



GREEN GAS LIMITED
A Joint Venture Company of GAIL (India) Ltd. and Indian Oil Corporation Ltd.

Regd. Office: Fortuna Tower, 2nd Floor, 10 Rana Pratap Marg, Lucknow (U.P) 226001
 Phone: 0522-4088530

Ref.: GGL/ CODO/UNNAO

NOTICE INVITING EXPRESSION OF INTEREST FOR AWARD OF DEALERSHIP OF CNG STATION UNDER COMPANY OWNED DEALER OPERATED MODEL ON TRANSFER OF LAND TO GREEN GAS LTD. FOR SETTING UP CNG STATION IN UNNAO GA AUTHORISED TO GREEN GAS LTD.

Green Gas Ltd. (GGL), a city gas distribution company, is authorized by Petroleum and Natural Gas Regulatory Board (PNGRB) of India for development of infrastructure for CNG and PNG facilities and its marketing in Geographical Area of Agra, Lucknow, Unnao (except areas already authorized) and Ayodhya & Sultanpur Districts.

To promote CNG, an eco-friendly fuel for transport sector, GGL needs to develop more CNG Stations in Unnao GA of GGL under Company Owned Dealer Operated (CODO) model and hence, inviting Expression of Interest (EoI) / Applications from interested parties (Applicants) for award of Dealership under CODO model on transfer of land by way of outright sale to GGL for setting up CNG Station in area defined and demarcated on following stretch to this Notice inviting EoI.

S.No.	State/ District	Location/NH/SH/ City/Town	Size of Plot
1.	Uttar Pradesh/ Unnao (Area except already authorized)	On Unnao-Lucknow National Highway between Unnao By-pass Flyover & Nawabganj Toll Plaza.	Area: Approx. 4000 Sq. Mtrs. Minimum frontage should be of 40 Mtrs. and minimum depth should be 40 Mtrs.

- A. Award of Dealership under CODO model to the applicant providing techno-commercially suitable sites / land in stretch provided above to GGL on outright sale for setting up of CNG Station by GGL is the essence of this EoI. Accordingly, individuals/entities eligible to apply as per the eligibility criteria for Dealership mentioned in the Application Form for CODO model may submit Application Form and Rate Quotation in sealed envelope as per the format available on our website, www.gglonline.net and as detailed in Clause-17, below.

- B. The same piece of land cannot be offered by more than one applicant. In case more than one application is received offering the same piece of land all such applications would be rejected.
- C. Desirable plot size is 4000 sq. mtrs. (approx.) with minimum frontage of 40 mtrs. (approx.) And minimum depth of 40 mtrs. (approx.)
- D. Applicant / Site Selection:
- i) Site / plot of land offered by all the eligible applicants shall be evaluated as regards to techno-commercial suitability of the site/land. However, decision for evaluation of these sites shall be at the sole discretion of GGL.
 - ii) The applicants of the shortlisted sites shall be called for interview and suitability of applicant for Dealership shall be assessed based on documents submitted and responses during the interview. However, decision on assessment of suitability of Applicant for Dealership shall be at the sole discretion of GGL.
 - iii) Site / plot of land offered by the applicants qualified in the interview shall be selected based on the sale price acceptability to GGL.
- E. For the selected site / plot of land, GGL shall appoint a solicitor for carrying out title search and legal vetting of documents of the land offered. On submission of clear title report by the solicitor, the Applicant of the selected site (selected candidate) shall be asked to deposit a non-refundable scrutiny fees of Rs.50,000 + GST to GGL in the form of DD / Pay Order in favour of 'Green Gas Limited' payable at Lucknow. On submission of scrutiny fees, a Letter of Intent (LoI) shall be issued to selected candidate for award of dealership of CNG Station under CODO model on the site / plot of land offered by Applicant in his Application.
- F. The selected candidate shall be required to complete following activities at his own liability, risk and cost within a period of 2 months from the date of LoI:
- (i) If the land offered is Agricultural land, selected candidate shall have to get the same converted to Non-Agricultural, more particularly to commercial for use of CNG Station / infrastructural facilities and other allied purpose.
 - (ii) The selected candidate shall also arrange other statutory clearances such as Urban Land Ceiling, Income Tax clearance, etc. as required.
 - (iii) Shift out Telephone / Electrical lines and clear other structure, if any on the land offered.
 - (iv) Development / levelling of offered land up to the road level by cutting / filling (as applicable) with good earth/murum, layerwise compacted as per standard engineering practices to the satisfaction of the GGL.
 - (v) Transfer the land / get the land transferred to GGL through outright sale and handover possession of clear site to GGL for development of its CNG Station.

- (vi) Deposit a non- refundable fees of Rs. 1.50 Lacs + GST to GGL in the form of DD / Pay Order in favour of ‘Green Gas Limited’ payable at Lucknow.
- G. On completion of above mentioned activities, Dealership shall be awarded to the selected candidate through a Letter of Acceptance (LoA). The initial tenure of Dealership shall be 10 years with provisions of extension for further 5 years based on the outstanding performance of the dealership as assessed by GGL. However, if the selected candidate is unable to complete the activities mentioned above within a period of 2 months from the date of LoI, GGL will have the right to cancel / withdraw the LOI issued in favour of the selected candidate.
- H. The scope of work of GGL and the Dealer during development and operation of CNG Station shall be as below:
- a) Scope of work of GGL:**
- (i) **Transfer of Land to GGL through outright sale:** Stamp Duty, as applicable and other applicable Govt. duties/taxes, if any pertaining to transfer of ownership of the plot of land by way of outright Sale shall be borne by GGL.
 - (ii) **Permissions/approvals required during construction / operation of CNG Station:** GGL shall prepare applications for grant of all necessary permissions/approvals required during construction / operation of CNG Station such as DM’s NOC, PESO (Petroleum & Explosives Safety Organisation) construction approval / license, NHAI approval, calibration of Dispensers/meters by Weights & Measures Deptt., etc. Statutory Fees, if any for grant of required permissions/approvals in name of GGL shall be borne by GGL.
 - (iii) **Construction of CNG Station and Installation of Equipment:** Green Gas will set up the CNG station as per the technical design finalized by GGL. All the CNG equipment like compressor, dispenser, and cascade will be installed and commissioned by GGL after necessary statutory permissions/approvals are obtained. All civil works such as foundations, canopies, electrical rooms, trenches, driveway, boundary wall, Sales room, signage, pylon (totem), entry / exit signs, hoardings, lightings etc shall be constructed by GGL.
 - (iv) **Power:** GGL shall work out the power connection requirement at the CNG Station and prepare application for power connection for submission to concerned authority by Dealer. All expenses including deposits, cable charges, connection charges, etc. as levied by the Power Utility for power supply to the CNG Station shall be borne by GGL. Power consumption charges at the CNG Station shall be borne by GGL.
 - (v) **Maintenance:** All periodic and break down maintenance of CNG equipment will be in the scope of GGL. GGL shall carry out this responsibility either through in-house resources or through OEMs or hiring a third party with Comprehensive Annual Maintenance contract including the supply of spares for the routine and

breakdown maintenance of the equipment such as Compressors, Dispensers, Gas Generators, etc., on the basis of various relevant factors including cost economics. GGL may hire an agency for the routine and breakdown maintenance (mechanical, electrical & instrumentation) of the stationery items such as station tubing, cascades, etc.

- (vi) **Dealership Charges:** Dealer will be getting commission of Rs.1.65 per Kg of CNG sold through Dispensers and Rs.0.85 per Kg of CNG filled in Cascades on LCVs for supply to other CNG Stations.
- (vii) **Training:** Green Gas will train the technician / manpower hired by the dealer for dispensing operation.

b) Scope of work of Dealer:

- (i) **Permissions/approvals required during construction / operation of CNG Station:** The Dealer shall submit applications prepared by GGL, liaison with authorities/agencies concerned to expedite grant of all necessary permissions/approvals in name of GGL, required during construction / operation of CNG Station such as DM's NOC, PESO (Petroleum & Explosives Safety Organisation) construction approval / license, NHAI approval calibration of Dispensers/meters by Weights & Measures Deptt., etc.
- (ii) **Power:** Dealer shall arrange all necessary forms/formats required for application for power connection as per requirement assessed by GGL. The Dealer shall further submit the application prepared by GGL on forms/formats arranged, to concerned authority/agency and liaison with authorities/agencies concerned to expedite grant of approval for required power connection at CNG Station in GGL name. Dealer shall also expedite work for power connection by concerned Power Utility.
- (iii) Day to day operations of the equipment and the CNG Retail Outlet including but not limited to operation of equipment (compressors, Dispensers, Gas generators, Electrical equipment, Cascades, etc.), Dispensing of gas to vehicles and general maintenance/ up keeping of the CNG Outlet (as per standards of GGL).
- (iv) Dealer will arrange for the manpower for day to day activities for running and operating of the CNG Station and will bear the cost of manpower as well as expenditure involved in the day to day activities of the business.
- (v) All Housekeeping expenses, telephone charges and horticulture expenses, etc. shall be borne by the Dealer.
- (vi) Dealer shall ensure the safety in operation of the equipment and in the fore court management at the station.
- (vii) Any other allied activities for ensuring safe running/operating the CNG Station.

I. Dealership Agreement:

- (i) The LoA holder will have to execute a dealership agreement with Green Gas Ltd. as per its terms and conditions before commissioning of the CNG Station.
- (ii) The agreement shall be effective from date of commissioning of CNG Station and will contain the details of the commission, period, responsibilities, obligations, payment security and other terms & conditions.

The followings shall be noted:

1. The applicant should ensure that the land offered meets the requirements of NHAI in case of land on National Highway.
2. Frontage of the plot of land should be abutting the highway / main road, with approach to the plot from highway / main road.
3. The applicant shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural conversion, Income Tax clearance, etc.
4. The plot should preferably be rectangular/square in shape.
5. Land should be preferably levelled, more or less at road level, in one contiguous lot.
6. The plot should be free from overhead power transmission or telephone lines / product or water pipeline / canals / drainage / nallahs / public road / Railway line etc.
7. The plot should be free of all encumbrances / encroachments / religious structures, etc.
8. GPS Coordinates / Logs / Map Location for the plot of land offered shall be provided by the applicant in the Application Form.
9. If applicant and the owner of land are different, the applicant should obtain a consent from land owner on a stamp paper of ₹100/- duly notarized stating the following:
 - (i) He is in possession of required size of a suitable plot of land in the area defined in the stretch given in Notice inviting EoI ref. **GGL/CODO /UNNAO**.
 - (ii) He is the owner of above mentioned plot of land by way of ownership through clear title in his name.
 - (iii) He is aware that the _____ (name of applicant) is applying for Dealership of GGL CNG Station under CODO model on his land against GGL Notice inviting EoI ref. **GGL/CODO /UNNAO/**
 - (iv) He is willing to transfer his plot of land to GGL by way of outright sale for development of CNG Station on the plot under CODO model whose Dealership shall be awarded to _____ (name of applicant) by GGL.
10. Applicant shall be required to submit, along with the application a Project Report on the proposed development of CNG Station and realization of sales.

11. Applicants with the experience in the following field / activities shall be given priority.
 - Forecourt management of retail outlets of Petroleum products.
 - Working experience in oil and gas sector.
 - Retired executives from Defence.
12. Brokers / Property Dealers need not apply.
13. Interested applicants may submit their offer as per the Application Form and Rate Quotation Form for CODO which can be downloaded from GGL website www.gglonline.in.
14. A non-refundable Application Fee of ₹7080.00 including GST (₹6000.00 + 18% GST) (Rupees Seven Thousand and Eighty only) in the form of DD / Pay Order in favour of 'Green Gas Limited' payable at Lucknow should be submitted along with application form.
15. Application Form filled in all respects, along with required documents & DD/Pay Order and the Rate Quotation in sealed envelope as detailed in Clause-17, below should reach GGL office on or before 3:00 pm (1500 hrs) on 05.01.2021 at following address:

