



HINDUSTAN PETROLEUM CORPORATION LIMITED
(A Maharatna Company)



REQUIREMENT OF LAND IN SOUTH 24 PARGANAS DISTRICT WB

Expression of interest in prescribed format is invited from absolute and exclusive owners and co-owners of suitable plots of land for outright sale of land at below area in South 24 Parganas District of West Bengal.

Sr No	Location of Mother Stations	District	Plot Size, If on NH	Plot Size, If on road other than NH
1	Along PWD Road (from Gazipur to Shonepur) or It's by-lanes (by -lane having Minimum 3.5 Mtr. Road width & maximum 500 Meter from the junction of PWD road and this by-lane) within Gazipur –Polerhat- Kashipur- Shonepur Bazar Area, Dist- South 24 Parganas	South 24 Parganas	-	Minimum 0.55 acre Maximum 1.0 acre (Frontage: Minimum 30 Mtr)

THIS ADVERTISEMENT IS FOR PURCHASE OF LAND AND NOT FOR DEALERSHIP

The following may kindly be noted:

1. Land Plot Size: Minimum Area and maximum area and minimum Frontage mentioned.
2. The land offered on National Highway shall meet the NHAI Guidelines Contained in Govt. of India, Ministry of Road Transport and Highways letter no. RW- NH-33032 /01/2017-S&R (R) dated 26.06.2020 and further amendments if any.
3. The property should have a clear and marketable title as on date of application and the land should be on an all-weather motorable road of minimum width of 3.5 metres with clear access across the frontage.
4. The successful bidders shall arrange for all statutory clearances such as land rent (khajna) clearance.
5. Payment will be made by e-payment or by Demand Draft mode at the time of registration of Sale Deed.
6. In case of Joint offers or if the entire land does not belong to a single owner, then the group of persons who have plots contiguous to each other meeting our requirement can quote jointly. Along with the application all the owners shall give a notarized undertaking. In case withdrawal of any owner during the selection process, then the entire plot will be rejected.

7. The land proposed for sale should be clearly partitioned and the title document Khatauni /Khasra or any equivalent document or certificate from revenue official should clearly indicate and confirm the same.
8. In case of non-availability of clear partition, then the Co-owners of a plot of land may offer their share of land subject to submission of no objection Certificate or any other relevant documents to the satisfaction of HPCL from the remaining co-owners of the plot.
9. Cost of land filling / cutting including cost of retaining wall /Hume pipes /Culvert/extra pipeline with laying cost from the main proposed steel pipeline grid etc. to bring the offered site to road level with access as estimated by HPCL will be considered for commercial evaluation of offers.
10. Land coming under green belt or land having pond / water body shall not be considered.
11. Brokers and property dealers must not apply.
12. District authorities and other Government bodies can also apply against this advertisement. Preference shall be given to Government bodies, if found suitable.
13. The plot should be free from overhead electrical transmission line & telephone lines, product / water / irrigation pipelines, canals, drainage /nallas, public road, railway line etc. ***Plot owners with overhead electrical LT or HT line of 430 V or more as well as LT line shall arrange for diversion of the line / lines at his own cost before registration of the plot, if selected. In case the plot is having product / water / irrigation line within the proposed boundary, the same will only be accepted, provided the bidder arranges to shift / divert the line from the proposed plot at their own cost before registration of the plot, if selected.***
14. Party has to furnish all documents in support of his ownership, like khatian, porcha, sale deed, chain deed, drawings, affidavits, Indemnity Bond, etc. which may be required for carrying out the title search verification and evaluation.
15. In case of SC / ST bidders, they have to submit clearance of competent authority as per relevant Act.
16. Plots having registered bargadar, if selected, the bidder should clear the land free from bargadar in his registered deed within specified time period of 2 months.
17. The land owner/ bidder should clearly demarcate the land through a government approved surveyor and assist HPCL in physical measurement as and when required.
18. Offers should be submitted in the prescribed format (Annexure-A & B) containing relevant details as under:

A) PLOT DETAILS:

Details of the plot of land offered along with documents if any, must be signed in all pages.

