

CIN-L 23201 MH 1959 GOI 011388

## Requirement of Land for Retail Outlet (Petrol/Diesel Pump) (In the UT of Jammu & Kashmir)

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.	State	Stretch	NH No.	Minimum Plot Area Dimension
1	UT of Jammu & Kashmir	From Qazigund, Anantnag to Lasjan, Srinagar (On NH-44, RHS from Quazigund to Srinagar)	NH-44 (Old NH-1A)	The Plot area should be minimum 1.5 acres with a minimum frontage of 60 meters. However higher size plot will be preferred
2	UT of Jammu & Kashmir	Between Lakhampur border & Kunjwani Chowk on NH-44 (On LHS while travelling from Pathankot to Jammu)	NH-44 (Old NH-1A)	
3	UT of Jammu & Kashmir	Between Lakhampur border & Kunjwani Chowk on NH-44 (On RHS while travelling from Pathankot to Jammu)	NH-44 (Old NH-1A)	
4	UT of Jammu & Kashmir	Between Qazigund & Lasjan, Srinagar LHS	NH-44 (Old NH-1A)	

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

- This advertisement is for procurement of land and not for award of Dealership.
- 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.
- Frontage of the offered plot of land should be abutting the highway/main road with proper approach road to the offered 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 ensure that the plot of land offered meets the requirements of NHAI.
- The offered plot of land should preferably be leveled, more or less road level in one contiguous lot.
- 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.
- 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.
- 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 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.
- District Authorities and other Government bodies can also apply against this advertisement. Preference will be given to Government Land, if found suitable.
- Those offering agricultural land, shall be required to convert the same to Non Agricultural Land use, more particularly commercial conversion for use of Retail Outlet/Infrastructural facilities and other allied purpose at their own expenses and cost.
- 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 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.
- Brokers/Property Dealers need not apply.
- IndianOil takes no responsibility for delay, loss or non receipt of documents sent 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 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 should not contain details of proposed price of land / reference of cost of land. Bidder should submit the following details:

- Name of the Owner(s) of the Land
- Key plan showing details of the property situation of the plot.
- Area offered for sale/Lease along with dimensions of the plot
- 7/12 Extracts or its equivalent viz Khatoni, Jambandi, Khasra, Girdawari etc. and the Title Deed viz Sale Deed etc, showing ownership of the land duly attested/certified as true copy.
- 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 "TECHNICAL BID".**

**(B) FINANCIAL BID:** Financial Bid should contain the following details:

- Whether the Offer is for sales OR for Lease OR for either Sale or Lease.
- In case of sale, expected sales consideration in Rupees.
- 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 super scribing as "Offer for land at Location....."

Interested parties may apply on or before the due date and time at address indicated as below:

**Divisional Retail Sales Head, Indian Oil Corporation Limited**

Jammu Divisional Office, 22 O/B Rail Head, JDA Commercial Complex, Jammu-180004

**Last date for submission of bid is 06-05-2022 by 1500 Hrs. Offers received after the due date and time will not be considered. The offers submitted should be valid for a period of 150 days from the due date or such extended period as may be mutually accepted.**