



GREEN GAS LIMITED

A Joint Venture company of GAIL (India) Ltd. and Indian Oil Corporation Ltd.

Ref.: GGL/LNG/LCNG/CNG/LAND/AYODHYA/2021-22

NOTICE INVITING OFFERS OF LANDS FOR LNG/LCNG/CNG STATION

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

GGL is willing to develop LNG/LCNG/CNG station in Ayodhya and hence, inviting offers (Applications) from interested parties (Applicants) holding valid and clear marketable title of land in possession for transfer of plot of the land by way of outright Sale to Green Gas Limited for setting up LNG/LCNG/CNG Station at following location:

S. No.	State/ District	Location/NH/SH/ City/Town	Size of Plot
1.	Uttar Pradesh/ Faizabad (Ayodhya)	On either side of NH-27 (Lucknow-Ayodhya Highway) along the highway only, within the stretch from Raunahi Toll Plaza to Hotel Surya Palace (near Saryu Bridge)	Category-I : 5,000 Sq. Mtr.(+/-15%) Category-II : 10,000 Sq. Mtr.(+/-15%) For both the categories minimum frontage along NH-27 should be of 40 Mtr. and minimum depth should be 40 Mtr.

- Availability of suitable sites for setting up of LNG/LCNG/CNG Station, one each on either side of NH-27 within the advertised stretch is the essence of the project. Accordingly, land owners who are in possession of required size of plot of land and are willing to transfer the plot of the land by way of outright Sale to Green Gas Limited 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-19, below.
- Offered land shall be evaluated as regards to technical/commercial suitability of the land/location and the sale price acceptability to GGL. However, decision for evaluation of these sites shall be at the sole discretion of GGL.
- The offered sites will be first evaluated for technical suitability and maximum two nos. technically suitable sites with least offered rates in Rs. per Sq. Mtrs. shall be processed further for transfer to GGL subject to the condition that the two sites should be under two different categories defined above and the two sites are on either side of NH-27.

The followings shall be noted:

1. The bidder 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 bidder 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. A landowner may authorise an individual on a stamp paper of ₹100/- duly notarized, for offering his/her land to GGL against this notice inviting offers. GGL shall deal only with one individual having the authority. Copy of required authority from landowner should be enclosed with offer.
9. 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 any one landowner / individual having notarized authority (on a stamp paper of ₹100/-) from all landowners for offering their lands to GGL against this notice inviting offers. GGL shall deal only with one landowner / individual having the authority. Copy of required authority from each owner should be enclosed with offer.
10. Those offering Agricultural land shall convert the same to Non-Agricultural, more particularly commercial conversion for use of LNG/LCNG/CNG Station / infrastructural facilities and other allied purpose at their own expenses and cost.
11. District authorities and other Government bodies can also apply against this advertisement. Preference will be given to Govt. / Govt. controlled Agencies/Co-operative Bodies in overall selection process.
12. Brokers / Property Dealers need not apply.
13. Stamp Duty as applicable and other applicable Govt. duties/taxes, if any pertaining to transfer of plot of the land by way of outright Sale shall be borne by GGL.
14. As estimated by Green Gas Ltd., 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.
15. Interested applicants may submit their offer as per the application form and rate quotation format which can be downloaded from GGL website www.gglonline.net

16. A non-refundable Application Fee of ₹3540.00 including GST (₹3000.00 + 18% GST) (Rupees Three Thousand Five Hundred and Forty only) in the form of DD / Pay Order in favour of 'Green Gas Limited' payable at Lucknow should be submitted along with application form.
17. Application form filled in all respects, along with required documents & DD/Pay Order and the rate quotation in sealed envelope as detailed in Clause-19, below should reach GGL office on or before 3:00 pm (1500 hrs) on 20.05.2021 at following address:

Officer-in-Charge,
Green Gas Limited,
1st Floor, 436, Atterdeep Complex, Devkali Bypass,
Faizabad, Ayodhya, Uttar Pradesh-224001.,
E-mail ID : vinay.bhardwaj@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 only. However, GGL takes no responsibility for delay, loss or non-receipt of documents send by post. Received quotations are merely offers and do not bind GGL in any manner.

18. 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-27, below are liable to be rejected and no correspondence/communication will be entertained by GGL in such cases whatsoever.
19. The application form and the rate quotation are to be submitted in sealed envelopes as below:
- The application form, in the prescribed format along with DD/Pay Order and the documents mentioned in Clause-27, below should be put in an envelope and sealed duly superscribed as “**Application Form**”.
 - The rate quotation, in the prescribed format should be put in another separate envelop and sealed duly superscribed as “**Rate Quotation**”.
 - Both the envelops should be put together in another single envelop and sealed duly superscribed as “**Offer for Land on NH-27 in District Faizabad within the stretch from Raunahi Toll Plaza to Hotel Surya Palace (near Saryu Bridge)**”.
20. Applicants will have to provide additional documents related to the land over and above those listed below in Clause-27, if required and asked for by Green Gas Ltd. during evaluation of offer or for finalising the transfer of plot to Green Gas Ltd. Inability to provide any such document may lead to rejection of offer.
21. 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.

22. GGL will not be responsible for any cost or expenses incurred by the Applicant in connection with preparation or delivery of Application.
23. This Notice inviting Offer neither confirms the right nor an expectation on any party to participate in the proposed Notice inviting Offer. GGL reserves the right to accept or reject, any or all Applications received at its absolute discretion without assigning any reason whatsoever.
24. 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.
25. 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.
26. Any further revision, clarification, addendum, corrigendum, time extension, results, etc. to the above will be hosted at our website only
27. Documents to be submitted along with application form:
 - i) Copy of ID Card like Aadhaar, Pan, etc.
 - ii) 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.
 - iii) Copy of Ferfar/Mutation Record/Entry.
 - iv) Key plan showing details of the property situation of the plot.
 - v) Area offered for sale along with dimensions of the plot.
 - vi) In case of Power of Attorney / Authorization holder, copy of the Registered Power of Attorney / original Notarized Authority.