

INDIAN OIL CORPORATION LIMITED
Marketing Division – Odisha State Office

REQUIREMENT OF LAND FOR RETAIL OUTLET (PETROL/DIESEL PUMP) IN THE STATE OF ODISHA

Sealed offers are invited on a 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 19 years 11 months with renewal option) to Indian Oil Corporation Limited for setting up Retail Outlets at the following locations in Odisha, as per following details :

LOCATIONS FOR LAND FOR RETAIL OUTLETS :

Sr. No.	Name of the Location	District	National Highway (NH)
1	Between Bargarh (Haldipali Chowk) and Lohurachati Border towards Lohurachati Border on Left Hand Side (LHS)	Bargarh	NH No. 53 (Old NH No. 6)

Sr. No.	Name of the Location	Minimum Dimension of site (in Meters)		District	NH/SH/City/MDR/ODR/Other Village Road
		Frontage	Depth		
2	Amlipali Bridge to Wesco Sub-station (Near Horticulture) in MCL By-pass on Right Hand Side (RHS) while travelling from Bhavanipur to Sundargarh Govt. College	35	35	Sundargarh	ODR (Other District Road)

For Location under Serial No. 1 as given in the table above :

- The plot area should be between 2.4 Acres (9712 square metres approximately) to 5.0 Acres (20233 square metres approximately) with minimum Frontage (with land abutting the road) of 90 metres. The plot size would be by and large rectangular in shape.
- Deviation upto (-) 20% in Frontage and area is permitted. However, first preference shall be given to the applicant(s) offering plot measuring minimum frontage of 90 metres and area of 2.4 Acres.

For both Locations under Serial No. 1 and 2 as given in the tables above :

- The land offered on the National Highway should not be within **ONE (1) KM** radius from Toll Bridge/NH-SH-MDR Crossing and should be at least **ONE (1) KM** away from the nearest existing retail outlet on the same side.
- Frontage of the plot of land should be abutting the highway/main road/other 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.
- The bidder will ensure that the land offered meets the requirements of **National Highway Authority of India (NHAI)** in case of land on National Highway.
- 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 requirements can quote through one registered Power of Attorney holder. However, IndianOil 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 (Petrol / Diesel Pump) / 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 / Low Tension Electrical lines.
- Plot should meet all statutory norms including **Ministry of Road Transport and Highways (MORTH), Govt. of India**, norms.
- **Brokers/Property Dealers need not apply.**
- IndianOil takes no responsibility for delay, loss or non-receipt of documents send by Post/Courier etc.
- Received quotations are merely offers and do not bind IndianOil in any manner.
- IndianOil reserves the right to reject any or all of the offers without assigning any reasons thereof.
- IndianOil also reserves the right to cancel / withdraw / amend the advertisement or extend the due date at its sole discretion without assigning any reasons thereof.
- All updates, amendments, corrigendum, extension of due date (if any) will be posted only on this website (www.iocl.com). There will not be any publication of the same through any newspapers or any other media.
- In case of any discrepancy in advertisement published in English News Paper vis-à-vis in Vernacular Daily, the direction / information indicated in English News Paper would prevail.

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 are 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 of the owner(s) of the land.
- 2) Key plan showing details of property situation of the plot.
- 3) Area offered for sale / lease alongwith dimensions of the Plot.
- 4) '7/12' Extracts or its equivalent viz. Khatoni, Jamabandi, Khasra, Girdawari etc. and the copy of 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 :

- 1) The offer is for sale or for lease or for either sale or lease.
- 2) In case of sale, expected Sale Consideration in Indian Rupees.
- 3) In case of lease, expected Lease Rental per month in Indian Rupees and period of lease.

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

BOTH THE TECHNICAL BID AND FINANCIAL BID ENVELOPES SHOULD BE SEALED SEPARATELY AND THEN 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 and time indicated below at the following address :

Address : Sr. Divisional Retail Sales Manager, Sambalpur Divisional Office, Indian Oil Corporation Limited, "Kalyan Sevashram", Kainsir Road, Ainthapali, Sambalpur, PIN - 768 004, Odisha.

Last date for submission of bid is 3rd February, 2017 upto 17:00 hours. 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.