelope will contain all related documents like application form (As per prescribed application format), 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 IIA, IIB & IIC SOR (Schedule of Rates) and sealed in a separate envelope super scribing ""PRICE QUOTATION-DO NOT OPEN" FOR LNG/LCNG STATIONS ON GOLDEN QUADRILATERAL HIGHWAY GQ AND CONNECTING NH OF AJMER, RAJSAMAND, BHILWARA, CHITTORGARH & UDAIPUR"**

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 LNG/LCNG STATIONS ON GOLDEN QUADRILATERAL HIGHWAY GQ AND CONNECTING NH OF AJMER, RAJSAMAND, BHILWARA, CHITTORGARH & UDAIPUR ”

This envelope will contain Envelope-I & Envelope-II

### 1. Details of the Land Required:

- Plot Size: Approx. 3000- 4000 sqm
- Plot. preferably rectangular in shape with minimum frontage of 50 mtr.
- The plot should fulfill the guidelines of the concerned civic authorities
- Front Road Width: Shall be as per norms of National Highway / State Highway / Master Plan of local bodies / Minimum ROW required for setting up of LNG/LCNG Station.
- Distance from other fuel station: As per updated NHAI / Authority guidelines.
- Bye Laws to follow: Norms laid in updated NHAI circular /guidelines for setting up of fuel station on National Highways, Building Byelaws issued by concerned authorities, updated policy/guidelines for setting up of LNG-LCNG Station / Petrol Pump issued by State Government / Authority.

### 2. Details of stretches where land is sought:

Stretch falling on Golden Quadrilateral & Connecting Highway					
S.No	Type	GIS	Nearest Landmark	Remarks	New Stretch
1	Starting point	26.54266, 74.86905	Police training school, Silora, Kishangarh, Ajmer	Proposed land should fall on the left/ right Hand Side on the Srinagar to Udaipur Highway NH-48	~311Kms
	End Point	24.55892, 73.73742	ARK Car Care, Manva Kheda, Udaipur		
2	Start Point	25.10907, 73.859	Shri Ganpati Marble & Granite, Pasoond, Rajsamand	Proposed land should fall on the left/ Right Hand Side on the Piparda to Udaipur NH-58	~66 Kms
	End Point	24.58996, 73.7474	Pratapnagar Chauraha, Udaipur		

(Map Enclosed)

### 3. Evaluation of site on various parameters:

The technical/commercial suitability of land/site offered by applicants for any location and under any model against this advertisement shall be evaluated

based on following evaluation system:

- i) Land in advertised area / stretch
  - ii) Land dimension as per requirement
  - iii) Land meets Statutory Norms/NHAI (for sites on NH)/NRC/PWD/PESO/Local Municipality Bodies. Page 5 of 6
  - iv) Land has no HT/LT Electric Line / Telephone line crossing
  - v) No School/Hospital/ Residential or other institution attached to plot
- Land not meeting any of the above parameters will not be considered and will be rejected.

**Selection of land** shall be subject to overall suitability of offered land to IGL requirement with consideration to technical feasibility, compliance to various statutory norms, sales potential and financial considerations. Decision of IGL or IGL empowered committee shall be binding on bidder.

At the time of submission of the Application, the Applicant shall submit the Due Diligence Report issued by a competent Advocate. The Due Diligence Report shall contain and be based on the documents mentioned in Clause No. 4. The Due Diligence Report by the Advocate shall specifically certify the ownership title of the land and that the subject land is free from any and all encumbrances.

**4. Documents to be attached with DDR for Offered Land:**

- A. Khewat/Khatauni/Jamabandi of the subject land certified by the Patwari.
- B. Sale Deed/ Registered lease deed or firm allotment letter issued by government/ semi government bodies. for the proposed land with a lock-in period of 30 years.
- C. Undertaking for the Proposed area.
- 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. Undertaking of CLU.
- H. No Litigation Certificate.
- I. Indemnity Bond

5. In all cases, site map with dimensions indicating survey no., hissa no., name of the road (NH/SH/Other road), nearest KM Stone, total land area and offered land, as applicable in respect of the plot being offered for LNG/LCNG Station are to be attached.

6. A key plan showing adjoining lands on all 4 sides and ROW of road in front of plot shall be submitted by the applicant.

7. **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 dimensionsof all sides of plot in metres.

