



INDRAPRASTHA GAS LIMITED

(A Joint Venture of GAIL (India) Ltd., BPCL & Govt. of NCT of Delhi)
(CIN : L23201DL1998PLC097614)

EXPRESSION OF INTEREST

“2000-2700 sqm land is required for Purchase on Niwari - Modinagar Road in Village Bhavi/Patla/Basatikri/Kishori/Rasoolpur Dhaulri within 2 km distance from 'GAIL's SV 01 Patla for setting up of a city gate station in Ghaziabad/Meerut region. Other details are available on www.iglonline.net website. Interested property owners/authorized representative may go through the detail available on website and submit their proposals in hard copy to HOD (C&P and Stores), IGL Bhawan, Plot No. 4, Community Centre, Sector-9, R.K. Puram, New Delhi-110022 latest by **25.07.2026** (upto 14:30 hours) as per the instructions mentions in “other details” on IGL website www.iglonline.net. Shortlisted proposals will be contacted separately for further process”.

HAR EK KAAM DESH KE NAAM

English

8cm x 4cm



INDRAPRASTHA GAS LIMITED

EXPRESSION OF INTEREST -2

EOI no. IGL/PROJECT/CGS/GHAZIABAD/PATLA/2026

Dated: 27.06.2026

SUBJECT – PURCHASE OF PARCEL OF LAND FOR SETTING UP OF IGL CGS NEAR GAIL SV01 AT PATLA GHAZIABAD (On Modinagar- Niwari Road)

Indraprastha Gas Limited (IGL) intends to purchase a parcel of land having 2250 sqm area. (with a permissible variation of -10% to +20%) within 2 km of GAIL SV01 Patla, along Niwari – Modinagar Road for setting up of City Gate Station (CGS), through the Expression of Interest (EOI).

Multiple bids from single party are acceptable provided they are of separate property.

TERMS AND CONDITIONS:

Bid should be submitted after considering the following terms and conditions, failing which the offer will be rejected-

1. Total land area: 2250 sq. meters with Permissible range: -10% to +20% i.e. Minimum acceptable: 2000 Sq. meters and Maximum acceptable: 2700 Sq. meters.
2. Land Use required: **Agriculture**
3. Land shall have minimum front of 30 meters.
4. Location Criteria: On road facing, within two Km (road distance) from GAIL SV01 Patla.
5. Property shall be road facing.
6. Smooth vehicular access to the plot for movement of Fire tender.
7. No HT/LT Electric Line / Telephone line crossing from the land.
8. No School/Hospital or other institution attached to the plot.
9. Any other compliance/condition as specified by IGL, to ensure safety or otherwise.
10. Bidder is required to abide by follow all terms & conditions as prescribed in tender documents.
11. Bids submitted through brokers/Authorized representatives will be considered only if accompanied by a notarized **authorization letter** from the property owner(s).
12. In case of joint ownership, a bid submitted by one of the owners (mentioning names of all other owners) and must be accompanied by a **No Objection Certificate (NOC)** from the other/remaining owner(s).
13. Brokerage Charges- Up to 1 % of property cost for outright purchase, if the bid submitted through broker duly authorized by owner of the property.
14. The validity of bid should be kept initially for 9 months from the date of bid closing.

15. Bidder has to submit the following necessary documents along with unpriced bid document for verification of the proposed site

- a. Application clearly mentioning plot address, Name of owner (mentioning names of all other owners) and Contact Number of applicant (Attached format at **Annexure – I**)
- b. Khewat/Khatauni/Jamabandi of the subject land certified by the Patwari
- c. Copy of registered Ownership proof along with chain of Title Deeds (if applicable)/ Sale Deed/ Registered lease deed or firm allotment letter issued by government/semi government bodies
- d. Duly notarized Authorization Letter, in case the bid is submitted by a representative /broker and not by the original owner. (Attached format at **Annexure –II**)
- e. In case of multiple land owners, notarized undertaking required by the rest of the owner(s) for the owner who is submitting the bid as per revenue record like Khatauni etc. (Attached format at **Annexure – III**)
- f. Layout plan superimposed on Naksha shijra (signed by Owner)
- g. Identity card of land owners of proposed land
- h. A key plan showing adjoining lands on all 4 sides and ROW of road in front of plot shall
- i. be submitted by the applicant.
- j. The applicant needs to provide sketch of the plot showing shape and dimensions of all sides of plot in metres.
- k. Affidavit for no pending litigation w.r.t. the land
- l. Affidavit stating that the proposed land is freehold property and not mortgaged anywhere
- m. Affidavit stating that the land is not subject to land acquisition proceeding
- n. Any other relevant document, if any.

