

INVITATION OF EXPRESSION OF INTEREST (EOI) FOR PURCHASE OF LAND

Expressions of Interest (EOIs) are invited for offer of land of about 134 Acres (400 Bighas approximately) from interested Government Organizations/PSUs/Private Land Owners having clear (free from encumbrance) and absolute title for sale of their land along/ nearby the NSPL (Oil India) ROW in the Jagiroad to Sonapur stretch or in the Amingaon (North Guwahati) to Hajo Road stretch for setting up of a Petroleum Products Storage Terminal of Numaligarh Refinery Limited.

For details, you may visit the link <https://www.nrl.co.in/Tenders>.....

**General Manager (Marketing)
Numaligarh Refinery Limited
Guwahati.**

INVITATION OF EXPRESSION OF INTEREST (EOI) FOR PURCHASE OF LAND

EOI NO: NRL/MARKETING/ LAND /GHY MKTG TERMINAL/2021

DATED: 28th April, 2021

NUMALIGARH REFINERY LIMITED

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NUMALIGARH REFINERY LIMITED

NOTICE INVITING EXPRESSION OF INTEREST (EOI)

Dated: 28th April, 2021

Subject : Invitation of Expressions for purchase of land nearby Guwahati

Numaligarh Refinery Limited (NRL) a Government of India Enterprise under Ministry of Petroleum & Natural Gas, Government of India, invites EOIs from interested Government Organizations/PSUs/ Private Land Owners including individual or group having clear, absolute right, title, interest over the land and free from encumbrance to acquire their land for setting up of Petroleum Products Storage Terminal of NRL..

1.	Name of the work	Offer for land for Petroleum Products Storage Terminal nearby Guwahati.
2.	Criteria of Land	a) Land required : Around 134 Acres (400 Bighas approximately) b) Required location: Along/ nearby the NSPL (OIL) ROW in the Jagiroad to Sonapur stretch or in the Amingaon (North Guwahati) to Hajo Road stretch. c) Adjoining plot owners may combine together to form the required land mass.
3.	Availability of EOI document	On Numaligarh Refinery Limited website i.e. www.nrl.co.in/Tenders..... w.e.f 30 th April, 2021.
4.	Last date of submission of EOI	15th May, 2021 up to 3:00 PM.
5.	Date of opening of EOI's	16th May, 2021 at 4:00 PM.
6.	Place of submission of EOIs	General Manager (Marketing) Numaligarh Refinery Limited , Marketing Office, 4 th Floor NEDFI House , G.S Road, Guwahati-781006.
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

Complete EOI document is available on Numaligarh Refinery Limited website i.e. www.nrl.co.in/Tenders..... and the same can be downloaded.

Numaligarh Refinery Limited shall not be liable for any postal delays what so ever in receipt of EOI documents and EOI received after the stipulated date and time shall not be entertained. EOIs submitted without EMD and incomplete EOI document will be summarily rejected.

No offers from Brokers/ Commission Agents shall be accepted.

Numaligarh Refinery Limited reserves the right to have negotiations with any or all, accept or reject any or all the EOIs or annul this process at any time without assigning any reason whatsoever.

General Manager (Marketing)
Numaligarh Refinery Limited

INSTRUCTIONS TO THE APPLICANTS / BIDDERS FOR SUBMISSION OF EOI

The EOI is to be submitted in a sealed envelope and envelope is to be super scribed as “**EXPRESSION OF INTEREST FOR OFFER OF LAND**” should be duly sealed and delivered at the following address on or before the scheduled date and time i.e **15th May, 2021 up to 3:00 PM.**

The General Manager (Marketing),

Numaligarh Refinery Limited,
4th Floor, NEDFI House,
G.S.Road, Guwahati – 781006.

Envelope super scribed as “**EXPRESSION OF INTEREST FOR OFFER OF LAND**” shall contain the followings:

1. Acceptance letter for un-conditional acceptance of the terms and conditions of EOI as per Performa given in this document at (**ANNEXURE - I**).
2. Brief profile of the applicant / land owner (s) showing the following.
Location of the land /Name of the owner(s) of the land /Copy of land documents as per (**ANNEXURE-II**).
3. Confirmation by the applicant on the format placed at (**ANNEXURE - III**) duly signed and stamped (in case of Organizations/Departments) by the owner(s)/authorized person.
4. Complete EOI document as downloaded from website, Corrigendum/Addendum, if any, duly filled in.
5. Copy of Power of Attorney/ Partnership Deed/ Board Resolution (in case of company), duly attested by Notary Public authorizing the person who signs & submit the EOI.
6. Any other information as required to be submitted along with the EOI.
7. Copy of documents as per list [**ANNEXURE – I , II & III**].
8. Present status of the land.