8. For any other details bidders may refer the guidelines attached along.

The interested applicants may submit their proposal by 09.11.2023, 17:45 hrs. (IST) through email at [hodcell-project@igl.co.in](mailto:hodcell-project@igl.co.in) or by post to HOD(Projects) Indraprastha Gas Ltd., IGL Bhawan, Sector-9, R.K. Puram, New Delhi-110022. In case of any query, please mail on [hodcell-project@igl.co.in](mailto:hodcell-project@igl.co.in) Note: All revisions, clarifications, corrigenda, addenda, time extension etc. to the EOI will be hosted on [www.iglonline.net](http://www.iglonline.net). Applicants should regularly visit this website to keep themselves updated

Annexure 1

**TO BE SUBMITTED ON Rs. 100/- NOTORIZED STAMP PAPER  
AGREEMENT FOR APPOINTMENT OF BROKER**

THIS AGREEMENT made at ..... on this..... day of....., 2023  
Between.....S/o.....resident of .....hereinafter  
called "The Owner" (which expression shall, unless it be repugnant to the context or meaning thereof,  
be deemed to mean and include his heirs, legal representatives, executors and administrators) of the  
ONE PART

And

.....hereinafter called “.....”

(which expression shall, unless it be repugnant to the context or meaning thereof, be  
deemed to mean and include his heirs, legal representatives, executors and administrators)  
of the OTHER PART.

WHEREAS the owner is the absolute owner of the property described in the Schedule hereunder  
written and he wants to sell his/her commercial/ non-commercial land bearing survey number  
..... situated at.....to Indraprastha Gas Limited (IGL) which  
expressed interest through EOI dated.....to purchase of... Sq meter of land for the  
purpose of .....

AND WHEREAS the....., who is a well reputed broker dealing in real estate  
sector has shown his willingness to work as a broker for the purpose of purchase of said property to  
IGL or any other agency as may be required by IGL.

AND WHEREAS the owner has agreed to appoint the.....as broker for above  
mentioned purpose of his property described in the Schedule hereto on the terms and conditions as  
hereinafter appearing

NOW THIS AGREEMENT WITNESSES AS UNDER:

1. The owners authorize and appointed the.....as a broker for purchase of  
land of the property for a period of 180 days from the date of these presents.
2. The owner hereby represents and warrants that the details of the property as described in the  
Schedule hereunder written are true and the marketable title of the owner to the said  
property is clear, marketable and free from encumbrances.
3. The owner hereby undertakes that the abstract of title showing that he is the owner of the  
property and the property is free from mortgage, lien, charge or any encumbrance.
4. The .....hereby agrees that he shall, for the purpose of smooth transfer of  
property he shall facilitate the owner and IGL within 30 days of release of order.
5. The IGL shall pay to the amount towards the commission at the rate quoted & agreed,after  
the successful completion of transfer of the said land.

IN THE WITNESS WHEREOF the parties have hereunto set their hands, the day, month and year first above written.

Signed and delivered by Landowner, The within named Landowner

Signed and delivered by

Witness

1.

2.

**Rs. 100/- Stamp Paper**

**CERTIFICATE FOR NO PENDING  
LITIGATION**

I, \_\_\_\_\_, S/o \_\_\_\_\_ R/o \_\_\_\_\_

\_\_\_\_\_ Owner of land at  
.....

(hereinafter "said land") hereby certify that there are NO pending or anticipated legal disputes against the said land. I certify that:-

1. No action, suit, investigation, claim, dispute or proceeding of any nature or kind whatsoever, whether civil, criminal or administrative, is pending before any authority qua the said land, which should affect the right of the Owner of the land.
2. There are presently no outstanding/awaited judgments, decrees or orders of any court or any administrative authority affecting the title of the said land.
3. There are no judgments, decrees or orders of any court or any administrative authority, against which an appeal may be filed before any forum or authority, affecting the title of the said land.
4. That I would undertake to indemnify and keep indemnifying Indraprastha Gas Limited including but not limited to anticipated losses/ damages etc. in case it is discovered that there is any pending/ ongoing litigation over the subject land.

I understand that I am fully responsible for the contents of this undertaking and its truthfulness. Solemnly affirmed by me on ..... (date) at (place).

