

Numaligarh Refinery Limited

Expression of Interest (EOI) for procurement/lease of land for setting up a BIO-CNG plant in Kaziranga area , Assam, India

Numaligarh Refinery Limited (NRL) is a group company of Bharat Petroleum Corporation Limited. Its Refinery is located at Numaligarh, District Golaghat, Assam with a capacity of 3 MMTPA. In line with GOI's emphasize on renewable fuel, NRL intends to set up a plant to produce Bio-CNG from bamboo, agricultural waste and other suitable biomass etc. Bio-CNG plant is environment friendly and discharges no significant emission.

This Expression of Interest is prepared to shortlist such prospective owners. The offers shall be scrutinised by NRL on the basis of the specifications given in subsequent paras of this document. Price offer shall be taken from the shortlisted owners and owners shall be finalised based on mutually agreed price and other terms & conditions.

Sealed offers are invited from interested parties holding valid and clear marketable title of land in possession, before the date of release of this advertisement for transfer of plot of the land by way of outright Sale / Lease (minimum 29 years 11 months with renewal option) to Numaligarh Refinery Limited for setting a Bio CNG plant using bamboo and other suitable biomass. Bio-CNG plant is environment friendly and with no solid waste generation at the following location and details:

Sr. No	State	District	Location	Area (Bigha)	NH/SH/City/MDR / ODR /Other Village Road
1	Assam	Golaghat	Kaziranga area or nearby area	Minimum 12 bighas and maximum 25 Bighas	NH-37/Other Village Road

The following may kindly be noted :

- Location : Kaziranga or near by area (From Bokakhat police point up to Kohora charali)
- Area : minimum 12 bighas and maximum 25 bighas
- Frontage: Minimum 30 mtrs. and 100 mtrs. depth
- Near NH-37 or motorable Road to site
- Frontage of the plot of land should be abutting the highway / main road / Other road, with proper approach road to the plot of land .
- The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural conversion, Income Tax clearance, Non-encumbrance certificate etc.
- The Bidder will ensure that the land offered meets the requirements of NHAI in case of land on National Highway.

- Land should be preferably high land, levelled, more or less at Road level, in one contiguous lot.
- The plot should be free from overhead high Tension power line, product/water pipeline / canals / drainage / nullahs / public road / railway line etc. 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.
- If the entire parcel of land required 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.
- Those offering Agricultural land shall convert the same to Non-Agricultural, more particularly commercial conversion for use of retail outlet / infrastructural facilities and other allied purpose at their own expenses and cost.
- District authorities and other Government bodies can also apply against this advertisement. Preference will be given to Government land if found suitable.
- As estimated by NRL, the following additional cost will 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.
- Brokers / Property Dealers need not apply.
- 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.
- NRL reserves the right to reject any or all of the offers without assigning any reasons thereof.
- Land owners/ Power of Attorney holder is/are requested to fill up attached format(Annexure-1) and to enclose the copy both in Technical Bid and commercial Bid respectively.

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 sale / 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.
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.

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

Address from submission :

Kind Attention : Dy. General Manager (Admin)
HR Deppt.

Numaligarh Refinery Limited

Golaghat , Assam
Pin : 785699

Annexure-1

Details of offer for Expression of Interest (EOI) for procurement/lease of land in Kaziranga area ,
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 sell / power of attorney.

- 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 sale / 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 distance from NH-37 & to Kohora Chariali.

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 from Circle Office	
4	No Litigation Certificate n land	
5	Sketch Map on land from Circle Office	
6	Sketch showing the location of the land, roads, distance from NH-37 & Kohora	
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 plot(s) of land then I/We will offer the land per the EOI specifications for outright sale /Lease foryear to set Bio CNG production unit on the plot of land. If the Price of land /rental on lease and other terms & conditions are agreed mutually then I/We will execute Agreement with M/S Numaligarh Refinery Limited for the said facilities on that plot of land.

Signature of the bidder(s)

Date.....