



INDRAPRASTHA GAS LIMITED

(A Joint Venture of GAIL (India) Ltd., BPCL & Govt. of NCT of Delhi)

(CIN : L23201DL1998PLC097614)

Expression of Interest for land purchase

"Applications are invited from interested Parties for selling of their Land Parcel measuring 500-700 sq. mtr. to IGL" preferred location of land parcel on either side of Chilla Road/Tindwari Road/Police Line Road/Banda by-pass Road (old & new)/Banda-Baberu-Rajapur Marg, Banda Uttar Pradesh. For more details, interested Parties may visit IGL's Website www.iglonline.net.in under EOI tab.

HAR EK KAAM DESH KE NAAM

Date : 05th November 2024



INDRAPRASTHA GAS LIMITED

Dated: **05.11.2024**

Guidelines Inviting Expression of Interest for selling of land parcel on identified stretches from interested applicants to IGL in Banda

Indraprastha Gas Limited (IGL) is engaged in distribution of Compressed Natural Gas (CNG) and Piped Natural Gas (PNG) in Banda, Mahoba & Chitrakoot regions. To carry out city gas distribution activities for the promotion of eco-friendly, cost-economic Fuel like CNG & PNG, Indraprastha Gas Limited intends to purchase a land parcel measuring between 500 sq. mtr to 700 sq. mtr. (Front of the plot shall be min. 15 m) towards setting up of its owned office in Banda. The land parcel must be located at below mentioned stretches:

| S.No. | Details of Stretches | Start Point of Stretch | Co-ordinates of Start Point of Stretch | End Point of Stretch | Co-ordinates of End Point of Stretch | Length Of stretch | Remark | Land Type |
|-------|-----------------------------|---------------------------------------|--|-------------------------|--------------------------------------|-------------------|----------------------------|--|
| 1 | Chilla Road | MahaRana Pratap Chowk | 25.490281, 80.336394 | Mawai Bypass Chouraha | 25.521833, 80.348861 | 3.75 km. | On either side of the road | Any amongst 'Commercial/ITES/IT Park/Agriculture (with condition of CLU as mentioned in pt. no. 8, herein) |
| 2 | Tindwari Road | Kalukunwa Chouraha | 25.479181, 80.343258 | Tindwari Bypass Road | 25.499328, 80.370478 | 3.53 km. | | |
| 3 | Police Line Road | MahaRana Pratap Chowk | 25.490281, 80.336394 | Kanwara Bypass Road | 25.505419, 80.329592 | 2.1 km. | | |
| 4 | Banda by-pass road(old&new) | Rani Durgawati Medical College ,Banda | 25.436953, 80.355981 | Kanwara Bypass Road | 25.505419, 80.329592 | 13.6 km | | |
| 5 | Banda-Baberu-Rajapur Marg | Kalukunwa Chouraha | 25.479181, 80.343258 | Palhari Bypass Chouraha | 25.470539, 80.369878 | 2.98 km | | |

Accordingly, Expression of Interest (EOI) is invited from 'individual / parties' interested in selling of their land parcels to IGL. The due date for submitting applications is **25.11.2024** (17:45 hrs IST).

Important Notes:

- Interested applicants have to submit the "Un-Priced bid" along-with "Priced Bid" in two separate envelopes.
- Envelope – I** marked as "Un-priced" must contain:

- a. Application Form, which is available at IGL's Website (i.e. www. iglonline.net.in) under the tab **Vendors Zone → Expression of Interest→Notice Inviting Expression of Interest for Purchase of Land for Banda office.**
- b. Applicant related documents:
 - i. Copy of Adhar Card for address proof.
 - ii. One passport size photograph.
 - iii. Copy of PAN card
 - iv. Bank details of applicants (along with cancelled Bank Cheque)
- c. Land Related documents:
 - i. Khewat/Khatauni/Jamabandi of the subject land certified by the Patwari / Revenue Department.
 - ii. Copy of the Registered Deed.
 - iii. Latest 'Mutation / Jamabandi' records issued by the Revenue Department.
 - iv. Certified copy of 'Sijra / Site map' with clear dimension measurements 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 to IGL is to be attached.
 - v. NOCs from Co-owner(s), if any.
 - vi. Undertaking of CLU (as per format)
 - vii. Minimum 03 nos. of photograph of the land from 03 different corners of the land.

