

NUMALIGARH REFINERY LIMITED
NOTICE INVITING EXPRESSION OF INTEREST (EOI)

[Press Notice issued in The Telegraph (English) and Ananda Bazar Patrika (Bengali) - in North Bengal editions on 31.07.2025]

Ref: **NRL-EOI-SMT-2025-01**

Date: 31.07.2025

Subject: Invitation of Expression of Interest (EOI) for purchase of Residential Property of 2BHK Flat or 3BHK Flat (Both New or Resale) at Siliguri in West Bengal.

Numaligarh Refinery Ltd (NRL), a Govt. of India Enterprise under Ministry of Petroleum and Natural Gas is invites sealed EOI from Property Owners or Dealers or Developers for purchase of Residential Property (2BHK Flat or 3BHK Flat) at Siliguri, West Bengal. Preference will be given to the properties located at :-

1. **Category-1:**

- a. **HIG Complex, Uttoroyan Township:** - Both Flat on resale (Old Flat) or new (First Hand) ready to move Flat.

2. **Category -2:** Flats which fall under the following locations will be considered Category-2.

- a. **Outside HIG Complex but within Uttoroyan Township:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).
- b. **With 5 km radius outside Uttoroyan Township:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).
- c. **On the shortest route (Uttoroyan Township-Khaprail More-Balasan-Kadamtala-Medical More-Ranidanga-Rangapani) from Uttoroyan Township to NRL Siliguri Marketing Terminal, Rangapani:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).

3. The Flats required: - 06 nos of 2BHK and 06 nos of 3BHK.

Whatever the number of technically qualified Flats within HIG will be received in Bids related to **Category-1**, then evaluation for other Flats under **Category-2** shall be carried out only for the remaining number of Flats. If **Category-1** meets the whole requirement of 12 Flats (2BHK: 06 nos+3BHK: 06 nos), then Bids under **Category-2** shall not be evaluated.

4. The price bid evaluation will be done separately for the above two categories.

5. EOI is requested for both Technical Bid and the Price Bid in sealed envelope separately, subscript with the EOI number, Category number, 2BHK or 3BHK, technical bid or price bid. Both the sealed technical bid and price bid shall be sealed in a single envelope subscribing the EOI number and Category number.

6. EOI to be addressed to

GM(SMT)
Admin Building Main Entrance
Siliguri Marketing Terminal
Numaligarh Refinery Ltd.,
Near Rangapani Railway Station,
P.O.- Rangapani, Siliguri,
Dist- Darjeeling, West Bengal, PIN- 734434

7. Additional information for submission of EOI.

1.	EOI Number	<u>NRL-EOI-SMT-2025-01</u>
2.	Availability of EOI document	The EOI document may be downloaded from NRL's website i.e. www.nrl.co.in or may be obtained from the NRL Siliguri Marketing Terminal, Rangapani. At any time prior to date of opening of price bid, The NRL may for any reason whether at its own initiative or in response to clarification requested by a prospective bidder, modify the EOI by issuance of Addendum. All Corrigendum, Addendum, time extension etc if any to the EOI will be hosted in the NRL's website www.nrl.co.in. No separate notification shall be issued in the press. Intending bidders are requested to visit NRL's website regularly till last day of submission of EOI.
3.	Date of EOI availability in the website	31.07.2025
4.	Last date of submission of EOI	21.08.2025 upto 3:00 PM
5.	Date of opening of EOIs (only Technical bids)	22.08.2025 at 3:00 PM
6.	Date of opening of Price Bid	Shall be open the price bid of the technically qualified bidders. Notification for opening of price bid will be sent separately.
7.	Mode of submission of EOI documents	May be submitted by hand or through Post/Courier so as to reach before the due date & time. All bids to be submitted at the Drop Box only.

Complete EOI document is available on the NRL's website i.e. www.nrl.co.in under Tenders Link and the same can be downloaded. **NRL shall not be liable for any postal delays whatsoever in receipt of EOI documents and EOI received after the stipulated date & time shall not be entertained.**

**NRL
Siliguri**

INSTRUCTIONS TO THE APPLICANTS / BIDDERS

EOI No: NRL-EOI-SMT-2025-01

A. Submission of EOI:-

EOI is requested for both Technical Bid and the Price Bid in sealed envelope separately, subscript with the EOI number, Category number, 2BHK or 3BHK, technical bid or price bid. Both the sealed technical bid and price bid shall be sealed in a single envelope subscribing the EOI number, Category number and delivered at the following address on or before the scheduled date and time **i.e. 21.08.2025 upto 3:00 PM.**

The name and address of the bidder along with contact details should be mentioned in all the envelopes.

B. EOI to be addressed to:-

GM(SMT)
Admin Building Main Entrance
Siliguri Marketing Terminal
Numaligarh Refinery Ltd.,
Near Rangapani Railway Station,
P.O.- Rangapani, Siliguri,
Dist- Darjeeling, West Bengal, PIN- 734434

C. Mode of submission of EOI documents: May be submitted by hand or through Post/Courier so as to reach before the due date & time. All bids to be submitted at the Drop Box only (**Drop Box Subscribed “NRL-EOI-SMT-2025-01” is kept at Admin Building for dropping of bids.**)

D. Envelope-I – Superscripted as “Technical Bid, Category number, 2BHK or 3BHK” shall contain the following:

1. Acceptance letter for un-conditional acceptance of the terms and conditions of EOI as per prescribed format given in this document (**Annexure-I**).
2. Confirmation by the applicant as per prescribed format (placed at **Annexure-II**) duly signed and stamped by the owner(s)/authorized person
3. All Documents mentioned in Checklist (**Annexure-III**).
4. Organizational Structure (**Annexure-IV**).
5. Technical Bid (Technical Information of Property) for 2 BHK Flat of **Category-1** (**Annexure-V**).
6. Technical Bid (Technical Information of Property) for 3 BHK Flat of **Category-1** (**Annexure-VI**).
7. Technical Bid (Technical Information of Property) for 2 BHK Flat of **Category-2**: (**Annexure-VII**).
8. Technical Bid (Technical Information of Property) for 3 BHK Flat of **Category-2** (**Annexure-VIII**).

9. Brief profile of the applicant/owner of the property showing the following: -

- Name of the applicant/ owner/ Property Dealer/Director(s) of the company with brief organization chart
- Memorandum and Article of Association in case of company
- Power of attorney from the Flat Owner in case the applicant is a Registered Property Dealer.
- Registration Details of the Property Dealer.

10. Complete EOI documents as downloaded from website, Corrigendum/Addendum, if any, duly filled-in, signed and or signed /stamped on each page by applicant (Technical part will be treated as incomplete without this).

11. Copy of Power of Attorney (Pota)/ Partnership Deed/ Board Resolution, duly attested by Notary Public, authorizing the person who signs & submits the EOI.

12. Copy of documentary proof of registration of the property (Sale Deed, Title Deed) with concerned local Authority as per government rules and regulations and all other documents as mentioned in **Annexure–III**.

