



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, preferably 30 years) 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	Within 2 Kms from Hathijan Circle towards Hirapur Chowkdi	Ahmedabad	CITY	20 X 25
2	Ahmedabad	Jashodanagar Chowkdi to CTM	Ahmedabad	CITY	20 X 25
3	Ahmedabad	On Sindhubhavan Road between SG Highway to SP Ring Road LHS	Ahmedabad	CITY	20 X 25
4	Ahmedabad	On Sindhubhavan Road between SG Highway to SP Ring Road RHS	Ahmedabad	CITY	20 X 25
5	Ahmedabad	On Karnavati Club Road from SP Ring Road to SG Highway on LHS	Ahmedabad	CITY	20 X 25

6	Ahmedabad	On Karnavati Club Road from SP Ring Road to SG Highway on RHS	Ahmedabad	CITY	20 X 25
7	Ahmedabad	Shantigram Circle to Gota Cross Road on SG Highway on LHS	Ahmedabad	CITY	20 X 25
8	Ahmedabad	Shantigram Circle to Gota Cross Road on SG Highway on RHS	Ahmedabad	CITY	20 X 25
9	Ahmedabad	Sanathal Circle to Ujala Circle	Ahmedabad	CITY	20 X 25
10	Ahmedabad	Hathijan Circle to Jashodanagar	Ahmedabad	CITY	20 X 25
11	Mehsana	Mehsana - Within Municipal limit	Ahmedabad	TOWN	20 X 25
12	Ahmedabad	Between ONGC to Koba Circle	Ahmedabad	CITY	20 X 25
13	Mehsana	Hotel Malgudi Food Inn to Bliss Aqua World Resort	Ahmedabad	SH	30x30
14	Ahmedabad	SANATHAL CHOKADI TO SHILAJ CIRCLE ON SP RING ROAD LHS	Ahmedabad	CITY	20 X 25
15	Ahmedabad	SANATHAL CHOKADI TO SHILAJ CIRCLE ON SP RING ROAD RHS	Ahmedabad	CITY	20 X 25
16	Gandhinagar	From KH 0 Circle to KH 7 Circle on KH Road	Ahmedabad	TOWN	20 X 25

17	Gandhinagar	From Zundal Circle (Sardar Patel Ring Road) to Adalaj Circle on SH-41	Ahmedabad	SH	30x30
18	Gandhinagar	From Tapovan Circle to Bhat Circle on Sardar Patel Ring Road	Ahmedabad	CITY	20 X 25
19	Ahmedabad	Within CENTRAL Zone of Ahmedabad Municipal Corporation, AHMEDABAD	Ahmedabad	CITY	20 X 25
20	Ahmedabad	Within East Zone of Ahmedabad Municipal Corporation, AHMEDABAD (Ward-Gomtipur/Odhav/Vastral/Bhaipura Hatkeshwar)	Ahmedabad	CITY	20 X 25
21	Ahmedabad	Within East Zone of Ahmedabad Municipal Corporation, AHMEDABAD (Ward-Amraiwadi/Ramol Hathijan/Nikol/Virat nagar)	Ahmedabad	CITY	20 X 25
22	Ahmedabad	Within NORTH Zone of Ahmedabad Municipal Corporation, AHMEDABAD	Ahmedabad	CITY	20 X 25
23	Ahmedabad	Within NORTH-WEST Zone of Ahmedabad Municipal Corporation, AHMEDABAD (Ward-Gota/ Chandlodiya/Ghatlodiya)	Ahmedabad	CITY	20 X 25
24	Ahmedabad	Within NORTH-WEST Zone of Ahmedabad Municipal Corporation, AHMEDABAD (Ward-Thaltej/Bodakdev)	Ahmedabad	CITY	20 X 25
25	Ahmedabad	Within SOUTH Zone of Ahmedabad Municipal Corporation, AHMEDABAD (Ward-Behrampura/Indrapuri/Isanpur/Vatva)	Ahmedabad	CITY	20 X 25
26	Ahmedabad	Within SOUTH Zone of Ahmedabad Municipal Corporation, AHMEDABAD (Ward-Khokhra/ Maninagar/Danilimda/Lambha)	Ahmedabad	CITY	20 X 25
27	Ahmedabad	Within SOUTH-WEST Zone of Ahmedabad Municipal Corporation, AHMEDABAD	Ahmedabad	CITY	20 X 25

28	Ahmedabad	Within West Zone of Ahmedabad Municipal Corporation, AHMEDABAD (Ward-Ranip/Sabarmati/Naranpura)	Ahmedabad	CITY	20 X 25
29	Ahmedabad	Within West Zone of Ahmedabad Municipal Corporation, AHMEDABAD (Ward-Chandkheda Motera/SP Stadium/Nava Vadaj)	Ahmedabad	CITY	20 X 25
30	Ahmedabad	Within West Zone of Ahmedabad Municipal Corporation, AHMEDABAD (Ward-Navrangpura/Paldi/Vasna)	Ahmedabad	CITY	20 X 25
31	Junagadh	Within 2 KM of Majejadi Gate in Jynagadh City	Rajkot	City	20 X 25
32	Devbhoomi Dwarka	Within 3 km from Dwarkadhish Temple towards Kuranga, Dist. Devbhoomi Dwarka, Gujarat	Rajkot	City	20 X 25
33	Rajkot	From Kishanpara Circle to Raiyagram on Raiya Road, Dist. Rajkot, Gujarat	Rajkot	City	20 X 25
34	Rajkot	From Madhapar Circle to Gondal Chokdi on 150 Ft Ring road, Dist. Rajkot, Gujarat	Rajkot	City	20 X 25
35	Rajkot	Between Mahila College Circle and Kataria Maruti Arena Showroom on Kalwad Road, Dist. Rajkot, Gujarat	Rajkot	City	20 X 25
36	Rajkot	From Hotel The Fern Residency to Greenland Chokdi on Kuvadva Road, Dist. Rajkot, Gujarat	Rajkot	City	20 X 25
37	Kutch	Within 1.5 KM of Hiralal Parekh Circle, Gandhidham towards Gopalpuri on Rambug Road Dist. Kutch, State: Gujarat	Rajkot	City	20 X 25
38	Bhavnagar	Between Kaliyabid water tank and Top 3 circle via Virani Circle and Leela Circle in Bhavnagar Town, Dist. Bhavnagar State: Gujarat	Rajkot	City	20 X 25

39	Tapi	Within Vyara Municipality on Main road	Surat	TOWN	20 X 25
40	Tapi	From Modal Toll Plaza towards Ucchal Gujarat border on RHS on NH 53	Surat	NH	35 X 35
41	Bharuch	Dahegam to Dahej on SH-6 towards Dahej on LHS	Surat	SH	30 X 30
42	Bharuch	Dahej to Dahegam on SH-6 towards Bharuch on LHS	Surat	SH	30 X 30
43	Bharuch	Shravan Chowkdi to Pannch Batti Circle	Surat	TOWN	20 X 25
44	Bharuch	Nabipur to Kharod on NH-48	Surat	NH	35 x 35
45	Surat	Within 3 KM from Pramukh Swami chowk in Katargam, Within SMC	Surat	CITY	20 X 25
46	Surat	From Under bridge at Railway Station to Kamrej Char Rasta on Surat-Kamrej road on LHS while going towards Kamrej Char Rasta, Within SMC	Surat	City	20 X 25
47	Surat	From Parvat Patiya to Kadodara Char Rasta on RHS while going towards Kadodara, Within SMC	Surat	City	20 X 25
48	Surat	From Udhna to Madhuvan circle on Dindoli Road, Within SMC	Surat	City	20 X 25
49	Surat	From Udhna Gam to Sachin on Udhna-Sachin Road on LHS while going towards Sachin, Within SMC	Surat	City	20 X 25

50	Surat	Anywhere on Vesu-Canal road, Within SMC	Surat	City	20 X 25
51	Surat	Anywhere on Surat-Dumas Road, from Athwa gate to Surat Airport gate, Within SMC	Surat	City	20 X 25
52	Surat	Anywhere on Udhna-Magdalla road, Within SMC	Surat	City	20 X 25
53	Surat	On Outer Ring road, from Dukhiya na darbar junction to Anthem Circle	Surat	City	20 X 25
54	Surat	From Utran circle to Abrama junction on Mota Varachha Main road, within SMC	Surat	City	20 X 25
55	Surat	Anywhere in Mota Varachha, Within SMC	Surat	City	20 X 25
56	Surat	From Palsana to Moti Naroli on NH48	Surat	NH	35 X 35
57	Surat	From Hazira Police Station to Magdalla Chokdi	Surat	NH	35 X 35
58	Surat	From Palsana to Magdalla on NH 53-LHS	Surat	NH	35 X 35
59	Surat	From Palsana to Magdalla on NH 53-RHS	Surat	NH	35 X 35
60	Surat	Within 2 KM from Palanpur Jakatnaka circle, Within SMC	Surat	City	20 X 25

61	DD&NH	Silvassa WML	Surat	TOWN	20 X 25
62	Vadodara	Within 4 KM of Gurudwara Arjan Dev ji, Tarsali, Vadodara	Surat	City	20 X 25
63	Vadodara	Within 3 KM of Mahavir Chowk, Vadodara	Surat	City	20 X 25
64	Vadodara	Within 4 KM of Swaminarayan Gurukul circle, Vadodara	Surat	City	20 X 25
65	Vadodara	Within 4 KM of Gotri Circle, Vadodara	Surat	City	20 X 25
66	Vadodara	Within 2 KM of Bright Day School, Vasna, Vadodara	Surat	City	20 X 25
67	Vadodara	Within 4 KM of Kala Ghoda Circle, Vadodara	Surat	City	20 X 25
68	Vadodara	Within 2 KM of Kirti Stambh, Vadodara	Surat	City	20 X 25
69	Vadodara	From Jambua Bridge to Dumad Chowkdi on NH48, LHS while moving from Surat to Ahmedabad	Surat	NH	35 x 35
70	Surat	Within 3 Km of Kargil Chowk, Punagam, Varachha Surat WML	Surat	City	20 X 25
71	Vadodara	Within 1KM of Zudio Ellora Business Center, Subhanpura on New IPCL Road	Surat	CITY	20 X 25

**The following may kindly be noted:**

- Plot size mentioned in the advertisement is minimum eligibility criterion. Plot of bigger size can be taken subject to availability and requirement of Indian Oil Corporation Ltd.
- 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, 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.
- 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 the offers without assigning any reasons thereof.

**OFFERS 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. 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.

Offers 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:

- 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 (in years).

**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 name)"**

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

For S. No. 01 to 30	Divisional Retail Sales Head, Indian Oil Corporation Ltd, Ahmedabad Divisional Office, Indian Oil Bhawan, 205, Near Sola Highway, Ahmedabad 380060
For S. No. 31 to 38	Divisional Retail Sales Head, Indian Oil Corporation Limited Rajkot Divisional Office, Indian Oil Bhawan, Race Course Ring Road, Rajkot 360001
For S. No. 39 to 71	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 25.10.2024 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.**

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