GENERAL TERMS & CONDITIONS:

1. The EOIs received after the due date and time shall not be considered and shall be returned to the applicant unopened.
2. Numaligarh Refinery Limited shall not be responsible for any postal or other delays and applicant should take care to ensure the submission of EOIs at place before due date and time.
3. All alterations, erasure(s) & or over-writings, if any, should be duly authenticated by the person signing the EOI.
4. All documents forming part of EOI documents has to be duly filled-in, signed/stamped by the applicant.
5. An applicant can submit any number of EOIs, but each EOI must be in a separate envelope accompanied by separate EOI document for each case.
6. Legal due-diligence of Land offered for sale shall be done by Numaligarh Refinery Limited and for the same the owner/owners may require to submit original land document as and when required.
7. The owners of the land are required to clarify the observations raised by the NRL Officials/ Agency carrying out the legal Due-diligence on behalf of NRL within specified time.
8. That mere submission of offers/ EOIs will not be treated as acceptance/selection of the offer. Authorized representatives of NRL will inspect the offered land and shortlist the one which fulfill the requirement of NRL. The land offered will be selected based on evaluation of offers considering various factors as mentioned in the technical information/ criteria of evaluation. Further, the applicants may note that NRL is not bound to acquire Land even from the shortlisted offers.
9. The EOI is liable for rejection in the following events & reasons:
 - (a) If the Title of property is defective & the premise owner fails to rectify the defect / anomaly (ies) raised by NRL within provided time.
 - (b) If the owners of the land /premises withdraws the submitted EOI.
 - (c) If the land owner after submission of EOI, imposes Condition(s). (Conditional offers are not acceptable).
 - (d) Non-fulfillment of any or all of the conditions by the land owner/ owners.
11. If group of individuals own the land then preferably all the authorized representatives of such individuals should sign the EOI documents. An authorization letter in favour of the persons signing on behalf of a company/ individual must accompany the EOI. In case only one person is signing on behalf of all the companies/individuals then all such companies/individuals shall issue an authorization letter in favour of person signing the EOI duly attested by Notary Public.

(A) CRITERIA FOR SELECTION OF THE LAND :

The following criteria shall be adopted for short listing of land:

- (a) The location of the offered land should be adjacent/ nearby to the NSPL (Oil India) ROW.
- (b) The land should be free from any habitation and should not involve displacement of any residential population in the event of sale of the land. The bidder has to submit self-declared non-encumbrance certificate. At the time of commercial offer, the bidder shall have to furnish actual non-encumbrance certificate
- (c) The land use of the offered land shall be for carrying out industrial activities. The offered land should be away from congested/ highly populated residential areas.
- (d) The location of land offered should draw its access from nearest major road and should have good approach road suitable for movement of Heavy Commercial Vehicles.
- (e) In case the offered land is located adjacent to National Highway/PWD Road, the land has to conform to respective NHAI/PWD norms.
- (f) Land owners having less than the total requirement of land but having large vacant adjacent Government land can also apply for consideration of offer.
- (g) The shape of the offered land should be preferably regular. Narrow strip of land will not be given preference.
- (h) The offered land should be preferably even land other than low-lying with water bodies/ hillocks.
- (i) The offered land should not be in a flood prone area.
- (j) The offered land should not have High Voltage Power Transmission Lines/ Towers crossing over the land.
- (k) The offered land will be shortlisted based on the above factors.

The land owner/ owners may submit a brief write-up in support of their offers along with the EOI on the above lines.

(B) SELECTION PROCEDURE:

Procedure for Selection of Land:

1. NRL shall open & scrutinize the EOIs submitted by the intending Land owner/ owners taking into consideration the selection criteria.
2. The representatives of NRL shall visit the site for physical verification, location & observe the status of land. NRL subsequently may carry out due diligence or other verifications for its satisfaction, for which all assistance shall have to be provided by the Land Owner/ Owners including ownership documents and chain of documents.
3. The application(s) not accompanied by the documents [**Annexure-I & II**], are liable to be rejected.
4. NRL reserves the right to accept or reject any or all the applications or annul this process at any time without assigning any reason for whatsoever reasons.
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 inspect the land of the bidders participating in the EOI to shortlist the plots that fulfill the requirements of NRL as mentioned in the above clauses. Selected shortlisted bidders shall be issued Tender Paper for submission of their Commercial Offer and other terms at a later date which shall be intimated to the shortlisted bidders in due course of time.**
8. For any clarification, please contact Shri Atanu P. Sharma, Chief Manager (BD) at Email ID: atanu.p.sharma@nrl.co.in and mobile no. 9435054239.
9. Mere participation in the EOI does not guarantee for acceptance of offer. The decision of NRL shall be binding and final.

**ACCEPTANCE LETTER TO BE SUBMITTED BY THE APPLICANT / AUTHORISED REPRESENTATIVE OF
INDIVIDUAL/INDIVIDUALS/COMPANY /GOVERNMENT DEPARTMENT**

To,

**The General Manager (Marketing)
Numaligarh Refinery Limited
4th Floor, NEDFI House,
G.S.Road, Guwahati-781006.**

Sir,

**Sub : "EOI " FOR OFFER OF LAND AT _____ IN RESPONSE TO YOUR
ADVERTISEMENT VIDE EOI NO: NRL/MARKETING/ LAND /GUWAHATI/2021**

I/We have downloaded the document for submission of EOI for purchase of land from the official website of N R L . I/We hereby unconditionally accept the EOI conditions in its entirety for the sale of Land. I/We understand that NRL intends to purchase land after due diligence of the offered site/location & 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 EOI document is enclosed herewith. The required confirmation is as per format (**ANNEXURE-III**) is enclosed herewith.

Thanking you,

Yours faithfully,

Name & Signature of applicant /With Seal
(For Organizations/ Government Departments)

LAND DETAILS:**ANNEXURE-II**

- 1) Name of Owner/Owners :
- 2) Address of the Owner/Owners :
- 3) E-mail ID :
- 4) Mobile No. :
- 5) Details of offered land for acquisition :
 - a) Location (village/revenue circle) :
 - b) Details of land (Dag NO./Patta No.) :
 - c) Layout drawing of the land showing :
distance from NSPL (Oil India) ROW
in the Jagiroad to Sonapur or Amingaon
- Hajo Road stretch.
6. Copy of land documents (showing ownership) :
7. Copy of Jamabandi :
8. Copy of Non-Encumbrance Certificate :
9. Any other document, Owner may feel necessary to submit. The list is as below:
 - a)
 - b)
 - c)
 - d)

Signature of the Owner/Owners

Date :

CONFIRMATION BY THE APPLICANT FOR LAND (Preferably
on the letter-head for Organizations/ Government
Departments)

TO WHOM SO EVER IT MAY CONCERN

I, _____ S/o _____, and R/o _____) on behalf of

_____ (Name of the Owner(s) / Company/Organization/Government
Department, if applicable), that have submitted its **EXPRESSION OF INTEREST FOR OFFER OF
LAND** at _____
(Location) confirms that;

(Please put 'tick' as applicable)

1. The offered land is registered and mutated in the name of me /us /said company/organization/Department.
2. The offered land has a clear title and there is no dispute of any kind on this land.
3. The said land fall under the approved Master Plan of local Authority (if applicable).
4. The land is free from all kind of encumbrances.
5. We further confirm that;

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

OR

We had taken a loan, against the offered land, amounting to Rs. _____ from
_____ (Name/address of the financial institution), which stands
cleared as on date. (Please attach Loan Closure Certificate).

OR

We have taken a loan, against the offered land, amounting to Rs. _____ from
_____ (Name/address of the financial institution), out of which an
amount of Rs. _____ is outstanding as on date.

(Please attach a certificate from the financial institution confirming the outstanding amount)

(B) No charge has been created on the said offered land in anyone's favour.

OR

A charge amounting to Rs. _____ was created in favour of

_____ which stand cleared as on date.

OR

A charge amounting to Rs. _____ has been / was created in favour of-
which is still in force.

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

OR

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

OR

Third party lien or interest has been created on the offered land which is still in force
(submit details as applicable).

Signature of the owner (s) / Authorized
representative