

Offer for Expression of Interest

**Land on lease rent
for developing Temporary Accommodation
Facilities or to establish other storage facilities
of equipment or to establish any other enabling
facilities for Numaligarh Refinery Expansion
Project of NRL.**

EOI No. NRL/Land-Lease/NREP/01 Date: 10-10-2023

Date of Submission: 31-10-2023

For details please visit: "Tenders" of NRL website www.nrl.co.in

**Expression of Interest (EOI) for land on lease rent for developing
Temporary Accommodation Facilities or to establish other
storage facilities of equipment or to establish any other enabling
facilities for Numaligarh Refinery Expansion Project of NRL,
Assam, India**

Numaligarh Refinery Limited (NRL) is a group company of OIL, Govt. of Assam and EIL. Its Refinery is located at Numaligarh, District Golaghat, and Assam with a capacity of 3 MMTPA. Under Govt. of India's "Hydrocarbon Vision 2030 for North East" and "Act East Policy" NRL received CCEA approval for setting up of 6 MMTPA Refinery as expansion project. Project Activities for implementation of 6 MMTPA Refinery Expansion are going on full pace. Different Contractors/Agencies have been engaged by NRL at different sites for execution of the project. Many workers are working under these Contractors/Agencies. For establishing associated facilities like accommodation for the workers, storage of equipments etc. NRL is looking for suitable plots of land on lease rental basis (for minimum 3 years with renewal option).

This Expression of Interest is floated in order to shortlist prospective owners of suitable land on lease rental basis by NRL. The offers shall be scrutinized on the basis of the Evaluation Format of Land given in Appendix-3 of this document. The Bidders shall submit Price Offers along with the Technical Offers, however Price Offers of only Technically Qualified bidders shall be opened for further evaluation. Final shortlisting shall be carried out based on mutually agreed price and other terms & conditions.

1. For the purpose of developing Temporary Accommodation Facility:

Sealed offers are invited from interested parties, holding possession of the land as per conditions indicated below (A. **NOTE**). The land documents shall be produced by the Bidder to the Technical Evaluation Committee of NRL during the inspection process of the proposed land.

The proposed locations of the plots are mentioned below:

Sr. No.	Location	Area of Plot	Remarks
1	In and around 5 Km from Numaligarh Refinery	Approximately 3 Bighas	Approach road to the plot suitable for vehicle movement

A. NOTE:

- a) **Area:** If the entire parcel of land does not 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. However, Numaligarh Refinery Limited shall only deal with the Power of Attorney holder. Copy of the required Power of Attorney from each owner duly endorsed should be enclosed with the offer.
- b) **Lease period:** Initially 03 (three) years, which may be extended upto 1 year or with mutually agreed terms & conditions for any period as sought by NRL

- c) **Desired topography:** High land at road level, suitable for developing facilities like accommodation facilities, fabrication yard, storage yard, etc. Land should be high land in one contiguous lot.
- d) **Accessibility to the plot:** The plot of land should have good motorable approach road.
- e) The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Non-encumbrance certificate etc.
- f) The plot should be free from overhead high tension power line, public road / railway line etc. If over headline passes through offered plot, a corridor of 15M will be eliminated from both edges of the overhead lines. Evaluation will be done for two separate plot in such case. The plot should be free of all encumbrances / encroachments / religious structures etc. Necessary documents to this effect duly notarized shall be furnished along with the offer.
- g) Government bodies/Private organization can also apply against this advertisement. Preference will be given to Government department/organization if land is found suitable.
- h) Following additional cost shall also be considered for commercial evaluation of bids (i) Cost of land filling / consolidation / cutting, including cost of retaining wall / hume pipes etc. as well as cost for development of ingress / egress to bring the offered site to road level (ii) Cost of other physical parameters like shifting / laying of Telephone / Electrical lines.
- i) NRL takes no responsibility for delay, loss or non-receipt of documents send by post / fax. Received quotations are merely offers and do not bind NRL in any manner.
- j) Land owners/ Registered Power of Attorney holder is/are requested to fill up attached format Appendix-1(a) along with Appendix-2(a) and to enclose the copy both in Technical Bid and Price Bid respectively.
- k) Bidders shall submit Price Bid as per format attached as Appendix-4 along with the Technical Bid in separate envelopes and the same shall be put in one main envelope. However, Price Bid of only Technically Qualified Offers shall be opened for further evaluation.
- l) A technical committee shall evaluate the land as follows as per Appendix-3(a):
 - i. Minimum cut off mark for qualifying Technical Criteria shall be 65 out of 100.
 - ii. Offers shall be considered for lease rent according to ranking in the technical marks and highest one shall be considered first and the process shall continue accordingly with 2nd, 3rd etc. In case of offers with equal marks, priority shall be given on the marks scored in Accessibility of the land, Topography of land (point no. 2 & 3 of Appendix 3(a)). The bidders with Highest marks scored totaling above two categories shall be given preference in such case.
 - iii. Suitable negotiation shall be carried out with bidders when offer is considered as and when required.
- m) NRL reserves the right to reject any or all of the offers without assigning any reasons thereof.
- n) Brokers / Property Dealers need not apply.
- o) For any clarification contact:

