



IndianOil



Marketing Division

Karnataka State Office

REQUIREMENT OF LAND FOR RETAIL OUTLET (PETROL/DIESEL PUMP) IN THE STATE OF KARNATAKA

This advertisement is **ONLY** for purchase /Long Lease of land and **NOT** for appointment of Dealership

Sealed offers are invited in two separate envelopes, (one containing the technical details of the site and the other containing the financial offer) from interested parties holding valid and clear marketable title of land in possession, on 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 Retail Outlets at the following locations.

TABLE 1

Sr No	District	Location	DO	NH/SH/CITY/TOWN	Minimum Plot Size in meters (Frontage X Depth)
1	Bangalore Urban	GUNJUR VILLAGE TO HOPEFARM JUNCTION	Bangalore	City	25 X 25
2	Bangalore Urban	MARTHALLI BRIDGE TO SARJAPURA CROSS ON ORR	Bangalore	City	25 X 25
3	Bangalore Urban	MARTHALLI BRIDGE TO TIN FACTORY ON ORR	Bangalore	City	25 X 25
4	Bangalore Urban	MARTHALLI BRIDGE TO VARTHUR CIRCLE	Bangalore	City	25 X 25
5	Bangalore Rural	NH75 HOSKOTE TO NARSAPURA IN BANGALORE RURAL	Bangalore	NH75	35 X 35
6	Bangalore Urban	SARJAPURA CROSS TO PRESTIGE CITY ON AMBALIPURA-SARJAPUR MAIN ROAD	Bangalore	City	25 X 25
7	Bangalore Urban	HSR LAY OUT	Bangalore	City	25 X 25
8	Bangalore Urban	KORAMANGALA	Bangalore	City	25 X 25
9	Bangalore Urban	BELLANDUR on Outer Ring Road	Bangalore	City	25 X 25
10	Bangalore Urban	INDIRANAGAR	Bangalore	City	25 X 25
11	Bangalore Urban	SILK BOARD JUNCTION TO ELECTRONIC CITY TOLL ON NH 44	Bangalore	NH44	30 X 30

12	Chikkaballapur	On NH44(Old NH 7) from Andhra Border towards Bangalore up to KM Stone 496 on LHS	Bangalore	NH44	60 X 100
13	Bangalore Urban	Basavanagudi	Bangalore	City	25 X 25
14	Bangalore Urban	Jayanagar	Bangalore	City	25 X 25
15	Bangalore Urban	From Anchepalya to Sirsi Circle(On Mysore Road)	Bangalore	City	25 X 25
16	Bangalore Urban	KANTEERVA STUDIO MAIN ROAD,YESHWANTPUR	Bangalore	City	25 X 25
17	Bangalore Urban	ON PIPELINE MAIN ROAD, JALAHALLI WEST	Bangalore	City	25 X 25
18	Bangalore Urban	ANCHEPALYA TO DASANPURA ON NH-48 (BANGALORE-PUNE NATIONAL HIGHWAY)	Bangalore	NH48	30 X 30
19	Bangalore Urban	PEENYA IIIRD STAGE	Bangalore	City	25 X 25
20	Bangalore Urban	GOREGUNTEPALAYA RING ROAD JUNCTION TO DR. RAJKUMAR SAMADHI CIRCLE	Bangalore	City	25 X 25
21	Bangalore Rural	BUDIHAL TO THIPPAGONDANAHALLI ON BANGALORE PUNE NATIONAL HIGHWAY NH-48	Bangalore	NH48	35 X 35
22	Bangalore Rural	THIPPAGONDANAHALLI TO HALLENIJAGAL ON BANGALORE PUNE NATIONAL HIGHWAY NH-48	Bangalore	NH48	35 X 35
23	Bangalore Urban	GORAGUNTEPALAYA RING ROAD JUNCTION TO YESHWANTPUR	Bangalore	City	25 X 25
24	Bangalore Urban	ON OUTER RING ROAD FROM DR. RAJKUMAR SAMADHI CIRCLE TO SUMANAHALLI JUNCTION	Bangalore	City	25 X 25
25	Bangalore Rural	From Banaswadi Bus Stop to ITI Colony Circle on Ramamurthy Nagar Road	Bangalore	City	35 X 35
26	Bangalore Urban	From Bellahalli to Nagavara on Thanisandra Main Road	Bangalore	City	30 X 30
27	Bangalore Urban	From Kogilu Cross to Belahalli on Kogilu Main Road	Bangalore	City	25 X 25
28	Bangalore Urban	From REVA Circle to Bagaluru Police Station on SH104	Bangalore	SH104	25 X 25
29	Bangalore Urban	On Ramchandrapura Main Road from Vidyaranyapura Police Station to BEL Circle	Bangalore	City	25 X 25
30	Bangalore Urban	Devanahalli Toll to Devanahalli Taluk Office on NH-44	Bangalore	NH44	25 X 25
31	Bangalore Urban	Mekhri Circle to Hebbal Police Station on NH44	Bangalore	City	25 X 25
32	Bangalore Urban	On K Channasandara Main Road from K Channasandara Circle to Patel Hanumanthaiah Garden	Bangalore	City	25 X 25

