



INDIAN OIL CORPORATION LIMITED
SOUTH EASTERN REGION PIPELINES
VILLAGE-NAXAPALI, PO-DHANUPALI,
SAMBALPUR-768005

NOTICE INVITING EXPRESSION OF INTEREST (EOI)
(TWO BID SYSTEM)

Sealed offers are invited on a two bid system i.e. (a) Technical Bid (b) Financial Bid from interested parties holding valid and clear marketable title of land in possession, before the date of release of this advertisement for transfer of plot of the land by way of outright Sale / Govt. Lease (minimum 99 years) to Indian Oil Corporation Limited for setting up a Residential Colony at Sambalpur:-

1.	Name of the work	Purchase/Govt. Lease of Land for Residential Colony
2.	Type of EoI	Open (Two Bid System)
3.	Availability of EoI documents	On website https://www.iocl.com/suppliers-notice
4.	Start date for issuance of EoI	07.04.2023 to 05.05.2023 (On working days: 10:00 AM to 5:00 PM)
5.	Last date of submission of EoI	05.05.2023 (05:00 PM)
6.	Date of opening of EoI (only Technical bids)	06.05.2023 or later
7.	Place of submission of EoI	Indian Oil Corporation Ltd. (Pipelines Division) South Eastern Region Pipelines, Village-Naxapali, PO-Dhanupali, Sambalpur-768005
8.	Mode of submission of EoI documents	By hand or through Post/Courier so as to reach before the due date & time
9.	Sambalpur Office Address (Issuance/Submission)	General Manager Indian Oil Corporation Limited (Pipelines Division), South Eastern Region Pipelines, Village- Naxapali, PO-Dhanupali, Contact No. 06681299924, E-mail: jagadeeshva@indianoil.in

The IOCL shall not be liable for any postal delays whatsoever in receipt of EOI documents and EOI received after the stipulated date & time shall not be entertained.

Priority would be given to Properties belonging to Public Sector Units/Govt. Departments /Public Financial Institutions etc. **No Brokers** please.

The IOCL reserves the right to have negotiations with any or all, accept or reject any or all of the EOIs received or annul this process at any time without assigning any reason whatsoever.

INSTRUCTIONS TO THE APPLICANTS / BIDDERS

Submission of EOI:-

The EOI is to be submitted in two (2) separate sealed envelopes and both the envelopes are to be placed in another bigger envelope. This outer envelope is to be superscribed as “OFFER FOR LAND AT _____ (NAME OF THE LOCATION)” and it should be duly sealed and delivered at the following address on or before the scheduled date and time i.e. **05th May, 2023 up to 05:00 PM.**

To
The General Manager
Indian Oil Corporation Ltd. (Pipelines Division)
South Eastern Region Pipelines,
Village-Naxapali, PO-Dhanupali,
Sambalpur-768005

Envelope-I – Superscribed as “**Technical Inputs**” for Land for Residential Colony at Sambalpur shall contain the followings:

- i. Acceptance letter for un-conditional acceptance of the terms and conditions of EOI as per prescribed format given in this document (**ANNEXURE-I**).
- ii. Brief profile of the applicant/ owner of the land/ showing the following:-
 - a) Name of the applicant/ owner/ Director(s) of the Company with brief organization chart.
 - b) Memorandum and Article of Association in case of a Company.
- iii. Confirmation by the applicant as per prescribed format duly signed and stamped by the owner(s) / authorized person.
- iv. Copy of Power of Attorney (PoA)/ Partnership Deed/ Board Resolution), duly attested by Notary Public, authorizing the person who signs & submits the EOI.
- v. Copy of documentary proof of registration of the Project with concerned local Authority as per the Real Estate Regulatory Act (RERA as applicable).
- vi. Copy of documents as per check list
- vii. Any other information as required to be submitted along with the EOI.

Envelope-II – superscribed as “**Financial Offer**” for Land for Residential Colony at Sambalpur shall only contain the duly filled-in, signed & stamped Price Bid (properly sealed).

