



Indian Oil Corporation Limited

Marketing Division- IndianOil Kerala State Office

INDIAN OIL CORPORATION LIMITED REQUIRES LAND FOR RETAIL OUTLET (PETROL/DIESEL PUMP) IN KERALA

**This advertisement is ONLY for purchase/ Lease of Land and NOT for
appointment of Dealership**

Sealed offers are invited in two bid system i.e, (A) Technical Bid (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 (minimum 15 years with renewal option) to Indian Oil Corporation Limited for setting up a Retail Outlet at **61** locations in Kerala as mentioned below:

The followings may kindly be noted:

1. This advertisement is for procuring the suitable land only by way of outright Sale / Lease and not for appointment of Retail Outlet Dealership 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 exclusive by the corporation. The Corporation however reserves its right to change the operations of the Retail Outlet from COCO to dealership basis at its own discretion.
2. The Plot should be free from Overhead HIGH TENSION Power Line, Product / Water Pipelines/ Canals/ Drainage/ Nullahs / Public Road/ Railway lines etc.
3. The Plot should be free of all encumbrances/encroachments/religious structure etc . Necessary documents to this effect duly notarized shall be furnish along with the offer.

4. Frontage of the plot of land should be abutting the main road, with proper approach road to the plot of land.
5. The land offered on a National Highway should meet the latest MORTH/NHAI /HW norms.
6. The land offered in State Highways and MDRs should meet the latest State PWD Norms. All the offered lands should also meet Kerala State Pollution control Board guidelines.
7. Within City / Town limits, plots of smaller dimensions can also be considered, provided they are suitable for setting up a Retail Outlet.
8. In locations having Serial Nos 6,7,13,30,32,47,54 & 56 additional land of approximately 1-2 acres can be taken if land is available and subject to commercial viability of the site.
9. If more responses are received in any location, more than one site can also be taken subject to commercial viability of the site/site potentiality.
10. The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural conversion, Income Tax clearance, Non-Encumbrance certificate etc.
11. 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.
12. 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 / Electrical lines.
13. Payment will be made by Cheque / NEFT at the time of execution / registration of sale Deed or monthly payments towards rentals in case of Lease Deed.
14. 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.

15. One applicant can apply for one or more sites in the same location or multiple locations advertised.
16. Brokers / Property Dealers need not apply.
17. District authorities and other government bodies can also apply against this advertisement. Preference will be given to Government land if found suitable.
18. Any establishment like Govt./Semi-Govt./ Private Companies, partnership firms, sole Proprietorship, educational trust with clear marketable title can also apply.
19. Land should be preferably, more or less at Road level, in one contiguous lot.
20. 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.
21. Received offers will only be mere offers and will not bind the company in any manner.
22. Indian Oil reserves the right to reject any or all of the offers without assigning any reasons thereof.
23. In case of joint ownership of the property, all the individual owner / owners need to sign on the application or submitting notarized affidavit in the name of one of the owners of the property to sign the application.
24. In case of dispute, English version of this advertisement will be final.
25. The offers should be submitted in a two bids system as under

(A) **TECHNICAL BID:** Following details/ documents should be furnished by the bidder. (Technical Bid should not have any reference of offer price/cost of land).

- Name of owner(s)
- Key plan showing details of the property and situation of the plot
DULY SIGNED BY THE OWNER / LeaseHolder.
- Area offered for Sale / Lease along with dimensions of the plot
- The title deed viz. sale deed etc. showing the ownership of the land

duly certified/notarized.

- Power of Attorney holder should submit a copy of the Registered Power of Attorney

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

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

- The offer is for sale or for lease or for either sale or lease
- In case of sale, expected sale consideration in Rupees
- In case of lease expected rental per month in Rupees and period of lease.

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

Both of these bids should be placed in separate sealed envelopes and marked as TECHNICAL & FINANCIAL BIDS on top of respective envelopes and then both of these envelopes to be put in a third envelope sealed & duly super scribed as **"OFFER FOR LAND AT _____"** (name of the location / District).