Pranab Kumar Bora
E- Mail ID: z_pranabkb@nrl.co.in
Contact No 9864624831

Uddhab Kumar Das
E- Mail ID : z_uddhab@nrl.co.in
Contact No 7896207170

2. For the purpose of developing Temporary Storage Facility/Enabling Facilities:

Sealed offers are invited from interested parties, holding possession of the land as per conditions indicated below (A. **NOTE**). The land documents shall be produced by the Bidder to the Technical Evaluation Committee of NRL during the inspection process of the proposed land.

The proposed locations of the plots are mentioned below:

Sr. No.	Location	Area of Plot	Remarks
1	Within 20KM of Numaligarh Refinery	Minimum 5 Bighas	Approach road to the plot suitable for Heavy vehicle movement

A. NOTE:

- Accessibility to minimum 440 V / 11KV power source near the offered plot.
- Area:** If the entire parcel of land does not 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. However, Numaligarh Refinery Limited shall only deal with the Power of Attorney holder. Copy of the required Power of Attorney from each owner duly endorsed should be enclosed with the offer.
- Frontage:** Minimum 20 mtrs.
- Lease period :** Initially 03 (three) years, which may be extended upto 1 year or with mutually agreed terms & conditions for any period as sought by NRL
- Desired topography:** High land at road level, suitable for developing facilities like accommodation facilities, fabrication yard, storage yard, etc. Land should be high land in one contiguous lot.
- Accessibility to the plot:** The plot of land should be contiguous to Highway/PWD road or should have good approach road for heavy vehicle movement.
- The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Non-encumbrance certificate etc.
- The plot should be free from overhead high tension power line, public road / railway line etc. If over headline passes through offered plot, a corridor of 15M will be eliminated from both edges of the overhead lines. Evaluation will be done for two separate plot in such case. The plot should be free of all encumbrances / encroachments / religious structures etc. Necessary documents to this effect duly notarized shall be furnished along with the offer.
- Offered land shall be suitable for commercial/industrial/trade requirement. Bidder shall ensure & arrange conversion of land classification, if any, for use of infrastructural facilities and other allied purpose of Refinery Expansion Project before entered into lease agreement.
- Government bodies/Private organization can also apply against this advertisement. Preference will be given to Government department/organization if land is found suitable.
- Following additional cost shall also be considered for commercial evaluation of bids (i) Cost of land filling / consolidation / cutting, including cost of retaining wall / hume pipes

etc. as well as cost for development of ingress / egress to bring the offered site to road level (ii) Cost of other physical parameters like shifting / laying of Telephone / Electrical lines.

- l) NRL takes no responsibility for delay, loss or non-receipt of documents send by post / fax. Received quotations are merely offers and do not bind NRL in any manner.
- m) Land owners/ Registered Power of Attorney holder is/are requested to fill up attached format Appendix-1(b) along with Appendix-2(b) and to enclose the copy both in Technical Bid and Price Bid respectively.
- n) Bidders shall submit Price Bid as per format attached as Appendix-4 along with the Technical Bid in separate envelopes and the same shall be put in one main envelope. However, Price Bid of only Technically Qualified Offers shall be opened for further evaluation.
- o) A technical committee shall evaluate the land as follows as per Appendix-3(b):
 - i. Minimum cut off mark for qualifying Technical Criteria shall be 65 out of 100.
 - ii. Offers shall be considered for lease rent according to ranking in the technical marks and highest one shall be considered first and the process shall continue accordingly with 2nd, 3rd etc. In case of offers with equal marks, priority shall be given on the marks scored in Size of land, Accessibility of the land & Topography of land (point no. 2, 3 & 4 of Appendix 3(b)). The bidders with Highest marks scored totaling above three categories shall be given preference in such case.
 - iii. Suitable negotiation shall be carried out with bidders when offer is considered as and when required.
- p) NRL reserves the right to reject any or all of the offers without assigning any reasons thereof.
- q) Brokers / Property Dealers need not apply.
- r) For any clarification contact:

Pranab Kumar Bora
E- Mail ID: z_pranabkb@nrl.co.in
Contact No 9864624831

Uddhab Kumar Das
E- Mail ID : z_uddhab@nrl.co.in
Contact No 7896207170

3. OFFERS SHOULD BE SUBMITTED AS UNDER:

(A) **TECHNICAL BID:** Details of the plot of land offered as per format attached as Appendix-1(a) or Appendix-1(b) as applicable, along with copies of documents, duly signed is to be submitted under the Technical Bid. Technical Bid should not have any reference of offer price / cost of land. The following details should be furnished by the bidder:

1. Name of the owner(s) of the land.
2. Key plan showing details of the Property situation of the plot.
3. Area offered for lease along with dimensions of the plot.
4. Jamabandi, Khasora, Khotiyan, and the Title Deed viz. Sale Deed etc. showing the ownership of the land duly attached / certified as true copy. In case if the interested bidder cannot get the certified copy(ies) of the said document(s) from Govt. Officials within due date of submission due to shortage of time on justifiable reason then bidder may submit Notarised Undertaking against any such land document(s) within date of submission of EOI. However, certified copy(ies) of such document(s) have to be submitted within 7 days before inspection of Land by NRL which will be intimated later

- on. Failing which offer shall not be considered for inspection/ evaluation.
5. Bidder to mention the present use of the land.
 6. Bidder having Power of Attorney shall submit a copy of the Registered Power of Attorney. In case if the interested bidder cannot get Registered Power of Attorney within the due date of submission of EOI from Govt. Officials due to shortage of time on justifiable reason then bidder may submit Notarised Power of Attorney within EOI submission date. However, Registered Power of Attorney has to be submitted within 7 days before inspection of Land by NRL which will be intimated later on. Failing which offer shall not be considered for inspection/ evaluation.

(B) **PRICE BID**: Bidders shall submit Price Bid along with Technical Bid as per format attached as Appendix-4.

**Offers received without the documents / details stipulated above are liable to be rejected.*

NOTE :

Technical Bid & Price bid shall be submitted by bidders in separate envelopes clearly indicating 'TECHNICAL BID' and "PRICE BID" on top and same shall be submitted in one main envelope.

In case Price and Technical Bids are put in the same envelope or lacking of either of the two, such bid shall be rejected without any evaluation.

DULY SUPERSCRIBED AS "OFFER FOR LAND AT..... (Name of the location)" Interested parties may apply by the due date & time indicated below and at the following address:

Due date: within **three (3) weeks** from the date of publishing of the EOI in Newspaper.

Address for submission:

Offer for Land against EOI.
Tender Box (Admin. Building)
Numaligarh Refinery Limited
Golaghat , Assam
Pin: 785699

****SEALED ENVELOPES SUPERSCRIBED AS "OFFER FOR LAND AT.....(NAME OF LOCATION)" SHALL BE DROPPED AT TENDER BOX PLACED AT ADMIN. BUILDING, NUMALIGARH REFINERY LIMITED WITHIN DUE DATE AS MENTIONED ABOVE.***

Appendix-1(a)

Details of offer for Expression of Interest (EOI) for lease of land to establish Temporary Accommodation Facility:

1. Contact details:

- a. Name of the bidder:
- b. Mobile No:
- c. E-mail:
- d. Address:

2. Details of the plot of land offered for lease.

- a) Dag No (Copy of Jamabandi)..... b) Patta No (PP/AP)
- b) Village.....
- d) Mouza..... e) Circle office
- e) Class of Land (Tick Mark): Bari/ Foringoti / B- Foringoti / Lachitoli / Salitoli

3. Total Area of the land offered for lease along with dimensions of the plot.

- a) Bigha:..... Lessa :.....
- b) Dimension (East /West /North/South)...../...../...../.....

Note: Sketch Map of the plot has to be furnished showing the approach road.

4. Jamabandi, Khasora, Khotiyan , and the Title Deed viz. Sale Deed etc. showing the ownership of the land duly attached / certified as true copy. (Provided **Yes /No**)

5. Bidder to mention the present use of the land:

.....

.....

6. Power of Attorney holder should submit a copy of the Registered Power of Attorney. (Yes / **No**)
7. Land Documents details to be submitted with the EOI to establish the ownership of the plot.
8. List of Documents submitted in the offer in following table:

Sl. No.	Document	Submitted (Yes/No/Not Applicable)
1	EOI Document with signature in each page	
2	Certified Jamabandi of land	
3	Non Encumbrance Certificate on land	
4	No Litigation Certificate of land	
5	Sketch Map on land from Circle Office	
6	Sketch Map of the plot has to be furnished showing the approach road width and distance from National Highway.	
7	Registered irrevocable Power of Attorney	

Appendix-1(b)

Details of offer for Expression of Interest (EOI) for lease of land to establish Temporary Storage Facility/Enabling Facilities:

1. Contact details:

- a. Name of the bidder:
- b. Mobile No:
- c. E-mail:
- d. Address:

2. Details of the plot of land offered for lease.

- a) Dag No (Copy of Jamabandi)..... b) Patta No (PP/AP)
- b) Village.....
- d) Mouza..... e) Circle office
- e) Class of Land (Tick Mark): Bari/ Foringoti / B- Foringoti / Lachitoli / Salitoli

3. Total Area of the land offered for lease along with dimensions of the plot.

- a) Bigha:..... Lessa :.....
- b) Dimension (East /West /North/South)...../...../...../.....

Note: Sketch Map of the plot has to be furnished showing the approach road width and distance from National Highway.

4. Jamabandi, Khasora, Khotiyan , and the Title Deed viz. Sale Deed etc. showing the ownership of the land duly attached / certified as true copy. (Provided **Yes /No**)

5. Bidder to mention the present use of the land:

.....

.....

6. Power of Attorney holder should submit a copy of the Registered Power of Attorney. (Yes / **No**)
7. Land Documents details to be submitted with the EOI to establish the ownership of the plot.
8. List of Documents submitted in the offer in following table:

Sl. No.	Document	Submitted (Yes/No/Not Applicable)
1	EOI Document with signature in each page	
2	Certified Jamabandi of land	
3	Non Encumbrance Certificate on land	
4	No Litigation Certificate of land	
5	Sketch Map on land from Circle Office	
6	Sketch Map of the plot has to be furnished showing the approach road width and distance from National Highway.	
7	Registered irrevocable Power of Attorney	

Appendix-2(a)

Declaration

I/We Shri/Smt.

do hereby solemnly declare that in case Numaligarh Refinery Limited selects my/our above plot(s) of land then I/We will offer the land as per the EOI specifications for Lease for 03 (three) years, which can be extended upto 1 year or with mutually agreed terms & conditions for any period as sought by NRL for developing temporary accommodation facilities for Numaligarh Refinery Expansion Project of NRL on the plot of land. If the Price and other terms & conditions are agreed mutually then I/We will execute Agreement with M/S Numaligarh Refinery Limited or its associates for the said facilities on that plot of land.

Signature of the bidder(s)

Date.....

...

Appendix-2(b)

Declaration

I/We Shri/Smt.
do hereby solemnly declare that in case Numaligarh Refinery Limited selects my/our above plot(s) of land then I/We will offer the land as per the EOI specifications for Lease for 03 (three) years, which can be extended upto 1 year or with mutually agreed terms & conditions for any period as sought by NRL for developing temporary storage facilities or any other enabling facilities for Numaligarh Refinery Expansion Project of NRL on the plot of land. If the Price and other terms & conditions are agreed mutually then I/We will execute Agreement with M/S Numaligarh Refinery Limited or its associates for the said facilities on that plot of land.

Signature of the bidder(s)

Date.....

...