Note: No price shall be "quoted/mentioned" with the un-priced bid. In case of deviation, application shall be cancelled and shall not be considered for further evaluation.

3. **Envelope - II** marked as "Priced bid" shall contain the offered rate of the land parcel. The offered rate should be valid for 6 months from the date of submission of application. The rate should be in below mentioned format:

| Property Type | Khewat No. | Khatauni No. | Khasra No. | Area (Mtr ²) | Dimension of the Plot (Mtr * Mtr) | Rate / Mtr ² |
|---------------|------------|--------------|------------|--------------------------|-----------------------------------|-------------------------|
| | | | | | | |

4. **Envelope-III** super scribing "**PROPOSAL FOR PURCHASE OF LAND PARCEL TOWARDS SETTING UP OF IGL'S OWNED OFFICE IN BANDA GA**" This envelope shall contain **Envelope-I & Envelope-II**. This shall be addressed and submitted to **HoD (C&P and Stores), IGL Bhawan, Plot No. 4, R K Puram Sector – 09, New Delhi – 110022.**
5. 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.

6. Proposed land parcel must not have any 'temporary / permanent' civil structure on the proposed land. In case of the deviation, proposed land parcel shall not be selected.
7. Land owner shall provide minimum 03 nos. of photographs
8. Change of Land Use (CLU) to commercial (as applicable for office/ non-residential) category and payment of all associated charges, such as impact fee/development charges etc, demanded by any authority will be in scope of the land owner. Land purchase agreement will be done by IGL after CLU only.
9. IGL would consider only one land parcel from the stretches as mentioned above.
10. Only Landowners are allowed to participate in the said EOI.
11. Sale/purchase of offered land should not have taken place in last two year of floating of EOI except in case of government allotment.
12. Based on the documents submitted by the applicants in support of his/ her applications, IGL would carry out the site visit.
13. Applications, which are not in line with the requirement of EOI, shall be rejected outrightly.
14. Applicants are advised to regularly visit the website for any further revision, clarification, addendum, corrigendum, as the above will be hosted at the website only.
15. Indraprastha Gas Limited reserves the right to withdraw/annul/modify the complete/part process or reject any or all offers without assigning any reason.
16. IGL reserves the right to carry out the due diligence for the offered land. Applicants are required to submit the documents required to carry out the due diligence process.
17. In case of any query or clarification, please free feel to get in touch with us. The contact detail of our nodal officer is as follows:

Mr. Vivek Dixit
The General Manager (Projects),
A-36, Awas Vikas Colony, Banda
Email id- vivek.dixit@igl.co.in, 9873895807

18. 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.

REJECTION OF BIDS:

- a. The bids received after bid due time / date shall be rejected. The rates are to be filled only in the format enclosed and sealed in a separate envelope. Bids through Fax / E-mail are not acceptable.

- b. Disclosure of Prices along with unpriced bid (**Envelope - I**) shall lead to rejection of the bid
- c. IGL will not be responsible for cost incurred in preparation and delivery of bids. IGL reserves the right to reject any or all the bids received at its discretion without assigning any reason.
- d. Proposals complete in all respects should reach to **HoD (C&P and Stores), INDRAPRASTHA GAS LIMITED, IGL Bhawan, Plot no-4 Community Centre, Sector IX, R.K.Puram, New Delhi-110022**, latest by **26th Nov, 24** (upto 17:45 hours). Proposals received after the due date is liable to be rejected.
- e. IGL reserves the right to accept or reject any or all bids received at its absolute discretion without assigning any reason what so ever.