* These documents are not an exhaustive list of documents for due diligence of the land. The list is indicative in nature and IGL reserves the right to request any supporting documents at any stage, if deemed necessary.

* IGL reserves the right to accept or reject any or all bids received at its absolute discretion without assigning any reason whatsoever.

* Format for Affidavit point no k ,l &m attached as **Annexure IV**.

* Required Affidavits and undertaking shall be on stamp paper Rs. 10 or above.

BID SUBMISSION:

The bid will be submitted in two parts as below:

PART – I : UNPRICED BID (1 Copy)

Bidder should submit this part in a sealed envelope complete with all details of the property along-with property documents and authorization letter as per the provided format on Rs. 10 stamp paper duly notarized duly filled in, signed and stamped. Property documents should clearly indicate the quoted area as per requirement in advertisement and clear title of ownership.

Envelope-I: Super scribing “**EOI NO. IGL/PROJECT/CGS/GHAZIABAD/PATLA/2026** - **PURCHASE OF PARCEL OF LAND FOR CGS PATLA GHAZIABAD**”. Envelope will contain all related documents like proposal letter, area and location detail etc. mentioned against point no 14 above along with format enclosed herewith **except Price quotation**

PART – II : PRICED BID (1 copy)

It should contain only the price and no condition whatsoever. The rates are to be filled only in the format enclosed herewith as **Annexure V SOR** (Schedule of Rates) and sealed in a separate envelope clearly super scribed with “PRICE BID – DO NOT OPEN” on top.

Envelope-II: Super scribing “**EOI NO. IGL/PROJECT/CGS/GHAZIABAD/PATLA/2026** - **PURCHASE OF PARCEL OF LAND FOR CGS PATLA GHAZIABAD**”. This envelope will contain price quotation.

Big Envelope: Super scribing “**PROPOSAL FOR PURCHASE OF PARCEL OF LAND FOR CGS PATLA GHAZIABAD EOI NO. IGL/PROJECT/CGS/GHAZIABAD/PATLA/2026**”. This envelope will contain both Envelope-I & Envelope-II.

The price bids will be opened only after obtaining clearance based on technical suitability of land and the legal due diligence report (DDR), based on the property documents submitted with the unpriced bid. If the title deed is found legally unacceptable or the property does not meet IGL’s requirements, the price bid of such bidder shall not be opened under any circumstances.

The rates are to be filled in the format enclosed herewith as SOR (Schedule of Rates) Annexure -3. In case of any deviation to the prescribed terms & conditions, IGL reserves the right not to consider the offer for further evaluation.

The date and time of priced bid opening shall be intimated later.

EVALUTION:

The technical/commercial suitability of land/site offered by applicants shall be evaluated based on following:

1. Land in advertised area / stretch
2. Land dimension as per requirement
3. There is no other land including Pvt./Govt. Land between road and offered plot.
4. Land has no HT/LT Electric Line crossing
5. No School/Hospital/ Residential or other institution attached to plot
6. Smooth vehicular access to the plot should be available to allow free movement of fire tender.
7. The offered land should not be notified for acquisition.
8. Sale/purchase of offered land should not have taken place in last two year of float of EOI except in case of government allottee.
9. **Net expenditure towards cost of land and cost of laying of 8” x 600 class pipeline from GAIL SV 01 Patla to offered CGS land shall be considered for evaluation.** Execution cost to be considered is ₹ 6000/meter and Material cost to be considered is ₹ 8000/meter. Total per meter cost for pipeline laying to be considered is ₹ 14000/.
10. Evaluation shall be done on least cost basis (L-1 basis) for **net expenditure per Sq. meter rates** for the offered land.