- i. In case of sale, expected sale consideration in Rupees per Acre land x area of land =Rs_____.
- ii. In case of Lease, expected lease rental per month in Rupees per Acre land x area of land = Rs_____. and period of lease_____.

Other general instructions:-

1. The EOIs received after the due date and time shall not be considered.
2. IOCL shall not be responsible for any postal/courier or other delays and applicant should take care to ensure the submission of EOI(s) at above-mentioned place before due date and time.
3. Offers sent by fax/e-mail shall not be accepted.
4. All alterations, erasure(s) and/or over-writing(s), if any, should be duly authenticated by the person signing the EOI.
5. All Proforma forming part of EOI documents has to be duly filled-in, signed and stamped by the applicant.
6. An applicant can submit any number of EOIs, but each EOI must be in a separate sealed envelope containing sealed "Technical Inputs" and "Financial Offer" therein for each case.
7. The rates offered by the applicant/owner(s) shall initially remain valid for a minimum period of 180 days from the date of opening of the EOIs. The validity of offers may also require extension of time with the consent of the applicant/owner(s).
8. Mere submission of offers/ EOIs will not be treated as acceptance/ selection of the offer. The property will be selected based on detailed analysis and evaluation of offers considering various factors including those mentioned in the technical information/ criteria of evaluation. Further, the applicants may note that the IOCL is not bound to purchase any of the land from the shortlisted offers.
9. Conditional bids shall be rejected.
10. Legal Due-diligence of land/ land with building/ built-up floor(s) offered for sale shall be done by the IOCL.
11. The applicant/owner(s) is/are required to clarify the observations raised by any agency/ individual carrying out legal Due-diligence on behalf of the ICSI within specified time.
12. If the entire parcel of land required doesn't belong to one owner, then the group of owners who have plots contiguous to each other and meeting our requirement can quote through one registered power of attorney holder.
13. If group of individuals/companies own the Property offered by EOI, then preferably all the authorized representatives of such companies/individuals should sign the EOI documents. An authorization letter in favour of the persons signing on behalf of a company/ an individual must accompany the EOI. In case only one person is signing on behalf of all the companies/individual then all such companies/individual shall issue an authorization letter in favour of person signing the EOI dully attested by Notary Public.

14. Property dealers/ Registered Power of Attorney holders can also apply. But they must submit documents of Registered Power of Attorney from land owners for negotiation & sale of property.
15. The IOCL reserves the right to negotiate (through single or multiple rounds of negotiations) the price/rate with any or short-listed or all the intending applicant(s).
16. The unilaterally revised offer/rates received from the applicants, after conclusion of the process of negotiations, shall not be entertained under any circumstances.

17. CRITERIA FOR SELECTION OF PROPERTY [LAND]:

The following criteria, with or without modifications, shall be adopted for short-listing of the property (land) -

S. No.	Parameter/Criteria	Value
a.	Land Area	Our requirement is around 3.7 Acre (one contiguous lot)
b.	Land Type	Govt/ Private (Preference will be given to Govt. land if found suitable)
c.	Location of Land	Preferably located within 10 km radius of Dhanupali Chowk
d.	Land Adjoining to	NH/SH/MDR/Wide Road
e.	Approach Road(Front)	minimum 30ft wide Motor able for four wheeler vehicle
f.	RERA Approved	As applicable
g.	MSL of Land	At least 150 M above MSL preferably upland (should not be wetland)
h.	Connection of Water, Electricity and Sewer line	In the vicinity of land
i.	Statutory Clearances	Yes with valid documents
j.	Major infrastructure traversing the land e.g. high tension overhead power line, pipeline/canals/drainage/nalas/public road/railway line etc	No
k.	Encroachment Free	Yes
l.	The site must be free from apparent geographic risk including landslides, swamps etc.	Preferably flat land/leveled. If land is slopping, then it should be on a gentle slope of 1/100, this is a level [vertical] difference of 1 meter over a distance of 100 meters.
m.	Surrounding of Land	vicinity of land should be habitat other existing or upcoming

		residential/commercial buildings
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GENERAL TERMS & CONDITIONS

