

GAIL (INDIA) LIMITED

Expression of Interest for Purchase / Long term Lease of Land for LNG stations

GAIL (INDIA) LIMITED



EXPRESSION OF INTEREST (EOI)

for

**PURCHASE / LONG TERM LEASE OF LAND FOR LNG
STATIONS**

EOI DOCUMENT NO.: GAIL /CO/Mktg-Ret LNG/EoI/2024/01

DATE: 12.08.2024

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NOTICE FOR INVITING OFFERS FOR LANDS FOR SETTING UP LNG STATIONS

Ref.: GAIL /CO/Mktg-Ret LNG/EoI/2024/01 dated 06.06.2024.

GAIL (India) Limited (“GAIL”) is India’s leading Natural Gas Company with presence along the entire natural gas value chain comprising Exploration & Production, LNG imports, Gas Transmission & Marketing, Gas Processing, Petrochemicals, LPG Transmission and City Gas Distribution. GAIL is listed in National Stock Exchange of India, the Bombay Stock Exchange and the London Stock Exchange (in the form of GDRs) with the market capitalization of more than Rs. 1,00,000 crores.

GAIL (INDIA) LIMITED intends to set up LNG stations in various states. Hence GAIL is seeking suitable lands for outright purchase or long-term lease basis subject to conditions mentioned. Accordingly, Expression of Interest (EOI) is invited for the locations mentioned in below table from following

- a) Land Owners (Party/Individuals) for outright sale of land and leasing of land.
- b) Individual / Party having registered agreement to lease or registered lease agreement for at least 10 years or more at the date of EoI bid submission along with NOC from land owners, for leasing of land for setting of LNG stations. Term of the lease can be extended up to 25 years considering feasibility /requirement by GAIL (India) Limited on same terms and conditions.

Intended stretches for this EOI are along GQ/NH from Jaipur to Mumbai and few other stretches in Maharashtra along prominent NH/Expressway as per below table.

S/N	Highway No	State	Highway stretch / Location *
1	NH – 48 (Delhi -Chennai)	Rajasthan	From Shahpura (Dist-Jaipur) to Kishangarh (Dist-Ajmer). Preferably near Jaipur (Raj).
2		Rajasthan	From Bhilwara (Dist-Bhilwara) to Udaipur (Dist-Udaipur). Preferably near Chittorgarh.
3		Gujarat/Raj	From Udaipur (Dist-Udaipur) to Gandhinagar/Ahmedabad (Guj). Preferably near Himmat Nagar (Guj).
4		Gujarat	From Palej (Dist-Bharuch) to Valsad (Dist-Valsad). Preferably near Navsari (Guj).
5	ME-02 (Maharashtra Expressway/Samruddhi Mahamarg)	Maharashtra	From Thane to Nagpur Preferable locations are Shahapur /Igatpuri/Aurangabad/Amravati

* Offered land must be necessarily along National highways only as mentioned above.

GAIL (INDIA) LIMITED

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1. Offers are being invited from any individual land owner/ Firm / Public Limited companies / private Limited companies / Partnership concern / partnership firm/Limited liabilities partnership firm/CPSEs/Government Authorities.
2. The Plot should be with clear markable and undisputed title, free from any encumbrances & loan etc. The markable title is to be demonstrated by documents to be requisitioned from the bidder.
3. The offered Land should be necessarily along National Highway, which fulfils the condition to obtain NOC from NHAI for constructing proper approach road for heavy vehicles & buses. Non-fulfilment of this criterion result rejection of EoI response.
4. The Land offered on National Highway should not be in 01 Km radius from Toll Plaza or National Highway -State Highway-Major District Road crossing.
5. The plot should be free from overhead power transmission or telephone lines / product or water pipeline / canals / drainage / nullahs / public road / Railway line etc.
6. Plot size of offered land should be with minimum 60 meters x 60 meters (approx.) of frontage and depth respectively. However, Minimum plot area should not be less than 3600 sq. meter, preferably rectangular in shape. Larger size plot meeting minimum requirement may also be considered following prevailing requirement of GAIL. Variation of (+/-)10% in the frontage and depth is acceptable provided area of the plot should not be less than 3600 sq. meter.
7. Availability of suitable sites for setting up of LNG stations at the advertised locations is the essence of the project. Accordingly, applicants who “Owns” or have registered long lease for a minimum period of at least 10 years or more and willing to sub-lease it to GAIL (India) Limited would be considered. If the offered land is on a long-term lease, then the lease agreement should have a provision to sub-lease the land or NOC from land owner in favour of GAIL should be provided. Non-submission of such NOC from Owner by EoI cut-off date EoI response will be rejected.
8. Preference shall be given for outright purchase of land and also for commercial land for purpose of setting up LNG dispensing stations.
9. The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Income Tax return submitted & Non-encumbrance certificate etc.
10. In case, non-commercial land is shortlisted by GAIL then land owner has to submit the undertaking for “Conversion of Land Use (CLU) for commercial purpose to set up LNG dispensing station- within 06 months from date of issuance of LoI”. Failing to submit CLU certificate within 06 months as mentioned may lead to cancellation of LoI issued.
11. Brokers/Property Dealers need not apply. Their responses will not be evaluated.
12. Compliance of all norms of Municipal Corporation or applicable local authority/town planning/NHAI etc. shall be bidder’s responsibility at the time of sale/lease of land. An undertaking to be submitted in this regard at the time of EoI cut-off date.
13. Successful bidder to hand over vacant and peaceful possession (land).
14. Any compliance w.r.t construction shall be in GAIL’s scope.

GAIL (INDIA) LIMITED

Expression of Interest for Purchase / Long term Lease of Land for LNG stations

15. Participating EoI does not provide the right to individual /party for qualifying in final selection process. GAIL reserves right for rejection of EoI offer at any stage of evaluation, decision for selection of sites/land shall be at the sole discretion of GAIL.
16. Based on the documents submitted by individual/parties, offers shall be evaluated and technically acceptable offers only shall be considered for further processing.
17. Payment for the land shall be made after completion of all relevant documentations.
In the event, bidder fails to adhere or found violating any or all above-mentioned undertaking, his /her bid shall be liable for rejection.
18. **Minimum documents along with application as required is as per following list.**
 - a) Self-attested copy of EoI (along with all amendments/addendums/corrigendum etc.) as downloaded from GAIL website as acknowledgement of stipulated terms and conditions of EOI.
 - b) EoI as per enclosed Format (attached as Annexure-I).
 - c) Copy of ID Card like AADHAR & PAN cards etc.
 - d) Certified Copy of Ownership / Title Document/ Lease Agreement within parties/Khasra Khatoini /Sale Deed/Mutaion.
 - e) Title search report by Advocate of the Applicant.
 - f) Copy of Property card or 7/12 extract of a recent date i.e., (Attached Property Card or 7/12 extract must be within one month from date of application).
 - g) Ferfar/Mutation Record/Entry (Copy).
 - h) Latest Demarcation Plan, attached plan must be within 3years from date of application submission.
 - i) Details of offered plot in the total plot on certified copy of demarcation plan issued within 3 years from the date of application submission date (copy).
 - j) Certificate of Registration /Incorporation from Society/Limited Liability Partnership/Partnership Firm/Company or any other body Corporate.
 - k) Firm “allotment letter “issued by Govt./Semi-Govt. bodies (if applicable, Certified Copy)
 - l) If required, applicant may be asked by GAIL to submit additional documents listed or Non-listed to finalize the plot.
 - m)The preference will be given to Govt. /Govt. Controlled Agencies/Co-operative Bodies in overall shortlisting process.
 - n) Sketch/layout of the plot to be provided along bid by the EoI applicant.
 - o) Notarized Affidavit w.r.t. following undertakings:
 - That the applicant has not been convicted for any criminal offence involving moral turpitude/ economic offences (other than freedom struggle).
 - That the applicant is neither mentally unsound nor totally paralyzed.

GAIL (INDIA) LIMITED

Expression of Interest for Purchase / Long term Lease of Land for LNG stations

- That the applicant acknowledges the terms and conditions stipulated in EoI.

Note: All the documents attached should be self-attested and notarized.

GAIL (INDIA) LIMITED

Expression of Interest for Purchase / Long term Lease of Land for LNG stations

EOI Details:

1. EOI Schedule shall be as under:
 - a) Period: **06.06.2024** (From 10:00 Hrs.) to **12.08.2024** (Up to 17:00 Hrs.).
 - b) Last Date for Submission of EOI: **12.08.2024** (Up to 17:00 Hrs.).GAIL (INDIA) LIMITED reserves the right to extend the EOI period and due date for submission , mentioned above.
2. EOI can be downloaded from the website www.gailonline.com within the above-mentioned period. Any amendment, clarification, corrigendum w.r.t. EOI will be hosted on www.gailonline.com. Applicants should regularly visit this website to keep themselves updated. Any query related to EOI may be submitted online only at Email ID corpmktg@vail.co.in Copy to jbandyopadhyay@vail.co.in. Queries/clarifications received in any other form are liable to be unanswered. A written reply from the GAIL will be suitably given.
3. The completely filled & signed EOI, along with requisite documents, is to be submitted by applicant to “**General Manager (Mktg-Retail LNG), Room No -2136, 1st Floor. GAIL India Limited, 16, Bhikaji Cama Place, R K Puram, New Delhi-110066**” in following manner.

Part-A: Un-Priced Bid-To Contain format for submission of bid (Annexure-I of EoI) along with documents/details required as per EoI. Shall strictly ensure that unpriced part of EoI bid does not contain any price. Failing which bids will be summarily rejected.

PART-B: Offer Price- Offer Price shall be submitted in duplicate with FULL PRICE DETAILS (Land price with all applicable charges) duly sealed in a separate envelope duly super scribed with **Document No., EoI Detail, EoI Due Date & Time etc. and “Offer Price for EoI - DO NOT OPEN.”**

Note: Price sought in Part B are indicative prices for all future reference and negotiation for the technically acceptable bidders. Bidders do not have right to raise objection/claims for rejected offers at any stage of the process. The offer and the indicative price shall remain valid till four months from the date of submission of EoI for enabling completion of the procurement/leasing procedure.
4. Advance scan copy (**Only part -A**) of completed application form along with requisite documents duly self- attested and notarized may also be submitted to official e-mail ID corpmktg@vail.co.in with a copy to jbandyopadhyay@vail.co.in .

Note: DO NOT SEND OFFER PRICE (PART-B) IN E-MAIL, FAILING WHICH OFFER MAY BE REJECTED.
5. EOI, complete in all respect, shall be opened and evaluated by GAIL and the applicant shall be informed according on time to time basis.
6. GAIL will not be responsible for any cost or expenses incurred by the applicant in connection with preparation or delivery of EOI.
7. This notice inviting EOI neither confirms the right nor an expectation on any party to participate in the proposed EOI. GAIL reserves the right to accept or reject, any or all EOIs received at its absolute discretion without assigning any reason whatsoever.
8. EoI shall be Governed by the laws of India and any/all disputes arising out of or in connection to EoI shall be adjudicated by exclusively by the Courts situated at Delhi only.

GAIL (INDIA) LIMITED

Expression of Interest for Purchase / Long term Lease of Land for LNG stations

9. All applications received shall be evaluated based on the merit of Land and suitability for setting up of stations.
10. GAIL reserves the right to discontinue the process at any point of time without assigning any reasons. Further, GAIL has the sole discretion to qualify or accept the EOI and reject the proposal without assigning any reason whatsoever.
11. Disclaimer: Any further revision, clarification, addendum, corrigendum, time extension, results, etc. to the above will be hosted at our website only.