



INDRAPRASTHA GAS LIMITED

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

Corporate Identity Number (CIN)-L23201DL1998PLC097614

EXPRESSION OF INTEREST (EOI)

"Approx. 2900-3000 sqm land is required for Purchase on Najafgarh- Kapasera Road in Village Isapur Khera/ Village Bamnoli Delhi or adjacent to roads along Sahibi river in village Nankheri/Village Raghapur Delhi for setting up of a city gate station in Delhi 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 **31.12.2022 (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

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EOI- FOR PURCHASE OF LAND FOR SETTING UP OF CITY GATE STATION (CGS) FACILITY AT BAMNOLI IN DELHI

Indraprastha Gas Limited, a leading City Gas Distribution company invites “Expression of Interest” (EOI) for Purchase of Land for Setting up of City Gate Station (CGS) Facility at Bamnoli in Delhi:

Proposals should be submitted by considering the following terms and conditions, failing which the offer will be rejected:

- The validity of bid should be kept initially for 9 months from the date of bid closing.
- Proposals shall only be accepted in hard copy, proposals received through mail will not be entertained.

Landowners/authorized representatives are advised to send their proposals as per the following:

Envelope-I: UNPRICED BID (1 Copy) Super scribing “DOCUMENTS OF LAND REQUIRED FOR CGS IN BAMNOLI DELHI”

Envelope will contain all related documents like proposal letter, map of land, area and location detail etc. except Price quotation. 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. 100 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-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 II SOR (Schedule of Rates) and sealed in a separate envelope super scribing ““PRICE QUOTATION-DO NOT OPEN” FOR FOR CGS IN BAMNOLI DELHI”

The rates are to be filled in the format enclosed herewith as SOR (Schedule of Rates). 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. The price bids shall be opened subject to legal vetting of the property documents provided along with the unpriced bid. In case the title deed of a bidder is found to be legally unacceptable or the property is found unsuitable as per requirements of IGL, the priced bid of such bidder shall not be opened whatsoever.

Envelope-III: Super scribing “PROPOSAL FOR LAND REQUIRED FOR CGS IN BAMNOLI DELHI.”

This envelope will contain Envelope-I & Envelope-II.

1. Details of the Land Required:

- Plot Size: Approx. 2900-3000 sqm or above in size.
- Plot shall be adjoining the road i.e. road facing
- Plot should preferably be in proper shape.

Note: Details of stretches where land is sought is as follows: -

- Along Najafgarh – Kapasera Road in Village Isapur Khera & Bamnoli preferably 1 Km from

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substation.

- Along Roads adjacent to Najafgarh Drain/Sahibi River in Village Nankheri & Raghapur Delhi.

2. Evaluation of site on various parameters:

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

- i) Land in advertised area / stretch
- ii) Land dimension as per requirement
- iii) There is no other land including Pvt./Govt. Land between road and offered plot.
- iv) Land has no HT/LT Electric Line / Telephone line crossing
- v) No School/Hospital/ Residential or other institution attached to plot
- vi) Smooth vehicular access to the plot should be available to allow free movement of fire tender.
- vii) The offered land should not be notified for acquisition.
- viii) Land must be free from any kind of encumbrances
- ix) Plot nearest to the GAIL's gas pipeline shall be given preference, net expenditure towards cost of land and 600 class pipeline laying by M/s GAIL shall be considered for evaluation. Execution cost to be considered is ₹ 7300/Meter and Material cost to be considered is ₹ 7000/Meter. Total per meter cost for pipeline to be considered is ₹14300/-.
- x) Sale/purchase of offered land should not have taken place in last two year of float of EOI except in case of government allottee.

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.

3. Documents to be attached with DDR for Offered Land:

- A. Khewat/Khatauni/Jamabandi of the subject land certified by the Patwari.
- B. Sale Deed/ Registered lease deed or firm allotment letter issued by government/ semi government bodies. for the proposed land with a lock-in period of 30 years.
- C. Mutation Records Jamabandi for last 20 years
- D. Layout plan superimposed on Naksha shijra (signed by Owner)
- E. Identity card of land owners of proposed land
- F. A key plan showing adjoining lands on all 4 sides and ROW of road in front of plot shall be submitted by the applicant.
- G. Certificate for no pending litigation w.r.t. the land.
- H. Undertaking for Change of Land Use of the proposed land (If CLU is to be done by land owner)
- I. Affidavit stating that the proposed land is freehold property and not mortgaged anywhere.
- J. Affidavit stating that the land is not subject to land acquisition proceeding.
- K. Electricity bill and water bill for past three months.
- L. Any other documents pertaining to the proposed land including but not limited to power of attorneys, agreements or arrangements entered into with any other party.

These documents are not an exhaustive list of documents for due diligence of the land. The list is indicative in nature and as per the nature and use of the land, other documents may be required

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additionally.”

4. **Location of the Plot, Sketch:** The applicant needs to provide the complete address with Khasra no., Kevat no. etc. and attach a sketch of the plot showing shape and dimensionsof all sides of plot in metres.

The interested applicants may submit their proposal by **31.12.2022, 14:30 hrs. (IST)** in hard copy to HOD (C&P and Stores), IGL Bhawan, Plot no-4,Community Centre,Sector-9,R.K. Puram, New Delhi-110022

Note: All revisions, clarifications, corrigenda, addenda, time extension etc. to the EOI will be hosted on **www.iglonline.net**. Applicants should regularly visit this website to keep themselves updated.

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 _____ measuring _____
2. I hereby authorize _____ of M/s. _____ to negotiate, commit and finalize the terms and conditions with M/s. Indraprastha Gas Limited for the purpose of hiring premises for the purpose of _____ in accordance with the public notice/advertisement dated _____ published by M/s. Indraprastha Gas Limited.

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. _____.

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Annexure-II

SCHEDULE OF RATES

Name of Bidder: _____

Part-A

Sr. No.	Location of land offered	Area Offered (Sq. meter)	Unit Rate (per sq. meter)	GST % (If Applicable)	Unit Rate inclusive of GST	Total cost of land
1.						

Date:

Signature of Bidder

B: (Brokerage Fee (if any))

Sr. No.	Description	Area offered in sq. meter	UOM	Unit rate per sq. mtr.	Applicable GST % (If Applicable)	Rate per sq. mtr inclusive tax	Total Brokerage amount
	Brokerage fee		Per sq. mtr.				
	Total (Rs.) (B)						
	Grand total (Rs.) (A+B)						

Grand Total (In Words): _____

Date:

Seal and Signature of Bidder

Note: All fields are mandatory. No field should be left blank.