

INSTRUCTIONS TO THE APPLICANTS / BIDDERS

Submission of EOI:-

Indian Oil Corporation Limited (Pipelines Division) is seeking application in Two Bid System i.e., Technical Bid (Part-1) and Price Bid (part-2) from interested landowners who are willing to sell their land for establishing the LNG Hub for the proposed City Gas Distribution Project at Kurnool District of the size 70M x 70M (appx. 4900 Sqm area) in the below village(s)/ Town(S)/ City (s) and its nearby area(s).

Village/City/ Town name	Tehsil/Area	District	State	Pin Code
Kurnool	Nannur/Orvakal Within 10 Kms on NH-40 from Nannur Toll Plaza towards Nandyala	Kurnool	Andhra Pradesh	518002

Pre-Requisites:

- 1.Land should be in single plot or contiguous measuring approx. 4900 sqm.
- 2.Land should be free hold and free from all encumbrances with clear title deed.
- 3.Land should be on either side of all-weather motorable road (min 15m wide).
Road to land should be motorable for large commercial trailers/tankers
- 4.Land should be located within 500 m from main highway.
- 5.Land should be free from overhead power transmission line.
- 6.Suitable Land closer to Nannur Toll Plaza, Kurnool shall be given preference.
- 7.Brokers and Property dealers need not apply.
- 8.Details of Advertisement, Details of instructions to bidders/ Selection criteria with weightage Scheme/ Procedure for selection/ Formats of Technical Bid/ Formats of Financial Bid/ Evaluation methodology to be downloaded from <https://www.iocl.com/suppliers -notices>.

Interested parties are requested to apply with following details in the two bid systems as mentioned below:

1. **Technical Bid (Part-1)** : As per prescribed format
2. **Price Bid (part-2)** : As per prescribed format

The above two envelopes containing the Technical bid (part-1) and Price Bid (part-2) should be put together in large envelope duly sealed with Name and Address inscribed on it.

The cost offered by the party shall not appear in any manner in the part-1 (Technical Bid). The expression of interest would be liable for rejection if cost appears in any manner in part-1 (Technical Bid). The technical Bid and Price bid formats are available at <https://www.iocl.com/suppliers -notices> and bidders may download the same from the link and submit the hard copy with relevant details as mentioned above.

The application with above details should reach our office within 28 days (last date 03/04/2023) from the date of publication in newspaper (date of Publication 06/03/2023) at the following address in the closed/Sealed envelope.

Address:

Indian Oil Corporation Limited
South Eastern Region Pipelines
City Gas Distribution Project
3rd Floor, Vishnu Sai Enclave,
Venkataramana Colony, Kurnool-518003. (A.P)
Phone: 9445141444 (M. Chaitanya Kumar)
9437584305 (B Pavan Gokuleswar)
E-mail: mchaitnyakumar@indianoil.in

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. 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.
12. 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.
13. 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.
14. 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).
15. The unilaterally revised offer/rates received from the applicants, after conclusion of the process of negotiations, shall not be entertained under any circumstances.

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 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.
4. IOCL is not bound to give reasons for rejection of any of the EOI.
5. The decision of IOCL in this matter shall be final & binding on all the applicants.
6. IOCL shall issue LOI/LOA in the name of applicant/owner(s) on approval of the proposal by the competent authority.
7. 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.



8. 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.
9. All the pending dues prior to Purchase will be borne by the owner(s) of selected Property.
10. IOCL shall make payment to the Property owner(s) based upon agreed price.
11. Payment shall be released only after satisfaction of the IOCL regarding both legal and statutory compliances.
12. 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.
13. 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.
14. **The IOCL will not pay any brokerage to any person/Agent/Real Estate consultant for the proposed transaction/deal.**
15. **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.
16. **JURISDICTION:** The venue of the arbitration shall be Andhra Pradesh, provided that the Arbitrator may with the consent of the OWNER and the SELLER agree upon any other venue.

Evaluation method for land offers for development of CGD facilities having area less than equal to 5000 Sq. meter
(Qualifying Criteria more than equal to 80marks)

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-100marks)

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 5 for availability of electricity/portable water/sewer line within 50m of the plot/plots or zero for beyond 50m)	+5/0	+
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.	Distance of land from Tap-off point (Following marks to be allotted for land parcel with distance from Tap-off point: a) Adjacent land from Tap-off (incl. across the approach road) point = 40 b) Land up to (<=) 200 m from Tap-off point= 35 c) Land more than 200m and less than equal to 1000m from Tap-off point = 30 d) Land more than (>) 1000m and less than equal to 2.5Km from Tap-off point = 25 e) Land more than (>) 2.5Km and less than equal to 4.0Km from Tap off point = 21 f) Land more than (>) 4.0Km from Tap-off Point = 18	+40/0	+

Expression of Interest for Land for LNG Hub at Kurnool

5.	Extent of land filling in the plot (Marks to be allotted 3 for filling less than 100cm or zero for filling more than 100cm)	+3/0	+
7.	Technical suitability rating by PJ-CGD based on shape, size and degree of suitability to Codal requirement to accommodate facilities	+10/0	+
	Total marks obtained in Technical section	+100	+

Note:

- Except point no. 4 & 6, either full marks or zero marks to be given.
- For point no. 4, marks between zero and maximum (40) can be awarded as per the conditions specified
- For point no. 6, pro rata marks can be awarded between 0 to 10



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 or 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

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.....,Northand 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 or 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