1. IOCL shall open & scrutinize the EOIs submitted by the applicant/ intending Developers/ Property Owner(s)/ authorised representative taking into consideration the selection criteria.
2. The representatives of IOCL shall visit the site for physical verification, location & observe the status of land as well as whole area. IOCL subsequently may carry out Due Diligence or other verifications for its satisfaction, for which all assistance shall have to be provided by the applicant/owner(s) including ownership documents and chain of Title documents.
3. The application(s) not accompanied by the documents as per annexures duly filled-in, stamped & signed, is/are liable to be rejected.
4. The IOCL reserves the right to accept or reject any or all the applications, or negotiate for reduction in the quoted price with any or all the applicants or annul this process at any time without assigning any reason for whatsoever reasons.
5. IOCL is not bound to give reasons for rejection of any of the EOI.
6. The decision of IOCL in this matter shall be final & binding on all the applicants.
7. IOCL shall issue LOI/LOA in the name of applicant/owner(s) on approval of the proposal by the competent authority.
8. Subsequently a Sale Deed shall be executed on fulfilment of all required conditions such as all required Statutory and Legal Compliances to the best satisfaction of the IOCL.
9. The Stamp Duty and Registration charges payable on the Instrument of Transfer/Transfer Deed/Deed of Conveyance and any other documents towards the purchase of premises shall be borne by the IOCL.
10. All the pending dues prior to Purchase will be borne by the owner(s) of selected Property.
11. IOCL shall make payment to the Property owner(s) based upon agreed price.
12. Payment shall be released only after satisfaction of the IOCL regarding both legal and statutory compliances.
13. The purchaser (IOCL) agrees to make payment of total consideration as per above mentioned terms and conditions to applicable tax deducted at source (TDS). The IOCL also agrees to issue TDS certificate within a reasonable time.

14. IOCL shall release payment only by account payee Cheque/RTGS, to the legitimate Owner of land or the Company owning it. In case, the Owner(s) desires to receive payment through RTGS mode, they are requested to furnish requisite bank details.
15. **The IOCL will not pay any brokerage to any person/Agent/Real Estate consultant for the proposed transaction/deal.**
16. **ARBITRATION:** In case of any dispute or difference arising in relation to meaning or interpretation of the agreement, the authorised official of the IOCL and the seller will address the disputes/ differences for mutual resolution and failing which the matter shall be referred to the Sole Arbitrator selected in accordance with the provisions. The provisions of the Indian Arbitration & Conciliation Act, 1996 and any re-enactment(s) and/or modification(s) thereof and of the Rules framed there under shall apply to arbitration proceedings. The cost of the Arbitration proceedings shall be shared equally by both the parties. The decision / award of the arbitrator shall be final and binding.
17. **JURISDICTION:** The venue of the arbitration shall be New Delhi, provided that the Arbitrator may with the consent of the OWNER and the SELLER agree upon any other venue.

ANNEXURE-I

CONFIRMATION BY THE APPLICANT FOR LAND
(Preferably on the letter-head)

TO WHOM SO EVER IT MAY CONCERN

I, _____ (S/o _____, and R/o _____) on behalf of _____ (Name of the company, if applicable), that have submitted its **EXPRESSION OF INTEREST (EOI) FOR LAND** at _____ (Location) confirms that;
(Please put 'tick' as applicable)

1. The offered land is registered and mutated in the name of me /us /said company.
2. The offered land has a clear Title and there is no dispute of any kind on this land and/or premises offered through EOI.
3. The offered premises are RERA Compliant [as applicable].
4. The said land/ land with building fall under the approved Master Plan of local authority/ regulatory body (ies).
5. The land/ land with building/ built up floor(s) are free from all kind of encumbrances.
6. The property is Freehold or Leasehold _____ (Please clearly specify).
7. In case of Leasehold, the Lease period starting from _____ (date) is valid for ____ years.
8. We further confirm that:

(A) We, have not taken any loan on the offered land

OR

We have taken a loan, against the offered land amounting to Rs. _____ from _____ (Name, address of the financial institution), out of which an amount of Rs. _____ is outstanding as on date (Please attach Certificate from the financial institution confirming the present outstanding amount).

