



HINDUSTAN PETROLEUM CORPORATION LIMITED

(A Maharatna Company)



REQUIREMENT OF LAND

Sealed offers are invited on a two bid system i.e. A) Technical Bid B) Financial Bid from absolute and exclusive owners or co-owners of suitable plots of land for transferring the same by way of OUTRIGHT SALE to Hindustan Petroleum Corporation Limited for setting up MOTHER STATION and LCNG STATION at the following locations in WEST BENGAL. The parties who have entered into registered agreement for sale with owners in possession before the date of release of this advertisement can also apply.

Sr No	Location of Mother Station	District	Plot Size, If on NH	Plot Size, If on road other than NH
1	Along SH-13 (Pandua to Mogra in Hooghly district) from HPCL Chaya Service Station to HPCL Universal Service Station or in any by-lane having minimum 4 m Road width & Maximum 500 m distance from the mentioned stretch.	Hooghly	Minimum 0.70 acre, Maximum 1.1 acre (Frontage: Minimum 35 mtr)	Minimum 0.55 acre, Maximum 1.0 acre (Frontage: Minimum 35 mtr)
2	Within 12 Kms distance from Kalyani More (Junction of Barajaguli – Ranaghat NH-12 and Kalyani – Muragacha Road) on NH-12 or in any by-lane having minimum 4 m Road width within 1.5 KM from NH-12 in Nadia District	Nadia	-do-	-do-
3	Along Lauhati Bhangore Bazar PWD Road & It's by lane (by lane having Minimum 7 m Road width & Maximum 250 m distance from main PWD Road) Within Gazipur – Polehat- Kashipur- Shonepur Bazar Area , Dist- South 24 Parganas	South 24 Parganas	-do-	-do-

Sr No	Location of LCNG Station	District	Plot Size : Area (in Acres)
4	Along Baruipur Canning Road in between Uttarbhag to Canning Hospital More at Canning , Dist- South 24 parganas	South 24 Parganas	Minimum 1.5 Acres to 2 acre (Frontage Minimum: 50 mtr)
5	Between Krishna Mohan Station (Baruipur) to Jaynagar area alongside PWD (Baruipur – Jaynagar Road)	South 24 Parganas	Minimum 1.5 acre to 2 acre (Frontage minimum 50 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 NHA 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 4 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 bidders or if the entire land does not belong to the bidder, then the group of persons who have plots contiguous to each other meeting our requirement can quote jointly. Along with the application all the joint bidders shall give a notarized undertaking for joint bidding. In case any of the joint bidder withdraw 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 bids.
10. Land coming under green belt 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 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.***
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 on a two bid system in one sealed envelope, containing two different sealed envelopes for Technical and Financial bid as under:

A) TECHNICAL BID :

Details of the plot of land offered along with documents if any, must be signed in all pages and put in a sealed envelope clearly superscribed as "Technical Bid". Technical bid should not have any reference to offer price /cost of land.

The following details should be furnished by the bidder.

- i. Name of the applicant with full address and contact number.
- ii. Name of the owner(s) of the land
- iii. Key Plan showing details of the property.
- iv. Area offered for Sale along with dimensions of the plot

- v. 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.
- vi. Title deed viz. Sale Deed, Patta, etc. with link document/Chain deeds for establishing the ownership of the land.
- vii. 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".

19. Both sealed Technical and Financial Bid envelopes should be put in a third envelope sealed and superscribed as " Offer for land at"
20. 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.
21. 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.
22. Land not meeting NH/SH/PWD/Town Planning norms for setting up of Mother Stations/LCNG Stations are liable to get rejected.
23. Suitability of land to be decided on the basis of Technical Evaluation Committee Report.
24. HPCL reserves its rights to cancel the entire advertisement or any location advertised.
25. Separate offer should be given for each location.
26. In case of dispute, English version of advertisement will be final
27. Interested parties may submit the sealed envelope with their offer at the box specified for the purpose at the Office address indicated below by the **due date (16.08.2022) & 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. The technical bids will be opened on **17.08.2022 at 14:30 hrs** at the Office address indicated below. Interested bidders may be present at the time of opening the technical bid.

HINDUSTAN PETROLEUM CORPORATION LIMITED, CGD PROJECTS - WB CLUSTER, 6, CHURCH LANE , 2ND FLOOR, KOLKATA – 700001, WEST BENGAL,

In case of any query, please contact from Monday to Saturday in between 10 AM to 5 PM on below mentioned contact Nos:

a) South 24 Parganas - 8959592613

b) Hooghly District – 9051630555

c) Nadia District – 7001642556