13. Any other information as required to be submitted along with the EOI.

14. **No rates to be mentioned in the ‘Technical Bid’ otherwise, your offer will be rejected.**

E. Envelope–II– Superscripted as “Price Bid, Category number, 2BHK or 3BHK” shall only contain: -

1. The duly filled price bid for 2 BHK Flat of **Category-1** (**Annexure-IX**)
2. The duly filled price bid for 3 BHK Flat of **Category-1** (**Annexure-X**)
3. The duly filled price bid for 2 BHK Flat of **Category-2** (**Annexure-XI**)
4. The duly filled price bid for 3 BHK Flat of **Category-2** (**Annexure-XII**)
5. Price bid must be duly filled-in, signed and stamped.

General Instructions

EOI No: NRL-EOI-SMT-2025-01

1. The EOIs received after the due date and time shall not be considered and shall be returned to the applicant unopened.
2. NRL shall not be responsible for any postal or other delays and applicant should take care to ensure the submission of EOI(s) at the mentioned place before due date and time.
3. All alterations, erasure(s) and/or over-writing(s), if any, should be duly authenticated by the person signing the EOI.
4. All Proforma forming part of EOI documents has to be duly filled-in, signed and stamped by the applicant.
5. An applicant can submit any number of EOIs, but each EOI must be in a separate sealed envelope containing sealed "Technical Bid" and "Price Bid" therein.
6. Title Deed and/or such other property documents (conferring clear & absolute Ownership, free from any encumbrances) in respect of the property offered through EOI and Completion /Occupancy Certificate, Fire NOC etc. all applicable statutory clearances of the offered space shall be mandatory.
7. The applicant/owner(s) of the property is/are required to clarify the observations raised by any agency/ individual carrying out legal Due-diligence on behalf of NRL within specified time.
8. The rates offered by the applicant/owner(s) shall initially remain valid for a minimum period of 180 days from the date of opening of the EOIs. The validity of offers may also require extension of time with the consent of the applicant/owner(s).
9. Mere submission of offers/ EOIs will not be treated as acceptance/ selection of the offer. The property will be shortlisted based on detailed analysis and evaluation of offers considering various factors mentioned in the criteria for evaluation of Technical Bid. Further, the applicants may note that the NRL is not bound to purchase any of the property from the shortlisted offers.
10. The owner(s) should preferably submit EOI directly; else, the EOI must accompany an authorization letter duly issued by the legitimate owner of the property offered in the EOI in favor of the applicant, i.e. the person/agency submitting the EOI.
11. If group of individuals/companies own the Property offered in the EOI, then preferably all the authorized representatives of such companies/individuals should sign the EOI documents. An authorization letter in favor of the persons signing on behalf of a company/ an individual must accompany the EOI. In case only one person is signing on behalf of all the companies/individual then all such companies/individual shall issue an authorization letter in favor of person signing the EOI duly attested by Notary Public.
12. The NRL reserves the right to negotiate (through single or multiple rounds of negotiations) the price/rate with any or short-listed applicant(s).
13. The unilaterally revised offer/rates received from the applicants, after conclusion of the process of negotiations, shall not be entertained under any circumstances.
14. The short-listed properties based on Technical Bids will be visited by the Technical Committee / empaneled valuers and/ or Architect for assessing the valuation and to verify the quality of construction and other verification etc. for its satisfaction. The bidder should cooperate and provide the requisite information / documentary proof to the visiting officials / NRL's approved valuers and/or Architect for verification.
15. The property offered should be free from encumbrances and have clear and marketable title. Adequate documentary evidence to this effect should be furnished along with the Technical Bid.

16. All the title documents required by NRL for verification of the clear and marketable title of the property should be submitted.
17. NRL reserves the right to accept or reject any or all the tenders / offers without assigning any reason whatsoever.
18. Any dispute arising in this regard shall be subject to jurisdiction of courts in Golaghat only.
19. If any document is required from the bidder or any document is to be executed by the bidder or any certification is required from any person/ authority in respect of purchase of the property as and when required by NRL, shall be provided by the bidder, as and when called upon by NRL.
20. No Brokerage shall be paid by NRL.
21. NRL at its discretion may not take any action after inviting this EOI without assigning any reasons thereof.
22. If a bidder gets qualified based on the information provided in the EOI and later on is found to be incorrect, penal action may be initiated as per the law.

For any queries please contact during Office working hours 8:30 am to 4:30 pm, Monday to Friday:

- ✓ Mr. M. Sonowal (CM- SMT) - 9435150898,7431950750
- ✓ Mr. Manoj Kr Vidyarthi (DGM Project) - 7002363776,
- ✓ Mr. Jyotish Kr Nath (CM Admin) - 9707029772

Other Instructions and Terms & Conditions

EOI No: NRL-EOI-SMT-2025-01

1. NRL shall open & scrutinize the EOIs submitted by the applicant / owner of the property taking into consideration the selection criteria.
2. The representatives of NRL shall visit the site for physical verification, location & observe the status of property as well as whole area/building. NRL subsequently may carry out Due Diligence or other verifications for its satisfaction, for which all assistance shall have to be provided by the applicant/owner(s) including ownership documents and Title documents etc.
3. The application(s) not accompanied by the documents as per the Check-list [Annexure-III] duly filled-in, stamped & signed, is/are liable to be rejected.
4. NRL reserves the right to accept or reject any or all the applications or negotiate for reduction in the quoted price with any or short-listed applicant(s) or annul this process at any time without assigning any reason whatsoever.
5. NRL is not bound to give reasons for rejection of any of the EOI.
6. The decision of NRL in this matter shall be final & binding on all the applicants.
7. NRL shall issue LOI in the name of applicant/ owner(s) on approval of the proposal by the Competent Authority of NRL.
8. Subsequently a Sale Deed shall be executed on fulfillment of all required conditions such as all required Statutory and Legal Compliances to the best satisfaction of NRL.
9. The Stamp Duty and Registration charges payable on the Instrument of Transfer/ Transfer Deed/ Deed of Conveyance and any other documents towards the purchase of premises shall be borne by NRL.
10. All the pending dues prior to Purchase will be borne by the owner(s) of selected Property.
11. NRL will make payment to the Property owner(s) based upon agreed price.
12. Payment will be released only after satisfaction of the NRL regarding both legal and statutory compliances as detailed here.
 - Full payment along with execution of Sale Deed, or
 - Payment to be released in phase-wise manner on mutual Agreement.
13. The purchaser (NRL) agrees to make payment of total consideration as per above mentioned terms and conditions to applicable tax deducted at source (TDS). NRL also agrees to issue TDS certificate within a reasonable time.
14. NRL shall release payment only by NEFT/RTGS, to the legitimate Owner of property or the Company owning it. For NEFT/RTGS, the Owner(s) are requested to furnish requisite details.
15. **Please note that the total number of Flats required by NRL are 06 nos of 2 BHK and 06 nos of 3 BHK. NRL preference will be to get Flats in within HIG Complex Uttorayon Township. If any resale flats within HIG Complex or new flats within Uttorayon Township do not materialize, then the maximum flats outside Uttorayon Township preferably at one location will be considered as such bidders shall quote for the total numbers of flats, but the numbers flats considered for purchase will be decided by NRL as per discretion based on Evaluation Methodology under QCBS criteria.**

Methodology of Evaluation

EOI No: NRL-EOI-SMT-2025-01

Bids Evaluation Criteria:

The evaluation shall be on the basis of Combined Quality and Cost Based Selection (QCBS) System as per NRL's Public Procurement Process. The short-listed properties based on Technical Bids will be visited by the Technical Committee / empaneled valuers and/ or Architect for assessing the valuation and to verify the quality of construction and other verification etc. for its satisfaction. The bidder should cooperate and provide the requisite information / documentary proof to the visiting officials / NRL's approved valuers and/or Architect for verification.

