

ADVERTISEMENT FOR PROCUREMENT OF LAND
INDIAN OIL CORPORATION LIMITED REQUIREMENT OF LAND FOR RETAIL OUTLETS
(PETROL/DIESEL PUMPS)

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 of transfer of plot of the land by way of outright sale/Lease (minimum 19 year 11 months with renewal option) to Indian Oil Corporation Limited for setting up a Retail Outlet at the following locations:-

LIST OF LOCATIONS FOR RELEASE OF ADVERTISEMENT : PROCUREMENT OF LAND FOR SETTING UP OF RETAIL OUTLETS (COCOs)				
S. NO.	LOCATION NAME	DISTRICT	SIZE OF PLOT REQUIRED (MTR X MTR)	NH/SH/ Other Road/ City
1	ON RHS OF QAZIGUND TO SRINAGAR HIGHWAY (ON NH1A) AT SANGAM, WITHIN TWO KMS FROM OLD AND NEW HIGHWAY.	ANANTNAG	35X45	NH
2	WITHIN TWO KMS FROM GOVT DEGREE COLLEGE AT MURRAN CHOWK PULWAMA TOWARDS SRINAGAR	PULWAMA	20X20	OTHER
3	FROM J&K BANK HQ LEH TO JK POLICE LINES LEH ON CHASPA ROAD, LEH CITY	LEH	20X20	OTHER
4	ON LHS FROM KHANABAL TO LAIZBAL ON KP ROAD, ANANTNAG	ANANTNAG	20X20	OTHER
5	SATWARI CHOWK TO KUNJHWANI CHOWK ON EITHER SIDE OF ROAD, JAMMU CITY	JAMMU	30X20	CITY
6	RAJOURI TOWN WITHIN MUNICIPAL LIMIT	RAJOURI	20X20	CITY
7	WITHIN 1.5 KM FROM SHIV MANDIR CHOWK TOWARDS GREATOR KAILASH ON MARBLE MARKET ROAD ON EITHER SIDE OF ROAD	JAMMU	30X20	CITY
8	MA ROAD, SRINAGAR CITY	SRINAGAR	30X20	CITY
9	LAL CHOWK, SRINAGAR CITY	SRINAGAR	30X20	CITY
10	SHALIMAR, SRINAGAR CITY	SRINAGAR	30X20	CITY
11	KARAN NAGAR, SRINAGAR CITY	SRINAGAR	30X20	CITY
12	NAGROTA BYE PASS (LHS FROM JAMMU-UDHAMPUR)	JAMMU	20 x 20	NH
13	UDHAMPUR BYE PASS(LHS FROM JAMMU TO UDHAMPUR)	UDHAMPUR	35X45	NH
14	UDHAMPUR BYE PASS(RHS FROM JAMMU TO UDHAMPUR)	UDHAMPUR	35X45	NH
15	BANIHAL ON NH-1A	RAMBAN	20X20	NH
16	JAMMU CITY	JAMMU	30 x20	CITY
17	CHENANI (NH-1A)	UDHAMPUR	20 x 20	NH
18	KUD	UDHAMPUR	20 x 20	NH
19	RAFIABAD	BARAMULAH	30 x30	OTHER
20	HMT CROSSING	SRINAGAR	30 x30	CITY
21	RAWALPURA COLONY	BADGAM	30 x20	CITY
22	SUNDERBANI	RAJOURI	35 x45	NH
23	R S PURA	JAMMU	30 x30	OTHER
24	HIRANAGAR	KATHUA	30 x30	OTHER
25	JOURIAN-KHOUR LINK ROAD	JAMMU	30 x30	OTHER
26	SRINAGAR	SRINAGAR	30 x30	CITY
27	JAKHANI	UDHAMPUR	30 x30	NH
28	GARHI-RAEHAMBAL(NH-1A)	UDHAMPUR	35 x 45	NH
29	SAFAPORA	BARAMULAH	30 x30	OTHER
30	BARAMULLA TOWN	BARAMULAH	30 x30	OTHER
31	JEHANGIR CHOWK-AIRPORT RD	BADGAM	30 x20	CITY
32	PUTSHAY	BANDIPORA	20 x 20	OTHER
33	TIKRI-NH1A	UDHAMPUR	35 x 45	NH

The following may kindly be noted:

- 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 at least 1 km away from the nearest existing retail outlets on the same side.
- Plots of smaller dimensions can also be considered, provided they are suitable for setting up a modern retail outlets.
- 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 insure 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 let.
- 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 reach 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 requisite 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 the advertisements. 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 const 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,
- Indian Oil takes no responsibility for delay, loss or non-receipt of document sent by post fax. Received quotation are merely offers and do not bind Indian oil in any manner.
- Indian oil 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 of 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 PLACE 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 PLACE IN SEPARATE ENVELOPE AND MARKED 'FINANCIAL BID'.

BOTH 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:

Sl. No.1 to 33	<u>Jammu Divisional Office</u> Sr. Divisional Retail Sales Manager Indian Oil Corporation Ltd. (MD) 22, O/B, JDA Commercial Complex Rail Head, Jammu-180012 Phone: - 0191- 2474961, 2471754
-----------------------	---

Last date for submission of bid is 13.02.2017 at 16.00 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.