

Notice for 'Expression of Interest'

System ID:XXXX

GA: SATNA-SHAHDOL

- A.** This advertisement is strictly for suitable open & close space on lease basis for setting up warehouse facility to keep BPCL project material and not for appointment of Retail Outlet/CNG Dealership or giving / causing any right to anyone offering its / his/ her Space to claim any interest of any nature whatsoever like partnership, employment or commission, etc.
1. BPCL requires 2000 sqm of Open warehouse space and 150 sqm of Closed warehouse space (preferably at same location but not mandatory) for storage of our Project materials at Shahdol City. The warehouse location should be within 15 KM radius from BPCL's Retail Outlet (Petrol Pump) M/s Sarkar Filling Station, Shahdol.
 2. The contract period / Lease Period of warehouse will be 2 years (24 Months) from the date of execution / registration of lease deed. The lease period will be further extended for one more year (12 Months) on the basis of BPCL requirement and on mutual consent basis on the existing rate and same terms and conditions.
 3. The space for warehouse should be free of all encumbrances / encroachment /religious structure, overhead HIGH-TENSION WIRES, Kilns, telephone lines, product/ water pipelines, wells/canals /drainage /nullahs/Public Road/Railway lines, etc.
 4. If Space is located on NH/SH, distance norms (w.r.t. intersection, etc.), as per NHAI/ State Road Development Corporations / State Highway Authorities / PWD, etc. stipulated for setting-up warehouse facility shall be applicable.
 5. If any other conditions applicable to the offered Space, either Statutory or Physical exists, which prevents setting-up warehouse Facilities, such Space shall be rejected.
 6. The warehouse space should be ready to occupy. The warehouse space should be commercial Space. No agricultural land will be considered for evaluation
 7. Open & Closed storage sites should be at least 50 meters away from railway lines, sidings, or yards used by locomotives.
 8. Open warehouse space should have sufficient area for movement of heavy vehicles inside warehouse. Open warehouse space should be free from Water logging.

9. Proper approach road for heavy vehicle movement of at least 7 M width should be available from main road till the warehouse. For On road property access road from main road till warehouse should be available at motorable condition.
10. The area should have compound wall of minimum 2 M high and 24*7 security services should be made available by the bidder.
11. Open warehouse space should have sufficient illumination for night rounds and there should not be any dark area.
12. Proper arrangement for security guards like security cabin, drinking water facility etc should be made available by bidder at warehouse.
13. The closed warehouse space should have proper storage space and should have leak proof roofing and flooring, minimum internal height should be 4 M.
14. Closed warehouse should have natural ventilation as well as proper lighting arrangement.
15. Development and Maintenance of warehouse space both open and closed should be in the scope of Bidder. Electricity / Water charges will be borne by owner of the property.
16. Tax / Duties, Commercial charge, Municipal Corporation charges, any other statutory authority charges, Major / Minor maintenance attributed to Owner etc. will be borne by the owner of the premises.
17. Owner shall ensure to obtain all the necessary permissions, required to lease out the offered Open space and closed space for warehousing. Any charges required for the same shall be borne by Owner.
18. Lawful owner (s) of the premises or his authorized representative or Power of attorney Holder of the premises only should only participate in Tender Enquiry.
19. Offer for premises from Brokers/ Property dealers/ non owners shall not be accepted.
20. The selection of the warehouse space will be done by a nominated committee by Company (BPCL) for the location. Decision of the Company (BPCL) will be binding regarding selection, and no correspondence will be entertained.
21. As estimated by BPCL, the following additional cost may be considered for commercial evaluation of bids:

- i. Cost of Space filling /consolidation / cutting including cost of retaining wall/ hume pipes, etc, as well as cost for development of ingress /Egress to bring offered Space to road level, based on BPCL SOR rate
 - ii. Cost of other physical parameters like Shifting /laying of telephone/electrical lines etc.
- 22. Lease Deed will be registered only after completion of all formalities, viz, obtaining title clearance from BPCL's Legal Department and any other statutory requirements, etc. and after space is ready for use by BPCL.
- 23. The registration charges & Stamp Duty will be borne by BPCL for execution of lease deed of commercial Space.
- 24. Payment will be made through NEFT after registration of lease deed in form of monthly payment towards lease rental.
- 25. If the entire piece of Space required by Corporation (BPCL) does not belong to one owner, then the group of owners who have plots contiguous to each other and meeting Company's (BPCL's) requirement can quote jointly or through anyone amongst themselves by Registered Power of Attorney (POA). POA holder shall be one of the Spaceowners. Company (BPCL) however will deal with POA holder for negotiation purpose only. Valid Registered POA to be attached with the Space offer.
- 26. Space owned by Company or Co-operative Society is also acceptable, subject to application being made by authorized officials supported by necessary Board Resolution/ Resolution.
- 27. Space offered should be in one contiguous lot.
- 28. District authorities and other Government bodies can also apply against the advertisement.
- 29. Any establishment like Govt. /Semi-Govt /Private Companies, Partnership Firms, Sole Proprietorship and Educational trust with clear marketable title can also apply.
- 30. Space should preferably be plain, more or less at road level, abutting to National Highway / SH / Road in one contiguous lot.
- 31. The Company (BPCL) takes no responsibility for delay, loss or non- receipt of offers.

