

To,

Dear Sir/Ma'am,

M/s IMC Ltd., Solapur invites sealed bids **UNDER TWO BID SYSTEM** for the item(s) in complete accordance with the Bid Documents/ Attachments. The salient terms and conditions of the bid are stated below:

I.	PROJECT :	CGD Solapur
II.	TYPE OF BID :	Open Domestic Competitive Bidding
III.	ITEM(S) :	Land on lease/rent
IV.	TIME SCHEDULE :	Within 12 (twelve) weeks from the date of this advertisement
V-A.	EARNEST MONEY/ : BIDSECURITY	NA
V-B.	BID SECURITY VALIDITY :	6 months from the bid due date.
VI.	LAST DATE OF BID SUBMISSION:	10 TH August, 2018
VII.	BID VALIDITY :	4(four) months from the bid due date
VIII.	TECHNO-COMMERCIAL BID : OPENING DUE DATE & TIME	11TH August, 2018 at 10:00 Hrs.
IX.	ADDRESS :	HEMANT KUMAR, AVP (BD) "NEELADRI", 3 RD FLOOR, NO.9, CENOTAPH ROAD, ALWARPET, CHENNAI-45902200
X.	TENDER FEE :	NA

1.1 Bid Document is non-transferable.

1.2 Bids complete in all respects should reach on or before the BID DUE DATE AND TIME.
Bids through Fax/ E-mail shall not be considered.

1.3 The Bid Document calls for offers on single point "Sole Bidder" responsibility basis. Order will be placed on the "Sole Bidder" alone (in whose name the bid document has been issued) who will be responsible for all contractual purposes. Further the bidders are advised to ensure that their offer is on single bidder responsibility basis and in total compliance of scope of supply as specified in Bid Document.

1.4 The bid should be prepared by the "Sole Bidder" and should be sent to IMCL directly.

1.5 IMCL reserve the right to reject offers made by intermediaries' representatives.

Bidder shall ensure that Bid Security having a validity of 6(SIX) months from the bid due date, must accompany the offer in the format made available in the Bid Document.

1.6 This Invitation for Bids (IFB) is an integral and inseparable part of the enclosed Bid Document.

1.7 IMCL reserves the right to accept or reject any or all offers without assigning any reason, whatsoever.

1.8 ZERO DEVIATION ENQUIRY

Bidder shall note that if any deviations are taken to the under mentioned provisions of Bid Documents by the Bidder the bid is liable to be rejected:-

- Do not meet BEC Criteria
- Bid Security/EMD
- Complete Documents not submitted
- Offer not submitted for complete scope of work
- Prices not quoted as per Schedule of Rates formats.
- Bidder have been banned by Government of India or any its Agency/ Undertaking/ Department of Government of India.
- Bidder is under liquidation.
- Bidder is under litigation which owner's considers a disqualification. xvi) Bids not conforming to technical specification/requirements.
- Any other such provisions if specifically stipulated elsewhere in the Bid Document.

However, IMCL reserve the right to request the bidder to withdraw the deviations against above-mentioned provisions of Bid Documents.

1.9 SEALING & MARKING OF BIDS

Bids should be submitted in complete accordance with the bid documents / attachments separately in three parts in sealed envelopes super-scribed with the Bid Document Number, due date, item and nature of bid (un-priced, priced), as follows :

Part- I : Bid Security

Part-II : UNPRICED BID

Part- III : PRICE BID

The three envelopes, containing Part-I, Part-II & Part-III of offer, shall be duly sealed and respective cutout slip enclosed with this letter as Appendix-A shall be pasted on each envelop. Name & address of the bidder shall be mentioned on each cut-out slip. These three sealed envelopes shall be further kept in a larger envelope & which shall also be duly sealed. Cut-out slip meant for complete offer shall be pasted on it with name and complete address & contact number of the bidder.

The basic objective of this enquiry is to collect precise information about available plots in and around Solapur city. Next formality would be carried based on mutual discussion and negotiation based on merit of the case.