33	Bangalore Urban	Between Dairy Circle and Vega City Mall on Bannerghatta Road	Bangalore	City	25 X 25
34	Bangalore Urban	From Kanmanike to Anchepalya (On Mysore Road)	Bangalore	NH 275	35 X 35
35	Bangalore Urban	Bangalore City (With in BBMP limits)	Bangalore	City	25 X 25
36	Bangalore Urban	Malleswaram	Bangalore	City	25 X 25
37	Bangalore Urban	White Field and Brookfield Area	Bangalore	City	25 X 25
38	Bangalore Urban	KR Puram Fly over to Avalahalli on NH-4 within city limits	Bangalore	City	25 X 25
39	Bangalore Urban	Goraguntapalaya to Anchepalaya	Bangalore	City	25 X 25
40	Bangalore Urban	Electronic City Toll Plaza to Attibele toll Plaza on NH-44	Bangalore	NH44	35 X 35
41	Belgaum	Between Nippani (Chainage 576) and Kognoli Gate (Chainage 590)on LHS of NH48(Old NH4) while going from Belgaum to Kolhapur	Belgaum	NH48 (Old NH4)	45 X 45
42	Belgaum	Between Nippani (Chainage 576) and Kognoli Gate (Chainage 590)on RHS of NH48(Old NH4) while going from Belgaum to Kolhapur	Belgaum	NH48 (Old NH4)	45 X 45
43	Belgaum	Within 2 KM circle of Nath pai Circle, Belagavi City	Belgaum	Belagavi City	20 X 20
44	Dharwad	Hubli Dharwad Bypass on NH4 LHS towards belgaum Between 400-432 Milestone	Belgaum	NH48 (Old NH4)	45 X 45
45	Vijayapura	Between IndianOil Depot Bijapur and Tidagundi toll booth, on RHS of NH52 (Old NH-13, Bijapur to Solapur Road)	Belgaum	NH52 (Old NH13)	45 X 45
46	Vijayapura	Between IndianOil Depot Bijapur and Tidagundi toll booth, on LHS of NH52 (Old NH-13, Bijapur to Solapur Road)	Belgaum	NH52 (Old NH13)	45 X 45
47	Vijayapura	Between Zalki and Dhulked, on RHS of NH 52(old NH 13) while going from Bijapur to Solapur	Belgaum	NH52 (Old NH13)	45 X 45
48	CHIKMAGALUR	FROM CHIKMAGALUR TALUK OFFICE TO AIT CIRCLE ON NH 173, CHIKMAGALUR TOWN	MANGALORE	NH 173	30 X 30
49	HASSAN	WITHIN 3KM FROM NEHRU CIRCLE, BELUR TOWN ON NH 73 ON EITHER SIDE	MANGALORE	NH 73	30 X 30
50	HASSAN	WITHIN 4 KMS FROM HASSAN DAIRY CIRCLE TOWARDS BELUR ON HASSAN RING ROAD	MANGALORE	CITY RING ROAD	20 X 20
51	SHIMOGA	BETWEEN SHIMOGA BUS STAND AND ALKOLA CIRCLE ON NH-69 ON RHS (OLD NH-206), DIST: SHIMOGA	MANGALORE	NH 69	30 X 30
52	DAKSHINA	BETWEEN LADY HILL CIRCLE TO PVS	MANGALORE	CITY	20 X 20