## Rs. 100/- Stamp Paper

### UNDERTAKING FOR THE PROPOSED AREA

I, \_\_\_\_\_, S/o \_\_\_\_\_ R/o \_\_\_\_\_ undertake the following:-

- A. That I have full knowledge that the land at \_\_\_\_\_ (address) \_\_\_\_\_, which I am taking on lease from/owner -----; which particularly includes the area (hereinafter ' **Proposed Area** ') of Khasra No..... admeasuring about.....Sqm.; specifically detailed in the "schedule" mentioned hereinafter:-

#### **Schedule of the Property of Proposed Area**

<b>Property Type</b>	<b>Khewat No.</b>	<b>Khatauni No.</b>	<b>Khasra No.</b>	<b>Area</b>	<b>Dimensions of the Plot</b>

**Bounded by:-**

**On the East :**

**On the West :**

**On the South :**

**On the North :**

**The copy of the map of the proposed area superimposed on the nakhsha Shijra (signed ny both the parties) is annexed herewith as Annexre-A.**

- B. I propose to setup a CNG Station and carry on business therein on the land marked in the map above.

Deponent

Verified at ..... on that the contents of this Undertaking are true and correct to the best of my knowledge and belief and nothing has been concealed therefrom. Witnesses:



## Rs. 100/- Stamp Paper

### UNDERTAKING FOR CHANGE OF LAND USE(CLU) OF THE PROPOSED LAND

I, \_\_\_\_\_, S/o \_\_\_\_\_ R/o \_\_\_\_\_ undertake the following:-

1. That I have full knowledge that the land at \_\_\_\_\_ (address) \_\_\_\_\_, which I am taking on lease from \_\_\_\_\_ for the purposes of installation of IGL CNG Station is agricultural area as per revenue records.
2. That, I have full knowledge that, if I am given the LOI for installation of a CNG Station by Indraprastha Gas Limited, in the above mentioned Land, it will be my responsibility to get the "Change of Land Usage" (CLU) certificate from the appropriate authority of \_\_\_\_\_ City.
3. That I have full knowledge that I will have to produce the above mentioned CLU to the IGL authorities for the final agreement with IGL for installation of the CNG pump on the above said land.

Deponent

Verified at ..... on that the contents of this Undertaking are true and correct to the best of my knowledge and belief and nothing has been concealed therefrom.

Deponent

Annexure IIA

Schedule of Rates

If land offered on Sale (For COCO Model)

Part 1 (Cost of Land)

S.No.	Location of Land Offered	Area offered (In Sqm) (A)	Unit Rate (B)	Total Cost of Land (AxB)= C

Part 2 (Brokerage, if applied by dealer/broker)

S.No.	% Percentage of Total Cost of Land (D)	Amount of Brokerage E = (D x C/100)

Total - Part 1 (Cost of land) + Part 2 (Brokerage charges)

Cost of Land (Part 1) (C)	
Amount of Brokerage (Part 2) (E)	
Total (Part 1 + Part 2) (C+E)	

Total (In Figures).....

Total (In Words).....

Date:

Signature and Seal of Bidder

Name of Bidder.....

Annexure IIB

Schedule of Rates

If land offered on Lease (For COCO Model)

Part 1 (Lease Rent of Land)

S.No.	Location of Land Offered	Duration of long lease	Area offered (In Sqm) (A)	Unit Rate (Per Sqm per year) (B)	Total lease amount per year (AxB)= C
		20 Years			

Part 2 (Brokerage, if applied by dealer/broker)

S.No.	% Percentage of yearly lease amount (D)	Amount of Brokerage E = (D x C/100)

Part 1 (Cost of land) + Part 2 (Brokerage charges)

Total Lease amount per year (Part 1) (C)	
Amount of Brokerage (Part 2) (E)	
Total lease per year (Part 1 + Part 2) (C+E)	

Total (In Figures).....

Total (In Words).....

Date:

Signature and Seal of Bidder

Name of Bidder.....

Annexure IIC

Schedule of Rates

If land offered for CODO Model

Lease Rent

S.No.	Location of Land Offered	Duration of long lease	Area offered (In Sqm) (A)	Unit Rate (Per Sqm per year) (B)	Total lease amount per year (AxB)= C
		20 Years			

Total (In Figures).....

Total (In Words).....

Date:

Signature and Seal of Bidder

Name of Bidder.....

**Note for all SOR Annexures:**

1. In CODO model the dealership and other margins details will be shared with bidders at later stage.
2. Part 2 of form Annexure II A & II B shall only be filled if applied by Broker/Dealer
3. For one land parcel applicant is required to apply for single model only. Same land cannot be applied for one or more models.
4. In case of multiple lands by same bidder, applicant may apply each case separately.
5. There shall be an increment of 10% on the last lease rentals after every three years (i.e land rental will be fixed for a block of three years) , it is applicable for both lease/CODO models.