THIS IS NOT AN ORDER

Yours faithfully,
for IMC Limited, Chennai

(Hemant Kumar)
AVP (BD)

2.0 Details for lands required

2.1 Near Pune Naka, Entrance of North Solapur, Solapur District :

Site Location:

Land is required within Solapur district limits preferably on NH-9.

Plot Size: 1000- 4050 Sq meters, preferably rectangular in shape.

Frontage: Minimum 36 meters.

Front Road Width: National Highway / State Highway /Minimum 24 meter wide road as per Master Plan (ROW).

Distance from other fuel station: As per updated NHAI / Authority guidelines.

Bye Laws to follow : Norms laid in updated NHAI circular /guidelines for setting up of fuel station on National Highways, Building Byelaws issued by Ghaziabad Development Authority, Updated policy/guidelines for setting up of CNG Station / Petrol Pump issued by State Government / Authority.

2.2 Pandharpur, Solapur District :

Site Location:

Land is required within Solapur district limits preferably on state highway (preferably in market area).

Plot Size: 1000-4050 Sq meters, preferably rectangular in shape.

Frontage: Minimum 36 meters.

Front Road Width: National Highway / State Highway /Minimum 24 meter wide road as per Master Plan (ROW).

Distance from other fuel station: As per updated NHAI / Authority guidelines.

Bye Laws to follow : Norms laid in updated NHAI circular /guidelines for setting up of fuel station on National Highways, Building Byelaws issued by Ghaziabad Development Authority, Updated policy/guidelines for setting up of CNG Station / Petrol Pump issued by State Government / Authority.

2.3 Inside Solapur City (as per Solapur Municipal Corporation) and upto 2.5 KMs of its municipal boundry.

Site Locations:

Land is required within city limits of Solapur city, preferably on Expressways and National Highways, State Highway within Solapur Municipal Area

Plot Size: 1000 - 4050 Sq meters, preferably rectangular in shape.

Frontage: Minimum 36 meters.

Front Road Width: National Highway / State Highway / Minimum 30 meter wide road (ROW).

Distance from other fuel station: As per updated NHAI / Authority guidelines.

Bye Laws to follow : Norms laid in updated NHAI circular /guidelines for setting up of fuel station on National Highways, Unified Building Byelaws 2016, Master Plan for Solapur.

2.4 Kumbhari Village, Solapur

Site Locations:

Land is required close to Kumbhari Village preferably on Expressways and National Highways, State Highway

Plot Size: 1000 - 4050 Sq meters, preferably rectangular in shape.

Frontage: Minimum 36 meters.

Front Road Width: National Highway / State Highway / Minimum 30 meter wide road (ROW).

3.0 Other conditions applicable for site selection:

Land Use: Commercial, otherwise change of land use liability rests with applicant.

Zoning Regulations: Fuel stations should be permitted, otherwise impact fee or such other charges imposed by authorities shall be borne by the applicant.

Availability of Power / Water Connection: If yes,KW

Overhead Lines: No overhead electricity / telephone lines.

Underground Pipelines: No underground high pressure GAS/Oil pipelines.

Trees within Plot: Preferably no trees.

Availability of road divider: In front road.

BCC completed (if in MIDC) : Yes/ No

4.0 Documents for Offered Land:

The applicant(s) should furnish at least one of the following documents in support of ownership of land offered for Retail outlet:

- i. Khsara/Khatauni or any equivalent revenue document or certificate from revenue official confirming status of ownership of the land
Or
- ii. Registered sale deed
Or
- iii. Registered lease deed for a minimum period of 10 years with a renewal option of 10 years
Or
- iv. Any other type of ownership transfer deed/ document
Or
- v. Lease agreement or firm allotment letter issued by government/ semi Government bodies

Consent letter to Lessee by Lessor of Service Agreement for 15 years with IMC to be submitted within 30 days of submission of application, unless lease agreement specifies that no such consent is required.

In all cases, site map with dimensions indicating survey no., hissa no., name of the road (NH/SH/Other road), nearest KM Stone, total land area and offered land, as applicable in respect of the plot being offered for Retail Outlet are to be attached.

5.0 Enquiry form for setting up CNG Stations on Private Lands

Name of the applicant:

Name of the Owner (if not the applicant):.....

Contact Number:.....

Email Id:.....

Location of the Plot:.....

(With complete Address & Sketch)

Size of the Plot (In Square Meters):.....

Dimension of the Plot (frontage X Depth):.....

Right of Way of the road(ROW):.....

Land Use:.....

Property Document Attached : Sale Deed/ Lease Deed/ Khatauni/ Agreement to Lease

Overhead Electric / Telephone wire over the Plot (HT/LT) : Yes/ No

Power Available : Yes/No

Water Available : Yes/No

Tress in the plot (if yes, No of Trees.....) Yes/No

List of Document attached

I hereby declare that the information submitted above is true to my knowledge.

Signature & Seal

6.0 Model Applied: Models envisaged

6.1 Company Owned Company Operated (COCO):

In case the outlet is developed under company owned category, the land will be taken by IMC on outright purchase or on long term lease for a minimum period of 15 years (to 30 years) with renewal option of another 15 years. The control of the CNG stations in terms of operation and forecourt management shall rest with IMC.

6.2 Company Owned Dealer Operated (CODO):

In case the outlet is to be developed under this category, the land will be taken from the selected candidate on lease for a period of 15 years with a renewal option of another 15 years (to 30 years) and a trade margin would be payable to Dealer by IMC on per Kg basis. Manpower management and control will be with the dealer. Civil construction and statutory approvals at site will also be in the scope of the dealer. Day to day cash handling will be in the scope of dealer as per IMC procedure and instructions being issued on time to time.

6.3 Dealer Owned Dealer Operated (DODO):

In case the outlet is to be developed under this category, the entire investment shall be made by the dealer (land owner) and this structure shall be built, owned and operated by the dealer for a period of 15 years with a renewal option of another 15 years (to 30 years) and a trade margin would be payable to Dealer by IMC on per Kg basis. Manpower management and control will be with the dealer. Electromechanical construction, Civil construction and statutory approvals at site will also be in the scope of the dealer. Day to day cash handling will be in the scope of dealer as per IMC procedure and instructions being issued on time to time.

7.0 Quotes requested in two bid system:

Parties shall be asked to submit their bids in two bid system (Priced Bid and Unpriced Bid).

Priced Bid (In Separate Sealer Envelope)**A) Outright sales excluding registration/ transfer charges/ applied taxes (COCO/CODO Model)**

Description of plot location:

Area in Square Meters (A)	Rate (Rs/ Meter) (B)	Sq	Quote in numbers C= A X B	Quote in words

B) Monthly rental excluding applied taxes (Dealer is appointed by the company) (COCO/CODO Model)

Description of plot location:

Area in Square Meters	Monthly Rent Lump-sum in Rs (Number) (base year 2019)	Monthly Rent Lump-sum in Rs (Words) (base year 2019)	Year on year escalation on base rate after 5 th year from the year of start (in percentage)

C) Monthly rental excluding applied taxes (the land owner becomes the dealer of the company and is paid certain Rs XX/kg sales charges other than the monthly rental) The basic investment in the station is made by the company (COCO/CODO Model)

Description of plot location:

Area in Square Meters	Monthly Rent Lump-sum in Rs (Number) (base year 2019)	Monthly Rent Lump-sum in Rs (Words) (base year 2019)	Year on year escalation on base rate after 5 th year from the year of start (in percentage)

**D) Monthly rental excluding applied taxes (the land owner becomes the dealer of the company and is paid certain Rs XX /kg sales charges other than the monthly rental)
The entire investment in the station is made by the land owner (DODO Model)
(COCO/CODO Model)**

Description of plot location:

Area in Square Meters	Monthly Rent Lump-sum in Rs (Number) (base year 2019)	Monthly Rent Lump-sum in Rs (Words) (base year 2019)	Year on year escalation on base rate after 5th year from the year of start (in percentage)