Detailed Evaluation Methodology under QCBS:

- i) Qualifying marks in the 'technical evaluation' and 'Price Quote' will be allotted a weightage which will be 70:30. While for technical evaluation the scores will be directly proportional whereas for financial evaluation the scores will be inversely proportional.
- ii) Minimum qualifying marks for the Technical bids will be acceptable on obtaining a qualifying mark of at least 60% of the Total Technical Score.
- iii) The overall marks of Technical Evaluation shall be converted to proportionate marks of 70 e.g. if overall technical evaluation is done based on 150 marks of which the bidder has obtained 120, then his relative technical score for overall evaluation in QCBS shall be
 $120/150 \times 70 = 56$. To qualify, the relative technical score out of 70 shall be minimum 42
- iv) The price bid of only those parties will be opened whose EOI are found technically qualified by the Technical evaluation committee. Technical bids securing qualifying marks (60%) and above shall be considered for price bid opening and further evaluation.
- v) **For the purpose of comparisons and Price Bid Evaluation, Total Basic Financial Implication will be calculated based on below parameters.**
 - i. **Basic value of Flat (Rate/ Sq. ft of Carpet Area X Carpet Area)**
 - ii. **Parking Area Cost**
 - iii. **Registration and Stamp Duty.**
 - iv. **Common Area maintenance charges for 01 year**
 - v. **Any other charges mentioned in Price Bid.**
- vi) Price bid of the bidder with the lowest cost will be given a financial score of 100 and other bids will be given financial score that are inversely proportional to their quoted prices e.g. in case lowest offer amongst technically qualified bidders is Rs 1 Crore then the marks for financial evaluation for somebody quoting 1.2 crores and Rs 1.25 crores shall be as follows :
 - a. For Rs 1 Crores – 30 Marks
 - b. For Rs 1.2 Crores – $1/1.2 \times 30 = 25$ marks
 - c. For Rs 1.25 Crores – $1/1.25 \times 30 = 24$ marks
- vii) The total score, both technical and financial, shall be obtained by weighing the Technical scores and Price scores and adding them up. On the basis of the combined weightage score for Technical and Price, the bidders shall be ranked in terms of the total score obtained. The bidder obtaining the highest total combined score will be ranked as H-1 followed by the bidders securing lesser marks as H-2, H-3 etc.

On the basis of Combined score, the bidder with highest score (H-1) will be declared successful and shall be recommended for award of contract.

In the event of two or more proposals have the same scores in the final ranking, the bidder with highest technical score shall be ranked first (H-1). In case multiple proposals have same score in the final ranking and same technical score, all should be treated as H-1 and they will be asked to provide revised price offer in a sealed envelope for further evaluation and determining the H-1.

Special Note to Bidders: Build up and Super Buildup expenses shall be loaded in Per Square Feet rate of Carpet Area as payment or evaluation will be made on Carpet Area basis.

EOI No: NRL-EOI-SMT-2025-01

Category-1: EOI for purchase of Residential Property (2 BHK Flat) at Siliguri, West Bengal.

Location:

- a. **HIG Complex, Uttoroyan Township:** - Flat on resale (Old Flat) or new (First Hand) ready to move Flat.

Criteria for Evaluation of Technical Bid (2 BHK Flat)

FEATURES	MARKS / REMARKS
Type of Property -	
Ready to move Flat (2 BHK) within 6 months from issue of LOI	Yes - Qualified ; No - Disqualified
(1) Carpet Area – (The Carpet Area would mean the usable carpet area of flat at any floor level based on net finished wall to wall internal) i.e. Bedroom / Dining Room / Living Room-Hall/ Study / Pooja Room / Bathroom. Non- Considerable Area: Balcony / Staircase Inside house / Garden etc. as stipulated by RERA. Carpet area to be legibly written on the body of the EOI. Bidder who does not mention the carpet area may not considered for further evaluation.	
Above 900 sq. ft.	5
More than 700 sq. ft. upto 900 sq.ft	20
550 sq.ft. upto 700 sq ft.	5
Below 550 sq.ft.	DISQUALIFIED.
(2) Property Age -	
0 to 3 years	20
4 to 6 years	17
7 to 9 years	13
10 to 12 years	10
13 to 15 years	7
16 to 18 years	4
More than 18 years	0
(3) Dedicated Car Parking inside the premises -	
Covered Garage – 01 no per flat	10
Open Garage- 01 no per flat	5
Garage not available	DISQUALIFIED

*No additional marks for more than 01 garage.	
(4) Floor	
100 % Vitrified Tile	5
Normal Cement Finish	0
(5) Kitchen	
Modular Kitchen with granite top	5
Kitchen with only the storwel done.	2
(6) Bathroom	
Western Commode with Geyser	8
Western Commode without Geyser	6
Indian Style Commode with Geyser	4
Indian Style Commode without Geyser	2
No of Toilet -02	5
Toilets less than 02	0
*No additional marks for more than 02 Toilets.	
(7) Wall Finish	
Finishing and Painting Done.	5
Wall Finishing with only Prima applied	2
Cement Finish	0
(8) Balcony	
Flat with 01 balcony or more	5
Flat with no balcony	0
(9) Locality -	
Security System (Secured locality with entry/exit gate with 24hrs security)	7
No security	0
(10) Others -	
(a) lift (complete functional lift) -	

(i) Ground floor offered property	0-10 (marks shall be cumulative of ii & iii)
(ii) No. of lifts available for active use (for premises offered at 1st floor & above)	0-5
(iii) Capacity of the lift	0-5
Note- Decision of NRL Technical Committee will be final.	
(b) Electricity	
(i) Dedicated Connection with separate Meter.	5
Otherwise	0
ii) 24 * 7 DG power backup for the Utility Areas / Staircase.	5
Otherwise	DISQUALIFIED
(c) 24 * 7 water supply	
Available with bored water source/dedicated water source for the society	5
Otherwise	DISQUALIFIED
(d) Proper Sewage	5
Note- Decision of NRL Technical Committee will be final.	
(e) firefighting system as per govt. regulation	
Available	5
Not available	DISQUALIFIED
(f) Ceiling Height	
> = 11 ft from the bottom of floor	5
> = 10 ft from the bottom of floor and < 11 ft from the bottom of the floor	3
< 10 ft from the bottom of the floor	0

- **NRL's Technical Committee Members or its authorized representative or Consultant / Valuer may at its discretion visit the Society Premises where the flat is located with prior short notice to the owner for ascertaining the features as committed by the bidder in this Technical Bid Evaluation Document.**

EOI No: NRL-EOI-SMT-2025-01**Category-1:** EOI for purchase of Residential Property (3 BHK Flat) at Siliguri, West Bengal.**Location:**

- a. **HIG Complex, Uttoroyan Township:** - Flat on resale (Old Flat) or new (First Hand) ready to move Flat.

