



INDIAN OIL CORPORATION LIMITED
WESTERN REGION PIPELINES
CITY GAS DISTRIBUTION
R. K. Tower, Plot No.359, 360-A, 360-B,
Polo Ground, Sikar (Raj.) 332001

EXPRESSION OF INTEREST (EOI) TWO BID SYSTEM

Sealed offers are invited on a two-bid system i.e. (a) Technical Bid (b) Price Bid from interested parties holding valid and clear marketable title of open storage yard in possession, before the date of release of this advertisement for leasing of open storage yard to Indian Oil Corporation Limited: -

1.	Name of the work	Hiring of open storage yard at CGD Sikar
2.	Type of EoI	Open (Two Bid System)
3.	Availability of EoI documents	On website https://www.iocl.com/suppliers-notices
4.	Start date for issuance of EoI	19.05.2025 to 04.06.2025 (On working days: 10:00 AM to 5:00 PM)
5.	Last date of submission of EoI	04.06.2025 (05:00 PM)
6.	Date of opening of EoI (only Technical bids)	04.06.2025 or later
7.	Place of submission of EoI	Indian Oil Corporation Ltd. (Pipelines Division) Western Region Pipelines, City Gas Distribution Project, R. K. Tower, Plot No.359, 360-A, 360-B, Polo Ground, Sikar (Raj.) 332001
8.	Mode of submission of EoI documents	By hand or through Post/Courier to reach before the due date & time.
9.	Sikar Office Address (Issuance/Submission)	Senior Manager Indian Oil Corporation Limited (Pipelines Division), Western Region Pipelines, City Gas Distribution Project, R. K. Tower, Plot No.359, 360-A, 360-B, Polo Ground, Sikar (Raj.) 332001 Contact No. +91 - 8295903690 E-mail: dushyant@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.

The IOCL reserves the right to have negotiations with any or all, accept or reject any or all 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 Lease of Open Storage Yard____(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. **30th May, 2025 up to 05:00 PM.**

To

**The Senior Manager
Indian Oil Corporation Limited (Pipelines Division), Western Region Pipelines,
City Gas Distribution Project,
R. K. Tower, Plot No.359, 360-A, 360-B,
Polo Ground, Sikar (Raj.) 332001**

Envelope-I – Superscribed as **“Technical Offer”** for **hire of open storage yard at CGD Sikar** shall contain the following:

- 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 Open Storage Yard/ 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 **“Price Offer”** for **hire of open storage yard at CGD Sikar** shall only contain the duly filled-in, signed & stamped Price Bid (properly sealed).

- i. In case of lease, expected lease consideration in Rupees per Square Meter Open Storage Yard x area of Open Storage Yard = Rs _____

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 "Price 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 hire any of the Open Storage Yard from the shortlisted offers.
9. Conditional bids shall be rejected.
10. Legal Due diligence of open storage yard for hire 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 Open Storage Yard 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 favor of person signing the EOI duly 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 Open Storage Yard owners for negotiation & lease 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 the conclusion of the process of negotiations, shall not be entertained under any circumstances.

17. CRITERIA FOR SELECTION OF PROPERTY [OPEN STORAGE YARD]:

The offered Open Storage Yard parcel must be contiguous measuring approx. 4000 sqm (same as total area mentioned above) and offered yard should be located at following locations within 15 Kms radius from Sikar Bus stand:-

Open Storage Yard Requirement	Tehsil/Area	District	State	Pin code
4000 Sqm	Sikar	Sikar	Rajasthan	332001

The following criteria, with or without modifications, shall be adopted for short-listing of the yard:-

1. The Open Store Yard with Proper Boundary wall/fencing
2. The open yard should be made of hard standing materials to facilitate plying of hydra, trailers etc. and storage of steel pipes etc.
3. Availability of security gate & hut.
4. Facility of electricity and water. Charges will be paid by the corporation.
5. Open Storage Yard should be free hold and free from all encumbrances with clear Open Storage Yard title.
6. Yard facility should be preferably on NH/SH or within 15 Km from city center(Bus stand) sikar(Raj).

