



REQUIREMENT OF LAND FOR RETAIL OUTLETS (PETROL/ DIESEL PUMP) IN THE STATES OF UTTAR PRADESH AND UTTARAKHAND

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 States of Uttar Pradesh and Uttarakhand, as per the following details:

Sr. No.	DO	District	Location	Minimum Frontage of Site (In Meter)	Minimum Depth of Site (In Meter)	Minimum Area of Site (in Sq. Mtrs.)
1	Agra	Hathras	Nagla Rampur Chatol, Tehsil: Sikandrarao & Distt: Hathras	35	35	1225
2	Agra	Etawah	Lakhna	35	35	1225
3	Agra	Agra	Rasulpur	35	35	1225
4	Agra	Farrukhabad	Between KM Stone 550-552 on SH-29.	35	35	1225
5	Agra	Mainpuri	Village Nanamau, Tehsil & District Mainpuri	35	35	1225
6	Agra	Hathras	Between KM Stone 169-172, On NH-91, G.T. Road, District Hathras	35	35	1225
7	Agra	Mathura	Between KM Stone 3-8 on Mathura Goverdhan Road, District Mathura	35	35	1225
8	Agra	Agra	Mudi Chauraha	35	35	1225
9	Dehradun	Dehradun	Rajpur Road	20	20	400
10	Dehradun	Nainital	Garampani	20	20	400
11	Dehradun	Uttarkashi	Uttarkashi	20	20	400
12	Dehradun	Haridwar	Laksar	30	30	900
13	Dehradun	Haridwar	Shivalik Nagar, Bahadradab Road	30	30	900
14	Dehradun	Dehradun	Chakrata Road, Between BallapurChowk to Clock Tower, Dehradun City	20	20	400
15	Dehradun	Dehradun	Raipur	20	20	400
16	Moradabad	Moradabad	Gagan Bridge to Zero Point, (Mangoopura) on Moradabad Delhi Road	35	35	1225
17	Moradabad	Bijnor	HeempurDeepa (Within 2 KM towards Bijnor)	35	35	1225
18	Moradabad	Bijnor	Najibabad	35	35	1225
19	Noida	Meerut	Meerut to Mawana Road, (NH-119) Between KM Stone 13 & 18 on RHS	35	35	1225
20	Noida	Ghaziabad	Arthala on NH-58	35	35	1225
21	Noida	Meerut	Baghpat Road (Between BaghpatTiraha and Railway Flyover)	35	35	1225
22	Noida	Ghaziabad	Bhopura, Ghaziabad City	30	30	900
23	Noida	Ghaziabad	Road Connecting Hindon Air Force Station and NH-58/ Mohannagar road (via Karerha)	30	30	900
24	Noida	Bulandshahar	Narau	35	35	1225

The following may kindly be noted:

- This advertisement is **ONLY** for procurement of suitable lands for Retail Outlets 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.
- The land offered on a National Highway (NH) should conform to the latest guidelines issued by the MORTH, Govt. of India, vide circular reference RW-NH-33032/01/2017-S&R (R) dated 26.06.2020 and amendments (if any) thereof/NHAI etc.
- In addition land offered on UPPWD roads should conform to the latest guidelines issued by the Chief Secretary U.P. Government vide circular reference no. 1822/23-12-19-1365/ 17 TC UPPWD Section-12 dated 04.12.2019 and amendments (if any) thereof / UPPWD etc.
- Within Municipal Limits, plots of smaller dimensions can also be considered, provided they are suitable for setting up a modern Retail Outlet.
- 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 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 plot.
- 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 (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 IOCL requirement can quote through one Registered Power of Attorney holder. However, IOCL 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 other 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 IOCL, 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.
- 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. of the land owner(s) are required for making payment.
- Brokers/ Property Dealers need not apply.
- Indian Oil Corporation Limited takes no responsibility of delay, loss or non-receipt of documents sent by Post/ Courier. Received quotations are merely offers and do not bind Indian Oil Corporation Limited in any manner.
- Indian Oil Corporation reserves the right to amend/ modify/ after 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:

- Name(s) of the Owner(s) / Lease Holder(s) of the land.
- Key Plan showing details of the Property and situation of the plot.
- Area offered of sale/ lease/ sub-lease along with dimensions of the plot.
- '7/12' Extracts or its equivalent viz. Khatauni, Jamabandi, 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.

NOTE: THE TECHNICAL BID SHOULD BE PLACED IN A SEPARATE ENVELOPE AND MARKED 'TECHNICAL BID'

(B) FINANCIAL BID: The Financial bid should contain the following:

- The offer is for sale or for lease/ sub-lease or for either sale or lease/ sub-lease.
- In case of sale, expected Sale Consideration in Rupees.
- 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 A 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 as indicated below, at the following address:

For Sr. Nos. 1 to 8 for State of Uttar Pradesh

Divisional Retail Sales Head, Indian Oil Corporation Limited (MD), Agra Divisional Office, Indian Oil Bhawan, 65/2, Sanjay Place, Agra (U.P.) PIN-282002.

For Sr. Nos. 16 to 18 for State of Uttar Pradesh

Divisional Retail Sales Head, Indian Oil Corporation Limited (MD), Moradabad Divisional Office, Behind Khwaja Filling Station (Indian Oil Petrol Pump), Pakbara, NH-24, Moradabad (U.P.) PIN-244102.

For Sr. Nos. 19 to 24 for State of Uttar Pradesh

Divisional Retail Sales Head, Indian Oil Corporation Limited (MD), Noida Divisional Office, OIBD Bhawan, C Block, 1st Floor, Sctor-73, Noida, GautamBudh Nagar (U.P.) PIN-201301.

For Sr. Nos. 9 to 15 for State of Uttarakhand

Divisional Retail Sales Head, Indian Oil Corporation Limited (MD), Dehradun Divisional Office, 25, Nimbuwala, GarhiCantt, Dehradun (Uttarakhand), PIN-248003.

Last date for submission of Bid is 17.08. 2021 by 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.