

ADVERTISEMENT FOR PROCUREMENT OF LAND

INDIAN OIL CORPORATION LIMITED

REQUIREMENT OF LAND FOR RETAIL OUTLET (PETROL/DIESEL PUMP)

Sealed offers are invited on a two bid system i.e. (a) Technical Bid (b) Financial Bid from interested parties holding valid and clear marketable title of land in possession, before the date of release of this advertisement for transfer of plot of the land by way of outright Sale / Lease (minimum 19 years 11 months with renewal option) to Indian Oil Corporation Limited for setting up a Retail Outlet at the following locations :

Sr. No	State	District	Location	Minimum dimension of site (in Meters)		NH/SH/City/MDR / ODR /Other Village Road
				Frontage	Depth	

The following may kindly be noted :

- The plot size should be **MINIMUM** as under :
 - (a) For Retail Outlets in City / Town - 30 mtrs (Frontage) x 30 mtrs. (Depth)
 - (b) For Retail Outlets in NH / SH - 45 mtrs (Frontage) x 45 mtrs. (Depth)
 - (c) For Retail Outlets in MDR / ODR / Other village roads - 20 mtrs (Frontage) x 20 mtrs. (Depth)

(insert as applicable)

- The land offered on a National Highway should not be in 1 km radius from Toll Bridge/NH-SH-MDR Crossing and should preferably be atleast 1 km away from the nearest existing Retail outlet on the same side.
- Within city limits, plots of smaller dimensions can also be considered, provided they are suitable for setting up a modern Retail Outlet.
- Frontage of the plot of land should be abutting the highway / main road / Other road, with proper approach road to the plot of land
- The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural conversion, Income Tax clearance, Non-encumbrance certificate etc.
- The Bidder will ensure that the land offered meets the requirements of NHAI in case of land on National Highway.
- Land should be preferably leveled, more or less at Road level, in one contiguous lot.
- The plot should be free from overhead high Tension power line, product/water pipeline / canals / drainage / nullahs / public road / railway line etc.

- The plot should be free of all encumbrances / encroachments / religious structures etc. Necessary documents to this effect duly notarized shall be furnished alongwith the offer.
- 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 one registered Power of Attorney holder. However IndianOil shall only deal with the Power of Attorney holder. Copy of the required Power of Attorney from each owner duly endorsed should be enclosed with the offer.
- Those offering Agricultural land shall convert the same to Non-Agricultural, more particularly commercial conversion for use of retail outlet / infrastructural facilities and other allied purpose at their own expenses and cost.
- District authorities and other Government bodies can also apply against this advertisement. Preference will be given to Government land if found suitable.
- As estimated by IndianOil, the following additional cost will also be considered for commercial evaluation of bids (i) Cost of land filling / consolidation / cutting, including cost of retaining wall / hume pipes etc. as well as cost for development of ingress / egress to bring the offered site to road level (ii) Cost of other physical parameters like shifting / laying of Telephone / Electrical lines.
- Brokers / Property Dealers need not apply.
- IndianOil takes no responsibility for delay, loss or non-receipt of documents send by post / fax. Received quotations are merely offers and do not bind IndianOil in any manner.
- IndianOil reserves the right to reject any or all of the offers without assigning any reasons thereof.

OFFERS SHOULD BE SUBMITTED IN A TWO BID SYSTEM AS UNDER :

(A) TECHNICAL BID : Details of the plot of land offered, alongwith copies of documents, duly signed is to be submitted under the Technical Bid. Technical Bid should not have any reference of offer price / cost of land. The following details should be furnished by the bidder :

- 1) Name of the owner(s) of the land.
- 2) Key plan showing details of the Property situation of the plot.
- 3) Area offered for sale / lease alongwith dimensions of the plot.
- 4) '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 duly attached / certified as true copy.
- 5) Power of Attorney holder should submit a copy of the Registered Power of Attorney.

Offers received without the documents / details stipulated above are liable to be rejected.

NOTE : THE TECHNICAL BID SHOULD BE PLACED IN SEPARATE ENVELOPE AND MARKED 'TECHNICAL BID'.

(B) **FINANCIAL BID** : The Financial bid should contain the following :

- i) The offer is for sale or for lease or for either sale or lease.
- ii) In case of sale, expected Sale Consideration in Rupees
- iii) In case of lease, expected Lease rental per month in Rupees and period of lease

NOTE : THE FINANCIAL BID SHOULD BE PLACED IN SEPARATE ENVELOPE AND MARKED 'FINANCIAL BID'.

BOTH THE TECHNICAL AND FINANCIAL BID ENVELOPES SHOULD BE SEALED SEPARATELY AND THEN PUT IN A THIRD ENVELOPE AND SEALED DULY SUPERSCRIBED AS "OFFER FOR LAND AT..... (Name of the location)"

Interested parties may apply by the due date & time indicated below at the following address :

Address 1 **For locations mentioned in Sr. nos. _____ to _____**
Address 2 **For locations mentioned in Sr. nos. _____ to _____**

Last date for submission of bid is _____ at _____ hrs. Offers received after the due date and time will not be considered. 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.