



MAHARASHTRA  
NATURAL GAS LIMITED

Tender for seeking land on Long term lease basis (29 years & 11 months) for setting up Liquefied Natural Gas (LNG)/Liquefied Compressed Natural Gas (LCNG) Station for CGD Project of MNGL in Nanded GA.

Tender No.: MNGL/C&P/2024-25/66



MAHARASHTRA NATURAL GAS LTD  
(A joint venture of GAIL & BPCL)  
Pride Purple Coronet,  
301-302, Second Floor,  
Baner Rd, Above Bata Showroom,  
Baner, Pune – 411045

TENDER FOR SEEKING LAND ON LONG TERM LEASE BASIS (29 YEARS & 11 MONTHS) FOR SETTING UP LIQUIFIED NATURAL GAS (LNG)/ LIQUIFIED COMPRESSED NATURAL GAS (LCNG) STATION FOR CGD PROJECT OF MNGL IN NANDED GA.

TENDER NO. MNGL/C&P/2024-25/66      DATED: 18.07.2024



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INVITATION OF BID (IFB)

Tender No. MNGL/C&P/2024-25/66

To,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dear Sir(s),

Maharashtra Natural Gas Ltd., Pune here-in-after called OWNER/COMPANY/MNGL invites you to submit bid under TWO BID SYSTEM for seeking lands on Long term lease basis (29 years & 11 months) for setting up Liquefied Natural Gas (LNG)/Liquefied Compressed Natural Gas (LCNG) Station for CGD Project of MNGL, Nanded area as per Annexure – A, B & C in complete accordance with enclosed tender document.

Preferred size of offered land for LNG/LCNG Station shall be approximately 8000 Sq.M (Approximately 86111 sq.ft.) with plot size as (Approx. 80m frontage X Approx. 100m depth) at Nanded GA.

Intending Bidder(s) / Seller(s) who can legally offer the land on long term lease basis to MNGL should submit the Technical /Unpriced Bid and Price Bid in separate sealed cover super scribed with Technical/ Unpriced Bid & Priced Bid in the MNGL office ON or BEFORE 08.08.2024 15:00 hours. The bidder(s) are required to submit their bid strictly as per format for Technical/Unpriced bid (Annexure-A) and Priced Bid (Annexure-B) for lease.

Incomplete / vague offers may not be considered for evaluation.

MNGL reserves the right to accept/ reject any or all offers without assigning any reason(s) thereof.

- i) Last date and time for submission of Bid : 08.08.2024 up to 15.00 Hrs.
- ii) Date and time for Opening of Technical / Unpriced Bid : 09.08.2024 at 16.00 Hrs.
- iii) Place of submission of bid: Maharashtra Natural Gas Ltd.  
301, 302, Pride Purple Coronet,  
Above Bata Showroom,  
Near Riviresa Society, Baner Road,  
Baner, Pune- 411 045



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- iv) **Technical/Unpriced Bid** and **Priced Bid** should be **submitted separately** in sealed envelopes superscribed with the Tender No., due date & item.
- v) Telegraphic/Tele Fax/E-Mail offers whether sent directly or submitted by agent/ Broker will not be considered and shall be rejected.
- vi) Details of plot requirement:
- The Plot should be with clear & undisputed title.
  - Considering the location of the land from the point of view of suitability from technical & commercial aspect and on the Price acceptable to MNGL will be considered.
  - **Section A-B, From Freedom Ford Showroom to Eicher Showroom along** the National Highway **NH-161** on both sides of the road- Approx. Distance 2800m and
  - **Section C-D, From Hotel Choudhary Highway to Mahatma Phule Chowk, Ardhapur Bypass, Ardhapur along** the National Highway **NH-161** on both sides of the road- Approx. Distance 6000m at Nanded Geographical Area about 8000 sq. m (approx..) land on long term lease basis (29 years & 11 months) for setting up of LNG/LCNG Station [Approx. 80 m (Front) x Approx. 100 m(Depth) excluding NH ROW] is required.
  - Preference will be given to non-agricultural land. If the offered land is not non-agricultural land; then it will be the responsibility of the landowner to bear all the expenses for getting non-agriculture order for commercial use from govt. within the date specified in LOI of selected bidder.
  - The offered land shall have direct access to National Highway NH-161 (road touch) and the surface of the land should not be more than 1-meter-deep from the road surface or more than 1 meter-height in rocky strata; preference will be given to the plots having least elevation difference from road level.
  - No Nalla / water stream, HT electric cables of 11KvA or more shall be passing through the plot.
  - For the applied land, as per 7/12, there should not be more than 5 Owners of the Land.
  - If the LT power line has gone through the offered land, it will be the responsibility of the landowner to shift the power system to another safe place at his/her own cost.
  - If High tension overhead line greater than or equal to 11KV passes over the plot, then application will be disqualified; hence such applicants need not to apply to the advertisement.
  - Brokers/Property Dealers/ Agents need not apply.
  - Plot should meet guidelines of NHAI for fuel station. If required, bidder shall submit detailed feasibility report from NHAI impanelled consultant for fuel station feasibility of offered plot.
  - The land shall be free from all encumbrances. In case of award, title of land should be clear and marketable.
  - The Bidder(s) must have cleared all statutory dues to the concerned authorities prior to handover of the land to MNGL.



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- There should not be any Structures/Trees, other obstacles on the plot which may cause hindrance for use of the offered plot. If the same is present, bidder should clear the same if selected/asked by MNGL.
- vii) Validity period of Offer:  
The period of validity of the offer should not be less than 120 days from the bid due date.
- viii) Terms of payment:  
Mutually Agreed Lease Rent Payment shall be made by MNGL to the Lessor (Successful bidder) after registry of lease agreement as per terms & conditions of the Lease Agreement.
- Stamp Duty & Registration charges of the land in the name of MNGL shall be borne by MNGL.
- Bidder(s)/Lessor(s) shall bear the income tax for the payment received from the Lessee/Buyer. Also, the Bidder(s)/Lessor(s) shall bear the property tax of the offered land for the entire lease tenure.
- ix) Fixed Price:  
Prices quoted by the Bidder shall be firm & fixed. A bid submitted with an adjustable price will be treated as non-responsive and rejected.
- x) Late Bids:  
Any bid received by MNGL after the bid due date and time prescribed in the Tender Document shall not be considered for evaluation.
- xi) Award Criteria:
- MNGL committee will visit the premises to check suitability of the plot.
  - Price bid of the technically suitable plots will only be opened by MNGL. The decision of MNGL shall be final and binding on the parties.
  - The premises shall be selected by MNGL on lowest acceptable price basis considering suitability of location from technical & commercial perspective of land etc.
- xii) Jurisdiction of court:  
The courts situated at Pune (Maharashtra) shall have the jurisdiction for any dispute(s).
- xiii) Force Majeure:  
Shall mean and be limited to the following:
- (a) War/Hostilities
  - (b) Riot or Civil Commotion
  - (c) Earthquake, flood, tempest, lightning or other natural physical disaster.
  - (d) Restrictions imposed by the Government or other statutory bodies which prevents or delays the execution of the order by the Bidder.



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- xiv) MNGL will not take any responsibility/ financial liability of the land at present and also in future for any prior dispute(s) and it will be the sole responsibility of Bidder/Lessor only. If the liability arises in future also, the Bidder will be responsible / accountable for the same.
- xv) The land finalized with the successful Bidder/Lessor shall be measured through an authorized competent person and the payment shall be made by MNGL for actual sq. ft. / sq. m of the land measured.
- xvi) MNGL will not pay any brokerage / commission agent charges whatsoever.

THIS IS NOT AN ORDER

Yours faithfully,  
for Maharashtra Natural Gas Ltd.

Ganesh Said  
General Manager (C&P)

Encl.

1. Annexure 'A' – Format of Technical / Unpriced Bid
2. Annexure 'B' – Format of Price Bid
3. Annexure 'C' – Plot Location Details



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**Annexure-A**

To,  
General Manager (C&P),  
Maharashtra Natural Gas Limited,  
Baner, Pune - 411045

DATE:

**SUB: TENDER FOR SEEKING LAND ON LONG TERM LEASE BASIS (29 YEARS & 11 MONTHS) FOR SETTING UP LIQUIFIED NATURAL GAS/LIQUIFIED COMPRESSED NATURAL GAS STATION (LNG/LCNG STATION) FOR CGD PROJECT OF MNGL IN NANDED GA.**

**TECHNICAL/UNPRICED BID**

With reference to your advertisement in the local dailies dated ....., I/We hereby offer the premises owned by me/us for LNG/LCNG STATION on long-term lease basis by MNGL:

GENERAL INFORMATION:

1. LOCATION:

- a) Survey No. :
- b) Name of the street :
- c) Area :
- d) Pin Code :
- e) Whether there is direct access to Land from main road : Yes / No
- f) Whether title of Land is clear, marketable and free from any encumbrances  
(If any encumbrances please specify) :
- g) Whether the Land has been mortgaged to any Bank/Financer (If Yes provide details):

2. Details of owner :

- a) Name of owner(s) :
- b) i. Name of the Power Attorney Holder, in case of multiple owners:
- ii. Share of each owner, if any under joint ownership:



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c) Address :

d) Contact Nos. : Mobile : \_\_\_\_\_ Landline : \_\_\_\_\_

e) Email :

3. TECHNICAL INFORMATION:

a) Frontage of the plot in meters. : ..... m.

b) depth of the plot in meters : ..... m.

c) Area of the plot in sq. m. : ..... Sq. m.  
(Frontage X depth)

d) Plot surrounded by: East .....  
West.....  
North .....  
South .....

e) Google coordinates of the plot: .....

4. a) Whether the offered land is Non-Agricultural (NA) : Yes/ No

b) If the Land is NA then whether Bidder has submitted copy of NA Certificate : Yes/ No

c) If the Land is Agricultural; then Bidder confirms that the necessary formalities to convert the land to Non-Agricultural (NA) shall be borne by the bidder within the date specified in the LOI. : Yes/ No

5. List out copies of ownership documents submitted:

- |  |        |
|--|--------|
| a) 7/12 extract of recent date               | Yes/No |
| b) Certified copy of ownership               | Yes/No |
| c) Title documents including application fee | Yes/No |
| d) Original Govt. Demarcation Plan           | Yes/No |
| e) DP opinion                                | Yes/No |
| f) Certified copy of sanctioned DP plan      | Yes/No |
| g) Zone Certificate                          | Yes/No |
| h) Subdivision Map (If Applicable)           | Yes/No |
| i) Falani Map (If Applicable)                | Yes/No |
| j) Advocate Opinion                          | Yes/No |
| k) NA Order (If available)                   | Yes/No |



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6. Copy of IFB duly signed and stamped submitted

Yes / No

SIGNATURE:

NAME OF AUTHORISED SIGNATORY:

NAME OF BIDDER:

STAMP:

**Note: Bidder/lessor to submit copy of the ownership documents along with the bid.**





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**Annexure – B**

**PRICED BID FOR LONG TERM LEASE BASIS (29 YEARS & 11 MONTHS)**

**Item Description: TENDER FOR SEEKING LAND ON LONG TERM LEASE BASIS (29 YEARS & 11 MONTHS) FOR SETTING UP LIQUIFIED NATURAL GAS (LNG)/ LIQUIFIED COMPRESSED NATURAL GAS (LCNG) STATION FOR CGD PROJECT OF MNGL IN NANDED GA.**

Name of the Party: \_\_\_\_\_

The monthly rental rate per sq. ft. of the land offered by us in Annexure-A of the tender is as under:

| Sr No | Item Description                                | Rate per Sq. ft. (In Rs.) |
|-------|---|---------------------------|
| 1     | Monthly Rental Rate per sq. ft. (excluding GST) |                           |
| 2     | Rupees-----<br>----- /sq.ft.                    | In Words:                 |

Note:

- Fixed rental escalation of 15% shall be given in a block period of 5 years till validity of the lease period.  
For example: If applicant quote Ra.100/- per sq. ft. then,  
From, 1<sup>st</sup> to 60<sup>th</sup> month, the rent shall be Rs.100/- per Sq. ft.  
61<sup>st</sup> to 120<sup>th</sup> month, the rent shall be Rs.115/- per Sq.ft.  
121<sup>st</sup> to 180<sup>th</sup> month, the rent shall be Rs. 132.25/- per Sq.ft so on...

SIGNATURE:

NAME OF AUTHORISED SIGNATORY:

NAME OF BIDDER/SELLER:

STAMP:

Date:



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ANNEXURE-C

NANDED GEOGRAPHICAL AREA

| Sr. No. | Highway                        | Detailed Description Of the Advertised Stretch.   | Stretch Identification Landmarks  |  |
|---------|--------------------------------|---|---|--|
|         |                                |   | From  | To   |
| 1       | Along National Highway NH- 161 | <p><b>Section A-B,</b><br/>From <b>Freedom Ford Showroom</b> to <b>Eicher Showroom</b> along the National Highway <b>NH-161</b> on both sides of the road- Approx. Distance 2800m and</p> <p><b>Section C-D,</b><br/>From <b>Hotel Choudhary Highway to Mahatma Phule Chowk, Ardhapur Bypass, Ardhapur</b> along the National Highway <b>NH-161</b> on both sides of the road- Approx. Distance 6000m at Nanded Geographical Area.</p> <p>About <b>8000 sq. m (approx.)</b> land on long term lease basis <b>(29 years &amp; 11 months)</b> for setting up of LNG/LCNG Station [Approx. 80 m (Front) x Approx. 100 m(Depth) <b>excluding NH ROW</b>] is required.</p> | <p><b>Freedom Ford Showroom</b> along <b>NH-161</b></p> <p><b>Hotel Choudhary Highway</b> along <b>NH-161</b></p> | <p><b>Eicher Showroom</b> along <b>NH-161</b></p> <p><b>Mahatma Phule Chowk, Ardhapur Bypass, Ardhapur</b> along <b>NH-161</b></p> |