Interested parties may apply by due date and time at the following address.

For Sl. No. 01 to 22	Deputy General Manager (Retail Sales), Indian Oil Corporation Limited, Cochin Divisional Office, Panampilly Avenue, Panampilly nagar PO, KOCHI – 682 036.
For Sl. No. 23 to 43	Deputy General Manager (Retail Sales), Indian Oil Corporation Limited, Trivandrum Divisional Office, Premier Park, Ground Floor, Eanchakkal Bypass Road, Vallakkadavu P.O., TRIVANDRUM – 695 008
For Sl. No. 44 to 61	Chief Divisional Retail Sales Manager, Indian Oil Corporation Limited Kozhikode Divisional Office, IInd Floor, PMK Towers, Wayanad Road, Civil Station P.O., KOZHICODE – 673020

DUE DATE & TIME OF SUBMISSION OF OFFER: Date: 20.04.2021 by 17:00

Hrs. Offers received after due date & time (including postal delay) 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. In case of dispute, English version of this advertisement will be final. For any query please contact on contact nos. as under.

Sl. No.	Locations	Contact No.
1	For Sl. No. 01 to 22	0484-2825206, 9447498240
2	For Sl. No. 23 to 43	0471-2500122, 9188589230
3	For Sl. No. 44 to 61	0495-2371390 /360, 9447498226

SR. NO.	STATE	DO	NAME OF THE LOCATION	DISTRICT	NH/SH/CITY/TOWN	Minimum size of plot
1	Kerala	COCHIN	Kattappana Municipality limits	Idukki	SH/Town	30 Mtr frontage x 30 Mtr depth
2	Kerala	COCHIN	Muvattupuzha Municipality limits	Ernakulam	NH	35 Mtr frontage x 45 Mtr depth
3	Kerala	COCHIN	Mundakayam to Kumily (via Vandiperiyar)	Idukki	NH	30 Mtr frontage x 30 Mtr depth
4	Kerala	COCHIN	Within Aluva Municipal Limit	Ernakulam	Town	35 Mtr frontage x 35 Mtr depth
5	Kerala	COCHIN	Within Angamaly Town Limit	Ernakulam	Town	35 Mtr frontage x 35 Mtr depth
6	Kerala	COCHIN	Between Angamaly and Athani On NH-544 (LHS)	Ernakulam	NH	45 Mtr frontage x 45 Mtr depth
7	Kerala	COCHIN	Walayar to Kuthiran	Palakkad	NH	35 Mtr frontage x 45 Mtr depth
8	Kerala	COCHIN	Mundoor tp Mannarkkad NH 966	Palakkad	NH	35 Mtr frontage x 45 Mtr depth
9	Kerala	COCHIN	Within Palakkad City Limits on Major Roads	Palakkad	Town	30 Mtr frontage x 30 Mtr depth
10	Kerala	COCHIN	Alappuzha Municipal Limit (On Major Roads)	Alappuzha	Town	30 Mtr frontage x 30 Mtr depth
11	Kerala	COCHIN	Alappuzha new NH Bypass	Alappuzha	NH	35 Mtr frontage x 45 Mtr depth
12	Kerala	COCHIN	Vandanam to Kanichikulangara on NH-66	Alappuzha	NH	35 Mtr frontage x 45 Mtr depth
13	Kerala	COCHIN	Kuthiran to Koratti	Thrissur	NH	35 Mtr frontage x 35 Mtr depth
14	Kerala	COCHIN	Kodungalloor-SN Puram (NH)	Thrissur	NH	35 Mtr frontage x 45 Mtr depth
15	Kerala	COCHIN	Within Thrissur Corporation limit	Thrissur	NH/SH/Town	30 Mtr frontage x 30 Mtr depth
16	Kerala	COCHIN	Engandiyur-Andathode (NH66)	Thrissur	NH	35 Mtr frontage x 45 Mtr depth
17	Kerala	COCHIN	Guruvayur Municipality Limit	Thrissur	NH/Town	30 Mtr frontage x 30 Mtr depth
18	Kerala	COCHIN	Fort Kochi	Ernakulam	City	40 Mtr frontage x 50 Mtr depth
19	Kerala	COCHIN	Within Kochi Municipal Corporation Limits	Ernakulam	City	30 Mtr frontage x 30 Mtr depth
20	Kerala	COCHIN	Within Thrikkakara Municipality Limits	Ernakulam	Town	30 Mtr frontage x 30 Mtr depth
21	Kerala	COCHIN	Sea Port – Air Port Road	Ernakulam	Town	30 Mtr frontage x 30 Mtr depth
22	Kerala	COCHIN	SN Jn, Thripunithura - Alinchuvadu Jn (Eroor Road)	Ernakulam	Town	30 Mtr frontage x 30 Mtr depth
23	Kerala	TRIVANDRUM	Attingal to Kadambattukonam on NH66 LHS	Trivandrum	NH	35 Mtr frontage x 45 Mtr depth
24	Kerala	TRIVANDRUM	Trivandrum Corporation Limits	Trivandrum	City	30 Mtr frontage x 30 Mtr depth
25	Kerala	TRIVANDRUM	Neyyattinkara to Pappanamcode on LHS	Trivandrum	NH	30 Mtr frontage x 30 Mtr depth
26	Kerala	TRIVANDRUM	Vazhoor Road Jn to Layikad (on Changanaserry By Pass)	Kottayam	Town	30 Mtr frontage x 30 Mtr depth
27	Kerala	TRIVANDRUM	Kuttor to Thiruvalla Bye Pass	Pathanamthitta	SH	30 Mtr frontage x 30 Mtr depth
28	Kerala	TRIVANDRUM	Venjaramodu to Kilimanoor	Trivandrum	SH	35 Mtr frontage x 35 Mtr depth
29	Kerala	TRIVANDRUM	Vettu Road Junction to Pothencode	Trivandrum	SH	30 Mtr frontage x 30 Mtr depth

