INDIAN OIL CORPORATION LIMITED
SOUTH-EASTERN REGION PIPELINES
"INDU-SHANKAR BHAWAN" House No. 102 C,
Mandir Marg, Ashok Nagar, Ranchi, Jharkhand-834002.

EXPRESSION OF INTEREST (EOI) (TWO BID SYSTEM)

Indian Oil Corporation Ltd. (Pipelines Division) is seeking applications in Two Bid System i.e., Technical Bid (Part-I) and Price Bid (Part-II) from interested landowners who are willing to sell/Lease their land(s) for establishing of 2 numbers of SV stations for HRPL (Hazaribagh-Ranchi Pipeline) Project along the RoU.
Details of the land requirement in the below village(s)/Town(s) and its nearby area(s) is as follows:

Sl. No.	Name of Facility	Area (in Decimal)	Block	Villages	District	State
1	SV-3	25- 60 dec	Patratu, Ramgarh Sadar,	**Villages under Patratu Block-** Pochra, Chotkakana, Bujurg Jamira **Villages under Ramgarh Sadar Block-** Marramkala, Jaradih, Burhakhukhra, Gandke, Lolo **Villages under Dulmi Block-,** Godatu, Kitma, lapalong, Ichatu, Chatak, Jamsingh, Harhadkander, Bongai	Ramgarh	Jharkhand
2	SV-4	25- 60 dec	Ramgarh Sadar, Dulmi			

Pre-Requisites:

1. The offered land parcels must be measuring approx. 25-60 decimal area for each SV (Same as total area mentioned above) **near or along the RoU** of proposed HRPL Pipeline Project in Patratu, Ramgarh Sadar & Dulmi block. (preference for the lands, falling in the RoU as per published 6(i) notifications)
2. Details of Advertisement, details of instruction to bidder's/selection criteria with weightage scheme/ procedure for selection/ formats of Technical Bid/formats of Financial Bid/ evaluation methodology – to be downloaded from https://www.iocl.com/suppliers-notices

Interested parties are required to apply with the following details in two bid system as mentioned below:

1. **Technical Bid (Part-I):** As per prescribed format
2. **Price Bid (Part-II) :** As per prescribed format

The above two envelopes containing the Technical Bid (Part-I) and Price Bid (Part-II) should be put together in a large envelope duly sealed with Name and Address inscribed on it.

The cost offered by the party shall not appear in any manner in the Part-I (Technical Bid). The expression of Interest would be liable for rejection if cost appear in any manner in Part-I (Technical Bid). The Technical bid and Price bid formats are available at https://www.iocl.com/suppliers-notices and bidders may download the same from the link and submit hard copy with relevant details as mentioned above.

The application with above details should reach our office **within 14 days (Last Date --/--/--)** from the date of publication in newspaper (date of publication --/--/--) at the following address in closed/sealed envelope:
Chief Construction Manager
Indian Oil Corporation Limited, South Eastern Region Pipelines "INDU-SHANKAR BHAWAN" House No. 102 C, Mandir Marg, Ashok Nagar, Ranchi, Jharkhand-834002.

INSTRUCTIONS TO THE APPLICANTS / BIDDERS

Submission of EOI: -

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Indian Oil Corporation Limited
South Eastern Region Pipelines
"INDU-SHANKAR BHAWAN" House No. 102 C, Mandir Marg, Ashok Nagar, Ranchi, Jharkhand-834002.

Other General Instructions: -

1. The EOIs received after the due date and time shall not be considered.

2. IOCL shall not be responsible for any postal/courier or other delays, and applicant should take care to ensure the submission of EOI(s) at above-mentioned place before due date and time.

3. Offers sent by fax/e-mail shall not be accepted.

4. All alterations, erasure(s) and/or over-writing(s), if any, should be duly authenticated by the person signing the EOI.

5. All Proforma forming part of EOI documents has to be duly filled-in, signed and stamped by the applicant.

6. An applicant can submit any number of EOIs, but each EOI must be in a separate sealed envelope containing sealed "Technical Inputs" and "Financial Offer" therein for each case.

7. 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).

8. Mere submission of offers/ EOIs will not be treated as acceptance/ selection of the offer. The property will be selected based on detailed analysis and evaluation of offers considering various factors including those mentioned in the technical information/ criteria of evaluation. Further, the applicants may note that the IOCL is not bound to purchase any of the land from the shortlisted offers.

9. Conditional bids shall be rejected.

10. **The offered land parcels must be measuring approx. 25-60 decimal area for each SV's (Same as total area mentioned above) near or along the RoU of proposed HRPL Pipeline Project.**

11. Legal Due diligence of land/ land with building/ built-up floor(s) offered for sale shall be done by the IOCL.

12. If the entire parcel of land required doesn't 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.

13. If group of individuals/companies own the Property offered by EOI, then preferable all the authorized representatives of such companies/individuals should sign the EOI documents. An authorization letter in favour 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 favour of person signing the EOI dully attested by Notary Public.

14. Property dealers/ Registered Power of Attorney holders can also apply. But they must submit documents of Registered Power of Attorney from landowners for negotiation & sale of property.

15. The IOCL reserves the right to negotiate (through single or multiple rounds of negotiations) the price/rate with any or short-listed or all the intending applicants(s).

16. The unilaterally revised offer/rates received from the applicants, after conclusion of the process of negotiations, shall not be entertained under any circumstances.

17. **Criteria for selection of property [Land]:**

    a) Availability of portable water, electricity and power, approach road, sewer line connectivity
    b) Plot should be free from high tension overhead power lines, public road/water pipelines/canals drainages/religious structure etc.
    c) Plot should be free from and not adjacent to Railway lines/crematoriums/burial grounds etc.
    d) Land should be on the mainline route of proposed Hazaribagh Ranchi Pipeline (HRPL), and adjacent to public road.
    e) Please refer Annexure-A, B, C, D & E for detailed technical parameter and evaluation method.

GENERAL TERMS & CONDITIONS

1. IOCL shall open & scrutinize the EOIs submitted by the applicant/ intending Developers/ Property Owner(s)/ authorised representative taking into consideration the selection criteria.

2. The representatives of IOCL shall visit the site for physical verification, location & observe the status of land as well as whole area. IOCL 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 chain of Title documents.

3. The IOCL reserves the right to accept or reject any or all the applications, or negotiate for reduction in the quoted price with any or all the applicants or annul this process at any time without assigning any reason for whatsoever reasons.

4. IOCL is not bound to give reasons for rejection of any of the EOI.

5. The decision of IOCL in this matter shall be final & binding on all the applicants.

6. IOCL shall issue LOI/LOA in the name of applicant/owner(s) on approval of the proposal by the competent authority.

7. Subsequently a Sale Deed shall be executed on fulfilment of all required conditions such as all required Statutory and Legal Compliances to the best satisfaction of the IOCL.

8. 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 the IOCL.

9. All the pending dues prior to Purchase will be borne by the owner(s) of selected Property.

10. IOCL shall make payment to the Property owner(s) based upon agreed price.

11. Payment shall be released only after satisfaction of the IOCL regarding both legal an statutory compliances.

12. The purchaser (IOCL) agrees to make payment of total consideration as per above mentioned terms and conditions to applicable tax deducted at source (TDS). The IOCL also agrees to issue TDS certificate within a reasonable time.

13. IOCL shall release payment only by account payee Cheque/RTGS, to the legitimate Owner of land or the Company owning it. In case, the Owner(s) desires to receive payment through RTGS mode, they are requested to furnish requisite bank details.

14. **The IOCL will not pay any brokerage to any person/Agent/Real Estate consultant for the proposed transaction/deal.**

15. **ARBITRATION:** In case of any dispute or difference arising in relation to meaning or interpretation of the agreement, the authorised official of the IOCL and the seller will address the disputes/ differences for mutual resolution and failing which the matter shall be referred to the Sole Arbitrator selected in accordance with the provisions. The provisions of the Indian Arbitration & Conciliation Act, 1996 and any re-enactment(s) and/or modification(s) thereof and of the Rules framed there under shall apply

to arbitration proceedings. The cost of the Arbitration proceedings shall be shared equally by both the parties. The decision / award of the arbitrator shall be final and binding.

16. **JURISDICTION:** The venue of the arbitration shall be Ranchi, Jharkhand provided that the Arbitrator may with the consent of the OWNER and the SELLER agree upon any other venue.

Annexure-A

Signature of Bidder with seal

Evaluation method for more than one land offers for development of installations

(Qualifying Criteria more than equal to 80 marks)

Marking as per below shall be adopted for evaluation of offered land and this shall be part of Eol/display in notice Board of Panchayat or Municipality. The marking Scheme shall be as per below (marks allotted for all type of land based on few technical parameters-100marks)

A. Distribution of marks for different technical parameters are as per following

		Marks Allotted	Marks Obtained
1.	Availability of Electricity/portable water/sewer line (Marks to be allotted 5 for availability of electricity/portable water/sewer line within 50m of the plot/plots or zero for beyond 50m)	**+5/0**	**+**
2.	Availability of approach Road (Marks to be allotted 21 for availability of motorable access Road connecting to the plot/plot or zero for no access Road/additional land required for access Roads)	**+21/0**	**+**
3.	Non-Availability of overhead HT electric line overhead power lines, oil/water pipelines/canals/drainages/public roads/railway lines (free from & not adjacent to)/crematoriums (free from & not adjacent to)/burial grounds (free from & not adjacent to)/religious structure etc. (Marks to be allotted 21 for non-availability of facilities as above or zero for availability)	**+21/0**	**+**
4.	Extent of land filling in the plot (Marks to be allotted 7 for filling less than 100cm or zero for filling more than 100cm)	**+7/0**	**+**
5.	Location of land in-part or full on RoU (21 marks for land falling in part on Original ROU alignment Maximum diversion of 1 Km is allowed from original ROU alignment subject to technical feasibility of acquisition of RoU under P&MP act for diversion in case of new ROU. The marks will be allotted for such land in proportion to 21 to 0 for diversion of 0 to 1000 M(1 Km) respectively for pipeline land)	**+21/0**	**+**
6.	Presence of nala across plot (Marks to be allotted 6 for nala or zero for presence of nala)	**+6/0**	**+**
7.	Technical suitability rating by PJ-Group based on shape, size and degree of suitability to codal requirement to accommodate facilities (Pro rata marking to be allotted by PJ-Group) (Marks to be allotted based on shape, size and degree of suitability to codal requirement to accommodate facilities in the scale of 0 to 19)	**+19/0**	**+**
	Total marks obtained in technical section	**+100**	**+**

Note: Pro rata marking will not be allotted for any parameter above except point no.5 & 7.

Annexure-B

Format for Submission of Technical Bid

To

……

Indian Oil Corporation Limited

1.	Name of the landowners(s):	
2.	Father/Spouse Name(s)	
3.	Address(permanent)	
4.	Address for Correspondence	
5.	Age	
6.	Male/Female	
7.	Aadhaar no	
8.	Plot no or Survey no. offered for sale	
9.	Plot bounded by plots (East……., West…... North……..and South……)	
10.	Size / Area of Plot – (in sq.mtr.)	
11.	Freehold / Lease hold	
12.	In case of Lease hold (mention years of lease i.e. Lease)	
13.	Lease Renewable : YES/NO	
14.	If yes, then No. of years for which the same is renewable	
15.	Lease Cancellable: YES/NO	
16.	Title Deed / Lease Deed No and date	
17.	Mutation No and date	
18.	Current rent/tax paid receipt No and date	

I hereby declare that all the information mentioned in the application are true.

(Signature of Left-hand Thumb impression- to be attested by Gazetted officer/ Registered Medical Practitioner)

Signature of Bidder with seal

List of documents to be attached as below:

1.	Consent of sale and/or agreement to sell along with details of land –	(Mandatory)
2.	Family Tree in case land ownership obtained parentally –	(Optional)
3.	Attested copy of mutation of land -	(Optional)
4.	Latest Khasra, khatauni/Chakbandi Details-	(Optional)
5.	Details of landowner(s)/Record of rights (ROR)-	(Optional)
6.	Current rent/tax paid receipt	(Optional)
7.	Attested copy of Title Deed/Lease Deed od seller	(Optional)
8.	Consent for sale permission from the Competent Authority, wherever applicable	(Optional)
9.	Non-encumbrance Certificate of land issued by legal consultant or by state Government	(Optional)
10.	7/12 Extracts of land in case available in the State-	(Optional)
11.	Any other document as deemed fit, whereby ownership of seller is established	(Optional)

Documents marked as optional shall be required at the stage of evaluation. They need to be provided by seller as and when required by the Corporation. Non-submission of such documents as such would render the bid non-responsive.

Note: To be submitted in sealed separate envelope, named as Technical Bid

Annexure-C

Format for Submission of Financial Bid

To

……

Indian Oil Corporation Limited

a.	Name of the landowners(s):	
b.	Father/Spouse Name(s)	
c.	Address(permanent)	
d.	Address for Correspondence	
e.	Age	
f.	Male/Female	
g.	Aadhaar no	
h.	Plot no. offered for sale	
i.	Plot bounded by plots (East……., West…... North……..and South……)	
j.	Size / Area of Plot – (in sq.mtr.)	
k.	Rate of plot per sq. mtr. or rate per decimal / cent (in Rupees) offered for sale	
l.	Total amount of plot offered for sale (in Rupees)- ……..	
m.	Bank details (as per attach format) – Optional	
n.	Cancelled Cheque- Optional	

I hereby declare that all the information mentioned in the application are true.

(Signature of Left-hand Thumb impression- to be attested by Gazetted officer/ Registered Medical Practitioner)

Note: To be submitted in sealed separate envelope, named as Financial Bid

Signature of Bidder with seal

Annexure-D

Evaluation Methodology

1. All offered land shall be evaluated based on making scheme of different selection criteria. Minimum 80% marks to be secured for qualification of land in technical suitability.

2. All technical suitable land offers shall be ranked in order of merit based on marks achieved in technical evaluation (T1, T2, T3……).

3. Negotiation shall be carried out with T1 land Offer, In case of failed negotiation, the next best suitable land offer (T2) shall be considered for negotiation and so on.

Annexure-E

FORMAT FOR THE ADVICE OF VENDOR BANK DETAILS

(To be given on letter head)

To,
Chief Construction Manager
Indian Oil Corporation Limited,
South Eastern Region Pipelines,
"INDU-SHANKAR BHAWAN" House No. 102 C,
Mandir Marg, Ashok Nagar, Ranchi, Jharkhand-834002.

Dear Sir,

We hereby agree to accept henceforth all the payment through direct credit to our below mentioned Bank account through internet banking.

S No.	Particulars	Details
1	Name and address of the Beneficiary	
2	Account Number of Beneficiary	
3	Account Type (CA/CC/SB)	
4	Name and address of the Bank Branch (Where payments are to be sent by IOC)	
5	Branch Name/Code	
6	The 9 Digit MICR code of the Branch (as appearing on the MICR cheque)	
7	IFCS/RTGS code of the Bank Branch	
8	Any other Particulars(to be advised by Beneficiary for the E-payments purposes)	
9	PAN No.	
10	E-mail id	
11	Mobile No.	
12	GST No. (If applicable)	

Please attach a blank cancelled cheque or photocopy of a cheque issued by your bank relating to your above account for verifying the accuracy of the 9 digit MICR code/IFSC Code.

I/We hereby declare that the particulars given above are correct and complete.

(Signature of authorized person with seal)

Encl: As above

NOTE: The above details should be given only by the successful bidder upon receipt of confirmed order from IOCL.