

INDIAN OIL CORPORATION LIMITED

DETAILED ADVERTISEMENT FOR REQUIREMENT OF LAND FOR LARGE FPRMAT RETAIL OUTLET (PETROL/DIESEL PUMP) IN THE STATE OF WEST BENGAL

Requirement of Land for Large Format Retail Outlet (Petrol/Diesel Pump) in the State of West Bengal Sealed offers are invited in two separate envelopes (one containing the technical details of the site and the other one 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 land by way of outright sale OR Lease (minimum for 19 years & 11 months with renewal option) to Indian Oil Corporation Limited for setting a Retail Outlet at the following locations:

Sl. No.	SO	DO	Location Advertised	NH Number	District	Minimum dimension of site
1	WBSO	Haldia	Kharagpur to Chichra on RHS	NH-06-GQ (New NH 49)	Paschim Medinipur	The plot area should be minimum 1.5 acres with a minimum frontage of 60mtr. However higher plot size will be preferred.
2	WBSO	Haldia	Kharagpur to Chichra on LHS	NH-06-GQ (New NH 49)	Paschim Medinipur	
3	WBSO	Kolkata	From Kalyani More to Ranaghat Police Check post towards Krishnanagar on LHS	NH-12 (Old NH-34)	Nadia	
4	WBSO	Durgapur	From Palashi to Moregram on LHS while travelling from Kolkata	NH-34	Murshidabad	
5	WBSO	Durgapur	From Palashi to Moregram on RHS while travelling from Kolkata	NH-34	Murshidabad	
6	WBSO	Durgapur	On LHS between Durbajpur & Nalhati	NH-60-GQ (New NH-14)	Birbhum	
7	WBSO	Siliguri	Mayna to Dalkhola on RHS on NH-34	NH-34	Malda/ Uttardinajpur	
8	WBSO	Siliguri	Dalkhola to Ghospukur on LHS on NH-31	NH-31 (E-W Corridor)	Uttardinajpur / Darjeeling	
9	WBSO	Siliguri	Dhupguri to Barobisha on RHS	NH-31 (E-W Corridor)	Jalpaiguri / Coochbehar/ Alipurduar	

In context with the above, the following may please be noted:

1. The offered land on National Highway should not be within radius of 1 Km from Toll Bridge OR NH-SH-MDR-ODR Crossing and should preferably be at least 1 Km away from the nearest existing Retail Outlet on the same side of Highway.
2. Frontage of the offered plot of land should be abutting the highway with proper approach road to the offered plot of land.
3. The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Non Agricultural Conversion, Income Tax Clearance, Non Encumbrance Certificate etc.

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4. The bidder will ensure that the plot of land offered meets the requirements of NHAI.
5. The offered plot of land should preferably be leveled, more or less road level in one contiguous lot.
6. The offered plot of land should be free from overhead High Tension Power Line, Product/Water pipeline/Canals/drainage/ nullahs/public road/railway line etc.
7. The offered plot of land should be free from all encumbrances/encroachments/ religious structures etc. Necessary documents to this effect duly notarized shall be furnished along with the offer.
8. 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 Indian Oil shall deal only with the Power Of Attorney Holder. Copy of the required Power of Attorney, duly endorsed by each owner should be enclosed with the offer.
9. Those offering agricultural land, shall be required to 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.
10. District Authorities and other Government bodies can also apply against this advertisement. Preference will be given to Government Land, if found suitable.
11. As estimated by Indian Oil, 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 for development of ingress/egress to bring the offered site to road level (ii) Cost of other physical parameters like shifting/laying of telephones/Electrical lines.
12. Brokers/Property Dealers need not apply.
13. Indian Oil takes no responsibility for delay, loss or non-receipt of documents sent by post/fax. Received Quotations are merely offers and do not bind Indian Oil in any manner.
14. Indian Oil reserves the right to reject any or all the offers without assigning any reasons thereof.

OFFER 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 with details given as under Technical bid. Technical Bid should not have any reference of offer price/cost of land. The following details should be submitted by the bidder:

- (i) Name of the Owner(s) of the Land.
- (ii) Key plan showing details of the property situation of the plot.
- (iii) Area offered for sale/Lease along with dimensions of the plot.

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(iv) '7/12' Extracts or its equivalent viz Khatoni, Jamabandi, Khasra, Girdawari etc. and the Title Deed viz Sale Deed etc, showing ownership of the land duly attested/certified as true copy.

(v) 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 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 sales 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 a separate envelope and marked as "FINANCIAL BID".

BOTH THE TECHNICAL BID & FINANCIAL BID SHOULD BE SEALED SEPARATELY AND THEN PUT IN 3RD ENVELOPE AND SEALED DULY SUPERSCRIBED AS "OFFER FOR LAND AT..... (NAME OF THE LOCATION)"

Interested parties may apply by the due date and time indicated below at the following addresses:

LOCATION Sl. No.	ADDRESS FOR APPLYING
For Sl. No. 1 to 2	Divisional Retail sales Head, Indian Oil Corporation Limited, Haldia Divisional Office, WEBEL IT park (4th Floor), Vill + PO-Debhog, Near City Centre, PS Bhabanipur, District - Purba Medinipur, Pin-721657, West Bengal
For Sl. No. 3	Divisional Retail sales Head, Indian Oil Corporation Limited, Kolkata Divisional Office, 34A, Nirmal Chandra Street, (Opposite Hind Cinema), Kolkata -700013, West Bengal.
For Sl. No. 4 to 6	Divisional Retail sales Head, Indian Oil Corporation Limited, Durgapur Divisional Office, Red Cross Road, City Centre, Durgapur, District – Paschim Bardhaman, Pin- 713216, West Bengal.
For Sl. No. 7 to 9	Divisional Retail sales Head, Indian Oil Corporation Limited, Siliguri Divisional Office, Paribahan Nagar, Matigara, Siliguri, Dist : Darjeeling, Pin- 734010, West Bengal.

Last date of submission of bid is 03.03.2023 at 17:00hrs. Offers received after the due date and time shall not be accepted. The submitted offer should be valid for a period of 150 days from the due date or such extended period as may be mutually accepted.