

INDIAN OIL CORPORATION LIMITED**REQUIREMENT OF LAND FOR RETAIL OUTLETS (PETROL / DIESEL PUMP) IN
ANDHRA PRADESH**

Sealed offers are invited on a two bid system i.e. (a) **Technical Bid** and (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 / Tripartite Sub-Lease (minimum 19 years 11 months with renewal option for lease / tripartite sub-lease) to **Indian Oil Corporation Limited** (hereinafter referred to as IOCL) for setting up Retail Outlets at the following locations in Andhra Pradesh, as per following details:

Sr.No	DO	District	Location	Minimum Frontage of Site (in Metre)	Minimum Depth of Site (in Metre)	Minimum Area of site (in Sq. Metre)
1	Vijayawada	Nellore	On NH16 (Chennai-Vijayawada National Highway) within 5 KMs distance from Nellore Sakshi Newspaper office on either side of the highway	30	30	900
2	Vijayawada	Nellore	On NH16 (Chennai-Vijayawada National Highway) between Children's park road Junction and Penna River Bridge on either side of the highway	30	30	900
3	Vijayawada	Nellore	On NH16 (Chennai-Vijayawada National Highway) within 12.5 KMs distance from Penna River Bridge towards Vijayawada on either side of the highway	35	35	1225
4	Vijayawada	Nellore	On Grand trunk road (Old NH) or Mini bypass Road within Nellore Municipal Limits	20	20	400
5	Vijayawada	Nellore	On NH16 (Vijayawada-Chennai National Highway) between Krishnapatnam Port road Junction to Nellore NHAI office, on either side of the highway	35	35	1225

6	Visakhapatnam	Visakhapatnam	Anandapuram to Pendurthi on LHS on NH	45	45	2025
7	Visakhapatnam	Visakhapatnam	Hanumanthawaka to Anandapuram on NH	45	45	2025
8	Visakhapatnam	West Godavari	Eluru Town	20	20	500
9	Visakhapatnam	West Godavari	Hanuman Jn to kalaparru on NH 16	45	45	2025
10	Visakhapatnam	West Godavari	Eluru Asram (General & Super Specialty) Hospital to Kalaparru on NH - 16	45	45	2025
11	Visakhapatnam	West Godavari	Tadepalligudem to Chebrolu on NH (LHS)	45	45	2025
12	Visakhapatnam	East Godavari	Pithapuram to Kathipudi on NH 216	45	45	2025
13	Visakhapatnam	East Godavari	Kakinada Town	20	20	500
14	Visakhapatnam	East Godavari	Within 2 kms from Amalapuram Clock Tower to Edarapalli Road	20	20	500
15	Visakhapatnam	Srikakulam	Tekkali Town Limits	20	20	500
16	Visakhapatnam	Srikakulam	Srikakulam Town Limits	20	20	500
17	Visakhapatnam	Srikakulam	Tekkali to Narasannapeta on NH - 16 LHS	45	45	2025
18	Visakhapatnam	Srikakulam	Kotabommali to Komarathi on NH - 16 on RHS	45	45	2025
19	Visakhapatnam	Visakhapatnam	Anakapalli to Vempadu	45	45	2025
20	Visakhapatnam	Visakhapatnam	Anakapalli Bypass (DIET College) Jn to Pendurthi	45	45	2025
21	Visakhapatnam	Visakhapatnam	Simhachalam to Goshala Jn	20	20	500
22	Visakhapatnam	Visakhapatnam	Sheelanagar to Lankelapalem Jn on NH – 16	45	45	2025
23	Visakhapatnam	Visakhapatnam	MVP Double Road, Visakhapatnam	20	20	500
24	Visakhapatnam	Visakhapatnam	Jagadamba Jn to Beach Road Dr Y S Rajaskehar Reddy Statue (via Siripuram Jn)	20	20	500
25	Visakhapatnam	Visakhapatnam	NAD Jn to Pendurthi	20	20	500
26	Visakhapatnam	Visakhapatnam	Chodavaram	45	45	2025
27	Visakhapatnam	East Godavari	Rajahmundry Town	20	20	500

The following may kindly be noted:

- This advertisement is ONLY for procurement of suitable Lands and NOT for appointment of Retail Outlet Dealerships or giving / causing any right to anyone offering its/his/her land to claim any interest of any nature whatsoever like partnership or commission etc. in running the Retail Outlet as the same shall be operated and run exclusively by IOCL. IOCL however

reserves its right to change the operations of the Retail Outlets from Company Owned Company Operated (COCO) basis to regular Dealership basis at its own discretion.