Criteria for Evaluation of Technical Bid (3 BHK Flat)

FEATURES	MARKS / REMARKS
Type of Property -	
Ready to move Flat (3 BHK) within 6 months from issue of LOI	Yes - Qualified ; No - Disqualified
(1) Carpet Area – (The Carpet Area would mean the usable carpet area of flat at any floor level based on net finished wall to wall internal) i.e. Bedroom / Dining Room / Living Room-Hall/ Study / Pooja Room / Bathroom. Non- Considerable Area: Balcony / Staircase Inside house / Garden etc. as stipulated by RERA. Carpet area to be legibly written on the body of the EOI. Bidder who does not mention the carpet area may not considered for further evaluation.	
Above 1300 sq. ft.	5
More than 900 sq. ft. upto 1300 sq.ft	20
700 sq.ft. upto 800 sq ft.	5
Below 700 sq.ft.	DISQUALIFIED.
(2) Property Age -	
0 to 3 years	20
4 to 6 years	17
7 to 9 years	13
10 to 12 years	10
13 to 15 years	7
16 to 18 years	4
More than 18 years	0
(3) <u>Dedicated Car Parking inside the premises -</u>	
Covered Garage – 01 no per flat	10
Open Garage- 01 no per flat	5
Garage not available	DISQUALIFIED

*No additional marks for more than 01 garage.	
(4) Floor	
100 % Vitrified Tile	5
Normal Cement Finish	0
(5) Kitchen	
Modular Kitchen with granite top	5
Kitchen with only the storwel done.	2
(6) Bathroom	
Western Commode with Geyser	8
Western Commode without Geyser	6
Indian Style Commode with Geyser	4
Indian Style Commode without Geyser	2
No of Toilet -02	5
Toilets less than 02	0
*No additional marks for more than 02 Toilets.	
(7) Wall Finish	
Finishing and Painting Done.	5
Wall Finishing with only Prima applied	2
Cement Finish	0
(8) Balcony	
Flat with 01 balcony or more	5
Flat with no balcony	0
(9) Locality -	
Security System (Secured locality with entry/exit gate with 24hrs security)	7
No security	0
(10) Others -	
(a) lift (complete functional lift) -	

(i) Ground floor offered property	0-10 (marks shall be cumulative of ii & iii)
(ii) No. of lifts available for active use (for premises offered at 1st floor & above)	0-5
(iii) Capacity of the lift	0-5
Note- Decision of NRL Technical Committee will be final.	
(b) Electricity	
(i) Dedicated Connection with separate Meter.	5
Otherwise	0
ii) 24 * 7 DG power backup for the Utility Areas / Staircase.	5
Otherwise	DISQUALIFIED
(c) 24 * 7 water supply	
Available with bored water source/dedicated water source for the society	5
Otherwise	DISQUALIFIED
(d) Proper Sewage	5
Note- Decision of NRL Technical Committee will be final.	
(e) firefighting system as per govt. regulation	
Available	5
Not available	DISQUALIFIED
(f) Ceiling Height	
> = 11 ft from the bottom of floor	5
> = 10 ft from the bottom of floor and < 11 ft from the bottom of the floor	3
< 10 ft from the bottom of the floor	0

- **NRL's Technical Committee Members or its authorized representative or Consultant / Valuer may at its discretion visit the Society Premises where the flat is located with prior short notice to the owner for ascertaining the features as committed by the bidder in this Technical Bid Evaluation Document.**

Category-2: EOI for purchase of Residential Property (2 BHK Flat) at Siliguri, West Bengal**Location:**

- Outside HIG Complex but within Uttoroyan Township:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).
- With 5 km radius outside Uttoroyan Township:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).
- On the shortest route (Uttoroyan Township-Khaprail More-Balasan-Kadamtala-Medical More-Ranidanga-Rangapani) from Uttoroyan Township to NRL Siliguri Marketing Terminal, Rangapani:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).

Criteria for Evaluation of Technical Bid (2 BHK Flat)

FEATURES	MARKS / REMARKS
Type of Property -	
Ready to move Flat (2 BHK) within 6 months from issue of LOI	Yes - Qualified ; No - Disqualified
(1) Carpet Area – (The Carpet Area would mean the usable carpet area of flat at any floor level based on net finished wall to wall internal) i.e. Bedroom / Dining Room / Living Room-Hall/ Study / Pooja Room / Bathroom. Non- Considerable Area: Balcony / Staircase Inside house / Garden etc. as stipulated by RERA. Carpet area to be legibly written on the body of the EOI. Bidder who does not mention the carpet area may not considered for further evaluation.	
Above 700 sq. ft.	5
More than 600 sq. ft upto 700 sq.ft	20
550 sq.ft. upto 600 sq ft.	5
Below 550 sq.ft .	DISQUALIFIED.
(2) Number of Flats within the same Complex -	
06 flats within the same complex	15
05 flats within the same complex	12
04 flats within the same complex	10
03 flats within the same complex	8
02 flats within the same complex	6
01 flats within the same complex	4
(3) Location of Flat inside premises from Sun Facing point of view -	

Flats with East/South/East-South facing	10
Flats with South/South-West facing	10
Flats with North facing	5
Note- If Drawing Room Cum Living Room Balcony along with one bedroom window is facing the specified direction, then that will be considered. Decision of NRL Technical Committee will be final.	
(4) Parking Space -	
Covered Garage- 01 no per flat	10
Open Garage- 01 no per flat	5
Garage not available	DISQUALIFIED
*No additional marks for more than 01 garage and more than minimum sq. ft	
(5) Bathroom-	
No of Toilet -02	5
Toilet less than 02	0
*No additional marks for more than 02 Toilets.	
(6) Balcony 01 or more	5
Flat with no balcony	DISQUALIFIED
(7) Aesthetic of the property and miscellaneous -	
<u>Likely Parameters to be considered for Assessment: - TICK as applicable. Bidders can punch in additional points in the vacant rows worth highlighting. Allocation of Marks at the discretion of the evaluation committee. Photograph of the Property exhibiting all sides is mandatory for evaluation. In case same is not provided no marks may be allocated against this parameter.</u>	
Security System	0 - 5
Open Area or Garden Area all around.	0 - 5
Proper Garbage Collection & Disposal System	0 - 5
Gym	0 - 5
Functional Society Committee with Campus Manager	0 - 5
(8) Access to property -	
(a) Approach / Front Road	
Width of the Approach / Front road of the premises : 9 metres and above	10

Width of the Approach / Front Road of the premises : 6 metres and above & less than 9 metres	5
Width of the Approach / Front road of the premises: Less than 6 metres	DISQUALIFIED
(9) Others -	
(a) lift (complete functional lift) -	
(i) Ground floor offered property	0-10 (marks shall be cumulative of ii & iii)
(ii) No. of lifts available for active use (for premises offered at 1st floor & above)	0-5
(iii) Capacity of the lift	0-5
Note- Decision of NRL Technical Committee will be final.	
(b) Electricity	
(i) Dedicated Connection with separate Meter.	5
Otherwise	0
(ii) 24 * 7 DG power backup for the Utility Areas / Staircase.	5
Otherwise	DISQUALIFIED
(c) 24 * 7 water supply	
Available with bored water source/dedicated water source for the society	5
Otherwise	DISQUALIFIED
(d) Proper Sewage	
	5
Note- Decision of NRL Technical Committee will be final.	
(e) firefighting system as per govt. regulation (Documentary Proof desirable)	
Available	5
Not available	DISQUALIFIED
(f) Ceiling Height	
> = 11 ft from the bottom of floor	5
> = 10 ft from the bottom of floor and < 11 ft from the bottom of the floor	3
< 10 ft from the bottom of the floor	0