32. Received offers will only be mere offers and will not bind the Company (BPCL) in any manner.
33. The Company (BPCL) reserves the right to reject any or all offers without assigning any reason thereof.
34. Financial bid of only technically successful bidder(s) will be opened.
35. In case of dispute, English version of this advertisement will be prevailed.
36. Offer / bids received from guardian for Space owned by minors shall not be entertained / considered unless such offers / bids are accompanied with the written permission granted by the District Judge under the appropriate law.
37. Decision of BPCL in regard of suitability of Space for the purpose, shall be final and binding.
38. Space mortgaged to the financial institution and to any private parties through registered mortgage deed requires to be redeemed before execution of Lease Deed. The bidders are required to submit NOC from the Mortgager for giving the Space on lease.
39. The Space proposed for Lease should be clearly partitioned and the title document / Khatauni / Khasra / CTS no / Survey No. etc. should clearly indicate and confirm the same. No litigation should be pending with respect to the title of the Space and / or encumbrance or third-party interest on the Space.

B. General Conditions of EOI :

1. BPCL will not be responsible or liable for cost incurred in preparation, submission & delivery of bids, regardless of the conduct or outcome of the bidding process.
2. In case any bidder is found to be involved in cartel formation, his Bid will not be considered for evaluation / placement of order. Such Bidder will also be debarred from bidding in future.
3. Canvassing in any form by the Bidder or by any other agency on their behalf may lead to disqualification of their Bid.
4. Unsolicited clarifications to the bid offer and / or change in the prices during the validity period would render the bid liable for rejection.
5. Total works shall be awarded based on OVERALL LOWEST COST (L1) basis for complete scope of work as per the provisions of the Bidding Document.
6. BPCL reserves the right to reject any or all the bids received or annul the bidding process at any time at their sole discretion without assigning any reason whatsoever.
7. BPCL at its discretion reserve the right to verify information submitted and inspect the facilities of party to confirm their capabilities.

8. BPCL decision on any matter regarding short listing of bidders shall be final.
9. Bids of bidders on "Holiday" as per BPCL/PSU or its subsidiaries records shall not be considered for evaluation and ordering.
10. All documents submitted should be in English only.

C. Other Broad Terms and Conditions:

- a) Area offered by the owner / bidder should be separately marked in the site / property map.
- b) Agreed monthly rent shall be paid by BPCL after deducting the applicable TDS.
- c) In case of GST registered bidder, Bidder need to submit the monthly invoice to BPCL, Mumbai to get the GST amount.
- d) Security deposit / Advance etc. shall not be paid by BPCL. Also Earnest Money Deposit is not applicable to the bidder / owner.
- e) EOI fees is not applicable to bidder/owner. However, the cost of preparation of bids, travel and postal charges for submission of EOI shall be borne by bidder/owner. If bid is successful or unsuccessful, it not refundable.
- f) Lease Agreement need to be executed by the party as per BPCL format.
- g) Electricity/ Water charges will be borne by Bidder.
- h) In case the property offered has multiple ownership, each owner must submit his/ her consent in the form of notarized "No Objection Certificate" and to be submitted along with the technical bid.
- i) Property under construction on the date of submission of bid shall not be accepted.
- j) In case the property is put up as collateral by the owner to bank or any financial institutions, the owner shall attach notarized 'No objection certificate' from the lender for the full lease period stated elsewhere.
- k) BPCL can review the requirement of space after two year and accordingly if require, BPCL can surrender the Full or Partial Warehouse space by giving 3 months' notice to Successful bidders.

The offers should be submitted in a two-bid system as Technical Bid form (Annexure I) and Financial Bid form (Annexure II) which are attached separately along with this notice for EOI.

Interested parties may apply by due date and time at the address of respective office of concerned official of BPCL as follows:

State	GA Name	System ID	Address & Contact Person	Contact No.

Madhya Pradesh	Satna-Shahdol		Kaustubh Mahire C-405, Swastik Galaxy, Bus stand road, Near Babloo dairy, Shahdol, Madhya Pradesh 484001	7066765656
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- i. Last date for submission of bid is 13.10.2025 at 15:00 Hrs (03:00PM).
 - ii. Offers received after the due date and time will not be considered.
 - iii. Bidder having more than one warehouse space to offer, should submit separate BID for each warehouse space
 - iv. The technical bids will be opened on same day as above at 16:00 Hrs (04:00 PM) at the above address.
 - v. Bidders interested may be present at the time of opening the technical bids.
 - vi. Offer received after the due date and time will not be considered.
 - vii. The offer submitted should be valid for a period of 180 days from the due date or such extended period as may be mutually agreed.
 - viii. Selection of Space shall be carried out on the basis of Technical Evaluation Committee Report.
 - ix. BPCL's decision on technical evaluation of Space for its suitability to accept for warehouse facility, shall be final and binding.
 - x. Thereafter, a committee appointed by Company (BPCL) will do commercial evaluation of only those plots which are found technically feasible.
 - xi. BPCL reserves the right to further negotiate Lease rental price with the selected bidder.
30. The following documents are attached along with this notice for EOI
1. Annexure I Technical Bid Form
 2. Annexure II Financial Bid Form
 3. Appendix A format
 4. Appendix B format
 5. Check list for documents to be submitted along with Technical Bid Form

TECHNICAL BID FORM

System ID:XXXX

GA:SATNA-SHAHDOL

Following details / documents should be furnished by the bidder. (Technical Bid should not have any reference of offer price / cost of Space)

1. Details of the Space offered:-

Distance of Warehouse space from the reference point mentioned / Indicated in EOI	
Survey no. / Khasra no. etc. of the Space offered	
Village	
Block	
Tehsil	
District	
State	

2. Name of owner(s) :-

3. Key plan showing details of the property and situation of the plot DULY SIGNED BY THE OWNER(s)

4. Offer letter from the bidder(s) clearly mentioning that they are willing to offer the plot on outright sale or lease for a period of **2 years (24 Months)**

5. Area offered for Lease both open and closed warehouse along with dimensions of the plot.

6. 7/12 extracts or its equivalent viz. Khatoni, Jamabandi / Khasra, Village, Tehsil, District, etc. and the title deed viz. sale deed, etc. showing the ownership of the Space duly certified / notarized.

7. Power of Attorney holders should submit a copy of registered Power of Attorney.

Declaration: -

1. I/we am/are absolute and lawful owners of plot/warehouse space as mentioned above and the same is under my/our possession and free of all encumbrances till date.
2. In response to press invitation appeared in newspaper Newspaper dated....., I/we have submitted my / our offer and the same shall remain valid as per the terms of the said press invitation.
3. I/we further undertake to comply with the terms and conditions of said press invitation.
4. I/we affirm that the contents of above paras are true and correct.

Signature of Spaceowner/s:

NAME:

ADDRESS:

DATE:

PLACE:

PHONE NO:

E-MAIL ADDRESS If any:

Important instruction:

Both Technical Bid form and Financial Bid form should be placed in separate **sealed envelopes and marked as TECHNICAL BID and FINANCIAL BID** on top of respective envelope and then BOTH of these envelopes to be put in a **THIRD ENVELOPE sealed & duly mentioned on envelope as “OFFER FOR WAREHOUSE AT___”**name of the location/District, shall be mentioned on envelopes of technical bid and Financial bid).

The third envelope should clearly state on the top whether the offer is FOR SALE or LEASE.

TECHNICAL BID SHOULD NOT CARRY ANY FINANCIAL DATA

FINANCIAL BID FORM**System ID: XXXX****GA: SATNA-SHAHDOL****LEASE OFFER:**

1. Details of the Space offered: -

Serial Number of location / stretches in Annexure I for which Space is offered	
Survey no. / Khasra no. etc. of the Space offered	
Village	
Block	
Tehsil	
District	
State	

BID Particulars:

Type of Warehouse	Area of the plot (square metre)	Lease Rental per month of the Plot offered (Rs.) (Excluding taxes) (In figure) for 1st Year	Lease Rental per month of the Plot offered (Rs.) (Excluding taxes) (In words) for 1st Year	Lease Rental per month of the Plot offered (Rs.) (Excluding taxes) (In figure) for 2nd Year	Lease Rental per month of the Plot offered (Rs.) (Excluding taxes) (In words) for 2nd Year
Open Warehouse					
Closed Warehouse					

Signature of Spaceowner/s or

POA holder NAME:

ADDRESS:

DATE:

PLACE:

PHONE NO:

E-MAIL ADDRESS if any:

Important instruction:

Both Technical Bid form and Financial Bid form should be placed in **separate sealed envelopes and marked as TECHNICAL BID and FINANCIAL BID** on top of respective envelope and then BOTH of these envelopes to be put in a **THIRD ENVELOPE sealed & duly mentioned on envelope as “OFFER FOR WAREHOUSE AT____”name of the location/District, shall be mentioned on envelopes of technical bid and Financial bid).**

The third envelope should clearly state on the top whether the offer is FOR SALE or LEASE.