(B) No charge has been created on the said offered land through Registrar of Companies (ROC)/ in anyone's favour.

OR

A charge amounting to Rs. _____ was created in favour of _____ through ROC, which stands cleared as on date [Please attach necessary supporting document(s)].

OR

A charge amounting to Rs. _____ has been / was created in favour of _____ through ROC, which is still in force [Please attach necessary supporting document(s)].

(C) No third party lien or interest has been created on the offered land/land with building/built up floor(s).

OR

Third party lien or interest had been created on the offered land/land with building/built up floor(s), which has been cleared as on date.

OR

Third party lien or interest has been created on the offered land/land with building/built up floor(s), which is still in force (Please submit details as applicable and also attach supporting documents).

Signature of the Owner(s) / Authorized representative (with seal)

ANNEXURE-II

**Evaluation method for more than one land offers for Residential Colony
(Qualifying Criteria more than equal to 80 marks)**

Marking as per below shall be adopted for evaluation of offered land and this shall be part of EoI/display in notice Board of Panchayat or Municipality. The marking Scheme shall be as per below (marks allotted for all type of land based on few technical parameters-100 marks)

A. Distribution of marks for different technical parameters are as per following

		Marks allotted	Marks obtained
1.	Availability of Electricity/portable water/sewer line (Marks to be allotted 8 for availability of electricity/portable water/sewer line within 50m of the plot/plots or zero for beyond 50m)	+8/0	+
2.	Availability of approach Road (Marks to be allotted 21 for availability of motorable access Road connecting to the plot/plot or zero for no access Road/additional land required for access Roads)	+21/0	+
3.	Non-Availability of overhead HT electric line overhead power lines, oil/water pipelines/canals/drainages/public roads/railway lines (free from & not adjacent to)/crematoriums (free from & not adjacent to)/burial grounds (free from & not adjacent to)/religious structure etc. (Marks to be allotted 21 for non-availability of facilities as above or zero for availability)	+21/0	+
4.	Extent of land filling in the plot (Marks to be allotted 10 for filling less than 100cm or zero for filling more than 100cm)	+10/0	+
5.	Availability of education facilities/railway station/Bus station, etc (Following marks to be allotted for land parcel for availability of above facilities: a) Facility(s) within proximity of (<=) 5Km = 15 marks b) Facility(s) within proximity of (>) 5Km to (<=) 10 Km = 10 marks c) Facility(s) beyond (>) 10Km = 5 marks	+15/0	+
6.	Presence of nala across plot (Marks to be allotted 6 for absence of nala or zero for presence of nala)	+6/0	+
7.	Technical suitability rating by PJ Group/CGD based on shape, size & degree of suitability to Codal requirement to accommodate facilities (Pro rata marking to be allotted by PJ-Group/PJ-CGD)	+19/0	+
	Total marks obtained in technical section	+100	+

Note: (i) Except point no 5 & 7, either full marks or zero marks to be given on each parameter.

(ii) For point no. 5, marks between Five (5) and maximum Fifteen (15) can be awarded as per the conditions specified.

iii) For point no. 7, pro rata marks can be awarded between 0 to 19.

ANNEXURE-III**Format for Submission of Technical Bid**

To

.....

Indian Oil Corporation Ltd

a.	Name of the landowners(s):	
b.	Father/Spouse Name(s)	
c.	Address(permanent)	
d.	Address for Correspondence	
e.	Age	
f.	Male/Female	
g.	Aadhaar no	
h.	Plot no or Survey no. offered for sale-	
i.	Plot bounded by plots (East....., West..... North.....and South.....)	
j.	Size / Area of Plot – (in sq.mtr.)	
k.	Freehold / Lease hold	
l.	In case of Lease hold (mention years of lease i.e. Lease)	
m.	Lease Renewable : YES/NO	
n.	If yes, then No. of years for which the same is renewable	
o.	Lease Cancellable: YES/NO	
p.	Title Deed / Lease Deed No and date	
q.	Mutation No and date	
r.	Current rent/tax paid receipt No and date	

I hereby declare that all the information mentioned in the application are true.

(Signature of Left-hand Thumb impression- to be attested by Gazetted officer/ Registered Medical practitioner)

List of documents to be attached as below:

1. Consent of sale and/or agreement to sell along with details of land – Mandatory
2. Family Tree in case land ownership obtained parentally – Optional
3. Attested copy of mutation of land – Optional
4. Latest Khasra, Khatauni/Chakbandi Details- Optional
5. Details of landowner(s)/Record of rights (ROR)- Optional
6. Current rent/tax paid receipt- Optional
7. Attested copy of Title Deed/Lease Deed of seller- Optional
8. Consent for sale permission from the Competent Authority, wherever applicable- Optional
9. Non-encumbrance Certificate of land issued by legal consultant or by state Government Optional
10. 7/12 Extracts of land in case available in the State- Optional
11. Any other document as deemed fit, whereby ownership of seller is established

Documents marked as optional shall be required at the stage of evaluation. They need to be provided by seller as and when required by the Corporation. Non-submission of such documents as such would render the bid non-responsive.

Note: To be submitted in sealed separate envelope, named as Technical Bid

ANNEXURE-IV**Format for Submission of Financial Bid**

To

.....

Indian Oil Corporation Ltd

a.	Name of the landowners(s):	
b.	Father/Spouse Name(s)	
c.	Address(permanent)	
d.	Address for Correspondence	
e.	Age	
f.	Male/Female	
g.	Aadhaar no	
h.	Plot no offered for sale-	
i.	Plot bounded by plots (East.....,West.....,North.....and South.....)	
j.	Size / Area of Plot – (in sq.mtr.)	
k.	Rate of plot per sq. mtr. or rate per decimal / cent (in Rupees) offered for sale	
l.	Total amount of plot offered for sale (in Rupees)-	
m.	Bank details (as per attach format) - Optional	
n.	Cancelled Cheque- Optional	

I hereby declare that all the information mentioned in the application are true.

(Signature of Left-hand Thumb impression- to be attested by Gazetted officer/ Registered Medical Practitioner)

Note: To be submitted in sealed separate envelope, named as Financial Bid

ANNEXURE - V

FORMAT FOR THE ADVICE OF VENDOR BANK DETAILS
(To be given on letter head)

To,
 Indian Oil Corporation Ltd.,
 South Eastern Region Pipelines, E/3 Infinia Tower,
 4th floor, In front of Trident Academy,
 Infocity Road, Chandrasekharapur, Bhubaneswar - 751024

Dear Sir,

We hereby agree to accept henceforth all the payment through direct credit to our below mentioned Bank account through internet banking.

S.No.	Particulars	Details
1	Name and address of the Beneficiary	
2	Account Number of Beneficiary	
3	Account Type (CA/CC/SB)	
4	Name and address of the Bank Branch (Where payments are to be sent by IOC)	
5	Branch Name/Code	
6	The 9 Digit MICR code of the Branch (as appearing on the MICR cheque)	
7	IFCS/RTGS code of the Bank Branch	
8	Any other Particulars(to be advised by Beneficiary for the E-payments purposes)	
9	PAN No.	
10	e-mail id	
11	Mobile No.	
12	GST No. (If applicable)	

Please attach a blank cancelled cheque or photocopy of a cheque issued by your bank relating to your above account for verifying the accuracy of the 9 digit MICR code/IFSC Code.

I/We hereby declare that the particulars given above are correct and complete.

(Signature of authorized person with seal)

Encl: As above

NOTE: The above details should be given only by the successful bidder upon receipt of confirmed order from IOCL.