

ADVERTISEMENT FOR PROCUREMENT OF LAND

Marketing Division

ODISHA State Office

INDIAN OIL CORPORATION LIMITED

**REQUIREMENT OF LAND FOR LARGE FORMAT (SWAGAT) RETAIL OUTLETS (PETROL
/DIESEL PUMP) IN ODISHA**

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 ODISHA, as per following details:

Sr No.	Divisional Office	Location	Minimum Frontage Of Site (in Metres)	Minimum Area Of Site (in Acres)
1	Bhubaneswar	On LHS from Duburi Chhak to Chandikhol Chhak on Old NH5A (New NH 53) in the district of Jajpur	60	1.5
2	Bhubaneswar	On LHS between Paradip & Chandikhol on Old NH5A (New NH 53) stretch in the district of Jajpur , Kendrapara & Jagatsingpur	60	1.5
3	Sambalpur	Joda Chowk to Ghatagaon Womens College Chowk on NH-520 (old NH 215) and NH 20 on LHS while moving from Joda to Ghatagaon in the district of Keonjhar	60	1.5
4	Sambalpur	On LHS from Kuntala Chowk to Turumunga Police station on NH -49 (old NH-6) Via Keonjhar new NH bypass in the district of Keonjhar	60	1.5

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 confirm to the latest guidelines issued by the MoRTH, Govt. of India, and amendments (if any) thereof / NHAI etc.
- 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 applicant/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/ nallahs/ 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 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 Indian Oil, 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 or 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. are required for making the payment.
- Brokers/Property Dealers need not apply.
- Indian Oil Corporation Limited takes no responsibility in delay, loss or non-receipt of documents sent by Post or Courier. Received quotations are merely offers and do not bind Indian Oil Corporation in any manner.
- Indian Oil Corporation 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.
- 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, along with 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	Divisional Retail Sales Head, Bhubaneswar Divisional Office , Indian Oil Corporation Ltd (MD) , 2 nd Floor , Indian Oil Bhawan , A/2 , Chandrasekharpur ,Bhubneswar -751024 , Dist : Khurda, Odisha [Contact No. -8017527300]
For Sl. No.2	Divisional Retail Sales Head, Bhubaneswar Divisional Office , Indian Oil Corporation Ltd (MD) , 2 nd Floor , Indian Oil Bhawan , A/2 , Chandrasekharpur ,Bhubneswar -751024 , Dist : Khurda, Odisha [Contact No. -8017527300]
For Sl. No.3	Divisional Retail Sales Head, Sambalpur Divisional Office, Indian Oil Corporation Limited (MD), Kainsir Road, Ainthapali , Sambalpur – 768004 , Dist : Sambalpur , Odisha [Contact No. -9413385130]
For Sl. No.4	Divisional Retail Sales Head, Sambalpur Divisional Office, Indian Oil Corporation Limited (MD), Kainsir Road, Ainthapali , Sambalpur – 768004 , Dist : Sambalpur , Odisha [Contact No. -9413385130]

Last date for submission of bid is 22.04.2023 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.