TECHNICAL BID SHOULD NOT CARRY ANY FINANCIAL DATA

APPENDIX – A

**(AFFIDAVIT OF OWNERSHIP OF PROPERTY/OFFERED SPACE TO BE SUBMITTED BY THE ORIGINAL OWNER ON
APPROPRIATE NON-JUDICIAL STAMP PAPER DULY NOTARIZED WITH SERIAL NUMBER)**

AFFIDAVIT /UNDERTAKING

I, Mr./Mrs. _____

Age:- _____ Occupation:- _____ Residing at:- _____
_____do hereby state and declare on solemn
affirmation as under :-

Description of property :- _____

That I/We hereby Declare, Represent and Assure to whomsoever it may concern:-

1. That I/We is/are Sole/joint and absolute owner/s of the property as mentioned above and the same is standing in my/our name/s in the book and all other Revenue records maintained by the Government
2. That I/We have not created or purported to create any tenancy, license, charge, lease, mortgage, lien or any kind of third party right over the said property and no other person or party have any right, title or interest, claim or demand in to or upon the same either by way of mortgage, gift, trust, inheritance, lease, acquisition, requisition or otherwise and that the same are free from all encumbrances and there is no pending litigation of any kind whatsoever.
3. That I/We have not received any notice for acquisition or requisition in respect of the said property.
4. That I/We have duly paid and discharged in full all the due and liabilities in respect of the said property including the Municipal corporation outgoing taxes, rates, charges etc. payable to the said concerned authorities unto the date hereof;
5. I hereby verify that what has been stated above is true to the best of my knowledge and belief and nothing material has been concealed there from

Solemnly affirmed and declared before me.

This _____ day of _____

Signature and Seal of Signature

Name of Deponent

Magistrate/Judge/Notary Public

Signature

Place:

Date:

APPENDIX – B

**LETTER FROM ADVOCATE W.R.T. SPACE OFFERED BY THE APPLICANT CONFIRMING STATUS OF THE OWNERSHIP OF SPACE.
(TO BE TYPED ON LETTER HEAD OF THE ADVOCATE)**

(To be submitted by Applicants) To

The CGD Head

Bharat Gas Resources Limited Dear

Sir,

Sub: Details of Space offered by my client.

1. This is to inform you that I have perused the documents pertaining to the Space at Survey No/Gut No _____ (address of the plot), Khasra / Khatauni _____ at Village _____ offered by Shri/Smt/Kum/M/s. (Name of the Entity) _____, for setting up CNG Facilities for the location _____, Dist _____ and that this Space falls in the advertised geographical area _____/ stretch.

2. In my opinion and as per the requirement of BPCL/BGRL, the piece of Space offered by my client proves his ownership of the Space offered by him.

3. I confirm that the offered Space is having clear and marketable title without any encumbrance.

4. I further confirm that offered Space is not notified for acquisition by any competent

authority. Place:

Date:

Signature of Advocate _____

Name & Seal of Advocate

Check list for documents to be submitted by the bidders, as applicable, along with the technical bid form;

Sr No	Document	Document Enclosed (Yes/No)
1	Original Certified Affidavit on appropriate value of Non Judicial stamp from Owner(s) confirming the title in his/her/their favour, Original sale Title deed & Plot is under his/her/their possession and property is free from all encumbrances and/or not mortgaged duly signed and Notarised (Format as per Appendix - A attached)	
2	Letter from Advocate with respect to Space offered by the applicant confirming status of the ownership of Space (Format as per Appendix - B attached)	
3	Original Certified or Original Notarised copy of Registered Title documents in favour of Spacelord: i) Saled Deed OR; ii) Gift Deed OR; i) Will duly probated , if applicable OR; iv) Relinquishment deed OR; v) Conveyance Deed and Govt. Award/Allotment letter in favour of owner(s)	
4	Latest Original Latest 7/12 Extract/Khatoni OR Intekal/Mutation duly having mutation entries/Certified copy of the settlement Patta & latest Revenue Receipt in favour of Spacelord OR if plot is situated within the municipal limit, latest mutation certificate and municipal tax receipt for last 3 years in favour of Spacelord	
5	Revenue sketch map of plot having Khasra/Survey nos and its boundary and/or extract of village Naksha/Settlement Map or Mouza Map	
6	If plot is owned by Govt/Govt Authority, Draft terms for allotment /draft Agreement	