	KANNADA	CIRCLE ON MG ROAD.			
53	DAKSHINA KANNADA	BETWEEN BEJAI CHURCH TO BUNTS HOSTEL ON BUNTS HOSTEL ROAD, MANGALORE CITY	MANGALORE	CITY	20 X 20
54	DAKSHINA KANNADA	BETWEEN KANKANADY CIRCLE AND MARNAMIKATTE CIRCLE ON FATHER MULLER'S ROAD, MANGALORE CITY	MANGALORE	CITY	20 X 20
55	DAKSHINA KANNADA	BETWEEN MANGALADEVI TEMPLE TO NEHRU CIRCLE ON MANGALADEVI TEMPLE ROAD, MANGALORE CITY	MANGALORE	CITY	20 X 20
56	DAKSHINA KANNADA	BETWEEN PUMPWEL CIRCLE TO TALAPPADY TOLL ON NH66 RHS	MANGALORE	NH 66	35 X 35
57	UDUPI	WITHIN 2 KM ON EITHER SIDE FROM TIGER CIRCLE, MANIPAL, UDUPI ON NH169A, BOTH LHS AND RHS	MANGALORE	NH169A	30 X 30
58	UTTAR KANNADA	BETWEEN IDAGUNJI CROSS TO KODANI CROSS ON NH66 ON LHS	MANGALORE	NH 66	35 X 35
59	HASSAN	HAZRATH SYED KHALANDER SHAH HUSSAINI DARGAH TO ARSIKERE THIMMAKKA PARK ON EITHER SIDE OF NH73 (OLDNH206	MANGALORE	NH	35 X 35
60	Gulbarga	Kalaburagi Central Bus Stand to Jagat Circle (via Timmapuri circle) on either sides	BELLARY	City	20 X 20
61	Gulbarga	Jagat Circle to D-Mart Gunj (via supermarket main road) on either sides	BELLARY	City	20 X 20
62	Gulbarga	Within 5 kms from Shahabad Cross Rajapur towards Wadi on NH-150 on either sides	BELLARY	NH 150	35 X 35
63	Gulbarga	D K Patil Function Hall Kalaburagi to Kadaganchi on SH-10 on LHS	BELLARY	SH 10	30 X 30
64	Gulbarga	Kharge Cross to Saradgi Cross on SH-10 on LHS	BELLARY	SH 10	30 X 30
65	Gulbarga	Basaveswara Chowk to Humanabad Cross on LHS	BELLARY	City	30 X 30
66	Koppal	MUNIRABAD- HOSALLI ON LHS ON NH - 67	BELLARY	NH 67	35 X 35
67	Bellary	Bangalore Road on NH-150A (within 2KM from APMC Market), Bellary	BELLARY	City	30 X 30
68	Davanagere	Davanagere City - Sangoli Rayanna Circle to KJ Hyundai Showroom on old PB Road	BELLARY	City	25 X 25
69	Davanagere	Davanagere City - Jayadeva Circle on Hadadi Road within 4 KMs	BELLARY	City	25 X 25
70	Mysore	Mysore city - On KALIDASA ROAD in between Cheluvamba park and General Thimmaiah Road	Mysore	City	30 X 30
71	Mysore	Mysore City - On Bannimantap road in between Abdul Kalam Azad circle and	Mysore	City	30 X 30

		T.N. Narasimhamurthy Circle			
72	Mysore	On Left hand side of Mysore Ring Road from GRS snow park to Columbia Asia Hospital (M/s. Manipal Hospitals) Junction	Mysore	City	30 X 30
73	Mysore	Within 6KM From Gundlupet Bus Stand On Left Hand Side of NH 766 (Mysore-Ooty Road) Towards Mysore	Mysore	NH-766	45 X 45
74	Mysore	Mysore City - On Sayyaji Rao Road between Agrahara Circle and KR Circle	Mysore	City	30 X 30
75	Mysore	Mysore City -On Vishwamanava Double Road	Mysore	City	30 X 30
76	Mysore	Mysore City - On JLB Road	Mysore	City	30 X 30
77	Tumkur	Dommathamari to Madakasira on State Highway in Pavagada taluk of Karnataka	Mysore	SH-383	30 X 30
78	Tumkur	Tumkur City not on state highway or National Highway	Mysore	City	20 X 20
79	Tumkur	Within 5 KMs from Maralur junction towards Kunigal on State Highway 33	Mysore	SH-33	30 X 30
80	Tumkur	Within Tiptur municipal limits on NH/SH	Mysore	City	45 X 45

The following may kindly be noted:

1. The land offered on a National Highway should not be within 1 km radius from Toll Bridge / NH-SH-MDR Crossing and should preferably be at least 1 km away from the nearest existing Retail outlet on the same side.
2. Within City/Town limits, plots of smaller dimensions can also be considered, provided they are suitable for setting up a retail outlet.
3. For locations within City/Town limits, more than one site can also be taken subject to commercial viability of the site/ site potential.
4. Frontage of the plot of land should be abutting the Highway / main road, with proper approach road to the plot of land.
5. For lands falling on NH, the bidder will ensure that the plot of land offered meets the requirement of MORTH/NHAI.
6. One applicant can apply for one or more sites in the same location or multiple locations advertised.
7. Any establishment like Govt./Semi-Govt./ Private Companies, Partnership Firms, Sole Proprietorship, Educational Trust with clear marketable title can also apply.
8. In case of joint ownership of the property, all the individual owner / owners need to sign on the application or submitting notarized affidavit in the name of one of the owners of the property to sign the application
9. The bidder Shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural conversion. Income Tax clearance. Non-encumbrance certificate etc.
10. Land Should be preferably leveled, more or less at Road level, in one contiguous lot.

11. The plot Should be free from overhead high Tension power line, product/water pipeline / canals / drainage / nullahs / public road / railway line etc.
12. The plot Should be free of all encumbrances / encroachments / religious structures etc. Necessary documents to this effect duly notarized Shall be furnished along with the offer.
13. 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.
14. 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.
15. District authorities and other Government bodies can also apply against this advertisement. Preference will be given to Government land if found suitable.
16. 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.
17. Brokers / Property Dealers need not apply.
18. 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.
19. IndianOil reserves the right to reject any or all of the offers without assigning any reasons thereof.
20. In case of dispute, English version of this advertisement will be final.

OFFERS SHOULD BE SUBMITTED IN DOUBLE BID SYSTEM AS UNDER :

(A) TECHNICAL BID :

Details of the plot of land offered, along with copies of documents, duly signed is to be submitted.. Technical bid Should not contain details of proposed price of land / reference of cost of land. Bidder Should submit the following details:

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.

Offer received without the documents/details as stipulated above, are liable to be rejected.

NOTE: The Technical bid Should be placed in a separate envelope and marked as "TECHNICAL BID".

(B) FINANCIAL BID:

Financial Bid Should contain the following details:

- I. Whether 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. Incase of lease, expected Lease rental per month in Rupees and period of lease.

NOTE: The Financial bid Should be placed in a separate envelope and marked as "FINANCIAL BID".

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

BOTH THE TECHNICAL BID & FINANCIAL BID SHOULD BE SEALED SEPARATELY AND THEN PUT IN 3rd ENVELOPE AND SEALED DULY SUPER SCRIBED AS "OFFER FOR LAND AT _____ (Location) "

Interested parties may apply on or before the due date & time indicated below at the following address:

Sl. No.	Serial Number of Advertised stretch in Table 1	Address for submission of Bid / application	Contact number
1	1 to 40	Divisional Retail Sales Head, Bangalore Divisional Office , No. 28, Kay Aar Anjuman Tower, First Floor, P.Kalinga Rao Road (Mission Road), Bangalore, Karnataka -560027	9426725326
2	41 to 47	Divisional Retail Sales Head, Belgaum Divisional Office , IndianOil Bhavan, Khanapur Road, Tilakwadi, Belgaum, Karnataka-590006	7032715326
3	48 to 59	Divisional Retail Sales Head, Mangalore Divisional Office , IndianOil Bhavan, Abbakka Nagar, Kottara, Kuloor Ferry Road, Mangalore, Karnataka-575006	9416065456
4	60 to 69	Divisional Retail Sales Head, Bellary Divisional Office , No.65, Ist Floor, Infantry Road, Cantonment, Bellary, Karnataka-583104	9423990884
5	70 to 80	Divisional Retail Sales Head, Mysore Divisional Office , #L 36 / A, 1 st Floor, B.N. Road, Mysore Trade Centre, Opp KSRTC Bus Stand, Mysore, Karnataka-570001	9930108190

Last date for submission of bid is 19.06.23 at 17:00 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.