Net Expenditure (₹) = (Cost of the land + Brokerage charges) + (Pipeline length x 14000)

Net Expenditure/Sqm = Net Expenditure (₹)/Area of offered land (Sq. meters)

Land not meeting any of the above parameters will not be considered and will be rejected. The above parameters can be modified with the approval of the competent authority.

REJECTION OF BID:

The bids received after bid due time / date shall be rejected.

The rates are to be filled only in the format enclosed and sealed in a separate envelope. Bids through Fax / E-mail are not acceptable.

Disclosure of Prices along with unpriced bid (Part – I) shall lead to rejection of the bid

Purchaser will not be responsible for cost incurred in preparation and delivery of bids. IGL reserves the right to reject any or all the bids received at its discretion without assigning any reason.

Proposals complete in all respects should be submitted in “TENDER BOX” at IGL Bhawan, addressing to HOD (C&P and Stores), INDRAPRASTHA GAS LIMITED, IGL Bhawan, Plot no-4 Community Centre, Sector-9, R.K.Puram, New Delhi-110022, latest by 25.07.2026 (upto14:30 hours). Proposals received after the due date is liable to be rejected. Late bids shall not be accepted.

IGL reserves the right to accept or reject any or all bids received at its absolute discretion without assigning any reason what so ever.

Note: Bidders are advised to visit IGL website www.iglonline.net regularly for any subsequent change/modification.

IGL Bhawan, PlotNo.4, Community Centre, R.K.Puram, Sector-9, NewDelhi-110022
Phone: 46074607 Fax: 26171863 Website: www.iglonline.net
CIN: L23201DL1998PLC097614

Application Form

Annexure-I

TO WHOM SO EVER IT MAY CONCERN

I _____, S/o _____ aged _____ years resident of _____ hereby declares as follows;

1. I am lawful owner of the property situated at _____ and measuring (size).
2. I am offering size property to IGL through EOI. (Area offered).
3. I hereby authorize _____ of _____ to negotiate, commit and finalize the terms and conditions with M/s. Indraprastha Gas Limited for the purpose of sale of parcel of land for setting up of CGS in accordance with the public notice/advertisement dated xx.xx.2026 published by M/s. Indraprastha Gas Limited.
4. Following are Co- owners of my offered property (write name /details of all co- owners of property
.....
.....
.....
.....

I hereby affirm the representations, disclosures, commitments and warranties committed by M/s. _____ and I confirm that he is duly authorized to do the same. I will indemnify M/s. Indraprastha Gas Limited in any circumstances for the losses, liabilities, actions whatsoever it may be accrued upon M/s. Indraprastha Gas Limited on account of representations, disclosures, commitments and warranties committed by M/s. _____.

Bid Validity: 9 months

*Please fill point 1, 2 & 3 properly.

Signature of Bidder

Name.....
Mobile No.....
Email Id -

Annexure II

TO BE SUBMITTED ON Rs. 10/- NOTORIZED STAMP PAPER

AGREEMENT FOR APPOINTMENT OF BROKER/AUTHORISED REPRESENTATIVE

THIS AGREEMENT made at on this..... day of, 2026
between _____ S/o. _____ resident of _____ hereinafter
called "The Owner" (which expression shall, unless it be repugnant to the context or meaning thereof,
be deemed to mean and include his heirs, legal representatives, executors and administrators) of the ONE
PART

and

_____, hereinafter called authorized broker/representative (which
expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include
his heirs, legal representatives, executors and administrators) of the OTHER PART.

WHEREAS the owner is the absolute owner of the property described in the Schedule hereunder
written and he wants to sell his/her parcel of land bearing address is authorized to apply to Indraprastha
Gas Limited (IGL) which expressed interest through EOI dated _____ to purchase of _____ Sqm
of land for the purpose for setting up of CGS.