- **NRL's Technical Committee Members or its authorized representative or Consultant / Valuer may at its discretion visit the Society Premises where the flat is located with prior short notice to the owner for ascertaining the features as committed by the bidder in this Technical Bid Evaluation Document.**

Category-2: EOI for purchase of Residential Property (3 BHK Flat) at Siliguri, West Bengal**Location:**

- Outside HIG Complex but within Uttoroyan Township:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).
- With 5 km radius outside Uttoroyan Township:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).
- On the shortest route (Uttoroyan Township-Khaprail More-Balasan-Kadamtala-Medical More-Ranidanga-Rangapani) from Uttoroyan Township to NRL Siliguri Marketing Terminal, Rangapani:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).

Criteria for Evaluation of Technical Bid (3 BHK Flat)

FEATURES	MARKS / REMARKS
Type of Property -	
Ready to move Flat (3 BHK) within 6 months from issue of LOI	Yes - Qualified ; No - Disqualified
(1) Carpet Area – (The Carpet Area would mean the usable carpet area of flat at any floor level based on net finished wall to wall internal) i.e. Bedroom / Dining Room / Living Room-Hall/ Study / Pooja Room / Bathroom. Non- Considerable Area: Balcony / Staircase Inside house / Garden etc. as stipulated by RERA. Carpet area to be legibly written on the body of the EOI. Bidder who does not mention the carpet area may not considered for further evaluation.	
Above 1200 sq. ft.	5
More than 900 sq. ft upto 1200 sq.ft	20
800 sq.ft. upto 900 sq ft.	15
700 sq.ft. upto 800 sq ft	10
Below 700 sq.ft .	DISQUALIFIED.
(2) Number of Flats within the same Complex -	
06 flats within the same complex	15
05 flats within the same complex	12
04 flats within the same complex	10
03 flats within the same complex	8
02 flats within the same complex	6
01 flats within the same complex	4
(3) Location of Flat inside premises from Sun Facing point of view -	

Flats with East/South/East-South facing	10
Flats with South/South-West facing	10
Flats with North facing	5
Note- If Drawing Room Cum Living Room Balcony along with one bedroom window is facing the specified direction, then that will be considered. Decision of NRL Technical Committee will be final.	
(4) Parking Space -	
Covered Garage- 01 no per flat	10
Open Garage- 01 no per flat	5
Garage not available	DISQUALIFIED
*No additional marks for more than 01 garage.	
(5) Bathroom-	
No of Toilet -02	5
Toilet less than 02	0
*No additional marks for more than 02 Toilets.	
(6) Balcony 01 or more	5
Flat with no balcony	DISQUALIFIED
(7) Aesthetic of the property and miscellaneous -	
<i>Likely Parameters to be considered for Assessment: - TICK as applicable. Bidders can punch in additional points in the vacant rows worth highlighting. Allocation of Marks at the discretion of the evaluation committee. Photograph of the Property exhibiting all sides is mandatory for evaluation. In case same is not provided no marks may be allocated against this parameter.</i>	
Security System	0 - 5
Open Area or Garden Area all around.	0 - 5
Proper Garbage Collection & Disposal System	0 - 5
Gym	0 - 5
Functional Society Committee with Campus Manager	0 - 5
(8) Access to property -	
(a)Approach / Front Road:	
Width of the Approach / Front road of the premises : 9 metres and above	10

With of the Approach / Front Road of the premises : 6 metres and above & less than 9 metres	5
With of the Approach / Front road of the premises: Less than 6 metres	DISQUALIFIED
(9) Others -	
(a) lift (complete functional lift) -	
(i) Ground floor offered property	0-10 (marks shall be cumulative of ii & iii)
(ii) No. of lifts available for active use (for premises offered at 1st floor & above)	0-5
(iii) Capacity of the lift	0-5
Note- Decision of NRL Technical Committee will be final.	
(b) Electricity	
(i) Dedicated Connection with separate Meter.	5
Otherwise	0
(ii) 24 * 7 DG power backup for the Utility Areas / Staircase.	5
Otherwise	DISQUALIFIED
(c) 24 * 7 water supply	
Available with bored water source/dedicated water source for the society	5
Otherwise	DISQUALIFIED
(d) Proper Sewage	
	5
Note- Decision of NRL Technical Committee will be final.	
(e) firefighting system as per govt. regulation (Documentary Proof desirable)	
Available	5
Not available	DISQUALIFIED
(f) Ceiling Height	
> = 11 ft from the bottom of floor	5
> = 10 ft from the bottom of floor and < 11 ft from the bottom of the floor	3
< 10 ft from the bottom of the floor	0

- **NRL's Technical Committee Members or its authorized representative or Consultant / Valuer may at its discretion visit the Society Premises where the flat is located with prior short notice to the owner for ascertaining the features as committed by the bidder in this Technical Bid Evaluation Document.**

**ACCEPTANCE LETTER TO BE SUBMITTED BY THE APPLICANT/OWNER/ AUTHORISED REPRESENTATIVE OF
COMPANY/ INDIVIDUAL**

(Preferably on letter head)

GM(SMT)
Admin Building Main Entrance
Siliguri Marketing Terminal
Numaligarh Refinery Ltd.,
Near Rangapani Railway Station,
P.O.- Rangapani, Siliguri,
Dist- Darjeeling, West Bengal, PIN- 734434

Sir/Madam,

Sub.:- Expression of Interest (EOI No: NRL-EOI-SMT-2025-01) for purchase of Residential Property of 2 BHK Flat or 3 BHK Flat (Both New or Resale) at Siliguri in West Bengal.

I/We have downloaded the document for submission of EOI for Purchase of Residential Property of 2 BHK Flat or 3 BHK Flat (Both New or Resale) at Siliguri in West Bengal of Numaligarh Refinery Limited from the official website of the NRL. I/We hereby unconditionally accept the EOI conditions in its entirety for the sale of the property. I/We understand that the NRL intends to purchase residential property after due diligence of the offered site/location/premises & related documents in the manner, NRL may deem fit.

The contents of EOI document (Instructions to Applicant) have been noted wherein it is clarified that after unconditionally accepting the EOI condition in its entirety, it is not permissible to put any remark(s)/condition(s) in the EOI enclosed in the respective Envelope and the same has been followed in the present case.

In case any provision of the EOI document is found violated at any time after opening of the Envelope, I/We agree that the EOI shall be summarily rejected. The required confirmation as per format (Annexure-II) is enclosed herewith.

Thanking You.

Yours faithfully,

Signature of applicant

Name with seal

CONFIRMATION BY THE APPLICANT FOR Expression of Interest (EOI) for purchase of Residential Property of 2 BHK Flat or 3 BHK Flat (Both New or Resale) at Siliguri in West Bengal.

