

EXPRESSION OF INTEREST (EOI) - FOR PURCHASE/LONG LEASE OF LAND FOR SETTING UP OF DECOMPRESSION UNIT (DCU) AND DISTRICT REGULATORY STATION (DRS) FACILITY AT RAJGARH (JHANSI) AND/OR IN JHANSI CITY RESPECTIVELY

Central UP Gas Limited, a leading City Gas Distribution company, invites 'Expression of Interest" (EOI) for Purchase/Long Lease of Land for Setting up of DCU/DRS at Rajgarh (Jhansi) And In Jhansi City:

Proposals should be submitted by considering the following terms and conditions, failing which the offer will be rejected:

- The validity of offer should be kept initially for **4 months** from the last date of submission of offer.
- Proposals shall only be accepted in hard copy, proposals received through mail will not be entertained.

Landowners/authorized representatives are advised to send their proposals as per the following:

Envelope-I: UNPRICED BID (1 Copy) Super scribing "DOCUMENTS OF LAND REQUIRED FOR DCU IN RAJGARH (JHANSI) AND/OR DRS IN JHANSI CITY"

Envelope will contain all related documents like proposal letter, map of land, area and location detail etc. except Price quotation. Bidder should submit this part in a sealed envelope complete with all details of the property along-with property documents and authorization letter as per the provided format on Rs. 100 stamp paper duly notarized duly filled in, signed and stamped. Property documents should clearly indicate the quoted area as per the requirement in advertisement and clear title of ownership.

Envelope-II: PRICED BID (1 copy):- It should contain only the price and no condition whatsoever. The rates are to be filled only in the format enclosed herewith as Annexure II SOR (Schedule of Rates) and sealed in a separate envelope super scribing ""PRICE QUOTATION-DO NOT OPEN" FOR DCU IN RAJGARH (JHANSI) AND/OR DRS IN JHANSI CITY

The rates are to be filled in the format enclosed herewith as SOR (Schedule of Rates). In case of any deviation to the prescribed terms & conditions, CUGL reserves the right not to consider the offer for further evaluation. The date and time of priced bid opening shall be intimated later. The price bids shall be opened subject to legal vetting of the property documents provided along with the unpriced bid. In case the title deed of a bidder is found to be legally unacceptable, or the property is found unsuitable as per requirements of CUGL, the priced bid of such bidder shall not be opened whatsoever.

Envelope-III: Super scribing "PROPOSAL FOR LAND REQUIRED FOR DCU IN RAJGARH (JHANSI) AND/OR DRS IN JHANSI CITY'

This envelope will contain Envelope-I & Envelope-II

1. Details of the Land Required:

- Plot Size: 22 SQM for DRS ( District Regulatory Station)
- Plot Size: 100 SQM (10X10) for DCU (De compression unit)

- Plot shall be adjoining the road i.e road facing
- Plot should preferably be in proper shape.

**Note: Details of stretches where land is sought is as follows: -**

- Plot Size: 22 sqm (5.5x4) in size from Chitra Chauraha to M/s Bharat Traders (RO of IOCL) left side along Shivpuri-Jhansi Road while going from Jhansi to Kanpur.
- Plot Size: 100 sqm (10x10) in size from SBI ATM, Hasari to Blue Bells Public School, Rajgarh on both side along Jhansi-Lalitpur Road

2. Evaluation of site on various parameters:

The technical/commercial suitability of land/site offered by applicants shall be evaluated based on following:

- Land in advertised area / stretch
- Land dimension as per requirement
- There is no other land including Pvt./Govt. Land between road and offered plot.
- Land has no HT/LT Electric Line crossing
- No School/Hospital/ Residential or other institution attached to plot
- Smooth vehicular access to the plot should be available to allow free movement of fire tender.
- The offered land should not be notified for acquisition.
- Land must be free from any kind of encumbrances
- Plot nearest to the CUGL's gas pipeline shall be given preference, net expenditure towards cost of land and pipeline laying by M/s CUGL shall be considered for evaluation. Execution cost to be considered is approx.. ₹ 4484/Meter and Material cost to be considered is approx. ₹ 3230 Meter. Total per meter cost for pipeline to be considered is ₹7704/-.
- Sale/purchase of offered land should not have taken place in last two year of float of EOI except in case of government allottee.

