

BHAGYANAGAR GAS LIMITED

(A Joint Venture of GAIL (India) Ltd & HPCL)

REQUIREMENT OF LAND

Sealed offers are invited on a two bid system i.e. A) Technical Bid, B) Financial Bid from absolute and exclusive owners or co-owners having no objection from other co-owners or parties having interest in the **land** if they have already entered into registered agreement for sale with owners in possession before the date of release of this advertisement for transfer of plot of land by way of OUTRIGHT SALE/LEASE (minimum 30 years) to BHAGYANAGAR GAS LIMITED to set up a CNG STATION at the following locations.

SL.No	Location	District	Approx. Size of the plot in Meters
1	PATANCHERU-BEGUMPET VILLGE ROAD BETWEEN INDRESHAMVILLAGE & KANJARLA VILLAGE JUNCTION	MEDAK	3200 Meters To 5000 Meters
2	BETWEEN SHAMEERPET TO TUMUGUNTA ON SECUNDERABAD – ALWAL – KARIM NAGAR ROAD	RANGA REDDY	3200 Meters To 5000 Meters

Interested parties may please download the terms & conditions along with Technical /Financial Bid formats from www.bglgas.com or write to u to obtain through post. The formats can also be collected in person free of cost at our office on all working days between 10AM to 5 PM. Last date for submission of bids is 3rd Nov 2008.

Contact Person: Manager (C & P), Ph:66566983/86

DETAILED TERMS & CONDITIONS:

1. The land offered on National Highway should meet the norms laid down by MORT & H as per their Letter No. RW/NH – 33023/19/99-DO III dated 25.09.2003/17.10.2003. The sites not meeting prevailing National Highway norms will be disqualified in technical bid and the offer will be rejected.
2. The property should have a clear and marketable title.
3. The bidders shall arrange for all statutory clearance such as Urban Land Ceiling, non-agricultural permission, income-tax clearance, Nil-encumbrance certificate etc.
4. Plots of land with availability of electricity and water connection will be preferred.
5. Payment will be made by cheque at the time of registration of sale deed.
6. If the entire land does not belong to the Bidder, then the group of persons who have plots contiguous to each other meeting our requirement can quote through one of them holding Power of Attorney for the others.
7. Lands with Non-Agricultural conversion, particularly commercial conversion, will be preferred. Those offering Agricultural land shall convert the same to Non-Agricultural more particularly commercial conversion for use of petroleum and other allied purposes at their own expenses and cost before registration of sale deed/lease deed.
8. The land proposed for sale should be clearly partitioned and the title document / khewat / khatauni, khasta and Girdawari should clearly indicate and confirm the same.
9. Cost of land filling/cutting including cost of retaining wall/hume pipes etc. to bring the offered site to road level as estimated by BGL will be taken into consideration for commercial evaluation of bids.
10. Land coming under green belt shall not be considered.
11. Brokers, any property dealers need not apply.

Offers should be submitted on a two bid system in two different sealed envelopes as under:

(A) TECHNICAL BID:

Details of the plot of land offered along with documents, if any, must be signed and put in a sealed envelope clearly marked “**Technical Bid**”. **Technical bid should not have any reference of offer price/cost of land.** The following details should be furnished by the bidder:

- i. Name of the owner(s) of the land
- ii. Key plan showing details of the property
- iii. Area offered for sale/lease along with dimensions of the plot.
- iv. 7/12 Extract or its equivalent viz. Khatoni, Jamabandi, Khasra Girdawari, Chitta, adangal etc. and title deed viz., Sale Deed, Patta with link documents etc. establishing the ownership of the land.
- v. Power of Attorney holders should submit a copy of registered Power of Attorney.

Offers received without the documents stipulated in item (iv) and (v) will be rejected.

(B) FINANCIAL BID:

1. Please clarify whether the offer is for Sale of Lease or for Sale and Lease both.
2. The financial bid should contain the following:
 - i) Expected sale consideration in Rs. _____ per Sq. mtr. (in case of sale)
 - ii) Expected basic monthly rental in Rs. _____ per Sq. mtr. Enhancement in any.

Financial bid should be placed in a separate envelope and superscripted as “**Financial Bid**”. **Both Technical and Financial bid envelopes should be put in a third envelope sealed and superscripted as “Offer for land at.....**

Separate offers should be given for each location.