



Marketing Division - Kerala State Office

INDIAN OIL CORPORATION LIMITED REQUIREMENT OF LAND FOR RETAIL OUTLET (PETROL/DIESEL PUMP)

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 15 years with renewal option) to Indian Oil Corporation Limited for setting up a Retail Outlet at the following locations:

Sl.	State	District	Location	NH/SH/ City/Town	Minimum size of Plot
1	Kerala	Malappuram	Valanchery to Ponnani	NH 66 (Old NH 17)	35 Mtr frontage x 45 Mtr depth
2	Kerala	Kozhikode	Calicut By Pass	NH 66 (Old NH 17)	35 Mtr frontage x 45 Mtr depth
3	Kerala	Kozhikode	Within Kozhikode District Limits	NH/SH/ City/Town	(On NH 35 Mtr frontage x 45 Mtr depth), (On SH 35 Mtr frontage x 35 Mtr depth) (Other than NH & SH - 25 Mtr frontage x 25 Mtr depth)
4	Puducherry	Mahe	Mahe Bypass	NH 66 (Old NH 17)	35 Mtr frontage x 45 Mtr depth
5	Kerala	Kannur	Payyanur to Taliparamba (LHS)	NH 66 (Old NH 17)	35 Mtr frontage x 45 Mtr depth
6	Kerala	Kasargod	Periya to Chattanchal	NH 66 (Old NH 17)	35 Mtr frontage x 45 Mtr depth
7	Kerala	Malappuram	Nilambur to Wandoor	SH 73	35 Mtr frontage x 35 Mtr depth
8	Kerala	Malappuram/ Palakkad	Perinthalmanna to Mannarkkad	NH 213 (Old NH 966)	35 Mtr frontage x 45 Mtr depth
9	Kerala	Waynad	Vythiri to Sulthan Batheri	NH 212 (Old NH 766)	35 Mtr frontage x 45 Mtr depth
10	Kerala	Kannur	Kannur to Edakkad	NH 66 (Old NH 17)	35 Mtr frontage x 45 Mtr depth
11	Kerala	Thrissur	Kecheri to Perumpilavu	SH 69	35 Mtr frontage x 35 Mtr depth
12	Kerala	Thrissur/ Ernakulam	Paliakkara to Aluva	NH 544 (Old NH 47)	35 Mtr frontage x 45 Mtr depth
13	Kerala	Ernakulam	Within Ernakulam District Limits	NH/SH/ City/Town	(On NH 35 Mtr frontage x 45 Mtr depth), (On SH 35 Mtr frontage x 35 Mtr depth) (Other than NH & SH - 25 Mtr frontage x 25 Mtr depth)
14	Kerala	Ernakulam	Vallarpadam to Kalamassery	NH 966 A (Old NH 47-C)	35 Mtr frontage x 45 Mtr depth
15	Kerala	Palakkad	Pananchery to Walayar	NH 544 (Old NH 47)	35 Mtr frontage x 45 Mtr depth
16	Kerala	Alappuzha	Kayamkulam to Punnapra (LHS)	NH 66 (Old NH 47)	35 Mtr frontage x 45 Mtr depth
17	Kerala	Alappuzha	Eramallur to Pathirappally	NH 66 (Old NH 47)	35 Mtr frontage x 45 Mtr depth
18	Kerala	Idukki	Kothamangalam to Irumupalam	NH 85 (Old NH 49)	35 Mtr frontage x 45 Mtr depth
19	Kerala	Ernakulam	Thiruvankulam to Kolancherry	NH 85 (Old NH 49)	35 Mtr frontage x 45 Mtr depth
20	Kerala	Thrissur	Thriprayar to Andathode	NH 66 (Old NH 17)	35 Mtr frontage x 45 Mtr depth
21	Kerala	Kollam	Neendakara to Oachira (LHS)	NH 66 (Old NH 47)	35 Mtr frontage x 45 Mtr depth
22	Kerala	Kollam	Kavanad to Mevaram on Kollam Bye pass	NH 66 (Old NH 47)	35 Mtr frontage x 45 Mtr depth
23	Kerala	Kottayam	Between Kanjirappally and Mundakkayam	NH 183 (Old NH 220)	35 Mtr frontage x 45 Mtr depth
24	Kerala	Trivandrum	Kazhakuttom to Attingal	NH 66 (Old NH 47)	35 Mtr frontage x 45 Mtr depth
25	Kerala	Trivandrum	Vizinjam to Kazhakuttom	NH 66 (Old NH 47)	35 Mtr frontage x 45 Mtr depth
26	Kerala	Trivandrum	Vizinjam to Karode (Within Kerala)	NH 66 (Old NH 47)	35 Mtr frontage x 45 Mtr depth
27	Kerala	Trivandrum	Within Trivandrum District Limits	NH/SH/ City/Town	(On NH 35 Mtr frontage x 45 Mtr depth), (On SH 35 Mtr frontage x 35 Mtr depth) (Other than NH & SH - 25 Mtr frontage x 25 Mtr depth)

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 Outlet on the same side.
- Within city limits, plots of smaller dimensions can also be considered, provided they are suitable for setting up a Retail Outlet.
- Frontage of the plot of land should be abutting the highway/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, wetland & paddy field conversion, Income Tax clearance, Non-encumbrance certificate etc.
- The Bidder will ensure 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 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 therefor.

OFFERS SHOULD BE SUBMITTED WITH FOLLOWING DETAILS:

Details of the plot of land offered, along with copies of documents, duly signed is to be submitted with details as given under:

- Name of owner(s) of the land
- Key plan showing details of the Property situation of the plot
- Area offered for sale/lease along with dimension of the plot
- '7/12' Extracts or its equivalent viz. Katoni, Jamabandhi, Khasra, Girdawari etc. and the Title Deed viz. Sale Deed etc. showing the ownership of the land duly attached/certified as true copy
- 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.

In addition offers should also contain following details:

- The offer is for sale or for the lease or for either sale or lease
- In case of sale, expected Sale Consideration in Rupees
- In case of lease, expected Lease rental per month in Rupees and period of lease

THE OFFER WITH THE DETAILS AS MENTIONED ABOVE SHOULD BE PUT IN AN 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 10	Senior Divisional Retail Sales Manager, Indian Oil Corporation Limited, Kozhikode Divisional Office, 2 nd Floor, PMK Towers, Near Civil Station, Kozhikode - 673020.
For Sl.No. 11 to 20	Chief Divisional Retail Sales Manager, Indian Oil Corporation Limited, Cochin Divisional Office, Panampilly Avenue, Panampilly Nagar, Kochi - 682 036.
For Sl.No. 21 to 27	Senior Divisional Retail Sales Manager, Indian Oil Corporation Limited, Trivandrum Divisional Office, Ground Floor, Premiere Park, Inchakkal Bypass Road, Vallakkadavu (PO), Thiruvananthapuram - 695 008.

Last date for submission of bid is **20.12.2016** 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.