AGM Marketing,
Green Gas Limited
2nd Floor, Fortuna Tower,
10, Rana Pratap Marg, Lucknow-226001
E-mail ID: anshul.deep@gglonline.net

The sealed envelope should be put in drop box kept at above mentioned GGL office by hand or may be sent by speed post. However, GGL takes no responsibility for delay, loss or non-receipt of documents sent by post. Received quotations are merely offers and do not bind GGL in any manner.
16. Applications received after the cut-off date & time and those with incomplete application form in any respect or without accompanying DD/Pay Order or the documents stipulated in Clause-25, below are liable to be rejected and no correspondence/communication will be entertained by GGL in such cases whatsoever.
17. The Application Form and the Rate Quotation are to be submitted in sealed envelopes as below:
 - (i) The Application Form, in the prescribed format along with DD/Pay Order and the documents mentioned in Clause-25, below should be put in an envelope and sealed duly superscripted as "Application Form".
 - (ii) The Rate Quotation, in the prescribed format should be put in another separate envelope and sealed duly superscripted as "Rate Quotation".
 - (iii) Both the envelopes should be put together in another single envelope and sealed duly superscripted as "Application for Dealership under CODO Model".

18. Applicants will have to provide additional documents related to eligibility for Dealership and the land over and above those listed below in Clause-25, if required and asked for by Green Gas Ltd. any stage viz. during evaluation of offer or for finalising the transfer of plot to Green Gas Ltd. or while awarding the Dealership. Inability to provide any such document may lead to rejection of offer / cancellation of LoI.
19. The offer submitted should be valid for a period of 150 days from the due date or such extended period as may be mutually accepted.
20. GGL will not be responsible for any cost or expenses incurred by the Applicant in connection with preparation or delivery of Application.
21. This Notice inviting EoI neither confirms the right nor an expectation on any party to participate in the proposed Notice inviting EoI. GGL reserves the right to accept or reject, any or all Applications received at its absolute discretion without assigning any reason whatsoever.
22. GGL reserves the right to discontinue the process at any point of time without assigning any reasons. Further, GGL has the sole discretion to qualify or accept the Application and reject the proposal without assigning any reason whatsoever.
23. GGL reserves the right to cancel/withdraw/amend this advertisement or extend the due date at its sole discretion without assigning any reason or issuing any notice (the communication in this regard shall be made only on our website) and no claims of whatsoever nature on behalf of the applicant shall be entertained.
24. Any further revision, clarification, addendum, corrigendum, time extension, results, etc. to the above will be hosted at our website only
25. Documents to be submitted along with application form:
 - i) Copy of this Notice Ref. **GGL/CODO/UNNAO** duly signed by Applicant on all pages.
 - ii) Copy of ID Card like Aadhaar, PAN, etc.
 - iii) Copy of proof of Date of Birth.
 - iv) Copy of proof of Educational Qualification.
 - v) Copy of proof of financial strength along with an affidavit that source of funds declared showing the financial strength in the application form would be made available for the operation/ development of CNG RO as and when required.
 - vi) Project report on development of CNG Station and realization of sales as specified in Clause-10, above.
 - vii) Copy of proof of experience in field / activities specified in Clause-11, above.
 - viii) Copy of Income Tax Return for last three Financial Years in case applicant is an entity other than individual.
 - ix) Consent from land owner on a stamp paper of ₹100/- duly notarized as specified in Clause-9, above in case applicant and the owner of land are different.

- x) Land Documents:
- (a) Certified copy of '7 / 12' Extracts or its equivalent viz. Khatoni, Jamabandi, Khasra, Girdawari, etc. and the Title Deed viz. Sale Deed, etc. showing the ownership of the land.
 - (b) Copy of Ferfar/Mutation Record/Entry.
 - (c) Key plan showing details of the property situation of the plot.
 - (d) Area offered for sale along with dimensions of the plot.
 - (e) Applicable tax, e.g. Property / Municipality / Gram Sabha Tax etc. should have been paid up-to-date to the appropriate authority. Copy of latest Tax paid receipts / challans, shall be furnished.