SR. NO.	STATE	DO	NAME OF THE LOCATION	DISTRICT	NH/SH/CITY/TOWN	Minimum size of plot
30	Kerala	TRIVANDRUM	Kazhakkootam to Attingal	Trivandrum	NH	35 Mtr frontage x 45 Mtr depth
31	Kerala	TRIVANDRUM	Kottayam - Within Municipal Limits	Kottayam	Town/NH	35 Mtr frontage x 35 Mtr depth
32	Kerala	TRIVANDRUM	Vizhinjam to Karode	Trivandrum	NH	45 Mtr frontage x 45 Mtr depth
33	Kerala	TRIVANDRUM	Kottarakkara to Nilamel on SH1(LHS)	Kollam	SH	30 Mtr frontage x 30 Mtr depth
34	Kerala	TRIVANDRUM	Pulimon Junction to Oachira on NH-66 (LHS)	Kollam	NH	35 Mtr frontage x 45 Mtr depth
35	Kerala	TRIVANDRUM	Kallumthazham to Kottarakara	Kollam	NH	35 Mtr frontage x 45 Mtr depth
36	Kerala	TRIVANDRUM	Kottarakkara to Chengamanad on NH 744	Kollam	NH	35 Mtr frontage x 45 Mtr depth
37	Kerala	TRIVANDRUM	Kollam Bye pass on NH-66	Kollam	NH	30 Mtr frontage x 30 Mtr depth
38	Kerala	TRIVANDRUM	Kundara to Anchalumood on NH	Kollam	NH	35 Mtr frontage x 45 Mtr depth
39	Kerala	TRIVANDRUM	Kollam Within Municipal Limits	Kollam	Town/NH	30 Mtr frontage x 30 Mtr depth
40	Kerala	TRIVANDRUM	Kottiyam to Paripally on NH-66 (RHS)	Kollam	NH	35 Mtr frontage x 45 Mtr depth
41	Kerala	TRIVANDRUM	Neendakkarra to Karunagapalli on NH-66 (LHS)	Kollam	NH	35 Mtr frontage x 45 Mtr depth
42	Kerala	TRIVANDRUM	Adoor Bypass to Enathu (LHS)	Pathanamthitta	SH	30 Mtr frontage x 30 Mtr depth
43	Kerala	TRIVANDRUM	Thuruthy to Chingavanam	Kottayam	NH	35 Mtr frontage x 45 Mtr depth
44	Kerala	KOZHIKODE	Within Kannur Corporation Limits	Kannur	NH/SH/Town	30 Mtr frontage x 30 Mtr depth
45	Kerala	KOZHIKODE	KSTP Road (On Pilathara - Pappinissery Stretch)	Kannur	SH	35 Mtr frontage x 35 Mtr depth
46	Kerala	KOZHIKODE	Between Thalassery to Chowva (on NH66)	Kannur	NH	35 Mtr frontage x 45 Mtr depth
47	Kerala	KOZHIKODE	Between Pappinissery & Trichambaram (on NH66)	Kannur	NH	35 Mtr frontage x 45 Mtr depth
48	Kerala	KOZHIKODE	Kasargod to Cherkala (on NH-66)	Kasargod	NH	35 Mtr frontage x 45 Mtr depth
49	Kerala	KOZHIKODE	Cheruvathoor to Pariyaram (on NH 66)	Kannur/Kasargod	NH	35 Mtr frontage x 45 Mtr depth
50	Kerala	KOZHIKODE	Kasargod to Kanhangad (on SH - KSTP Road)	Kasargod	SH	35 Mtr frontage x 35 Mtr depth
51	Kerala	KOZHIKODE	Within Kozhikode Corporation Limits	Kozhikode	City	30 Mtr frontage x 30 Mtr depth
52	Kerala	KOZHIKODE	Kalpetta within Municipal Limits	Wayanad	NH/SH/Town	30 Mtr frontage x 30 Mtr depth
53	Kerala	KOZHIKODE	Between Vellimadukunnu and Kunnamangalam on NH 766	Kozhikode	NH	35 Mtr frontage x 35 Mtr depth

SR. NO.	STATE	DO	NAME OF THE LOCATION	DISTRICT	NH/SH/CITY/TOWN	Minimum size of plot
54	Kerala	KOZHIKODE	Between Kottakkal and Chelari on NH 66	Malappuram	NH	35 Mtr frontage x 45 Mtr depth
55	Kerala	KOZHIKODE	Between Parappanangadi and Tirur on Tirur - Kadalundi Road	Malappuram	MDR/Town	30 Mtr frontage x 30 Mtr depth
56	Kerala	KOZHIKODE	Between Vengalam and Ramanattukara on Calicut Bypass (NH66)	Kozhikode	NH	35 Mtr frontage x 45 Mtr depth
57	Kerala	KOZHIKODE	Between Payyoli and Vadakara on NH66	Kozhikode	NH	35 Mtr frontage x 45 Mtr depth
58	Kerala	KOZHIKODE	Between Ramanattukkara and Kondotty on NH 966	Malappuram	NH	35 Mtr frontage x 45 Mtr depth
59	Kerala	KOZHIKODE	Between Vengalam and Chengottukavu (LHS) on NH66	Kozhikode	NH	35 Mtr frontage x 45 Mtr depth
60	Kerala	KOZHIKODE	Within Nilambur Municipality on SH28	Malappuram	SH	30 Mtr frontage x 30 Mtr depth
61	Kerala	KOZHIKODE	From Perinthalmanna to Malappuram on NH 966	Malappuram	NH	35 Mtr frontage x 45 Mtr depth