AND WHEREAS the _____, who is a well reputed broker dealing in real estate sector has
shown his willingness to work as a broker for the purpose of purchase of said property to IGL or any
other agency as may be required by IGL.

AND WHEREAS the owner has agreed to appoint the _____ as broker for above
mentioned purpose of his property described in the Schedule hereto on the terms and conditions as
hereinafter appearing

NOW THIS AGREEMENT WITNESSES AS UNDER:

1. The owners authorize and appointed the _____ as a broker/authorized representative for
purchase of parcel of land within a period of 180 days from the date of these presents.
2. The owner hereby represents and warrants that the details of the property as described in the Schedule
hereunder written are true and the marketable title of the owner to the said property is clear,
marketable and free from encumbrances.
3. The owner hereby undertakes that the abstract of title showing that he is the owner of the property
and the property is free from mortgage, lien, charge or any encumbrance.
4. The _____ hereby agrees that he shall, for the purpose of smooth transfer of property
he/she shall facilitate the owner and IGL within 30 days of release of order.
5. The IGL shall pay to the amount towards the commission at the rate quoted & agreed, after
negotiation and the successful completion of transfer of the said parcel of land.

IN THE WITNESS WHEREOF the parties have hereunto set their hands, the day, month and year first
above written.

Signed and delivered by Property owner.

Signed and delivered by

WITNESSES;

- 1.

NOC from Co- Owners (in case of Multiple Land owners/undivided Khasra)

Annexure – III

NO OBJECTION CERTIFICATE

We.....
.....
.....(Name S/o All Co-owner) all resident of
.....(Address) solemnly declare and affirm as under:

1. We are owner of the land Khasra No measuring situated at(address).
2. As per the land records, the area of Khasra No. has not been divided and the share of co-owners are still undefined, however, We submit that the co-owners have defined the limits of the area owned by each of them and are in peaceful possession of the same.
3. Bidder has proposed an area..... of land for setting up of the city gate station by Indraprastha Gas Limited. We state that we do not have any objections if bidder provide the subject land for setting up of City Gate Station
4. We relinquish all our claims arising out of the said transaction mentioned above, and renounce all rights existing to date, or as they may accrue in future, with respect to the aforesaid transaction.
5. We declare that we have no objection whatsoever to the area being proposed by bidder to Indraprastha Gas Limited in the Khara No.(address) and we are executing this present document with sound mind, without any coercion or duress, in the presence of a Notary Officer and the undersigned witness, who have explained to us contents of the present document in the vernacular of our preference.

Co- Owners

- 1.....
- 2.....
- 3.....
- 4.....

Witness

1.....

2.....

Annexure – IV

NO OBJECTION CERTIFICATE

I.....resident of
.....(Address) solemnly declare
and affirm as under:

- 1. That I want to offer the above land for setting up of a city Gate Station by IGL.
- 2. That the proposed land is not subject to land acquisition proceeding.
- 3. That the proposed land is free hold property and not mortgaged anywhere
- 4. That land is free from any kind of encumbrances.
- 5. That no litigation is pending regarding the proposed land.

Signature of Bidder/Owner

1.....

ANNEXURE V

Ref no. IGL/PROJECT/CGS/GHAZIABAD/PATLA/2026

Date: 27.06.2026

**SCHEDULE OF RATES
PART I: COST OF PARCEL OF LAND**

Name of Owner: _____

Name of Broker/Authorized Representative (if applicable): _____

Address of land offered: _____

Sr. No.	Description	Total Area Offered (Sqm)	Unit Rate (per Sqm)	% of GST, if applicable	Unit Rate inclusive of GST (if applicable)	Total Cost of parcel of land (Incl. of GST)
1.	Total area of land					
2	Brokerage, if Applied through broker	(Broker to specify brokerage charges) Maximum ceiling 1% of property value				
Total Cost of parcel of land and Brokerage in Rs.						

Total Area offered (In Sqm): _____

Total Amount Rs. (In Figures): _____

Total Amount in Rs. (In Words): _____

Date:

Seal and Signature of Bidder