

Hindustan Petroleum Corporation Limited

(A Government of India Enterprise)



REQUIREMENT OF LAND FOR SETTING UP RETAIL OUTLETS (PETROL / DIESEL PUMPS) IN ASSAM

Sealed offers are invited in two bid system i.e. a) TECHNICAL BID b) FINANCIAL BID

From interested parties owning land in absolute and exclusive ownership and in clear possession for outright sale and / or lease "for a period of minimum 30 years at the discretion of the company at pre-determined rentals and terms and conditions" to Hindustan Petroleum Corporation Limited to set up a **RETAIL OUTLET** at the following locations on Highways / Cities / Urban Areas :

Sl. No. (A)	Location (B)	District (C)	Minimum Area (Sq mtr) (D)	Minimum Frontage x Depth (in mtr) (E)
1	Kokrajhar (Tengapara-Titaguri)	Kokrajhar	1600	40 X 40
2	Hailakandi (on NH 154 Near Town Area)	Hailakandi	2000	40 x 45
3	Gamon bridge to Radio Station, Lepatkatta (MP No-573 to MP No-582).	Dibrugarh	2000	40 x 45
4	Gossaigaon Town	Kokrajhar	1600	40 X 40
5	Nalbari Barama Road	Nalbari	1600	40 X 40
6	Darrangiri	Goalpara	2000	40 x 45
7	Tatimara Chandrapur	Kamrup	1600	40 X 40
8	Chapaguri to Kajalgaon	Chirang	2000	40 x 45
9	Halakura	Dhubri	2000	40 x 45
10	Patsala	Barpeta	2000	40 x 45
11	Silchar Sonai Road	Cachar	2000	40 x 45
12	Tinsukia	Tinsukia	2000	40 x 45
13	Silonijan to Deopani	Karbi Anglong	2000	40 x 45
14	Mariani to Nakachari	Jorhat	1600	40 X 40
15	Kaliabhumua bridge to Mission Chariali, Tezpur	Sonitpur	2000	40 x 45
16	Jakhalabandha to Missa	Jorhat	2000	40 x 45
17	Moubunda to Jorhat	Jorhat	2000	40 x 45
18	Kokrajhar Town	Kokrajhar	625	26 X 20
19	Dharamtul to Atguri on RHS on NH 37	Morigaon	2000	40 x 45
20	Jagi Road to Nellie on LHS	Morigaon	2000	40 x 45
21	Rangia to Dwarkuchi	Baksa	625	26 X 20
22	Tetelia to Khatri	Kamrup	2000	40 x 45
23	Morigaon town	Morigaon	625	26 X 20
24	Amingaon to Changsari	Kamrup	2000	40 x 45
25	Goreswar	Kamrup	1600	40 X 40
26	Kalapahar	Kamrup	625	26 X 20
27	Changsari to Baihata	Kamrup	2000	40 x 45
28	Muraa (Highway Chowk)	Kamrup	2000	40 x 45
29	Bijulibari	Darrang	2000	40 x 45
30	Sarabatti to Kahilipara	Kamrup	625	26 X 20
31	Nagaon to Koetkuchi on LHS	Barpeta	1600	40 X 40

THE FOLLOWING MAY KINDLY BE NOTED :

- Offers / Bids received from Co-Owners / Co-sharers without them getting their land first partitioned shall be summarily rejected. Similarly, offers / bids received from Guardians of land owned by minors shall not be entertained / considered unless such offers / bids are accompanied with the written permission granted by the District Judge under the appropriate law.
- After the area specified as setback for road widening in the master plan, the plot should have minimum dimensions, minimum area as shown in column D and E against each location.
- Frontage of the plot should be abutting Highway / Main Road / Service Road. The plot having the required frontage, depth and area will be considered suitable. Plots having square and rectangular dimension would be given preference.
- The Property should have a clear and marketable title.
- The landlord shall arrange for all statutory clearances, such as Urban Land Ceiling, Non agricultural conversion (for Petrol Pump Purpose), Income Tax clearance, Non Encumbrance Certificate etc.
- Plots with availability of electricity and water connection will be preferred.
- Payment will be made by Cheque at the time of execution / registration of Sale Deed / Lease Deed.
- In case of joint owners, or if the entire land does not belong to one owner, then the group of owners who have plots contiguous to each other, meeting our requirement can quote through one of them holding Power of Attorney for the others.
- Lands with Non-agricultural / commercial conversion will be preferred. Those offering Agricultural / Residential land shall convert the same to Non-Agricultural / Commercial land at their own expense and cost.
- The land proposed for sale / lease should be clearly partitioned and the title documents / L R Khatian No. / RS Dag No. / Ward Area / Khewat / Khesra, Girdawani, Pherphar, Akhiv Patrika, Rin Pustika, Form VI, 7/12 extract etc. should be clearly indicated.
- Cost of land filling / cutting including cost of retaining wall / hume pipes as well as cost of development of ingress / egress as may be required to bring the offered site to road level, as estimated by HPCL will be taken into consideration for commercial evaluation of bids. Cost of electric connections & shifting of telephone lines / electrical lines & laying of electrical supply lines, as estimated by HPCL will be taken into consideration for commercial evaluation of bids.
- Land coming under green belt area shall not be considered.
- Brokers / Property dealers need not apply.
- District Authorities and other Government bodies can also apply against this advertisement. Preference shall be given to Government clients, if found suitable.
- The plot should be free from overhead power transmission or telephone lines / product, water pipelines / canals / drainage / nallahs / public road / railway line etc.
- HPCL takes no responsibility for delay, loss or non-receipt of documents sent by post / courier. Received quotations are merely offers and do not bind HPCL in any manner whatsoever.
- In case of land situated on National Highway, the bidder will ensure that the land offered meets the NHAI guidelines contained in Govt. of India, Ministry of Road & Transport & Highways No. RW/NH-33023/19/99-DO-III dt. 25.09.03/17.10.03 and further amendments if any. The offered land should also meet norms of all statutory bodies like forest, explosives etc. and the land should be convertible for commercial and petrol pump use. IRC norms will be applicable wherever it is notified.

Offers should be submitted on a two bid system in two different sealed envelopes as under :

A. TECHNICAL BID : The plot / land offered along with documents must be signed and put in a sealed envelope clearly marked "Technical Bid". The following details should be furnished by the bidder :

- Name / Address, Contact Phone no of the Land Owner (s)
- Key plan showing details of the property, situation of the plot.
- Area offered for sale / lease along with dimensions of the plot.
- LR Khatian No. / RS Dag No. / Khasra / Khatian extracts or its equivalent and the title deed showing the ownership of the land.
- Power of Attorney holders should submit a copy of POA.
- Technical bid should clearly mention period of lease.

Technical bid should not have any reference of offered price/ cost of land. Offers received without the documents stipulated in the item (A) above and not meeting any conditions, will be rejected.

B. FINANCIAL BID : The financial bid should contain the following :

- Area of the plot / land offered :
- Expected Sale Consideration Rs. for the plot / land offered above.
- Expected Lease Rent Rs. per month for the plot / land offered above (Please specify whether the offer is for sale or lease or for sale & lease both) it should be clearly mentioned whether the lease rental is for the full tenure of lease or if any increment in lease rental is expected and the increment and period to be mentioned.

The Bidder can offer land either on lease or outright sale or both. The financial bid should be placed in a separate sealed envelope and marked "Financial Bid". Both the Technical Bid and Financial Bid envelopes should be put in a third envelope and sealed, superscribed as "Offer for land at (location as shown in column B)". Interested parties may apply by the due date / time indicated below at the following address.

Senior Regional Manager - Retail
Guwahati Regional Office
Hindustan Petroleum Corporation Limited
H.D. Complex, 2nd Floor,
Janapath, G.S. Road, Ulubari
Guwahati - 781 007, Assam

THE DUE DATE AND TIME for receipt of the offers will be 04/11/2011 at 14.00 hours. Offers received after the due date and time will not be considered. The Technical Bids will be opened on 04/11/2011 at 16:00 hours at the above address.

Bidders interested may be present at the time of opening the Technical Bid. The offers submitted should be valid for a period of 180 days from the due date or for such extended periods as may be mutually accepted. HPCL RESERVES THE RIGHT TO REJECT ANY OR ALL THE OFFERS WITHOUT ASSIGNING ANY REASON THEREOF .

THIS ADVERTISEMENT IS FOR LAND ONLY FOR SETTING UP RETAIL OUTLETS (PETROL PUMPS) UNDER SC/ST/CORPUS FUND CATEGORIES AND NOT FOR DEALERSHIP.



SAVE FUEL YAANI SAVE MONEY