

Offer for Expression of Interest

**Land on lease rent / Outright Purchase
to
Establish enabling facilities for Numaligarh
Refinery Expansion Project of NRL**

EOI No. NRL/Land-Lease/NREP/01 Date: 20.11.2020

Date of Submission: 07.12.2020

Expression of Interest (EOI) for land on lease rent/ outright purchase to establish enabling facilities for Numaligarh Refinery Expansion Project of NRL, Assam, India

Numaligarh Refinery Limited (NRL) is a group company of Bharat Petroleum Corporation Limited. 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 has received CCEA approval for setting up of 6 MMTPA Refinery as expansion project. Various pre-project activities related to expansion are going on. For various enabling activities of the project like warehousing, fabrication activity, establish associated facilities, NRL is looking for suitable plots on lease rental basis (for minimum 3 years with renewal option) / Outright purchase basis.

This Expression of Interest is floated to shortlist such prospective owners of land on lease rental / outright purchase of suitable land by NRL. The offers shall be scrutinized on the basis of the Evaluation Format of Land given in Appendix-3 of this document. Price offer shall be taken from the shortlisted owner (s) of the offered land and selection shall be carried out based on mutually agreed price and other terms & conditions.

Sealed offers are invited from interested parties, holding possession of the land as per conditions indicated in 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	On both side of NH-39 from Numaligarh to Rongajan /Golaghat	Minimum 5 Bighas	Approach road to the plot suitable for Heavy vehicle movement
2	On both side of NH-37 from Dergaon to Bokakhat	Minimum 10 bighas	Approach road to the plot suitable for Heavy vehicle movement
3	On both side of NH-37 from Bokakhat to Guwahati	Minimum 25 bighas	Approach road to the plot suitable for Heavy vehicle movement

A. NOTE:

1. Considering huge volume of interconnected activities and logistical advantage, preference will be given to the bigger size plot(s) and land surrounding Numaligarh Refinery.
2. Accessibility to minimum 440 V / 11KV power source near the offered plot.
3. **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.

4. **Frontage:** Minimum 30 mtrs.
5. **Lease period :** Initially 03 (three) years, which may be extended with mutually agreed terms & conditions for any period as sought by NRL
6. **Desired topography:** High land at road level, suitable for developing facilities like fabrication yard, storage yard, etc. Land should be high land in one contiguous lot.
7. The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Non-encumbrance certificate etc.
8. 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.
9. 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/ sale agreement.
10. Government bodies/Private organization can also apply against this advertisement. Preference will be given to Government department/organization if land is found suitable.
11. 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.
12. 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.
13. Land owners/ Registered Power of Attorney holder is/are requested to fill up attached format (Appendix-1) and to enclose the copy both in Technical Bid and Commercial Bid respectively.
14. A technical committee shall evaluate the land for intended requirement.
15. NRL reserves the right to reject any or all of the offers without assigning any reasons thereof.
16. Brokers / Property Dealers need not apply.
17. For any clarification contact :

Lakhya Dhar Kalita
E- Mail ID: lakhayadhar.kalita@nrl.co.in
Contact No 9435152593

Pranjal Pathak
E- Mail ID : pranjal.pathak@nrl.co.in
Contact No 9435152597

B. OFFERS SHOULD BE SUBMITTED AS UNDER:

(A) TECHNICAL BID: Details of the plot of land offered, 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/sale 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.
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.

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

NOTE : THE TECHNICAL BID SHOULD BE PLACED IN ENVELOPE AND MARKED AS 'TECHNICAL BID'

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 two weeks from the date of publishing of the EOI in Newspaper

Address from submission:

Kind Attention: **Dy. General Manager (Project-Admin)**
Numaligarh Refinery Limited
Golaghat , Assam
Pin: 785699

Appendix-1

Details of offer for Expression of Interest (EOI) for lease / outright purchase of land to establish enabling facilities for Refinery Expansion Project of NRL Assam, India

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 / sale power of attorney.(Please specify clearly whether offered for lease or sale or for both with signature)

- 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/ sale 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 :

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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

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.....year/ Sale or both (Lease for.....year & Sale) to **establish enabling facilities for 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

Criteria for technical evaluation of land

Sl. No.	Criteria
1	Proximity to Numaligarh Refinery
2	Size of the land
3	Accessibility of the land (Nearness to the Highway/ PWD road)
4	Topography of the plot of land (with respect to earth cutting/filling):
5	Availability of power source (11KV or 440V) at the plot
6	Secured Brick/RCC boundary wall around the plot
7	Class of Land
8	No LT/HT overhead line passing through the plot of land