The following details should be furnished by the owner.

- a. Name of the applicant with full address and contact number.
- b. Name of the owner(s) of the land
- c. Key Plan showing details of the property.
- d. Area offered for Sale/lease along with dimensions of the plot
- e. Record of Rights or any other relevant documents standing in the name of the offerer i.e. Khatauni/ Khasra or any equivalent document or certificate from competent land revenue authority.
- f. Title deed viz. Sale Deed, Patta, etc. with link document/Chain deeds for establishing the ownership of the land.
- g. Power of Attorney holders should submit a copy of Registered Power of Attorney. Offers received without the documents stipulated in item no. (v), (vi) and (vii) will be rejected.

B) FINANCIAL BID:

The financial bid should contain the following:

Expected sale consideration in Rs. Per sq. mtr.

Financial Bid should be placed in a separate sealed envelope and superscribed as "Financial Bid".

1. Both sealed Technical and Financial Bid envelopes should be put in a third envelope sealed and super scribed as " Offer for land at"
2. The offer submitted should be valid for a period of minimum 180 days from the due date or such extended period as may be mutually accepted.
3. 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.
4. Land not meeting NH/SH/PWD/Town Planning norms for setting up of Mother Stations/LCNG Stations are liable to get rejected.
5. Suitability of land to be decided on the basis of Technical Evaluation Committee Report.
6. HPCL reserves its rights to cancel the entire advertisement or any location advertised.
7. Separate offer should be given for each location.
8. In case of dispute, English version of advertisement will be final
9. Interested parties may submit their offers in sealed envelopes at the box specified for the purpose at the Office address indicated below by the **due date (29.01.2025) & time (17:00 hrs)**. The Offers can be sent by Registered post to the same address, however

HPCL will not be responsible for any postal delay. The offers received after the due date and time will not be considered.

**HINDUSTAN PETROLEUM CORPORATION LIMITED, CGD PROJECT- S.24 PGS. GA
OFFICE, 1, GRAHAM ROAD, BUDGE-BUDGE, KOLKATA -700137, WEST BENGAL,**

In case of any query, please contact from Monday to Saturday in between 10 AM to 5 PM on
Mob. No. 9901818766 / 9490426732



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www.hindustanpetroleum.com



APPLICATION FORM FOR THE OFFER OF PLOT OF LAND ON OUTRIGHT SALE TO HINDUSTAN PETROLEUM CORPORATION LIMITED AT _____ (NAME OF LOCATION) IN DISTRICT: _____

TECHNICAL BID

1. INDIVIDUAL APPLICANT INFORMATION

<u>APPLICANT INFORMATION</u>	
Name :	Photo
Date of birth :	
Age (As on the date of application) :	Years
Fathers/ husband's Name :	
Gender:	
Phone (Res.):	Mobile:
Email:	
Current Address:	
Flat/ House No.	Building Name
Plot No.	Street Name
Locality	Landmark
City:	State: PIN Code:

2. DETAILS OF FIRM (if applicable) :

Name of firm:		
Type of firm: Sole proprietor/ Trust/AoP/ LLP/ Private company/ Public Ltd company/ others (tick appropriate category)		
Contact Person:		
Phone (Res.):		Mobile:
Email:		
Current Address:		
Flat/ House No.	Building Name	
Plot No.	Street Name	
Locality	Landmark	
City:	State:	PIN Code:

3. OTHER DETAILS TO BE PROVIDED:

- a) PAN No. :
- b) Name of the owners(s) of the plot of Land:
- c) Site map of the plot of land (to be enclosed):
- d) Address of the plot of Land
- e) Details of plot of Land:
 - i. Khasra/ Gata/ Kila Number
 - ii. Khata Number
 - iii. Khatauni Number
 - iv. City survey no. of the plot of land
 - v. Area of the plot of land (In Sq Mtrs)
 - vi. Frontage available (In Mtrs)
 - vii. Depth of the plot (In Mtrs)
 - viii. Description of the area surrounding the plot of land:

(Indicate approx. distance between the surroundings and the plot boundary and the directional location)

- f) Details of any permanent structure on the offered plot of Land

- g) Encroachments, if any
- h) Details of any adjoining roads (main road, service road, etc, indicate the width of the road)
- i) Any pathway crossing the land
- j) Any high voltage transmission line Nearby (if yes distance from the plot):.....
- k) Local Municipal Ward
- l) Whether the title of the plot is clear, marketable and undisputed
- m) Whether the land is, at any time, covered in Govt. Acquisition plan
- n) Whether the plot of land falls in the prohibited area
- o) If yes, whether NOC from concerned authorities has been obtained for commercial use?
- p) In case of any mortgage on land offered, the details of the same are to be provided.

I,..... hereby certify that the information given above is true to the best of my knowledge and belief. Any wrong information/ suppression of facts will disqualify me from being considered.

Place:

Signature

Date:

Name:

4. **DOCUMENTS TO BE SUBMITTED**

Documentary proof for the following shall be submitted along with the application form. Non- submission of documents will be liable for rejection of the offer:

- a) Age proof, such as Aadhar Card, Passport, Voter ID, etc.
- b) Affidavit on NJSP of Rs.20/- from the owner(s) confirming the title in his/her/their favour, the plot is under his//her/their possession and property is free from all encumbrances duly signed and Notarized in **original**
- c) Original certified OR Original Notarized copy of Registered title documents in favour of landlord:
 - I. Sale deed OR;
 - II. gift deed OR ;
 - III. probated Will OR;

- IV. Family settlement OR;
- V. Relinquishment deed OR ;
- VI. Conveyance deed in favour of owner(s)

- d) Khasra/khatauni or Jamabandi for the last 30 years shall be verified for successful bidders and costs shall be borne by the company. However, the owner has to provide all required documents for the same.
- e) Latest Khasra/ Khatauni or Intekhab in favour of landlord **IN ORIGINAL** or in case plot is situated within the Municipal limit, latest Mutation Certificate and Municipal tax receipt for last 3 years, in favour of the landlord.
- f) Revenue sketch map having Khasra Nos. and its boundary
- g) Ownership documents (Title deed showing the ownership of the land)
- h) Copy of revenue extracts or its equivalent viz. Khatauni, Jamabandi, Khasra Girdawari etc
- i) Copy of power of attorney (For Power of Attorney Holders)
- j) Title clearance certificate and non-encumbrance certificate shall be vetted by a reputed solicitor for successful bidders. In case the offered plot is techno-commercially suitable, then Legal vetting of land documents such as title search, etc shall be carried out by the landowner from HPCL appointed solicitor. Cost towards solicitor fees for legal vetting shall be borne by HPCL, however, the landowner has to provide all the documents required for legal vetting. In case the land fails to qualify during legal vetting, it may lead to disqualification of the bid.
- k) Partnership deed in case of partnership firm
- l) Income tax clearance certificate, if applicable
- m) Party has to furnish all documents like drawings, affidavits, Indemnity Bond, etc. which may be required for carrying out the title search and evaluation.
- n) Any other document in support of the details furnished under clause 3 above.

Financial Offer (Price Bid)

To be submitted in a separate Envelope

PRICE BID FOR THE OFFER OF PLOT OF LAND ON OUTRIGHT SALE TO HINDUSTAN
PETROLEUM CORPORATION LIMITED AT _____(
NAME OF LOCATION) IN DISTRICT _____

For Sale of Plot

Location:.....

Description	Area of plot (Sq.Mtr)	Total Bidding Amount (Rs)
Offer of Land for at _____ in _____ district		

Amount (Rs In words):.....

Place:

Signature

Date:

Name: