

INVITATION OF EXPRESSION OF INTEREST FOR SETTING UP CNG STATIONS

ON

DEALER OWNED DEALER OPERATED (DODO) BASIS

IN

KOTTAYAM, IDUKKI & PATHANAMTHITTA,

About SHOLAGASCO

Sholagasco, a wholly owned subsidiary of IMC Ltd., is developing City Gas Distribution (CGD) Network to supply the Piped Natural Gas (PNG) to the Industrial, Commercial, Domestic (Residential) and Compressed Natural Gas (CNG) to the transport sector in the Geographical Area (GA) of Idukki, Kottayam and Pathanamthitta District in the state of Kerala. The company is committed towards contributing to the energy need of its consumers.

To increase the distribution of CNG and facilitate easy availability, Sholagasco intends to supply & sell CNG through outlets at various location in various models inter-alia Dealer Owned Dealer Operated (Full DODO) model in the GA (Geographical Area) of Kottayam.

Sholagasco is inviting application from interested parties for setting up of CNG stations in Kottayam GA in Kerala on full DODO model.

DODO Model

Any person(s) with a plot of land that is between 1000 and 1200 square meters, devoid of encumbrances, easily accessible, and has high business potential for CNG may apply to be considered for an appointment as a dealer. After carefully examining the offered plots, Sholagasco will sign a long-term lease and dealership agreement with the chosen Dealer if the plots are deemed to be legally and technically appropriate.

The dealer is in charge of the land, obtaining the necessary permits for civil construction, carrying out the necessary civil works, and managing the sales process. The dealer is responsible for providing fixed facilities such as the sales building, driveway, canopy structures, land and boundary wall, amenities, CNG Infrastructure, equipment etc. in addition to labour for the operation and upkeep of the outlet. Station design, canopy, signage to be as per the specification of Sholagasco. Sholagasco is also in charge of the gas's cascade transportation to the Daughter Booster Station. The Sholagasco shall be listed as the owner of the Station's PESO licence.

The entire designated plot must be constructed specifically for the establishment of a CNG retail outlet. Large plots in advantageous places could contain related commercial operations like: Cylinder testing facilities. ATMs, convenience stores, auto-related basic services, and other items at the company's discretion. The applicant is responsible for determining the CNG station's viability; Sholagasco will not be handling this. Sholagasco will only make recommendations for likely CNG station models (Daughter-Booster or Online) based on the land that each applicant has offered and the availability of pipelines.

Eligibility

Site Eligibility Criteria.

Sr.	PARAMETER	MIN ELIGIBILITY CRITERIA	Required Land Locations
1	Land Type:	Land with clear title.	Kottayam, Idukki & Pathanamthitta (Approx Area should be 1 Acre)
2	Plot Size:	Minimum 1000 SQM for LMVs (taxi/cars/auto) or 4050 SQM for all vehicles (incl. Bus / tempo/etc.)	
3	Frontage:	36 m	
		As per civic authorities' guidelines	
4	Front Road Width:	NH/ SH/ Min ROW required / Master Plan of the local bodies/norms for fuel station;	
5	Distance from other fuel station	As per NHAI / Authority guidelines	
6	Connectivity	Closeness to proposed / existing transmission pipeline	

It should be the responsibility of the applicant to ensure that as on date of application: -

- Offered land is having clear and marketable title as well as without any encumbrance.
- Offered land is of required dimension and abutting the Road boundary, after leaving Right of Way (ROW) line of the road.
- The offered land is also not notified for acquisition by any competent authority.
- All certificates/documents required for meeting Eligibility criteria should be in possession of the applicant and valid.
- If offered land is on National Highway, as per IRC norms, it should have dimensions: 35 m (f) x 35 m (d) on un-divided carriageway and 35 m (f) x 45 m (d) on divided carriageway or as per the latest applicable guidelines notified by Ministry of Road Transport and Highways (MoRTH)
- If land offered is agricultural, it is the responsibility of the applicant to convert to non-agricultural within 15 days of receipt of LOI.

Non-agricultural commercial Plots with clear title shall be preferred. In case any permission (including Change of Land Use (CLU)) is required to be obtained for use of plot as CNG Station, it shall be responsibility of the applicant to obtain the same in a time bound manner.

Technical and Commercial suitability of land offered by the applicant for any locations will be ascertained by the Sholagasco. Decision of Sholagasco in selection of Plot shall be final. Plots with following conditions shall not be considered for evaluation:

- Totally blocked frontage of plot for free movement of vehicles.
- High / Low tension overhead line passing from inside the boundary of the plot.

Eligibility Criteria (Dealer)

Any individual / partnership firm having land in his/her/its name is eligible to apply. Eligibility criteria for Applicants on DODO Model is as below:

For Individuals	Particulars
Nationality:	Indian national.
Age:	Not less than 21 Years as on date of the application
Education	Preferably 10th Pass or Above
Experience	Should have the ability to understand complexity of managing a CNG Station or experience in forecourt management of RO of Petroleum products /experience in oil and gas sector.
Financial Strength:	Applicant having Minimum Net-worth of Rs. 1.50 Crore as on March 31, 2024 (as per the statement in form of affidavit & dult certified by CA) will be eligible.

For Others (Firms etc.)	Particulars
Partnerships Firms	In the case of a partnership firm, it is essential that at least one partner meets all the eligibility criteria outlined above. Additionally, consent must be obtained and signed by all partners involved. An applicant must possess a minimum net worth of Rs. 1.50 Crore as of March 31, 2024, which should be verified through an affidavit and certified by a Chartered Accountant. The calculation of net worth will be conducted in accordance with the provisions set forth in the Companies Act.
Non- Individual Entities (Co-operative Societies/Organised Bodies/Private Ltd.)	1. At least 02 Individual should fulfil the eligibility criteria (as specified for individual). 2. Net Profit in preceding 03 consecutive financial Year.

Documents Requirement

The list of documents to be submitted by the applicant at the time of application:

1. Notarized Affidavit by the applicant establishing clear ownership of Land after issuance of LOI.
2. Proof of age (date of birth) i.e. Self-Attested Copy of 10th Std. Board Certificate / Secondary School Leaving Certificate / Birth Certificate / Passport / Adhaar Card / Identity card issued by Election Commission /Affidavit for age (Original) — Not required for Non-individual applicants.
3. Proof of educational qualification i.e. Self-Attested Copy of Certificate / Mark sheet of passing 10th Std. issued by a Board / School conducting the examination or equivalent. Not required for Non-individual applicants.
4. Net-worth Statement of applicant as on March 31, 2024 in the form of Affidavit and duly certified by Chartered Accountant.
5. Copy of land documents in support of ownership / lease rights subject to the condition that the applicant will get the duly registered documents establishing clear ownership of the land

in his name through Purchase//Transfer or in the name of the lessor in case land offered is arranged on long term lease by applicant. The said documents shall be submitted after issuance of LOI and before signing of Dealership Agreement.

6. Latest property assessment receipt and Property tax payment receipt.
7. Title Clearance certificate and Non-Encumbrance certificate from a reputed solicitor, if required.
8. Sketch/Site map/Land demarcation certificate of the offered land with dimensions & road alignment.
9. NOC from landlord in case of lease hold land.
10. Copy of Partnership deed in case of partnership firm.

For Non-Individuals:

- Attested copy of Registration certificate / copy of Certificate of Incorporation of the entity from competent authority.
- Authority letter & copy of Resolution specifying name of the authorized person for making application.

Sholagasco may call for verification of the copies of the above documents with original documents and may also call for further documents as may be required for verification after the shortlisting of the plot / land.

In addition to the above, following documents may be required for evaluation if applicable:

Sr. No.	Situation of Ownership	Share of Applicant	Document Required
1	Self	100%	NIL
2	Self with members of family unit	Part	Consent letter from members of family unit
3	Self with other owner (s)	Part	Consent letter on stamp paper or an Affidavit or Power of Attorney from other owner(s)
4	Self & members of family unit with other owner(s)	Part	Consent letter from members of family unit and Consent letter on stamp paper or an Affidavit or Power of Attorney from other owner(s)
5	Only members of family unit	Part	Consent letter from members of family unit.
6	Members of family unit with other owner (s)	Part	Consent letter from members of family unit, Consent letter on stamp paper or an Affidavit or Power of Attorney from other owner(s)

Note:

- Applicants should submit required affidavits in the standard format confirming facts (as per prescribe formats) (for individual & for Non-individual applicants as applicable).
- All affidavits should be submitted in original on stamp paper with appropriate value as applicable in the concerned State and should be duly notarized.
- All Stamp papers should be purchased in the name of the deponent (attested).

- All affidavits should be made after the date of advertisement.

