



MAHARASHTRA
NATURAL GAS LIMITED

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

Tender No.: MNGL/C&P/2022-23/231



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 OUTRIGHT PURCHASE/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 NIZAMABAD GA.

TENDER NO. MNGL/C&P/2022-23/231

DATED : 25.03.2023



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Tender No.: MNGL/C&P/2022-23/231

INVITATION OF BID (IFB)

Tender No. MNGL/C&P/2022-23/231

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 Outright Purchase/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, Nizamabad 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 7000 to 8000 Sq.M with plot size as (80m frontage X 100m depth) at Nizamabad GA.

Intending Bidder(s) / Seller(s) who can legally offer the land on outright purchase/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 25.04.2023, 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 : **25.04.2023 up to 15.00 Hrs.**
- ii) Date and time for Opening of Technical / Unpriced Bid : **25.04.2023 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.
 - From 355 km-stone on NH-44 near Chandrayanpally Village to Telangana State Special Police 7th Battalion Dichpally (National Highway 44 – Approx. 13 km on both sides of road) of Nizamabad GA about 7000 sq.m to 8000 sq. m land on outright purchase/long term lease basis (29 years & 11 months) for LNG/LCNG Station about 80 m (Front) x 100 m (Depth) excluding NH ROW] is required.
 - Preference will be given to non-agricultural land. If the proposed site 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 highway (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 or water stream, HT / LT cables 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 power line has gone through the proposed land, it will be the responsibility of the landowner to move the power system to another safe place at his 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.
 - 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.

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- 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 (In case of Outright Purchase) shall be borne by MNGL.
Lease registration / agreement charges for land in the name of MNGL (In case of long-term Lease) shall be borne by MNGL.
- Bidder(s)/Lessor(s)/Seller(s) shall bear the income tax for the payment received from the Lessee/Buyer.
- 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/Seller 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/Seller 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)
Ch. Manager (C&P)

Encl.

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



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Annexure-A

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

DATE:

SUB: TENDER FOR SEEKING LAND ON OUTRIGHT PURCHASE/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, NIZAMABAD.

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 outright purchase/ 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 ft. : ft.
- b) depth of the plot : ft.
- c) Area of the plot in sq. ft. : Sq. ft.
(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/ Seller has submitted copy of NA Certificate : **Yes/ No**

c) If the Land is Agricultural; then Bidder/ Seller 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 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** **Yes/No**
- i) **Falani Map (If Applicable)** **Yes/No**
- j) **Advocate Opinion** **Yes/No**

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k) NA Order (if available)

Yes/No

6. Copy of IFB duly signed and stamped submitted

: Yes / No

SIGNATURE:

NAME OF AUTHORISED SIGNATORY:

NAME OF BIDDER/SELLER:

STAMP:

Note: Bidder/lessor/seller to submit copy of the ownership documents along with all the statutory approval documents along with the bid.



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Annexure – B-(1)

PRICED BID FOR OUTRIGHT PURCHASE

Item Description: TENDER FOR SEEKING LAND ON OUTRIGHT PURCHASE FOR SETTING UP LIQUIFIED NATURAL GAS (LNG)/ LIQUIFIED COMPRESSED NATURAL GAS (LCNG) STATION FOR CGD PROJECT OF MNGL, NIZAMABAD.

Name of the Party: _____

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

Unit Price offered per sq.ft. (in Rs.)	
In Figure:	Rs. ----- /sq.ft.
In Words:	Rupees----- /sq.ft.

Note:

1. Bidder to be careful while indicating unit price of the land offered.
2. In case of any discrepancy(ies) between the unit rate in figure and words, the unit rate as quoted in words shall prevail for consideration by the MNGL.

SIGNATURE:

NAME OF AUTHORISED SIGNATORY:

NAME OF BIDDER/SELLER:

STAMP:

Date:



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Annexure – B-(2)

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, NIZAMABAD.

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----- ----- /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, 1st to 60th month, the rent shall be Rs.100/- per Sq. ft.
61st to 120th month, the rent shall be Rs.115/- per Sq.ft.
121st to 180th 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

NIZAMABAD GEOGRAPHICAL AREA

Sr. No.	Highway	Detailed Description Of the Stretch.	Stretch Identification Landmarks	
			From	To
1	From 355 km-stone on NH-44 near Chandrayanpally Village to Telangana State Special Police 7 th Battalion Dichpally (National Highway 44)	From 355 km-stone on NH-44 near Chandrayanpally Village to Telangana State Special Police 7 th Battalion Dichpally (National Highway 44 – Approx. 13 km on both sides of road) of Nizamabad GA about 8000 sq. m land (About 80 m (Front) x 100 m (Depth) excluding NH ROW) on outright purchase/long term lease basis (29 years & 11 months) for LNG/LCNG Station	355 km-stone on NH-44 near Chandrayanpally Village	Telangana State Special Police 7 th Battalion Dichpally (National Highway 44)