(ADVERTISEMENT NO. EOI No: NRL-EOI-SMT-2025-01)

(Preferably on the letter-head)

TO WHOM SO EVER IT MAY CONCERN

I, _____ (S/o _____, and R/o _____) on behalf of _____ (Individual/Property-Dealer/Company-as applicable) have submitted EXPRESSION OF INTEREST (EOI) FOR **“Purchase of Residential Property of 2 BHK Flat or 3 BHK Flat (Both New or Resale) at Siliguri in West Bengal.**

(Please put ‘tick’ as applicable)

1. The offered property is registered and mutated in the name of me/ us/ said company.
2. The offered property has a clear Title and there is no dispute of any kind on this property and/ or premises offered through EOI.
3. The offered property is RERA Compliant.
4. The said property falls under the approved Master Plan of local authority/ regulatory body (ies).
5. The property is free from all kind of encumbrances.
6. The property is Freehold or Leasehold _____ (Please clearly specify).
7. We further confirm that:

(A) We, have not taken any loan on the offered property

OR

We have taken a loan, against the offered property amounting to Rs. _____ from _____ (Name, address of the financial institution), out of which an amount of Rs. _____ is outstanding as on date _____ (Please attach Certificate from the financial institution confirming the present outstanding amount).

(B) No charge has been created on the said offered property through Registrar of Companies (ROC)/ in anyone's favour.

OR

A charge amounting to Rs. _____ was created in favour of _____ through ROC, which stands cleared as on date [Please attach necessary supporting document(s)].

OR

A charge amounting to Rs. _____ has been/ was created in favour of _____ through ROC, which is still in force [Please attach necessary supporting document(s)].

(C) No third party lien or interest has been created on the offered property.

OR

Third party lien or interest had been created on the offered property which has been cleared as on date.

OR

Third party lien or interest has been created on the offered property which is still in force (Please submit details as applicable and also attach supporting documents).

I/We also undertake to provide all the related documents for verification of good title of the property.

Signature of the Owner(s) /Authorized representative (with seal)

EOI No: NRL-EOI-SMT-2025-01**CHECKLIST OF DOCUMENTS TO BE SUBMITTED WITH Expression of Interest (EOI) for purchase of Residential Property of 2 BHK Flat or 3 BHK Flat (Both on Resale or New) at Siliguri in West Bengal.**

(Please put 'tick' as applicable)

S.No.	ITEM DESCRIPTION	YES	NO	NA (Not Applicable)
1.	Copy of the document of the Property such as Sale Deed/ Gift Deed / Land allotment patta etc.			
2.	Nature of Title such as freehold, or development right, etc. In case of the seller claiming development rights to the property, the development agreement and power of attorney, executed by the owners in the favour of the seller.			
3.	Information on pending or past litigation			
4.	Building plan/layout plan sanctioned by local municipal authorities if any			
5.	Non Encumbrance Certificate			
6.	Land use permission if any, Construction approval			
7.	Status of Property Tax payment, as applicable			
8.	Details of Mortgage if any and loan balance if any as on date			
9.	Draft map of the location of the property / Google Map			
10.	Other Documents/information e.g PAN, Aadhaar for establishing the identity of the bidder			
11.	Any other documents issued by the Government			
12.	Memorandum and Articles of Association.			
13.	Acceptance Letter (as per Annexure-I).			
14.	Confirmation by the applicant (as per Annexure-II).			
15.	FORM as Annexure-IV duly filled-in.			
16.	Technical Bid (as Annexure-V OR VI OR VII OR VIII) duly filled-in, signed and sealed.			
16.	PRICE BID (as Annexure IX OR X OR XII OR XII) duly filled-in, signed and sealed.			
17.	Commencement/ Completion/ Occupancy Certificates issued by the Local Statutory Body/ Regulatory Authority.			
18.	Fire NOC, Lift License and other NOCs, as applicable.			
19.	Any other pertinent document/ information, the applicant/owner(s) may like to submit/mention.			
20.	Authorisation Letter for signing the EOI			
21.	Current Colour Photographs of Property & offered floors/areas			

Signature: _____

Name : _____

Seal : _____

EOI No: NRL-EOI-SMT-2025-01**APPLICANT DETAILS**

S.No.	ITEM DESCRIPTION	INFORMATION/INPUTS/DETAILS
1	Name and address of Applicant/owner with Telephone No., Mobile No. & E-mail address	
2	Legal status of the Applicant (attach copies of original documents defining the legal status):- (a) A Proprietary Firm. (b) A Partnership Firm. (c) A Limited Company (Private or Public) or Corporation. (d) Individual.	
3	Name of Directors/ Partners with their Addresses, Telephone number, Mobile number, Fax, E-mail address (es).	
4	Name and Designation of individuals authorized to act for the Organization.	
5	Name/ Designation/ Telephone No. of the person to contact in case of any clarification required by the NRL.	
6	Has the Applicant or any constituent Partner in case of Partnership firm, ever been convicted by a Court of Law? If so, give details. Also, provide the details of Court Case going on.	
7	Other details:- (a) PAN (b) GST/ VAT/ Service Tax Reg. No. (Copies to be enclosed)	
8	Any other information considered necessary but not included above.	
		Signature and Seal of Applicant

Note :- In “Other details”, if any of the registration/ clearance is not applicable/ exempted/ not available, the Applicant shall submit an Affidavit/Undertaking to that effect or, stating that the same will be obtained (as per requirements and to the best satisfaction of NRL) prior to issuance of any Letter of Intent(LOI).

Signature: _____

Name : _____

Seal : _____

TECHNICAL BID
(Technical Information of Property)

EOI NO : NRL-EOI-SMT-2025-01

Category-1: Expression of Interest (EOI) for purchase of Residential Property (2 BHK Flat) at Siliguri, West Bengal.

Location: HIG Complex, Uttoroyan Township: - Flat on resale (Old Flat) or new ready to move Flat.

SL. NO.	PARTICULARS	BIDDER'S INPUT
01.	Name & Address of the Applicant and also Owner with Telephone Number, Mobile Number and Email Address	
02.	Details of the offered property - a) Name of the property/ building: b) Type of Flat (2 BHK): c) Flat No. : d) Floor No. : e) Street : f) Landmark : g) City : h) Pin code : i) Others:	
03.	Type of property: a) Ready Build (Ready for immediate possession) b) Ready to move Flat within 6 months from issue of LOI c) Residential Complex d) RCC e) New Property f) Resale Property	Yes / No Yes / No Yes / No Yes /No Yes / No Yes / No Yes / No
04.	Area of the property (space) offered • Carpet Area (in sq. ft.) Note: The dimensions mentioned in the layout plan furnished with the technical bid of the apartments must match with the carpet area mentioned herein.	
05.	Parking space offered a) No. of covered parking space offered b) No. of open parking space offered	
06.	Mention property age : (Completion Date) Requisite documents in this regard and also occupancy certificate with dates to be enclosed	

07.	<u>Front Road:</u> a) Name of the Approach / Front Road of the premises b) Width of the Approach / Front Road of the premises (in metres) c) Does the property have clear entrance (free from footpath stall, auto-rickshaw/ rickshaw stand, etc.)	Yes / No
08.	Lift (complete functional lift) a) No. of lifts available for active use (for premises offered at 1st floor & above) b) Capacity of the lift	
09.	Electricity – a) 24 * 7 Dedicated Line b) 24 * 7 DG power for the Utility Areas / Staircase.	Yes / No ; Details
10.	Water Supply – a) 24 * 7 available b) Municipal corporation water line c) Bore-well d) Overhead / Underground Tank (specify capacity)	Yes / No Yes / No Yes / No Yes / No ; Capacity
11.	Proper Sewage available	Yes / No
12.	Firefighting system as per Govt. regulation	Yes / No ; Details
13.	Attached Toilets or provision to make (2 Nos) • Available (with numbers)	Yes / No ; Nos :
14.	Ceiling height from bottom of beam (in feet)	
15.	Natural lighting and Ventilation – Adequate	Yes / No
16	All Payable Outstanding should be clear on the date of hand over of the flat to NRL like Society Maint Fees/ Electricity Bills/ Municipal Taxes etc.	Agreed.

Signature: _____

Name : _____

Seal : _____

TECHNICAL BID
(Technical Information of Property)

EOI NO : NRL-EOI-SMT-2025-01

Category-1 : Expression of Interest (EOI) for purchase of Residential Property (3 BHK Flat) at Siliguri, West Bengal.

Location: HIG Complex, Uttoroyan Township: - Flat on resale (Old Flat) or new ready to move Flat.

SL. NO.	PARTICULARS	BIDDER'S INPUT
01.	Name & Address of the Applicant and also Owner with Telephone Number, Mobile Number and Email Address	
02.	Details of the offered property - a) Name of the property/ building: b) Type of Flat (3 BHK): c) Flat No. : d) Floor No. : e) Street : f) Landmark : g) City : h) Pin code : i) Others:	
03.	Type of property: a) Ready Build (Ready for immediate possession) b) Ready to move Flat within 6 months from issue of LOI c) Residential Complex d) RCC e) New Property f) Resale Property	Yes / No Yes / No Yes / No Yes /No Yes / No Yes / No Yes / No
04.	Area of the property (space) offered • Carpet Area (in sq. ft.) Note: The dimensions mentioned in the layout plan furnished with the technical bid of the apartments must match with the carpet area mentioned herein.	
05.	Parking space offered a) No. of covered parking space offered b) No. of open parking space offered	
06.	Mention property age : (Completion Date) Requisite documents in this regard and also occupancy certificate with dates to be enclosed	

07.	<u>Front Road:</u> a) Name of the Approach / Front Road of the premises b) Width of the Approach / Front Road of the premises (in metres) c) Does the property have clear entrance (free from footpath stall, auto-rickshaw/ rickshaw stand, etc.)	Yes / No
08.	Lift (complete functional lift) a) No. of lifts available for active use (for premises offered at 1st floor & above) b) Capacity of the lift	
09.	Electricity – a) 24 * 7 Dedicated Line b) 24 * 7 DG power for the Utility Areas / Staircase.	Yes / No ; Details
10.	Water Supply – a) 24 * 7 available b) Municipal corporation water line c) Bore-well d) Overhead / Underground Tank (specify capacity)	Yes / No Yes / No Yes / No Yes / No ; Capacity
11.	Proper Sewage available	Yes / No
12.	Firefighting system as per Govt. regulation	Yes / No ; Details
13.	Attached Toilets or provision to make (2 Nos) • Available (with numbers)	Yes / No ; Nos :
14.	Ceiling height from bottom of beam (in feet)	
15.	Natural lighting and Ventilation – Adequate	Yes / No
16	All Payable Outstanding should be clear on the date of hand over of the flat to NRL like Society Maint Fees/ Electricity Bills/ Municipal Taxes etc.	Agreed.

Signature: _____

Name : _____

Seal : _____

TECHNICAL BID
(Technical Information of Property)

EOI NO : NRL-EOI-SMT-2025-01

Category-2 : Expression of Interest (EOI) for purchase of Residential Property (2 BHK Flat) at Siliguri, West Bengal.

Location:

- a. **Outside HIG Complex but within Uttoroyan Township:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).
- b. **With 5 km radius outside Uttoroyan Township:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).
- c. **On the shortest route (Uttoroyan Township-Khaprail More-Balasan-Kadamtala-Medical More-Ranidanga-Rangapani) from Uttoroyan Township to NRL Siliguri Marketing Terminal, Rangapani:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).

SL. NO.	PARTICULARS	BIDDER'S INPUT
01.	Name & Address of the Applicant and also Owner with Telephone Number, Mobile Number and Email Address	
02.	Details of the offered property - a) Name of the property/ building: b) Type of Flat (2 BHK): c) Flat No. : d) Floor No. : e) Street : f) Landmark : g) City : h) Pin code : i) Others:	
03.	Type of property: a) Ready Build (Ready for possession) b) Open Hall c) Single Floor d) Usage of property – Commercial (office use) e) RCC	Yes / No Yes / No Yes / No Yes /No Yes / No
04.	Area of the property (space) offered • Carpet Area (in sq. ft.) • Mention the dimension (length & width in ft.) of the offered property (space) Note : As per the dimension, the total offered area should be equal to the total carpet area in sq. ft.	

05.	Parking space offered a) No. of covered parking space offered b) No. of open parking space offered	
06.	Mention property age : (Completion Date) Requisite documents in this regard and also occupancy certificate with dates to be enclosed	
07.	Front Road (property / building should be on main road & not on by-lane) a) Name of the Approach / Front Road of the premises b) Width of the Approach / Front Road of the premises (in metres) c) Does the property have clear entrance (free from footpath stall, auto-rickshaw/ rickshaw stand, etc.)	Yes / No
08.	Lift (complete functional lift) a) No. of lifts available for active use (for premises offered at 1st floor & above) b) Capacity of the lift	
09.	Electricity – a) 24 * 7 Dedicated Line b) 24 * 7 DG power for the Utility Areas / Staircase.	Yes / No ; Details
10.	Water Supply – a) 24 * 7 available b) Municipal corporation water line c) Bore-well d) Overhead / Underground Tank (specify capacity)	Yes / No Yes / No Yes / No Yes / No ; Capacity
11.	Proper Sewage available	Yes / No
12.	Firefighting system as per Govt. regulation	Yes / No ; Details
13.	Attached Toilets or provision to make (2 Nos) • Available (with numbers)	Yes / No ; Nos :
14.	Ceiling height from bottom of beam (in feet)	
15.	Natural lighting and Ventilation – Adequate	Yes / No
16	All Payable Outstanding should be clear on the date of hand over of the flat to NRL like Society Maint Fees/ Electricity Bills/ Municipal Taxes etc.	Agreed.

Signature: _____

Name : _____

Seal : _____

TECHNICAL BID
(Technical Information of Property)

EOI NO : NRL-EOI-SMT-2025-01

Category-2 : Expression of Interest (EOI) for purchase of Residential Property (3 BHK Flat) at Siliguri, West Bengal.

Location:

- a. **Outside HIG Complex but within Uttoroyan Township:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).
- b. **With 5 km radius outside Uttoroyan Township:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).
- c. **On the shortest route (Uttoroyan Township-Khaprail More-Balasan-Kadamtala-Medical More-Ranidanga-Rangapani) from Uttoroyan Township to NRL Siliguri Marketing Terminal, Rangapani:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).