- The land offered on a National Highway (NH) should conform to the latest guidelines issued by the MoRTH, Govt. of India, vide Circular ref. RW-NH-33032/01/2017-S&R (R) dated 26.06.2020 and amendments (if any) thereof / NHAI etc.
- Within Municipal limits, plots of smaller dimensions can also be considered, provided they are suitable for setting up a modern Retail Outlet.
- **In some locations, Minimum Land Area mentioned is more than the product of mentioned Minimum Frontage X Minimum Depth. For example, in Sl. No. 8, "Eluru Town", Minimum Frontage has been mentioned as 20 Meters and Minimum Depth has been mentioned as 20 Meters but Minimum area mentioned is 500 Sq. Metres. Therefore, offered land in this location must fulfill each of the three conditions, i.e. Minimum Frontage, Minimum Depth and Minimum Area.**
- Frontage of the plot of land should be abutting the highway/ main road/ other road, with proper approach road to the plot of land, as per advertisement.
- The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural conversion, Income Tax clearance, Non-encumbrance certificate etc.
- 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 (affidavit) to this effect duly notarized shall be furnished along with the offer.
- If more than one suitable land offers are received for any particular location, more than one land can also be procured subject to commercial viability, at the sole discretion of IOCL.
- 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 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.
- One applicant can apply for one or more sites in the same location or multiple locations advertised.
- District authorities and other Government bodies / Government departments / PSUs can also apply against this advertisement. Preference will be given to Government land if found suitable.
- Like individuals, any establishment like private companies, societies, trusts, partnership firms, sole proprietorship entities etc. can also apply.
- 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.

- Payment will be made by Cheque/NEFT/RTGS at the time of registration of sale deed and by RTGS/NEFT in case of lease / sub-lease towards monthly rental. PAN card, Bank Account details etc. of the land owner(s) are required for making payment.
- Brokers/ Property Dealers need not apply.
- Indian Oil Corporation Limited takes no responsibility for delay, loss or non-receipt of documents sent by Post/Courier. Received quotations are merely offers and do not bind Indian Oil Corporation Limited in any manner.
- Indian Oil Corporation Limited reserves the right to amend / modify / alter the advertisement, at its sole discretion, without any prior notice. Such amendments / modifications / alterations will be made available online ONLY at www.iocl.com and notice will NOT be published in any newspaper.
- In case of any dispute, English language version of this advertisement will be final.
- 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(s) of the Owner(s) / Lease Holder(s) of the land.
- 2) Key plan showing details of the Property and situation of the plot.
- 3) Area offered for sale/lease/sub-lease along with 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/sub-lease or for either sale or lease/sub-lease.
- ii) In case of sale, expected Sale Consideration in Rupees
- iii) In case of lease/sub-lease, expected Lease rental per month in Rupees and period of lease/sub-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 TO BE 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:

For Sl.No.1 to 5	Dy. General Manager (Retail Sales), Vijayawada Divisional Office, Indian Oil Corporation Limited (MD), 3 rd Floor, GVR Towers, Bharathi Nagar, Ring Road (Opposite Novotel Hotel), Vijayawada-520008. [CONTACT No. 9490958075]
For Sl.No. 6 to 27	Dy. General Manager (Retail Sales), Visakhapatnam Divisional Office, Indian Oil Corporation Limited (MD), 8 th Floor, LIC Building, Jeevitha Bhima Marg, Visakhapatnam. PIN: 530004. [CONTACT No. 9490958068]

Last date for submission of bid is 5th April, 2021 at 5:00 PM. 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.