



MAHARASHTRA NATURAL
GAS LIMITED

Tender for seeking land on Long term lease basis (29 years) for setting up LNG-LCNG stations for CGD Project of MNGL in Nashik GA.

Tender No.: MNGL/CP/2021-22/242



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) FOR SETTING UP LNG-LCNG STATIONS
FOR CGD PROJECT OF MNGL IN NASHIK GA.

TENDER NO. MNGL/CP/2021-22/242

DATED : 25.02.2022



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INVITATION OF BID (IFB)

Tender No. MNGL/CP/2021-22/242

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 land ON Long term lease basis for setting up LNG-LCNG stations for CGD Project of MNGL in Nashik GA as per Annexure – A, B & C as detailed below in complete accordance with enclosed tender document.

Preferred size of offered land for LNG-LCNG shall be approximately 6000-7500 Sq.M (Approximately 64583Sq. ft. - 80729Sq. ft.) with approximate frontage 60 meters and approximate depth 120 meters on Mumbai-Agra highway within the Specified stretch of highway as detailed in Annexure-C.

Intending Bidder(s)/Lessor(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 office of undersigned ON or BEFORE 10.03.2022, 15:00 hours. The Bidder(s)/Lessor(s) / Seller(s)are required to submit their bid strictly as per format for Technical/Unpriced bid (Annexure-A) and Priced Bid for Long term lease.

Incomplete / vague offers will 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 : 10.03.2022 up to 15.00 Hrs.
- ii) Date and time for Opening of Technical / Unpriced Bid : 11.03.2022 at 16.00 Hrs.
- iii) Place of submission of bid: Maharashtra Natural Gas Limited
Fourth Floor, Artis Commercial
Complex, Adjacent to Avhad
Hospital, R D Circle, Sadguru
Nagar, Nashik Maharashtra -
422009



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- iv) Technical / Unpriced Bid, **Priced Bid for long-term lease option** should be **submitted separately** in sealed envelopes superscribed with tender no. & bid due date.
- v) Telegraphic / Tele Fax / E-Mail offers whether sent directly or submitted by agent/ Broker will not be considered and shall be rejected.
- vi) Scope of work:
- The offered land shall be preferably Non-Agricultural (NA).
 - Bidder may offer Agricultural land initially. If selected, successful bidder will have to handover Non-Agricultural land to MNGL within the time specified in the LOI.
 - Preferably no HT Line/LT line shall be passing through the plot. However, if selected the bidder has to remove the same at his own cost & expenses as per the requirement of MNGL within the date specified in LOI.
 - No Nallah or water stream shall be passing through the plot.
 - The plot should preferably be rectangular in shape.
 - Level of the offered plot should not be more than 2m below the road level.
 - Plots having Rocky strata up to 2m height above road level shall also be considered.
 - Approx. clear plot size excluding NH ROW shall be 60m (Front) x 120m (Depth).
 - There shall be no prominent place of gathering within 500m radius of plot.
 - 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)/Lessor(s)/Seller(s) must have paid statutory dues to the concerned authorities prior to handover/transfer 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.
- 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 the Lease agreement as per terms & conditions of the Lease Agreement.
- Stamp duty and registration charges for land in the name of MNGL shall be borne by MNGL.
- Bidder(s)/Lessor(s)/Seller(s) shall bear the income tax for the payment received from the Lessee/buyer.



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- 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 suitable plot 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 plot from all prospective (Technical, Commercial 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 SELLER.
- xiv) MNGL will not take any responsibility/ financial liability of the land at present and also in future for any dispute(s) and it will be the sole responsibility of Bidder/Lessor/Seller only. If the liability arises in future also, the Bidder/Lessor/Seller 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. 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 Bid
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 LONG-TERM LEASE BASIS (29 YEARS) FOR SETTING UP LNG-LCNG STATIONS FOR CGD PROJECT OF MNGL.

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:

c) Address :

d) Contact Nos. : Mobile : _____ Landline : _____



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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(s)/Lessor(s) /Seller(s)has submitted copy of NA Certificate : **Yes/ No**
- c) If the Land is Agricultural; then Bidder(s)/Lessor(s) / Seller(s) confirms that the necessary formalities to convert the land to Non-Agricultural (NA) shall be done by them within one month from the date of award by MNGL at their cost : **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) Land Lease Agreement Between MIDC & Applicant (as Applicable Certified Copy) | Yes/No |
| k) Survey plan issued by MIDC (If Applicable) | Yes/No |
| l) Advocate Opinion | Yes/No |
| m) NA Order (if available) | Yes/No |



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n) Firm "allotment letter " issued qty Govt /Semi Govt. bodies
(if applicable Certified copy) Yes/No

6. Copy of IFB duly signed and stamped submitted Yes / No

SIGNATURE:

NAME OF AUTHORISED SIGNATORY:

NAME OF BIDDER/LESSOR/SELLER:

STAMP:

Note: Bidder/Lessor/Seller to submit copy of the ownership documents along with all the statutory approval documents along with the bid (if available).



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Annexure B

PRICED BID

Item Description: TENDER FOR SEEKING LAND ON LONG TERM LEASE BASIS (FOR 29 YEARS) FOR SETTING UP LNG-LCNG STATIONS FOR CGD PROJECT OF MNGL.

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:

Sl. No.	Item Description	Rate per Sq.ft (in Rs.)
1	Monthly Rental Rate per sq. ft (Excluding GST)	

Note:

1. 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 Rs 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/LESSOR/SELLER:

STAMP:

Date:



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ANNEXURE-C

NASHIK GEOGRAPHICAL AREA

Sr. No.	Highway	Detailed Description Of the Stretch.	Stretch Identification Landmarks	
			From	To
1	On Mumbai – Agra Highway (NH-3)	On Mumbai-Agra Highway (NH-03): From Malegaon city (Girna River) to Village: Zodage (Within limits of Nashik District) on RHS while travelling from Nashik to Dhule. (Approx. distance 25 km) (Approx. Area of Land = 6000-7500sq.m).	Malegaon City (Girna River)	Zodage Village (Within limits of Nashik District)