



MAHARASHTRA
NATURAL GAS LIMITED

Tender for hiring of a land on long term lease basis for setting up DCS (Decompression skid) for CGD Project of MNGL at Ramanagara, Kanakpura & Magadi area in Ramanagara District.

Tender No.: MNGL/C&P/2024-25/15



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

TENDER FOR HIRING OF A LAND ON LONG TERM LEASE BASIS FOR SETTING UP DCS (DECOMPRESSION SKID) FOR CGD PROJECT OF MNGL AT RAMANAGARA, KANAKAPURA & MAGADI AREA IN RAMANAGARA DISTRICT.

TENDER NO. MNGL/C&P/2024-25/15

DATED : 26.04.2024



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INVITATION OF BID (IFB)

Tender No. MNGL/C&P/2024-25/15

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 lease basis for setting up Decompression Skid (DCS) for CGD Project of MNGL, at Ramanagara, Kanakpura and Magadi area in Ramanagara District as detailed below in complete accordance with enclosed tender document.

Preferred size of offered land for DCS shall be approximately 250 Sq.M – 360 Sq.M (with minimum frontage of 10m) at Ramanagara, Kanakpura & Magadi area in Ramanagara District.

Intending Bidder(s) who can legally offer the land on 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 20.05.2024, 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 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 : 20.05.2024 up to 15.00 Hrs.
- ii) Date and time for Opening of Technical / Unpriced Bid : 21.05.2024 at 16.00 Hrs.
- iii) Place of submission of bid: Maharashtra Natural Gas Limited
Opp. BOSCH Gate No.1,
Plot No. : Vehicle
Parking1, KIADB,
2nd Stage, Sector-2 Bidadi Industrial
Area
Tal.& Dist.: RAMANAGARA,
KARNATAKA - 562109



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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 for lease.
 - 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.
 - In Ramanagara, Kanakpura & Magadi area of Ramanagara District, about 250 sq. m to 360 sq. m. land (with minimum frontage of 10m) on long term lease basis for DCS is required.
 - **Preference will be given to non-agricultural land. If the offered land is not a 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 45 days from date of issuance of LOI by MNGL.**
 - The offered land shall have a direct access to road (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.
 - Locking period of lease agreement shall be 5 years during which MNGL shall be entitled to vacate or / and cancel the agreement on sole discretion of MNGL, by giving a prior notice in writing of three months to the bidder.
 - No Nalla or water stream, HT cables shall be passing through the plot.
 - For the applied land, as per Land ownership document, there Should not be more than 5 Owners of the Land.
 - If the power line has gone through the offered land, it will be the responsibility of the landowner to move/shift 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.
 - 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.
- 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:



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Rent shall be paid by MNGL on monthly basis to the successful Bidder.

Lease registration / agreement charges for land in the name of MNGL shall be borne by MNGL.

- 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 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.
- 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 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 shall be measured through an authorized competent person and the payment of rent 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)



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Encl.

1. Annexure 'A' – Format of Technical / Unpriced Bid
2. Annexure 'B' – Format of Price Bid



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Annexure-A

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

DATE:

SUB: TENDER FOR HIRING OF A LAND ON LONG TERM LEASE BASIS FOR SETTING UP DCS (DECOMPRESSION SKID) FOR CGD PROJECT OF MNGL, AT RAMANAGARA, KANAKPURA AND MAGADI AREA IN RAMANAGARA DISTRICT.

TECHNICAL/UNPRICED BID

With reference to your advertisement in the local dailies dated, I/We hereby offer the premises owned by me/us for DCS on 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/ 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 done by them within forty-five days 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/ RTC Copy** **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**
- k) **NA Order (if available)** **Yes/No**

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



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SIGNATURE:

NAME OF AUTHORISED SIGNATORY:

NAME OF BIDDER/SELLER:

STAMP:

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



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Annexure – B PRICED BID

Item Description: TENDER FOR HIRING OF A LAND ON LONG TERM LEASE BASIS FOR SETTING UP DCS (DECOMPRESSION SKID) FOR CGD PROJECT OF MNGL, AT RAMANAGARA, KANAKPURA AND MAGADI AREA IN RAMANAGARA DISTRICT.

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:

Monthly rental rate offered per sq.ft. (in Rs.)	
In Figure:	Rs. ----- /sq.ft.
In Words:	Rupees----- /sq.ft.

Note:

1. Bidder to be careful while indicating monthly rental rate per sq.ft. 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: