



IndianOil
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(A Govt. of India Enterprise)

CGD DEPARTMENT DEOGHAR

Sub: "Renting of COVERED Storage yard required by Indian Oil Corporation Ltd., CGD Department, CGD office at Deoghar"

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IndianOil

(A Govt. of India Enterprise)

CIN: L23201MH1959GOI011388



City Gas Distribution Department, Deoghar (Jharkhand) – 814112

COVERED STORAGE YARD REQUIRED ON RENT AT DEOGHAR, JHARKHAND

Indian Oil Corporation Ltd. (CGD Department) is seeking applications in Two Bid System i.e., Technical Bid (Part – I) and Price Bid (Part-II) from interested owners of storage yards who are willing to rent their covered space for storage yard in Deoghar for CGD project.

Storage yard Requirement	Location of Property
Covered storage yard of 1100 SQM to 1200 SQM	Within 15 km radius of centre of Deoghar city (VIP Chowk, Deoghar)

Pre-Requisites:

1. Single premises of covered storage yard total area 1100-1200 SQ.M. with 450 SQ.M. of covered space with atleast 250 SQ.M. closed room with lock and key arrangement & 750 SQ.M. open area inside the premises with proper boundary wall and gate.
2. Properties having scope of expansion of storage space on hire as on need basis for future provision shall be given preference.
3. The bidder should have ownership or full authority with requisite documentary evidence to lease the offered property.
4. Land should be located within 15 KM radius of centre of Deoghar city (VIP chowk, Deoghar), over the SH/NH/MDR in Deoghar district.
5. Land should have all weather access & suitable for movement of heavy vehicles like trailer, hydra etc.
6. Land should have provision for water, power supply, lights, toilet and guard room.
7. The open area should be made of RCC/PCC or other hard standing materials to facilitate plying of hydra, trailers etc.
8. Covered area and closed space should have permanent and waterproof roof with RCC/PCC hard surface flooring and gate suitable for movement of heavy vehicles like hydra etc. and safekeeping of materials.
9. Electricity charges shall be paid separately by Indian Oil Corporation Ltd.
10. Covered storage yard shall be rented for 36 months with exit clause of 1 month prior notice period in the lease agreement and rent shall remain firm during the entire contract period.

Interested owners are required to apply for Covered storage yard with the following details in two bid system as mentioned below:

Technical Bid (Part – I): To be submitted in separate sealed envelope.

Price Bid (Part – II): To be submitted in separate sealed envelope.

The two sealed envelopes containing the Technical Bid (Part-I) & Price Bid (Part-II) should be put together in a large envelope duly sealed with Name and Address for Open storage yard and closed Storage yard, as applicable.

The monthly rent offered by the party shall not appear in any manner in the Technical Bid (Part – I). The expression of Interest would be liable for rejection if cost appears in Part –I. Technical and final evaluation will be done by the committee of IOCL and decision of committee will be final.

Interested parties may download bid formats from the link at <https://www.iocl.com/suppliers-notice> and submit sealed bids at below:

Office of The Senior Manager (CGD),
Indian Oil Corporation, City Gas Distribution Office,
1st floor, Hotel Shanti Shivam, College Road, Deoghar (Jharkhand)–814112.
Office Tel.: 06432-299902; +91-9031007540

Offers should reach within 15 days from the date of issue of this advertisement in newspaper.



इंडियन ऑयल

(भारत सरकार का उद्यम)

CIN: L23201MH1959GOI011388



शहरी गैस वितरण विभाग - देवघर (झारखण्ड) - 814112
देवघर, झारखण्ड में किराए पर बंद स्टोरेज यार्ड की आवश्यकता

इंडियन ऑयल कॉर्पोरेशन लि. (सीजीडी विभाग) द्वारा सीजीडी प्रोजेक्ट के लिए देवघर में स्टोरेज यार्ड के लिए अपने बंद स्थान को किराये पर देने के इच्छुक संपत्ति मालिकों, से दो निविदा प्रणाली अर्थात तकनीकी निविदा (भाग-1) एवं मूल्य निविदा (भाग-2) में आवेदन आमंत्रित किए जाते हैं।

स्टोरेज यार्ड आवश्यकता	संपत्ति का स्थान
1100 वर्ग मीटर से 1200 वर्ग मीटर बंद स्टोरेज यार्ड	देवघर शहर (वीआईपी चौक, देवघर) के केंद्र के 15 किमी परिधि के भीतर

पूर्व-आवश्यकताएँ:

- स्टोरेज यार्ड का कुल क्षेत्रफल 1100-1200 वर्ग मीटर जिसमें 750 वर्ग मीटर खुला एरिया होना चाहिए और 450 वर्ग मीटर आच्छादित क्षेत्र जिसमें ताला एवं चाभी व्यवस्था के साथ कम से कम 250 वर्ग मीटर बंद एरिया होना चाहिए। स्टोरेज यार्ड एकल परिसर एवं उचित चारदीवारी एवं गेट के साथ उपलब्ध होनी चाहिए।
- भविष्य में जरूरत पड़ने किराये आधार पर स्टोरेज स्थान के विस्तार की जगह वाली संपत्तियों को प्राथमिकता दी जाएगी।
- बोली लगाने वाले के पास अपेक्षित स्वामित्व या पूर्ण अधिकार होना चाहिए एवं प्रस्तावित संपत्ति को पट्टे पर देने के लिए दस्तावेजी साक्ष्य होना चाहिए।
- भूमि देवघर जिले में एसएच/ एनएच/ एमडीआर पर, देवघर शहर (वीआईपी चौक, देवघर) के केंद्र के 15 किमी. परिधि के भीतर स्थित होनी चाहिए।
- भूमि सभी मौसमों में पहुंच योग्य एवं भारी वाहनों जैसे टेलर, हाइड्रा आदि के आवागमन के लिए उपयुक्त होनी चाहिए।
- भूमि में पानी, बिजली आपूर्ति, लाइट, शौचालय एवं गार्ड रूम का प्रावधान होना चाहिए।
- खुला क्षेत्र आरसीसी /पीसीसी या अन्य हार्ड स्टैंडिंग सामग्री से बना होना चाहिए ताकि हाइड्रा, टेलर आदि को चलाने की सुविधा हो सके।
- आच्छादित क्षेत्र एवं बंद स्थान में भारी वाहन एवं हाइड्रा के आवाजाही हेतु आरसीसी /पीसीसी कठोर सतह फर्श के साथ सामग्रियों को सुरक्षित रखने हेतु स्थाई एवं वाटर प्रूफ छत और आवागमन के लिए उपयुक्त गेट होना चाहिए।
- विद्युत शुल्क का भुगतान इंडियन ऑयल कॉर्पोरेशन लि. द्वारा अलग से किया जाएगा।
- बंद स्टोरेज यार्ड 36 माह के लिए किराये पर लिया जायेगा जिसमें लीज एग्रीमेंट में 1 माह नोटिस अवधि का एग्जिट क्लॉज होगा और सम्पूर्ण अनुबंध अवधि के दौरान किराया समान होगा।

इच्छुक मालिकों को बंद स्टोरेज यार्ड हेतु नीचे दिए गए विवरणों के अनुसार दो निविदा प्रणाली में निम्नलिखित विवरणों के साथ आवेदन करना होगा :

तकनीकी बोली (भाग - 1): अलग मुहरबंद लिफाफे में जमा करनी है।

मूल्य बोली (भाग - 2): अलग मुहरबंद लिफाफे में जमा करनी है।

तकनीकी निविदा (भाग-1) एवं मूल्य निविदा (भाग-2) से शामिल दो मुहरबंद लिफाफों को बंद एवं खुले स्टोरेज यार्ड, लागू अनुसार अपना नाम एवं पता लिखकर एक बड़े लिफाफे में एक साथ विधिवत मुहरबंद करना होगा।

पार्टी द्वारा प्रस्तावित मासिक किराया तकनीकी निविदा (भाग - 1) में कहीं पर भी नहीं लिखा होना चाहिए। भाग-1 में कहीं पर भी कीमत लिखने पर रुचि की अभिव्यक्ति को निरस्त किया जा सकता है। तकनीकी एवं अंतिम मूल्यांकन आईओसीएल द्वारा गठित समिति द्वारा किया जाएगा और समिति का निर्णय अंतिम होगा।

इच्छुक पार्टियां <https://www.iocl.com/suppliers-notices> पर निविदा प्रारूप डाउनलोड कर नीचे वर्णित पते पर मुहरबंद निविदाएं जमा कर सकती हैं:

वरिष्ठ प्रबंधक (सीजीडी) का कार्यालय

इंडियन ऑयल कॉर्पोरेशन लिमिटेड, शहरी गैस वितरण कार्यालय,
प्रथम तल, होटल शांति शिवम, कॉलेज रोड, देवघर (झारखंड) - 814112.

कार्यालय दूरभाष : 06432-299902; +91-9031007540

प्रस्ताव समाचार पत्र में इस विज्ञापन के जारी होने की तिथि से 15 दिनों के भीतर पहुंच जाने चाहिए।

SPECIAL INSTRUCTIONS TO TENDERERS

SUBMISSION OF OFFER

- 1) Expression of Interest (EOI) are invited from bonafide owners of commercial building having the qualifying criteria stated hereunder to rent out their premises on lease basis to Indian oil Corporation Ltd. (Pipelines Division) for covered storage yard in Deoghar initially for three years with the following requirements:
 - i. Single premises of covered storage yard **total area 1100-1200 SQ.M. with 450 SQ.M. of covered space with atleast 250 SQ.M. closed room with lock and key arrangement & 750 SQ.M. open area** inside the premises with proper boundary wall and gate.
 - ii. Properties having scope of expansion of storage space on hire as on need basis for future provision shall be given preference.
 - iii. **The bidder should have ownership or full authority with requisite documentary evidence to lease the offered property.**
 - iv. **Land should be located within 15 KM radius of centre of Deoghar city (VIP chowk, Deoghar), over the SH/NH/MDR in Deoghar district.**
 - v. Land should have all weather access & suitable for movement of heavy vehicles like trailer, hydra etc.
 - vi. Land should have provision for water, power supply, lights, toilet and guard room.
 - vii. The open area should be made of RCC/PCC or other hard standing materials to facilitate plying of hydra, trailers etc.
 - viii. Covered area and closed space should have permanent and waterproof roof with RCC/PCC hard surface flooring and gate suitable for movement of heavy vehicles like hydra etc. and safekeeping of materials.
 - ix. Electricity charges shall be paid separately by Indian Oil Corporation Ltd.
 - x. **Covered storage yard shall be rented for 36 months with exit clause of 1-month prior notice period in the lease agreement and rent shall remain firm during the entire contract period.**

- 2) The offer shall be submitted in “two bid system” in two parts viz. Technical Bid (Part - I) and Price Bid (Part - II) as detailed below in two separate sealed envelopes and the two envelopes put in another main envelope super scribing clearly “OFFER FOR COVERED STORAGE YARD IN DEOGHAR TO IOCL” with a note "QUOTATION - DO NOT OPEN" written prominently. The full name, postal and telegraphic address, FAX number of the tenderer shall be written on the bottom left corner of the envelope. Further, both envelopes containing each part shall be super scribed as under;

Part - I (Technical Bid)	Technical details of the property duly filled in all respects with supporting documents (like Title Deed, Patta, Revenue stamps Latest non encumbrance certificate), duly signed in all pages and put in duly sealed envelope super scribed as “ Technical details of COVERED Storage yard IN DEOGHAR ”. It should not contain any prices whatsoever.
Part - II (Price Bid)	Price portion of the offer (not to be opened along with Part – I) shall be submitted separately in sealed cover super scribed as “ PRICE BID of COVERED Storage yard IN DEOGHAR ”. It shall be noted that this part shall contain only PRICES and no conditions whatsoever. Any condition mentioned in Price Bid shall not be considered at the time of evaluation and may make the offer liable for rejection.

The envelopes containing the price bid and technical bid should be together enclosed in a large envelope duly sealed and addressed to the undersigned super scribing clearly "OFFER FOR COVERED STORAGE YARD IN DEOGHAR TO IOCL" with a note "QUOTATION - DO NOT OPEN".

In case, the envelopes are not sealed or price is mentioned in technical bid or the main envelopes containing 2 envelopes is not super-scribed with location of offered covered storage yard, the offer shall be rejected.

- 3) The tender shall be completely filled in all respects and with requisite information and annexures. Incomplete tender / tenders not supported by requisite documents may not be considered. Decision of IOCL, in this regard, shall be final & binding on the tenderer.
- 4) All pages of all the Chapters/ Sections of tender documents shall be initialized at the lower right hand corner or signed wherever required in the tender documents by the owner of the premise.
- 5) **Blank Price bid enclosed with Technical bid and the same is to be duly signed indicating QUOTED OR NOT QUOTED.**
- 6) All corrections and alterations in the entries of tender papers shall be signed in full by the Tenderer and dated. No erasers or over-writings are permissible. Use of correcting fluid is strictly prohibited. **Use of White/erasing fluid for correcting the rates is banned. Wherever the rates are corrected with white/erasing fluid, the bids will be summarily rejected.**
- 7) **No condition shall be mentioned in Part – II (Price Bid).**
- 8) All taxes as applicable (**except GST on rental services**) shall be payable by the land owner and shall be included in the rate and prices quoted by the owner. The quoted bid prices shall accordingly be all inclusive and firm. **GST shall be additional.**
- 9) **The bidder has to quote the rent per month on per sq.ft. basis for the COVERED storage yard and the rent will be inclusive of all (including provision of round the clock security personnel, taxes, incidental charges, if any) and inclusive of all taxes except GST as applicable.**
- 10) The tenderer shall submit the tender on or before the due date and time set out for the same.
- 11) **TENDERS SUBMITTED BY E-MAIL/FAX/TELEGRAM WILL NOT BE ACCEPTED.**
- 12) Tender documents as submitted by tenderer shall become the property of the IOCL and IOCL shall have no obligation to return the same to the tenderer.
- 13) **The price offered by the tenderer shall not appear anywhere in any manner in the Technical Bid.**
- 14) The offers may also be sent by post/courier to the office of the tender issuing authority office. However, IOCL accepts no responsibility for any loss/delay/non-receipt of offers not submitted in person in tender box. Offers received late/incomplete are liable for rejection.
- 15) IOCL reserves the right to accept/reject any or all offers.
- 16) If the last date of receiving/opening of tender coincides with a holiday, then the next working day shall be the receiving/opening date.
- 17) The tender documents should be sealed properly. The offers received in envelope without proper sealing shall be liable for rejection.
- 18) The tenderer shall keep his offer open for a period of not less than **four months** from the date of opening of the tender.
- 19) Any legal dispute shall be within the jurisdiction of local court at Kolkata.
- 20) Documents furnished along with the offer will be scrutinized after opening of Technical bids and further technical queries may be asked if required. Based on replies received from Tenderers

further technical evaluation will be done and intimation will be given to technically acceptable Tenderers thus established, before opening of priced bid.

RIGHT OF IOCL TO ACCEPT OR REJECT TENDERS

1. The right to accept in full or in part/parts the offer will rest with IOCL.
2. The storage yard meeting all technical criteria and offered at the lowest monthly rent may be considered for taking the same on lease for subject purpose. And if required price negotiation shall be carried out with the bidder.
3. However, IOCL does not bind itself to accept the lowest tender and reserves the right to reject any or all the tenders received without assigning any reason whatsoever.
4. Tenders in which any of the particulars and prescribed information is missing or is incomplete in any respect and/or the prescribed conditions are not fulfilled shall be considered non-responsive and are liable to be rejected.
5. The Tenderer should note that the tendering can be abandoned/ cancelled, if IOCL deems fit, without assigning any reason whatsoever. No compensation shall be paid for the efforts made by the interested bidders.
6. The lease can be terminated by IOCL before the expiry of lease period on giving advance notice of one month in writing to the house owner.

NEGOTIATIONS

1. Negotiations will not be conducted with the bidders as a matter of routine. However, Corporation reserves the right to conduct negotiations.

CURRENCIES AND PAYMENT

1. Tenderers shall quote their prices in Indian Rupees only.
2. All payments will be made in Indian Rupees only.
3. All the payment in Indian Rupees shall be released through e-banking only. Successful bidder shall submit details of their Bank Account for e-payment purpose.

PLACE OF PAYMENT

1. All the payments in Indian Rupees only shall be released from the office of the Sr. Manager(CGD), City Gas Distribution office, Deoghar, Jharkhand in form of e-payment only as detailed below:

Indian Oil Corporation Ltd. (Pipelines Division)
City Gas Distribution Office Deoghar
1st floor, Hotel Shanti Shivam,
College Road, Deoghar (Jharkhand)-814112

TECHNICAL BID

(TO BE SUBMITTED SEPARATE IN SEALED ENVELOPE – I)

To
The Senior Manager (CGD)
Indian Oil Corporation Ltd. (Pipelines Division)
City Gas Distribution Office Deoghar
1st floor, Hotel Shanti Shivam,
College Road, Deoghar (Jharkhand)-814112

Subject: Offer for renting of COVERED Storage yard required by Indian Oil Corporation Ltd., Pipelines Division, CGD office at Deoghar.

Dear Sir,

In response to Covered Storage space required by IOCL, Pipelines Division, CGD office in Deoghar, the undersigned is desirous of offering the property whose details are mentioned below in accordance with the standard lease terms and conditions of the Corporation:

Sl. No.	Description	Applicant to give details in the column without any overwriting or use of correction fluid/white fluid. Correction(s) if any should be neatly cut and duly initiated
1.	Name & address of the owner of the property being offered with landline and mobile no. (<i>address of owner to be mentioned</i>)	
2.	PAN No. of the owner (Copy of PAN card to be enclosed with the offer)	
3.	GST Registration No. of the owner if applicable (Copy to be submitted)	
4.	Ownership details of the property: a) Freehold/Lease hold/ Ancestral b) Any other details	

5.	<p>a) Details of proof of property & ownership like copy of Record of Rights of land/Lease deed/Revenue receipts/ Non encumbrance certificate/ Sale deed/Holding Tax receipt/approved building plan/Electricity Bill etc. to be enclosed</p> <p>b) Copy of Power of Attorney (if applicable):</p>	
6.	<p>Nature of property :</p> <p>a) Commercial</p> <p>b) Residential</p>	
7.	<p>Full address of the property being offered for rent including Mouza, Plot no., Khatiyan no., etc.</p>	
8.	<p>Area of offered yard in Square Meter</p>	<p>Total Area:</p> <p>Open Area:</p> <p>Closed Area (with lock & key arrangement):</p> <p>Covered Area:</p>
9.	<p>Details of boundary wall and gate</p> <p>Availability of permanent waterproof roof : (Yes/No), please specify details</p>	
10.	<p>Scope for expansion: (Yes/No)</p>	
11.	<p>Material of Floor: (RCC/ PCC/ any other hard standing material, please specify)</p>	<p>Open Space:</p> <p>Covered Space:</p> <p>Closed Space (with lock & key arrangement):</p>
12.	<p>Details of approaches within the yard for movement of hydra, trailer etc.</p>	

13.	Details of guard room and toilet available on the property.	
14.	Whether exclusive entrance/ exit is available for lessee:	
14.	Details of electrical connection, power supply & light fittings :	
15.	Details of water connection:	
16.	Approach road size width : a) Front b) Side c) Back	
17.	Distance of the property from nearest National Highway/State highway/MDR: Distance of property from VIP chowk, Deoghar:	
18.	Time required for the property to be ready for occupation by IOCL	
19.	Any other relevant detail	

I/We hereby declare and confirm that the aforesaid property is free from all encumbrances, vacant and ready for possession of IOCL.

I/We also declare and certify that the above information is correct and true to the best of my knowledge. I also acknowledge that in case any information is incorrect and/or found withheld by me, it will make the offer liable for rejection, without further reference to me.

Thanking you,

Yours faithfully,

Enclosures (Mention the details of enclosures):

()
Owner/Constituted attorney of the owner

1.

2.

Blank Price Bid (Price is not be mentioned at any place)

(Please tick on quoted/ not quoted)

(TO BE SUBMITTED SEPARATE IN SEALED ENVELOPE – I)

To

The Senior Manager (CGD)
Indian Oil Corporation Ltd. (Pipelines Division)
City Gas Distribution Office Deoghar
1st floor, Hotel Shanti Shivam,
College Road, Deoghar (Jharkhand)-814112

Subject: Offer for renting of COVERED Storage yard required by Indian Oil Corporation Ltd., Pipelines Division, CGD office at Deoghar.

Dear Sir,

In response to Covered Storage yard required by IOCL, Pipelines Division, CGD office in Deoghar, the undersigned hereby offers the property situated at _____

(Full address of the property) technical details of the premises being described in Part I of which the undersigned is the owner(s)/constituted attorney (*strike out whichever is not applicable*) on rent to IOCL on the following financial terms:

1. The monthly rental (inclusive of all charges for property, taxes, guard room, toilet, maintenance charges, parking space charges, if any) will be @ Rs. QUOTED / NOT QUOTED per Sq.ft.– Encircle either of the two (**In figures**) (Rupees QUOTED / NOT QUOTED per Sq.ft. Only) – Encircle either of two (**In words**) for **Open space** and @ Rs. QUOTED / NOT QUOTED per Sq.ft. – Encircle either of the two (**In figures**) (Rupees QUOTED / NOT QUOTED per Sq.ft. Only) – Encircle either of two (**In words**) for **Closed space**. **The amount is inclusive of all taxes (except GST on rental services) as applicable.**
2. **The rent is to be quoted per month on per Sq.ft. basis.**
3. GST shall be charged - Encircle either of the two (QUOTED / NOT QUOTED).
4. **The monthly rental shall remain firm for the entire contract period.**
5. **The Contract period shall be 36 months for covered storage yard (strike out which is not applicable) from the date of issuance of specific notice by IOCL.**
6. The Electricity and Water charges on actual are payable separately by the lessee.
7. The Municipal and all other Taxes will be borne by the lessor/owner.
8. TDS and other deductions as per norms of Government shall be applicable.

Thanking you,

Yours faithfully,

()
Owner/Constituted attorney of the owner

PRICE BID

(TO BE SUBMITTED SEPARATE IN SEALED ENVELOPE – II)

To
The Senior Manager (CGD)
Indian Oil Corporation Ltd. (Pipelines Division)
City Gas Distribution Office Deoghar
1st floor, Hotel Shanti Shivam,
College Road, Deoghar (Jharkhand)-814112

Subject: Offer for renting of COVERED Storage yard required by Indian Oil Corporation Ltd., Pipelines Division, CGD office at Deoghar.

Dear Sir,

In response to Covered Storage yard required by IOCL, Pipelines Division, CGD office in Deoghar, the undersigned hereby offers the property situated at _____

(Full address of the property) technical details of the premises being described in Part I of which the undersigned is the owner(s)/constituted attorney (*strike out whichever is not applicable*) on rent to IOCL on the following financial terms:

1. The monthly rental (inclusive of all charges for property, taxes, guard room, toilet, maintenance charges, parking space charges, if any) will be @ Rs. _____ per sqft area **(In figures) for Open space** (Rupees _____ Only per sqft area) **(In words)** and @ Rs. _____ per sqft area **(In figures) for Closed space** (Rupees _____ Only per sqft area) **(In words)**. **The amount is inclusive of all taxes (except GST on rental services) as applicable.**
2. **The rent is to be quoted per month on per Sq.ft. basis.**
3. GST shall be charged @ _____% (*if bidder is not GST registered, fill NA*)
4. **The monthly rental shall remain firm for the entire contract period.**
5. **The Contract period shall be 36 months for covered storage yard (strike out which is not applicable) from the date of issuance of specific notice by IOCL.**
6. The Electricity and Water charges on actual are payable separately by the lessee.
7. The Municipal and all other Taxes will be borne by the lessor/owner.
8. TDS and other deductions as per norms of Government shall be applicable.

Thanking you,

Yours faithfully,

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Owner/Constituted attorney of the owner