

INDIAN OIL CORPORATION LIMITED
Marketing Division – Telangana & Andhra Pradesh State Office

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

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 location in Andhra Pradesh, as per following details:

LOCATION FOR LAND FOR RETAIL OUTLET:

Sr. No.	Name of the Location	Minimum Dimension of site (in Meters)		District	NH/SH/City/MDR/ODR/Other Village Road
		Frontage	Depth		
1	Gujjanagundla Centre to Pedapalakaruru Road. Within 2 km from Gujjanagundla Centre. Guntur Municipality.	30	30	Guntur	City

Terms and Conditions:

- Plots of smaller dimensions can also be considered, provided they are suitable for setting up a Retail Outlet.
- 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 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.
- **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 along with 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. The total area of the land for which the bids are submitted should be clearly mentioned.
- 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 GUJJANAGUNDLA CENTRE TO PEDAPALAKALURU ROAD".

Interested parties may apply by the due date and time indicated below at the following address:

Address :

**Chief Divisional Retail Sales Manager
Indian Oil Corporation Limited, (Marketing Division)
Vijayawada Divisional Office,
3RD Floor, GVR Towers
Bharathi Nagar, Ring Road
VIJAYAWADA – 520008
Ph: 0866-2545698**

Last date for submission of bid is 12th February, 2018 up to 1700 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.