Land not meeting any of the above parameters will not be considered and will be rejected. The above parameters can be modified with the approval of the competent authority.

3. Documents to be attached with Offered Land:

- Application clearly mentioning plot address, Name of owner and Contact Number of applicant.
- Khewat/Khatauni/Jamabandi of the subject land certified by the Patwari.
- Sale Deed/ Registered lease deed or firm allotment letter issued by government/semi government bodies for the proposed land.
- Mutation Records Jamabandi for last 20 years
- Layout plan superimposed on Naksha shijra (signed by Owner)
- Identity card of land owners of proposed land
- A key plan showing adjoining lands on all 4 sides and ROW of road in front of plot shall be submitted by the applicant.
- Certificate for no pending litigation w.r.t. the land.
- Affidavit stating that the proposed land is freehold property and not mortgaged anywhere.
- Affidavit stating that the land is not subject to land acquisition proceeding.
- Any other documents pertaining to the proposed land including but not limited to power

of attorneys, agreements or arrangements entered into with any other party.

These documents are not an exhaustive list of documents for due diligence of the land. The list is indicative in nature and as per the nature and use of the land, other documents may be required additionally.”

4. **Location of the Plot. Sketch:** The applicant needs to provide the complete address with Khasra no., Kevat no. etc. and attach a sketch of the plot showing shape and dimensions of all sides of plot in metres.

The interested applicants may submit their proposal by **30.06.2025, ( 14:30 hrs. (IST)** in hard copy to GA Head,Plot No 790, Mauza Lehargird, Behind Jhansi Homes-284003,U.P.

Note: All revisions, clarifications, corrigenda, addenda, time extension etc. to the EOI will be hosted on **www.cuqi.co.in**. Applicants should regularly visit this website to keep themselves updated.

Annexure-I

TO WHOM SO EVER IT MAY CONCERN

I \_\_\_\_\_, S/o \_\_\_\_\_ aged \_\_\_\_\_  
years resident of \_\_\_\_\_  
hereby declares as follows;

1. I am lawful owner of the property situated at \_\_\_\_\_  
\_\_\_\_\_measuring \_\_\_\_\_

2. I hereby authorize \_\_\_\_\_ of  
\_\_\_\_\_to negotiate, commit and finalize the terms and conditions  
with M/s. Central UP Gas Limited for the purpose of purchase/long lease of land for the purpose of  
setting up of City Gate Station in accordance with the public notice/advertisement dated  
\_\_\_\_\_published by M/s. Central UP Gas Limited.

I hereby affirm the representations, disclosures, commitments and warranties committed by M/s.  
\_\_\_\_\_and I confirm that he is duly authorized to do the  
same. I will indemnify M/s. Central UP Gas Limited in any circumstances for the losses, liabilities,  
actions whatsoever it may be accrued upon M/s. Central UP Gas Limited on account of  
representations, disclosures, commitments and warranties committed by M/s. \_\_\_\_\_  
\_\_\_\_\_.

**Signature of Bidder**

**Name.....**  
**Mobile No.....**

**Annexure-II**

SCHEDULE OF RATES

Name of Bidder: \_\_\_\_\_

Part-A (If land is offered on Long Lease)

Sr. No.	Location of land offered	Duration of long lease	Area Offered (Sq. meter )	Unit Rate (per sq. meter per year)	Total cost of land
1.		30 Years			

Part-B (If land is offered on Sale)

Sr. No.	Location of land offered	Area Offered (Sq. meter )	Unit Rate (per sq. meter)	Total cost of land
1.				

Signature of Bidder

Place:

Date:

Seal and Signature of Bidder

Note: \*All fields are mandatory. No field should be left blank.

\*Fill both part A & B if bidders is offering the land through both long lease/Sale.

\*Preference will be given to land offered on Sale if found suitable.

\*Lease charges shall be quoted **per year basis** and payment shall be made accordingly per year basis

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