Selection of Dealer

- As per company's internal procedure, each application will be carefully examined to ensure that the supporting documentation is adequate, sufficient, and complete. Forms that are incomplete or lack the necessary fees, details, or attachments may be rejected.
- Representatives from Sholagasco will visit the location to assess factors related to business, such as accessibility, power availability, distance from the pipeline network, and the presence of any underground pipelines and overhead high- or low-tension cables. The plots will be shortlisted for additional consideration after this examination.
- The ownership, title clearance, encumbrances, status and type of land use, ownership details, 7/12/ Khasra / Khatauni maps, village / town planning maps, etc. of the shortlisted plots must be legally confirmed.
- Plots designated as "Non-Agriculture" use types are recommended.
- After detailed scrutiny if plot of land offered is found suitable to Sholagasco, LOI shall be issued to the Applicant, the acceptance of which shall have to be submitted by Applicant within seven days. LOI will be cancelled if dealer fails to submit acceptance within seven days.
- Selected Applicant shall have to deposit an interest free refundable Dealership security deposit as decided by the Sholagasco for an area as per T&C mentioned in LOI.
- Sholagasco reserves the right to appoint any number of Dealer/s and install additional Retail Outlet anywhere in the same Geographical Area for selling and marketing of CNG without any requirement of consent of any existing / selected Dealer. The request of dealer in this regard shall not be entertained.

Validity, Extension and Authorization of LOI

- LOI will be valid for a period of 12 (twelve) months initially with a provision of validity extension by another 6 (six) months at discretion of Sholagasco. This time period has been envisaged for obtaining CLU and statutory permissions/NOCs, equipment, etc.
- In case statutory permissions for setting up of CNG station are not obtained within this period, Sholagasco reserves the right to withdraw the LOI after completion of 12/18 months (as the case may be) from the date of LOI issuance.

Dealership & Lease Agreement

Subject to submission of all the documents as specified & successful scrutiny of application, Sholagasco shall enter into following agreement.

1. Land Lease Agreement:
Sholagasco shall enter into a land Lease Agreement for a period of 15 years on nominal lease rental as mentioned in the Lease Agreement.
2. Dealership Agreement:
Sholagasco shall enter into a dealership agreement with the selected dealer and dealer shall be required to pay a monthly dealership license fee to the company.

Tenure of Dealership/Land Lease

Land Lease Agreement (Direct or Sub-Lease & Head Lease as the case may be) and Dealership Agreement shall be for initial period of 15 years and renewable for period of 5 years thereafter. Further extension of renewable dealership tenure will be subject to the examination of the performance of the dealership by Sholagasco and will be on the terms and conditions mutually agreed upon.

Amendment & Modification

The company reserves its right to amend, modify, delete or add any of the above terms and conditions at their sole discretion.

Instructions to Applicants

Applicants in their own interest should carefully go through the Terms & Conditions enclosed herewith before submitting their application.

- Applicant should affix his/her recent photograph in the space provided for in the application form.
- Original affidavit and attested copies of all supporting documents should be submitted along with completed & duly signed Application Form.
- No addition/deletion/alteration will be permitted in application form once submitted. No additional document whatsoever will be accepted or considered after the cut-off date for submission of application.
- During selection process, if at any stage, the applicants bring any sort of external influence on Sholagasco to influence the selection process, then forthwith the case of such applicant shall not be evaluated and they will be disqualified.
- Site offered shall be scrutinized and evaluated based on business plan of the Sholagasco, pipeline availability and related business parameters. Only the site shortlisted by Sholagasco shall be taken up for further evaluation for dealership.
- Sholagasco reserves the right to select any number of sites and/or offer more than one dealership at the same location/road.
- In case of receipt of single application on any proposed location/stretch, the company reserves the right to not consider the application for further evaluation process.
- Final selection of the dealer will be on the basis of evaluation of the land offer and evaluation of the candidate. Sholagasco shall have sole discretion for final selection of dealer and in case of non-selection of any applicants they shall have no right to question or challenge the validity of company's decision.
- Scope of work of Dealer and Sholagasco described above is only indicative for the purpose of understanding only.
- Applications duly completed along with all required attachments/Affidavits as mentioned in the Brochure should be submitted at our respective GA offices in a sealed envelope at below mentioned before 05:00 PM on October 31, 2024.

(*For any query, prospective applicant may visit to above mentioned office locations or send queries to Email id: rujai@imc.net.in)

Application for DODO Station	Address for Submission of Application
Kottayam, Kerala	Sholagasco Pvt. Ltd. , 1st Floor, Building No. 702-A2, Door No. 11, Sy. No.: 133/3, 435G Udayamputhoor Square, S.H. Mount, MC Road, Perumbaikkadu Village, Kottayam, Kerala-686006

Contact: +91 1141418105 📞 : +91 9600046474

For Details please visit link :https://Sholagascogasco.com/active_tenders.php