SL. NO.	PARTICULARS	BIDDER'S INPUT
01.	Name & Address of the Applicant and also Owner with Telephone Number, Mobile Number and Email Address	
02.	Details of the offered property - a) Name of the property/ building: b) Type of Flat (3BHK): c) Flat No. : d) Floor No. : e) Street : f) Landmark : g) City : h) Pin code : i) Others:	
03.	Type of property: a) Ready Build (Ready for possession) b) Open Hall c) Single Floor d) Usage of property – Commercial (office use) e) RCC	Yes / No Yes / No Yes / No Yes /No Yes / No
04.	Area of the property (space) offered • Carpet Area (in sq. ft.) • Mention the dimension (length & width in ft.) of the offered property (space) Note : As per the dimension, the total offered area should be equal to the total carpet area in sq. ft.	

05.	Parking space offered a) No. of covered parking space offered b) No. of open parking space offered	
06.	Mention property age : (Completion Date) Requisite documents in this regard and also occupancy certificate with dates to be enclosed	
07.	Front Road (property / building should be on main road & not on by-lane) a) Name of the Approach / Front Road of the premises b) Width of the Approach / Front Road of the premises (in metres) c) Does the property have clear entrance (free from footpath stall, auto-rickshaw/ rickshaw stand, etc.)	Yes / No
08.	Lift (complete functional lift) a) No. of lifts available for active use (for premises offered at 1st floor & above) b) Capacity of the lift	
09.	Electricity – a) 24 * 7 Dedicated Line b) 24 * 7 DG power for the Utility Areas / Staircase.	Yes / No ; Details
10.	Water Supply – a) 24 * 7 available b) Municipal corporation water line c) Bore-well d) Overhead / Underground Tank (specify capacity)	Yes / No Yes / No Yes / No Yes / No ; Capacity
11.	Proper Sewage available	Yes / No
12.	Firefighting system as per Govt. regulation	Yes / No ; Details
13.	Attached Toilets or provision to make (2 Nos) • Available (with numbers)	Yes / No ; Nos :
14.	Ceiling height from bottom of beam (in feet)	
15.	Natural lighting and Ventilation – Adequate	Yes / No
16	All Payable Outstanding should be clear on the date of hand over of the flat to NRL like Society Maint Fees/ Electricity Bills/ Municipal Taxes etc.	Agreed.

Signature: _____

Name : _____

Seal : _____

Annexure - IX

Date:

PRICE BID

(Preferably on letter head)

EOI NO: NRL-EOI-SMT-2025-01

Category-1: Expression of Interest (EOI) for purchase of Residential Property (2 BHK Flat) at Siliguri, West Bengal.

Location: HIG Complex, Uttoroyan Township: - Flat on resale (Old Flat) or new ready to move Flat.

Name and Address of the Party	Address of the offered Space, Name of the Property and Flat number	Carpet Area (Sq Ft)	Price Offer (Per Square Feet of Carpet Area) [Excluding Taxes and Duties (GST)] (Rupees)	Total Price offer [Excluding Taxes and Duties (GST)] (Rupees)

Extras:

1) Parking Space –

- a) Rate of covered space (per nos): Rs.
- b) Rate of open space (per nos): Rs.

2) Common Area Maintenance Charge (per Sq Ft of SBUA per month): Rs.

3) Any other: Rs.

4) Registration & Stamp duty shall be extra as applicable.

**Authorized Signatory
(Along with Seal)**

Annexure - X

Date:

PRICE BID
(Preferably on letter head)

EOI NO: NRL-EOI-SMT-2025-01

Category-1: Expression of Interest (EOI) for purchase of Residential Property (3 BHK Flat) at Siliguri, West Bengal.

Location: HIG Complex, Uttoroyan Township: - Flat on resale (Old Flat) or new ready to move Flat.

Name and Address of the Party	Address of the offered Space, Name of the Property and Flat number	Carpet Area (Sq Ft)	Price Offer (Per Square Feet of Carpet Area) [Excluding Taxes and Duties (GST)] (Rupees)	Total Price offer [Excluding Taxes and Duties (GST)] (Rupees)

Extras:

1) Parking Space –

- a) Rate of covered space (per nos): Rs.
- b) Rate of open space (per nos): Rs.

2) Common Area Maintenance Charge (per Sq Ft of SBUA per month): Rs.

3) Any other: Rs.

4) Registration & Stamp duty shall be extra as applicable.

**Authorized Signatory
(Along with Seal)**

Date:

PRICE BID
(Preferably on letter head)

EOI NO: NRL-EOI-SMT-2025-01

Category-2 : Expression of Interest (EOI) for purchase of Residential Property (2 BHK Flat) at Siliguri, West Bengal.**Location:**

- a. **Outside HIG Complex but within Uttoroyan Township:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).
- b. **With 5 km radius outside Uttoroyan Township:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).
- c. **On the shortest route (Uttoroyan Township-Khaprail More-Balasan-Kadamtala-Medical More-Ranidanga-Rangapani) from Uttoroyan Township to NRL Siliguri Marketing Terminal, Rangapani:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).

Name and Address of the Party	Address of the offered Space, Name of the Property and Flat number	Carpet Area (Sq Ft)	Price Offer (Per Square Feet of Carpet Area) [Excluding Taxes and Duties (GST)] (Rupees)	Total Price offer [Excluding Taxes and Duties (GST)] (Rupees)

Extras:**1) Parking Space –**

- a) Rate of covered space (per nos): Rs.
- b) Rate of open space (per nos): Rs.

2) Common Area Maintenance Charge (per Sq Ft of SBUA per month): Rs.**3) Any other: Rs.****4) Registration & Stamp duty shall be extra as applicable.****Authorized Signatory**
(Along with Seal)

Date:

PRICE BID
(Preferably on letter head)

EOI NO: NRL-EOI-SMT-2025-01

Category-2 : Expression of Interest (EOI) for purchase of Residential Property (3 BHK Flat) at Siliguri, West Bengal.**Location:**

- a. **Outside HIG Complex but within Uttoroyan Township:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).
- b. **With 5 km radius outside Uttoroyan Township:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).
- c. **On the shortest route (Uttoroyan Township-Khaprail More-Balasan-Kadamtala-Medical More-Ranidanga-Rangapani) from Uttoroyan Township to NRL Siliguri Marketing Terminal, Rangapani:** - Only new (First Hand) ready to move Flat (Old Flat on resale shall not be considered).

Name and Address of the Party	Address of the offered Space, Name of the Property and Flat number	Carpet Area (Sq Ft)	Price Offer (Per Square Feet of Carpet Area) [Excluding Taxes and Duties (GST)] (Rupees)	Total Price offer [Excluding Taxes and Duties (GST)] (Rupees)

Extras:**1) Parking Space –**

- a) Rate of covered space (per nos): Rs.
- b) Rate of open space (per nos): Rs.

2) Common Area Maintenance Charge (per Sq Ft of SBUA per month): Rs.**3) Any other: Rs.****4) Registration & Stamp duty shall be extra as applicable.**

Authorized Signatory
(Along with Seal)