



MAHARASHTRA
NATURAL GAS LIMITED

Tender for hiring of land on outright purchase/long term lease basis (min 29 years 11 months) for setting up Pig Launcher & allied facility near CS7 PIL Nhavare, for Pune GA of MNGL.

Tender No.: MNGL/CP/2024-25/140



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 PIG LAUNCHER & ALLIED FACILITY
NEAR CS7 PIL, NHAVARE FOR PUNE GA.**

TENDER NO. MNGL/C&P/2024-25/140 DATED :08.12.2024



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INVITATION OF BID (IFB)

Tender No. MNGL/C&P/2024-25/140

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 Pig Launcher & allied facility near CS7, PIL Nhavare 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 2400 Sq.M (Approximately 25833 sq.ft.) with plot size as approx. about 60 m frontage X 40 m depth near CS7 PIL Nhavare to Torrent Gas station, Andhalgaon along NH548DG.

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) Technical/Unpriced Bid and Priced Bid should be submitted separately in sealed envelopes superscribed with the Tender No., due date & item.



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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. 2400 sq. m. land on outright purchase / lease basis for Pig Launcher set up approx. about 60 m (Front) x 40 m (Depth) 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 land owner 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-

From CS7 Pipeline Infrastructure Limited (PIL), Nhavare to Torrent Gas station, Andhalgaon (Nhavare to Kedgaon Chufula road-NH548DG) on both sides of roads.

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 PIG LAUNCHER & ALLIED FACILITY NEAR CS7 PIL, NHAWARE 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 Pig Launcher & allied facility on outright purchase/lease basis (29 Years 11 Months) 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:



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ii. Share of each owner, if any under joint ownership:

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 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 |



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k) NA/NALA 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 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 PIG LAUNCHER & ALLIED FACILITY NEAR CS7 PIL, NHAWARE 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 PIG LAUNCHER & ALLIED FACILITY NEAR CS7 PIL, NHAWARE 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, 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: