

Offer for Expression of Interest (EOI)

**Lease of Office Buildings / premises & Guest Houses / Transit Flats at Bardhaman,
West Bengal for Paradip Numaligarh Crude Oil Pipeline of Numaligarh Refinery
Expansion Project**

EOI No. No. NRL/Premises-Lease/ NREP (Pipeline)/01 **Date:** 09.12.2021

Last Date of Submission: 31.12.2021

Expression of Interest (EOI) for Lease of Office Buildings / premises & Guest Houses / Transit Flats at Bardhaman, West Bengal for Paradip Numaligarh Crude Oil Pipeline of Numaligarh Refinery Expansion Project

Numaligarh Refinery Limited (NRL), is a Central Government Public Sector Undertaking and a subsidiary of Oil India Ltd. NRL has been operating a 3 MMTPA Refinery at Numaligarh in the District of Golaghat, Assam since the year 2000. NRL has embarked on an ambitious path to expand its refining capacity from current 3 MMTPA to 9 MMTPA at its existing location in Assam in next 4 years – the Numaligarh Refinery Expansion Project (NREP).

As part of the NREP, Paradip Numaligarh Crude Oil Pipeline (PNCPL) is being implemented for transportation of imported crude oil from Paradip, Odisha to Numaligarh, Assam. The PNCPL will be traversing through Odisha, West Bengal, Jharkand and Bihar to reach Assam. Bardhaman location of NRL will be responsible for implementation of PNCPL of around 284 KM in the state of West Bengal and around 142 KM in the state of Jharkhand (Total around 426 KM in the two states) along with few other Stations in the Pipeline route.

This EOI is floated to shortlist such prospective owners of Office Buildings / premises & Guest Houses / Transit Flats at Bardhaman, West Bengal to be taken on lease by NRL. The offers shall be scrutinised by NRL in respect to its requirements provided in Appendix – 3 including field verification of suitability of the offered property. Priced offer shall be obtained later on by NRL for the shortlisted and qualified properties / owner (s) through separate detailed letter inviting the offer.

Sealed offers are invited from interested parties, having clear title and possession of Office Buildings / premises & Guest Houses / Transit Flats as per the conditions indicated below (A. Note). All necessary documentation as evidence of clear title and possession of the premises.

A. NOTE:

1. **Lease period:** Initially three (3) years, which may be extended upon mutually agreed terms and conditions for any period as sought by NRL.
2. The prospective lessor shall be the absolute owner of the Office Buildings / premises & Guest Houses / Transit Flats and must enjoy the uninterrupted, quiet, peaceful, physical, vacant and legal possession of and clear and marketable title to the Scheduled Premises, without any interference whatsoever.
3. Throughout the lease period, NRL, its officers, agents, employees and invitees shall have exclusive permissive possession and use of the leased premises, without any hindrance and obstruction.
4. The leased premises must be free from any encumbrances, liens, charges, acquisition or requisition of any nature whatsoever. Further, the prospective Lessor must not have created any charge, mortgage or encumbrance on the leased premises and must not have alienated, leased, transferred or created any other third party rights of whatsoever nature in respect of the premises or any part thereof.

5. The prospective lessor must not have entered into and/or will not enter into any agreement to lease or rent or any other arrangements, with any person whatsoever, in respect of the premises, which prevents him and/or may prevent him from fulfilling his obligations hereunder the lease agreement during the lease period. Further, neither the execution nor the delivery of the lease deed between the prospective lessor and NRL nor the consummation of the transactions contemplated therein, will conflict with or will result in a breach of any of the terms, conditions or provisions of any documents, agreements or instruments to which the prospective lessor is a party or by which it is bound.
6. There must be no litigation, legal proceedings or court actions pending in relation the premises.
7. All necessary and applicable sanctions and approvals for establishment of commercial offices, permanent water and power supply to the premises must have been legally obtained by the prospective lessor under all applicable law and municipal regulations.
8. Government bodies / Private organisations may also apply against this advertisement. Preference will be given to Government department / organisation if premises are found to be suitable.
9. NRL takes no responsibility for delay, loss or non-receipt of documents sent by post / fax. Received EOIs are merely offers and do not bind NRL in any manner.
10. Owners of premises meeting the requirements provided in Appendix – 3 or their registered Power of Attorney holders is / are requested to fill up the attached format provided in Appendix – 1 and to enclose a copy along with their offers.
11. NRL reserves the right to reject any or all the offers without assigning any reasons thereof.
12. Brokers / Property Dealers need not apply.
13. For any clarification, contact:

Mr. S. K. Das,
 General Manager (Project Pipeline),
 Numaligarh Refinery Limited,
 122 A, G. S. Road,
 Christianbasti, Guwahati – 781005.
 Email: sujit.das@nrl.co.in
 Contact No.: 9435152045

B. OFFERS SHOULD BE SUBMITTED AS UNDER:

TECHNICAL BID: Details of the premises 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 / lease amount. The following details should be furnished by the bidder:

1. Name of the owner(s) of the premises
2. Floor plan of the premises
3. Built up area and Carpet area offered for lease
4. Registration Certificate and Title Deed viz. Sale Deed etc. of the premises offered on lease to be duly attached and certified as true copy.
5. Bidder to mention the present use of the premises.
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 LEASE OF OFFICE BUILDINGS / PREMISES & GUEST HOUSES / TRANSIT FLATS AT BARDHAMAN, WEST BENGAL". Interested parties may apply by the due date and time indicated below and at the following address:

Due Date: 31 December, 2021.

Address from submission:

Kind Attention: **General Manager (Project Pipeline),
Numaligarh Refinery Limited,
122 A, G. S. Road,
Christianbasti, Guwahati – 781005.**

Details of offer for Expression of Interest (EOI) for Lease of Office Buildings / premises & Guest Houses / Transit Flats at Bardhaman, West Bengal for Paradip Numaligarh Crude Oil Pipeline of Numaligarh Refinery Expansion Project.

1. Contact Details:
 - a. Name of the bidder:
 - b. Mobile No.:
 - c. E-mail:
 - d. Address:
2. Details of the Office Buildings / Premises & Guest Houses / Transit Flats at Bardhaman, West Bengal offered on lease:
 - a. Name of Owner:
 - b. House no./ Flat no.:
 - c. Address:
 - d. Details of fittings:
 - e. Details of furnishing:
3. Area of the Office Buildings / premises & Guest Houses / Transit Flats at Bardhaman, West Bengal offered on lease:
 - a. Carpet Area:
 - b. Built Up Area:

Note: Floor plan of the Office Buildings / premises & Guest Houses / Transit Flats being offered on lease to be attached.
4. Registration Certificate and Title Deed viz. Sale Deed etc. showing ownership of the premises duly attached / certified as true copy. (Provided **Yes / No**)
5. Bidder to mention the present use of the premises:
6. Power of Attorney holder should submit a copy of the Registered Power of Attorney (**Yes/No**)
7. Ownership Documents details to be submitted with the EOI to establish the ownership of the premises.

8. List of Documents to be submitted in the offer:

Sl. No.	Document	Submitted (Yes/No/Not Applicable)
1.	EOI Document with signature on each page	
2.	Certified Jamabandi / Khasora / Khotiyan / Registration Certificate and Title Deed viz. Sale Deed	
3.	Non Encumbrance Certificate	
4.	No Litigation Certificate	
5.	Sketch Map on land from Circle Office	
6.	Floorplan of the premises	
7.	Registered irrevocable Power of Attorney	

DECLARATION

I/We

Shri/Smt.

.....
..... do hereby solemnly declare that in case Numaligarh Refinery Limited selects my/our above mentioned premises then I/We will offer the land as per the EOI specifications for Lease of three (3) years to establish its Office / Guesthouse / Transit Flats on the said premises. If the Price and other terms & Conditions are agreed mutually then I/We will execute a lease agreement with Numaligarh Refinery Limited or its associates for the said premises.

Signature of Bidder(s)

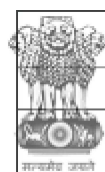
Date:

Details of Premises Required

For Office: One Office Building / premise of about 2000 Sqft. Carpet area in the Bardhaman Municipal Area preferably in close vicinity to the NH. The building / premise may be unfurnished or semi-furnished with round the clock water availability, having electricity connection from the grid as well as DG backup with sufficient electric load to run Air Conditioners, Lights, Fans and other electrical appliances.

For Guest Houses / Transit Flats: Two 5 BHK Flats / apartments or Three 3 BHK Flats / apartments (preferably in the same floor) with attached Toilets in every room. The premise should have provision for car parking (minimum 6 four whellers), Servant room with toilet, sufficient electric load to run Air Conditioners, Lights, Fans and other electrical appliances.

Location: Bardhaman Municipal Area (**excluding congested locations**) or upcoming Townships near Bardhaman Town (viz. Renaissance / Ulhas etc.).



**Government
eProcurement
System**

eProcurement System Government of India

Tender Details

Date : 09-Dec-2021 04:42 PM

Print

Basic Details

Organisation Chain	Numaligarh Refinery Limited		
Tender Reference Number	NRL/Premises-Lease/ NREP (Pipeline)/01		
Tender ID	2021_NRL_662313_1		
Tender Type	Open Tender	Form of contract	EOI
Tender Category	Works	No. of Covers	1
General Technical Evaluation Allowed	No	ItemWise Technical Evaluation Allowed	No
Payment Mode	Not Applicable	Is Multi Currency Allowed For BOQ	No
Is Multi Currency Allowed For Fee	No	Allow Two Stage Bidding	No

Cover Details, No. Of Covers - 1

Cover No	Cover	Document Type	Description
1	EOI	.pdf	EOI
		.pdf	Technical documents and financial document

Tender Fee Details, [Total Fee in ₹ * - 0.00]

Tender Fee in ₹	0.00		
Fee Payable To	Nil	Fee Payable At	Nil
Tender Fee Exemption Allowed	No		

EMD Fee Details

EMD Amount in ₹	0.00	EMD through BG/ST or EMD Exemption Allowed	No
EMD Fee Type	fixed	EMD Percentage	NA
EMD Payable To	Nil	EMD Payable At	Nil

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Work /Item(s)

Title	Lease of Office Buildings / premises and Guest Houses / Transit Flats at Bardhaman, West Bengal for Paradip Numaligarh Crude Oil Pipeline of Numaligarh Refinery Expansion Project				
Work Description	Lease of Office Buildings / premises and Guest Houses / Transit Flats at Bardhaman, West Bengal for Paradip Numaligarh Crude Oil Pipeline of Numaligarh Refinery Expansion Project				
Pre Qualification Details	Please refer Tender documents.				
Independent External Monitor/Remarks	NA				
Show Tender Value in Public Domain	No				
Tender Value in ₹	0.00	Product Category	Miscellaneous Works	Sub category	NA
Contract Type	Tender	Bid Validity(Days)	120	Period Of Work(Days)	120
Location	Numaligarh Refinery Limited	Pincode	785699	Pre Bid Meeting Place	NA
Pre Bid Meeting Address	NA	Pre Bid Meeting Date	NA	Bid Opening Place	Numaligarh Refinery Limited
	No		No		

Should Allow NDA Tender		Allow Preferential Bidder	
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Critical Dates

Publish Date	09-Dec-2021 05:00 PM	Bid Opening Date	31-Dec-2021 02:00 PM
Document Download / Sale Start Date	09-Dec-2021 05:00 PM	Document Download / Sale End Date	31-Dec-2021 11:00 AM
Clarification Start Date	NA	Clarification End Date	NA
Bid Submission Start Date	09-Dec-2021 05:00 PM	Bid Submission End Date	31-Dec-2021 11:00 AM

Tender Documents

NIT Document	S.No	Document Name	Description	Document Size (in KB)	
	1	Tendernotice_1.pdf	EOI	66.75	
Work Item Documents	S.No	Document Type	Document Name	Description	Document Size (in KB)
	1	Tender Documents	EOI.pdf	EOI	54.01

Bid Openers List

S.No	Bid Opener Login Id	Bid Opener Name	Certificate Name
1.	bhupen.bora@nrl.co.in	Bhupen Bora	BHUPEN BORA
2.	monikanchan.das@nrl.co.in	Monikanchan Das	MONIKANCHAN DAS
3.	siddhartha.s.bordoloi@nrl.co.in	Siddhartha Bordoloi	SIDDHARTHA SANKAR BORDOLOI
4.	kaverihazarika23@gmail.com	Kaveri Hazarika	KAVERI HAZARIKA

Tender Properties

Auto Tendering Process allowed	No	Show Technical bid status	Yes
Show Finance bid status	Yes	Show Bids Details	Yes
BoQ Comparative Chart model	NIL	BoQ Compative chart decimal places	2
BoQ Comparative Chart Rank Type	NIL	Form Based BoQ	No

Tender Inviting Authority

Name	Kaveri Hazarika 9435703123
Address	Numaligarh Refinery Limited

Tender Creator Details

Created By	Bhupen Bora
Designation	Officer Commercial
Created Date	09-Dec-2021 04:38 PM