



# IndianOil



Marketing Division

Gujarat State Office

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

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.

Sr No	District	Location	Divisional Office	NH/SH /CITY /TOWN	Minimum Plot Size in meters (Frontage X Depth)
1	Ahmedabad	Aslali Circle to Hathijan Circle on SP Ring Road on LHS	Ahmedabad	SH	35 X 35
2	Ahmedabad	Aslali Circle to Hathijan Circle on SP Ring Road on RHS	Ahmedabad	SH	35 X 35
3	Ahmedabad	Pipali to Ambli on NH-751 on LHS	Ahmedabad	NH	35 X 35
4	Ahmedabad	Pipali to Ambli on NH-751 on RHS	Ahmedabad	NH	35 X 35
5	Ahmedabad	Within 2 Kms from Ajit Mill Circle towards Odhav Circle on LHS Odhav Road	Ahmedabad	City	30 X 35
6	Ahmedabad	Jashodanagar Chowkdi to CTM	Ahmedabad	City	30 X 35
7	Ahmedabad	On Sindhubhavan Road between SG Highway to SP Ring Road LHS	Ahmedabad	City	30 X 35
8	Ahmedabad	On Sindhubhavan Road between SG Highway to SP Ring Road RHS	Ahmedabad	City	30 X 35
9	Ahmedabad	New Ghuma Road connecting between Ghuma BRTS Bus Stand and Sanand-Sarkhej Road on LHS	Ahmedabad	City	30 X 35
10	Ahmedabad	New Ghuma Road connecting between Ghuma BRTS Bus Stand and Sanand-Sarkhej Road on RHS	Ahmedabad	City	30 X 35
11	Ahmedabad	On Karnavati Club Road from SP Ring Road to SG Highway on LHS	Ahmedabad	City	30 X 35
12	Ahmedabad	On Karnavati Club Road from SP Ring Road to SG Highway on RHS	Ahmedabad	City	30 X 35
13	Ahmedabad	Shantigram Circle to Gota Cross Road on SG Highway on LHS	Ahmedabad	City	30 X 35

14	Ahmedabad	Shantigram Circle to Gota Cross Road on SG Highway on RHS	Ahmedabad	City	30 X 35
15	Ahmedabad	Sanathal Circle to Ujala Circle	Ahmedabad	City	30 X 35
16	Ahmedabad	Ahmedabad - Within Municipal Limit	Ahmedabad	City	30 X 35
17	Ahmedabad	Hathijan Circle to Jashodanagar	Ahmedabad	City	30 X 35
18	Mehsana	Mehsana - within Municipal limit	Ahmedabad	City	30 X 35
19	Kheda	Within 5 Kms from Goblaj towards Kheda on NH-48 on LHS	Ahmedabad	NH	35 X 35
20	Anand	Samrakha Chokdi to Boriavi on NH-48 on LHS	Ahmedabad	NH	35 X 35
21	Gandhinagar	Dehgam	Ahmedabad	Town	35 X 35
22	Gandhinagar	Between ONGC to Koba Circle	Ahmedabad	SH	35 X 35
23	Gandhinagar	Between Adalaj Circle to Zundal Circle on SH-41	Ahmedabad	SH	35 X 35
24	Sabarkantha	Motipura to Sahkari Jin on NH-48 on RHS	Ahmedabad	NH	35 X 35
25	Aravalli	Bhavanpur to Jivanpur on SH-145	Ahmedabad	SH	35 X 35
26	Mehsana	Manav Ashram Chowkdi to Saibaba Temple on SH	Ahmedabad	SH	35 X 35
27	Mehsana	Hotel Malgudi Food Inn to Bliss Aqua World Resort on LHS	Ahmedabad	SH	35 X 35
28	Banaskantha	Within 3 Km from Tharad-Deesa Charrasta towards Sanchore on NH-68	Ahmedabad	NH	35 X 35
29	Banaskantha	From Jorapura (Amirgadh) to Chitrasani on LHS on NH-27	Ahmedabad	NH	35 X 35
30	Banaskantha	From KM Stone 131 to 136 on SH-41 on LHS While Going from Sidhpur to Palanpur	Ahmedabad	SH	35 X 35
31	Banaskantha	Within 2 Kms from Deesa APMC Market towards Patan on SH 7	Ahmedabad	NH	35 X 35
32	Patan	From Khali Char Rasta to Hotel Navrang on SH-41	Ahmedabad	SH	35 X 35
33	Patan	Within Municipal Limit Of Patan town	Ahmedabad	Town	30 X 35
34	Rajkot	On Sadhu Vasvani Road,Between Raiya Road and University Road	Rajkot	City	25 X 25
35	Rajkot	On Raiya Road, from Kishanpara circle to Riyagram	Rajkot	City	25 X 25
36	Rajkot	On Nana Mava Road, from Nana mava circle to Mokaji Circle	Rajkot	City	25 X 25

37	Rajkot	On Mavdi Main Road, from Anand bungalow chowk to Vagad chowk	Rajkot	City	25 X 25
38	Kutchh	On LHS from Oslo circle to NH 8A Intersection On Tagore Road	Rajkot	Town	25 X 25
39	Bhavnagar	Between Kaliyabid Water Tank And Leela Circle Via Virani Circle, District Bhavnagar	Rajkot	City	25 X 25
40	Bhavnagar	Between Top 3 Circle And Pandit Sreeram Sharma Acharya Circle On Ring Road, District Bhavnagar	Rajkot	City	25 X 25
41	Junagadh	Within 2 KM of Majevedi Gate in Junagadh City	Rajkot	City	25 X 25
42	Rajkot	Navagam, Taluka-Jasdan	Rajkot	Rural	30X30
43	Rajkot	Khodapipar, Ta-Paddhari	Rajkot	Rural	30X30
44	Junagadh	Bara Road, Mangrol	Rajkot	Town	30X35
45	Dahod	Nasirpur on NH-47	Surat	NH	45 X 45
46	Dahod	Fatehpura, Taluka- Fatehpura	Surat	Rural	30X30
47	Surat	Anywhere in Varachha or Mota Varachha, Surat City within SMC/SUDA limits	Surat	City	30 X 30
48	Surat	Anywhere in Katargam, Surat City within SMC/SUDA limits	Surat	City	30 X 30
49	Surat	On LHS, Hazira to Palsana Chowkdi on NH53 (Old NH6)	Surat	NH	45 X 45
50	Surat	On RHS, Hazira to Palsana Chowkdi on NH53 (Old NH6)	Surat	NH	45 X 45
51	Surat	Within 2 Kms of Gruham circle (Sai Chowk), Kosad, Surat	Surat	City	30 X 30
52	Surat	Between Palsana Chowkdi to Mahujej on NH48 (Old NH8)	Surat	NH	45 X 45
53	Surat	Kosamba on State Highway - 166	Surat	SH	35 X 35
54	Vadodara	Within 2 km from Akshar Chowk on Akota Munjmahuda Road in Vadodara	Surat	City	30 X 30
55	Vadodara	Within 1 Km of Bansal Mall on Tarsali Ring Road, Vadodara	Surat	City	30 X 30
56	Vadodara	Within 2 KM Khiskoli Circle towards Vadsar Bridge, Vadodara	Surat	City	30 X 30
57	Valsad	Within 5 KMs of Gunjan Circle, Vapi on NH48 (Old NH8)	Surat	NH	45 X 45

**The following may kindly be noted:**

- 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.

- Within City/Town limits, plots of smaller dimensions can also be considered, provided they are suitable for setting up a Retail Outlet.
- For locations within City/Town limits, more than one site can also be taken subject to commercial viability of the site / site potential.
- Frontage of the plot of land should be abutting the main 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.
- 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 along with 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 DOUBLE BIS 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 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.

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 "FINANCIAL 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. 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".**

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 3<sup>rd</sup> 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:

For S.No. 01 to 33	Divisional Retail Sales Head, Indian Oil Corporation Ltd, Ahmedabad Divisional Office, Indian Oil Bhawan, 205, Near Sola Highway , Ahmedabad 380060
For S.No. 34 to 44	Divisional Retail Sales Head, Indian Oil Corporation Limited Rajkot Divisional Office, Indian Oil Bhawan , Race Course Ring Road, Rajkot 360001
For S.No 45 to 57	Divisional Retail Sales Head, Indian Oil Corporation Limited Surat Divisional Office, Indian Oil Bhawan , Ghod-dod Road, Near BSNL Office, Surat 395001

**Last date for submission of bid is 16.06.2023 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.**

\*\*\*\*