



## GREEN GAS LIMITED

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

**Ref.: GGL/UNNAO/PRS-LAND/**

### **NOTICE INVITING OFFERS OF LAND FOR PRS SETUP**

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 PNG Infrastructure in UNNAO 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 Lease (minimum 3 years with renewal option for further after every 3 years) to Green Gas Limited for setting up Pressure Regulation Skid (PRS) at following location:

<b>S. No.</b>	<b>State/ District</b>	<b>Location/NH/SH/ City/Town</b>	<b>Size of Plot</b>
1.	Uttar Pradesh/ UNNAO	Kashiram Yojna, Near Tehsil Sadar Unnao and Shivnagar (Within a radius of 3 Kms Approx.)	Approx. 225 Sq. Mtr.

- Availability of suitable sites for setting up of PRS at the advertised locations 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 Lease (minimum 3 years with renewal option for further after every 3 years) 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](http://www.gglonline.net) and as detailed in Clause-20, below.
- Offered land shall be evaluated as regards to technical/commercial suitability of the land/location and the lease rent acceptability to GGL. However, decision for evaluation of these sites shall be at the sole discretion of GGL.

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. The plot of land should be abutting the highway / main road, with approach to the plot from highway / main road with a connecting road of minimum 7.5 mtrs.
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 land owner 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 land owner 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 land owner / individual having notarized authority (on a stamp paper of ₹100/-) from all land owners for offering their lands to GGL against this notice inviting offers. GGL shall deal only with one land owner / 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 PNG infrastructure facilities and other allied purpose at their own expenses and cost before entering into the lease agreement.
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 Lease shall be borne by GGL.

14. All statutory taxes, duties, property tax etc., liable to be paid shall be borne by the owner in case plot of land is transferred to GGL on lease except GST, if applicable which shall be reimbursed by GGL based on documentary evidence. In the rate quotation, applicants should quote basic rent exclusive of applicable taxes/duties, if any on rent.
15. 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 installation of PRS 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 and ensure appropriate lighting in PRS area.
  - (iv) Development / levelling of offered land up to the road level by cutting / filling (as applicable) with good earth/murram, layerwise compacted as per standard engineering practices to the satisfaction of the GGL.
  - (v) Develop the boundary wall round the offered plot area with appropriate entrance gate for the safety of PRS and other equipment's to be installed as per standard engineering practices to the satisfaction of the GGL.
  - (vi) Transfer the land / get the land transferred to GGL through lease on completion of above-mentioned activities and handover possession of clear site to GGL for installation of PRS.
16. Interested applicants may submit their offer as per the application form and rate quotation format which can be downloaded from GGL website [www.gglonline.in](http://www.gglonline.in).
17. A non-refundable Application Fee of ₹ 3540.00 including GST (₹ 3000.00 + 18% GST) (Three thousand and five hundred forty rupees only 0000000000 ) in the form of DD / Pay Order in favour of 'Green Gas Limited' payable at Lucknow should be submitted along with application form.
18. Application form filled in all respects, along with required documents & DD/Pay Order and the rate quotation in sealed envelope as detailed in Clause-20, below should reach GGL office on or before 3:00 pm (1500 hrs) on 09.08.2021 at following address:

OIC, Unnao  
Marketing Department  
Green Gas Limited,

2nd Floor, Fortuna Tower,10, Rana Pratap Marg  
Uttar Pradesh-226001,  
E-mail ID : r.guglani@gglonline.net

The sealed envelop 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.

19. 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-28, below are liable to be rejected and no correspondence/communication will be entertained by GGL in such cases whatsoever.
20. The application form and the rate quotation are to be submitted in sealed envelops as below:
  - (i) The application form, in the prescribed format along with DD/Pay Order and the documents mentioned in Clause-28, below should be put in an envelop and sealed duly superscribed as "Application Form".
  - (ii) The rate quotation, in the prescribed format should be put in another separate envelop and sealed duly superscribed as "Rate Quotation".
21. Both the envelops should be put together in another single envelop and sealed duly superscribed as "Offer for PRS Land at UNNAO".
22. Applicants will have to provide additional documents related to the land over and above those listed below in Clause-28, 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.
23. 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.
24. GGL will not be responsible for any cost or expenses incurred by the Applicant in connection with preparation or delivery of Application.
25. 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.

26. 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.
27. 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.
28. Any further revision, clarification, addendum, corrigendum, time extension, results, etc. to the above will be hosted at our website only
29. 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 lease 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.