Appendix-3(a)

Parameters for Technical Evaluation for developing Temporary Accommodation Facility:

Name of bidder:		Location:		
Address:				
Sl. No.	Parameter and allocation of marks	Max. Wt.	Mark Given	Remarks of site inspection
1	Proximity to Numaligarh Refinery (proportionate marking within 0-5 KM range from NRL: a) More than 0 and upto 1KM: 20 b) More than 1 and upto 2KM: 16 c) More than 2 and upto 3KM: 12 d) More than 3 and upto 4KM: 8 e) More than 4 and upto 5KM: 4)	20		
2	Accessibility of the land (availability of approach road-earthen road/paved with block etc.) Note: The Technical Evaluation Committee shall judge the suitability of the plot for proper accessibility and evaluate	20		
3	Topography of the plot of land (with respect to earth cutting/filling): a. Highland levelled with road (no filling required) including retaining wall – 30 marks b. Others where earth cutting/filling/retaining wall required shall be judged by the Technical Evaluation Committee as follows- a) No filling (20 Marks) b) Upto 1 M filling (15 Marks) c) Upto 2 M filling (10 Marks)	30		
4	Secured Brick/RCC boundary wall around the plot	15		
5	LT/HT overhead line passing through the plot of land Note: The Technical Evaluation Committee shall judge the hindrance and evaluate.	15		
	Total =	100		

Note: a) Minimum cut off mark for qualifying Technical Criteria: 65

- b) Offers shall be considered for lease rent according to ranking in Technical marks and highest one shall be considered first and the process shall continue accordingly with 2nd, 3rd etc.
- c) In case of offers with equal marks, priority shall be given on the marks scored in point no. 2 & 3. The bidder with highest marks scored totalling these two categories shall be given preference in such Case.

Appendix-3(b)

Parameters for Technical Evaluation for developing Temporary Storage Facility/Enabling Facilities:

Name of bidder:		Location:		
Address:				
Sl. No.	Parameter and allocation of marks	Max. Wt.	Mark Given	Remarks of site inspection
1	Proximity to Numaligarh Refinery (proportionate marking within 0-20 KM range from NRL: a) Upto 5KM: 20 Marks b) More than 5KM and upto 10KM: 15 Marks c) More than 10KM and upto 15KM: 10 Marks d) More than 15KM and upto 20KM: 5 Marks)	20		
2	Size of the land: (For 5 bighas of land- 5 marks Additional 1 marks for every 2 bighas of land)	10		
3	Accessibility of the land (Nearness to the Highway/ PWD road/Contiguous to NRL boundary) Note: The Technical Evaluation Committee shall judge the suitability of the plot for proper accessibility and evaluate	15		
4	Topography of the plot of land (with respect to earth cutting/filling): a. Highland levelled with road (no filling required) including retaining wall – 30 marks b. Others where earth cutting/filling/retaining wall required shall be judged by the Technical Evaluation Committee as follows- a) No filling (20 Marks) b) Upto 1 M filling (15 Marks) c) Upto 2 M filling (10 Marks)	30		
5	Availability of power source (11KV or 440V) at the plot Note: The Technical Evaluation Committee shall judge the availability of power source (11KV or 440V) near the offered plot for intended purpose.	10		
6	Secured Brick/RCC boundary wall around the plot	5		
7	LT/HT overhead line passing through the plot of land Note: The Technical Evaluation Committee shall judge the hindrance and evaluate.	5		

8	Class of Land (Industry/Commercial/Trade Class land will score highest mark and other land will score Zero)	5		
	Total =	100		

Note: a) Minimum cut off mark for qualifying Technical Criteria: 65 out of 100

b) Offers shall be considered for lease rent according to ranking in Technical marks and highest one shall be considered first and the process shall continue accordingly with 2nd, 3rd etc.

c) In case of offers with equal marks, priority shall be given on the marks scored in point no. 2, 3 & 4.
The bidder with highest marks scored totalling these three categories shall be given preference in such case.

Appendix-4

Price schedule for Lease rent of Land to NRL

Ref:.....

Date:.....

Name of Bidder:.....

Land Details:

Land Description	Location	Area of Land offered in EOI
Dag No:..... Patta No:..... Class of land:.....		

Price Offer:

Lease rent
Rs.per bigha per month (Rupees.....)

Declaration by Bidder:

1. I am the absolute title holder of the land offered/I have been authorised through Registered Power of Attorney by the landowner to submit the priced offer.
2. The price offered shall be valid for a period of 1 year or till the date of execution of Deed for Lease, whichever is earlier, from the date of submission of priced offer.
3. All the other terms and conditions shall be as per the EOI.
4. I undertake that by offering this price there is no binding on the part of both NRL and self for taking/giving the land on lease rent or outright sell.

Signature of Bidder:.....

Date: