



MAHARASHTRA  
NATURAL GAS LIMITED

Tender for hiring of land on outright purchase/long term lease basis (min 29 years 11 months) for setting up CGS at nearby Hadapsar, for Pune GA of MNGL.

Tender No.: MNGL/CP/2024-25/139



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 HIRING OF LAND ON OUTRIGHT  
PURCHASE/LONG TERM LEASE BASIS (MIN 29 YEARS 11  
MONTHS) FOR SETTING UP CGS FACILITY NEARBY HADAPSAR  
AREA FOR PUNE GA.**

TENDER NO. MNGL/C&P/2024-25/139 DATED :08.12.2024



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INVITATION OF BID (IFB)

Tender No. MNGL/C&P/2024-25/139

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 hiring of land on outright purchase / long term lease basis (min 29 years 11 months) for setting up CGS & allied facility near Hadapsar area for PUNE GA of MNGL as detailed below in complete accordance with enclosed tender document.

Preferred size of offered land for Pig Launcher shall be approximately about 6000 Sq.M (Approximately 64583.46 sq.ft.) with plot size as frontage minimum 30 m frontage near Hadapsar area for Pune GA.

Intending Bidder(s) who can legally offer the land on outright purchase / 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 28.12.2024, 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 for outright purchase / 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 : 28.12.2024 up to 15.00 Hrs.
- ii) Date and time for Opening: of Technical / Unpriced Bid 30.12.2024 at 16.00 Hrs.
- iii) Place of submission of bid: **Maharashtra Natural Gas Ltd (MNGL),  
Pride Purple Coronet, 2/3/4 Floor,  
Above Bata Showroom, Baner Road,  
Baner, Pune – 411045**
- iv) The Technical/Unpriced Bid and the Priced Bid should be submitted separately in sealed envelopes, clearly superscribed with the Tender No., due date, and item. **The stretch number and location should also be clearly mentioned on the envelopes.**



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- 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.
  - Approx. about 6000 sq. m. land on outright purchase / lease basis for CGS set up approx. about 30-meter Front 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 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.
  - In case of lease agreement, locking period of lease agreement shall be 29 years 11 months,
  - 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 land owner 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.
  - 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:
- a) In case of outright purchase of NA land :  
Stamp duty and registration charges for land in the name of MNGL shall be borne by the buyer.  
Owner/Seller shall bear the income tax for the payment received from the buyer.
- b) In case of NA land on long term lease basis:  
Rent shall be paid by MNGL on monthly basis to the successful Bidder.



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Lease registration / agreement charges for 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/ MNGL. Additionally, the Bidder(s)/Lessor(s) shall bear the property tax of the offered land up to the lease agreement date. After the lease agreement, MNGL will bear the property tax.

- 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:**
- The priority will be given for outright purchase.
  - 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 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.



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xvii) Required locations for plot-

**Cluster 1:** Within MNGL Pune GA

Stretch 1A: From HPCL Shivaji Service Station to Shri Venkatesh Food Corner at Shewalewadi Phata on both sides of NH-65 (Approx. 700 Meter)

Stretch 1B: From Shri Venkatesh Food Corner at Shewalewadi Phata to Loni Kalbhor Traffic Division office at the old toll plaza on LHS of NH-65 (approx. 2.3 km)

**Cluster 2:** Within MNGL Pune GA

Stretch: Internal roads (Minimum width of 9 meter) within 1 Km from edge of NH-65 on both sides in Stretch 1A and Stretch 1B.

**It is state that priority will be given to cluster 1. MNGL will first open the bids for Cluster 1, and if techno commercial feasible land is identified within this cluster 1, we will not proceed with Cluster 2. Only if no techno commercial feasible land is available in Cluster 1 will the bids submitted for Cluster 2 be considered.**

**Cluster 3:** From Shri Venkatesh Food Corner at Shewalewadi Phata to Loni Kalbhor Traffic Division Office at Old Toll Plaza (on RHS of NH-65), and Loni Kalbhor Traffic Division Office at the old toll plaza to Shree Samarth Accidental and Specialist Hospital at Nigade Wadi (On both sides along NH-65), outside MNGL GA (approx. 10.7Km)

**It is state that priority will be given to cluster 1&2. MNGL will first open the bids for Cluster 1&2, and if techno commercial feasible land is identified within this cluster 1&2, we will not proceed with Cluster 3. Only if no techno commercial feasible land is available in Cluster 1&2 will the bids submitted for Cluster 3 be considered.**

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



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**Annexure-A**

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

DATE:

**SUB: TENDER FOR HIRING OF LAND ON OUTRIGHT PURCHASE/LONG TERM LEASE BASIS (MIN 29 YEARS 11 MONTHS) FOR SETTING UP CGS NEARBY HADAPSAR AREA FOR PUNE GA 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 setting up CGS on outright purchase/lease basis (29 Years 11Months) 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 :



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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 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** **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/NALA 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-(1)**

**PRICED BID FOR OUTRIGHT PURCHASE**

**Item Description: TENDER FOR HIRING OF LAND ON OUTRIGHT PURCHASE FOR SETTING UP CGS AT NEARBY HADAPSAR FOR PUNE GA 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:

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 HIRING OF LAND ON LONG TERM LEASE BASIS (MIN 29 YEARS 11 MONTHS) FOR SETTING UP CGS at NEARBY HADAPSAR AREA FOR PUNE GA 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:

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, 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