GENERAL TERMS & CONDITIONS

1. IOCL shall open & scrutinize the EOIs submitted by the applicant/ intending Developers/ Property Owner(s)/ authorized representative taking into consideration the selection criteria.
2. The representatives of IOCL shall visit the site for physical verification, location & observe the status of Open Storage Yard 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 Lease 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 Lease Deed and any other documents towards the hiring of premises shall be borne by the IOCL.
10. All the pending dues prior to Hiring 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 the satisfaction of the IOCL regarding both legal and statutory compliances.
13. The lessee (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 Open Storage Yard 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 authorized 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 OPEN
STORAGE YARD**
(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 OPEN STORAGE YARD** at _____ (Location) confirms that;
(Please put 'tick' as applicable)

1. The offered Open Storage Yard is registered and mutated in the name of me /us /said company.
2. The offered Open Storage Yard has a clear Title and there is no dispute of any kind on this Open Storage Yard and/or premises offered through EOI.
3. The premises offered are RERA Compliant [as applicable].
4. The said Open Storage Yard/ Open Storage Yard with building fall under the approved Master Plan of local authority/ regulatory body (ies).
5. The Open Storage Yard 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 Open Storage Yard offered.

OR

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

(B) No charge has been created on the said offered Open Storage Yard 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 Open Storage Yard/Open Storage Yard with building/built up floor(s).

OR

Third party lien or interest had been created on the offered Open Storage Yard/Open Storage Yard 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 Open Storage Yard/Open Storage Yard 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 Open Storage Yard offers for development of installations (Qualifying marks)**

- a.** All offered Open Storage Yard shall be evaluated based on marking scheme of different selection criteria. Minimum 80% marks to be secured for qualification of Open Storage Yard in technical suitability.
- b.** All technical suitable Open Storage Yard offers shall be ranked in order of merit based on marks achieved in technical evaluation (T1, T2, T3.....)
- c.** Negotiation shall be carried out with T1 Open Storage Yard offer. In case of failed negotiation, the next best suitable Open Storage Yard offer (T2) shall be considered for negotiation and so on.

Evaluation method for Open Storage Yard offers having area approx. 4000 Sq. meters

Marking as per below shall be adopted for evaluation of offered Open Storage Yard 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 Open Storage Yard based on few technical parameters – 100 marks)

EVALUATION CRITERIA FOR HIRE OF STORAGE SPACE ON RENT AT REWA			
Sl. No.	Attribute	Weightage	Remarks
Mandatory Provisions Check			
A	Proof of ownership / authority to lease offered land	-	
B	Location as per EOI terms should preferably be located within the radius of 15 km from Sikar Bus stand.	-	
C	Availability of sufficient area: open space (4000 Sqm).	-	
Technical evaluation check			
1	The Open Store Yard with Proper Boundary wall/fencing	20	10 Marks if available, 0 marks for non-availability
2	Availability of approach Road suitable for movement of heavy truck/Tractor, hydra and other necessities for warehouse	20	10 Marks for availability, 0 Marks for Non availability
3	Open land area suitable for material storage & movement of heavy vehicles like trailer, hydra etc. for all-weather conditions (rainwater should not accumulate in the area)	20	10 Marks for suitability, 0 Marks for Non suitability for all-weather conditions

Expression of Interest for hire of open storage yard at CGD Sikar

4	Availability of water supply, water storage, power supply, lights, guard room with toilet.	20	4 Marks each for water supply, water storage, power supply, lights and guard room with toilet if available, 0 marks for each non-availability
5	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.	20	Marks 10 for non-availability of above facilities as above and zero for availability
	Total	100	

List of documents to be attached as below:

1. Consent of lease and/or agreement to sell along with details of Open Storage Yard – Mandatory
2. Family Tree in case Open Storage Yard ownership obtained parentally – Optional
3. Attested copy of mutation of Open Storage Yard – Optional
4. Latest Khasra, Khatauni/Chakbandi Details- Optional
5. Details of Open Storage Yard owner(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 lease permission from the Competent Authority, wherever applicable- Optional
9. Non-encumbrance Certificate of Open Storage Yard issued by legal consultant or by state Government Optional
10. 7/12 Extracts of Open Storage Yard 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 lessor 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

