



HINDUSTAN PETROLEUM CORPORATION LIMITED (A Maharatna Company)

REQUIREMENT OF LAND IN NORTH & SOUTH 24 PARGANAS DISTRICTS, 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 areas in North & South 24 Parganas Districts of West Bengal.

Sr. No.	Location of Required Land	District	Plot Size
1	<u>Schedule - 1</u> On Champahati - Ghatakpur PWD Road from Champahati Railway Crossing to KGN Rice Mill More near Sundia village (Via. Tematha More and Makrampur Madrasa Junctions).	South 24 Parganas	Minimum (2025 sq. mtr.), Maximum 4050 sq. mtr. (Frontage: Minimum 30 Mtr.)
2	<u>Schedule - 2</u> On Lauhati to Bhangar PWD Road or its by lane (By lane should have minimum 3.5 Mtr. wide road & plot should be within 50 Mtr. from PWD main Road) in between Vedic Village gate No.5 and Polerhat - Natapur Junction.	North 24 Parganas & South 24 Parganas	Minimum 800 sq.mtr., Maximum 1200 sq.mtr.; (Frontage: Minimum 18 Mtr; Depth: Minimum 20 Mtr.)

THIS ADVERTISEMENT IS FOR PURCHASE OF LAND AND NOT FOR DEALERSHIP

The following may kindly be noted:

1. Land Plot Size offered should meet the Minimum Area, maximum area, minimum Frontage as mentioned above.
2. Only the offered land parcels that meet the requirements specified in the advertisement and fall within the Petroleum and Natural Gas Regulatory Board (PNGRB) authorized area allocated to Hindustan Petroleum Corporation Limited (HPCL) will be considered for evaluation. Offered land parcels that do not meet these requirements and/or fall outside the authorized area of Hindustan Petroleum Corporation Limited will be technically rejected.
3. The advertisement is for two schedules for separate land and interested bidder can put their offers in individual schedules or both the schedule together.
4. A) For Schedule 1:
The property should have a clear and marketable title as on date of application and the land should be on an all-weather motorable PWD Road (surface top with Bitumen/Concrete/Paver) of minimum width of 3.5 meters with clear access across the frontage.

B) For Schedule 2:

The property should have a clear and marketable title as on date of application and the land should be on PWD Road or an all-weather motorable road (surface top with Bitumen/Concrete/ Paved will be acceptable) of minimum width of 3.5 meters with clear access across the frontage. In case of plots offering away from PWD Road, Motorable (surface top with Bitumen/Concrete/Paver/WBM/WMM) will also be acceptable. Land shall be suitable for movement of Light commercial vehicles (LCV)/ Heavy Commercial Vehicles (HCV) of minimum 3.5m width with clear access across the entire frontage and connected to PWD Road.

5. The successful bidders shall arrange for all statutory clearances such as land rent (Khajna) clearance etc.
6. Payment will be made by e-payment or by Demand Draft mode at the time of registration of Sale Deed.
7. 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.
8. 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.
9. 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.
10. **The bidder offering the lowest overall cost to Hindustan Petroleum Corporation Limited (HPCL) will be considered the lowest bidder. For the purpose of commercial evaluation, HPCL will add the estimated cost of land development—including land filling or cutting, construction of retaining walls, Hume pipes, culverts, additional pipeline and laying costs including ROU /ROW charges from the proposed main steel pipeline grid, and any other work required to bring the offered site to road level with proper access—to the quoted land cost. The total of these costs will be used to determine the lowest bidder. However, the amount payable to the selected bidder will be limited to the cost of the land as quoted in their offer.**
11. Land coming under green belt or land having pond / water body shall not be considered.
12. Brokers and Property Dealers must not apply.
13. District authorities and other Government bodies can also apply against this advertisement. Preference shall be given to Government bodies, if found suitable.
14. 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.

15. 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.
16. In case of SC / ST bidders, they have to submit clearance of competent authority as per relevant Act.
17. 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.
18. The land owner/ bidder should clearly demarcate the land through a government approved surveyor and assist HPCL in physical measurement as and when required.
19. 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 along with Coordinates for plot boundaries being offered .
- 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 bidder 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. (e), (f) and (g) 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 (10.09.2025) & 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., 14th Floor, NBCC Square New Town, KOLKATA, WEST BENGAL -700135.

In case of any query, please contact from Monday to Saturday in between 10 AM to 5 PM on Mob. No. 9869036224/ 9010562399.

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Annexure-A

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>		Photo
Name:		
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. Plot	Building Name	
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 landfalls 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 favor, 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 favor 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 favor 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 favor 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.

5. BROAD TERMS AND CONDITIONS FOR LAND

- a) Plot of land should be with clear & undisputed title.
- b) Only the offered land parcels that meet the requirements specified in the advertisement and fall within the Petroleum and Natural Gas Regulatory Board (PNGRB) authorized area allocated to Hindustan Petroleum Corporation Limited (HPCL) will be considered for evaluation. Offered land parcels that do not meet these requirements and/or fall outside the authorized area of Hindustan Petroleum Corporation Limited will be technically rejected.
- c) Plot of land to be offered as per below details:
 - i) Plot of land to be located as mentioned conditions in above table.
 - ii) For Schedule 1: The property should have a clear and marketable title as on date of application and the land should be on an all-weather motorable PWD Road (surface top with Bitumen/Concrete/Paver) of minimum width of 3.5 meters with clear access across the frontage.
 - iii) For Schedule 2: The property should have a clear and marketable title as on date of application and the land should be on PWD Road or an all-weather motorable road (surface top with Bitumen/Concrete/Paved will be acceptable) of minimum width of 3.5 meters with clear access across the frontage. In case of plots offering away from PWD Road, Motorable (surface top with Bitumen/Concrete/Paver/WBM/WMM) will also be acceptable. Land shall be suitable for movement of Light commercial vehicles (LCV)/ Heavy Commercial Vehicles (HCV) of minimum 3.5m width with clear access across the entire frontage and connected to PWD Road.
 - iv)
 - 1. Frontage required: Meeting criteria of Plot Size above.
 - 2. The Plot of Land shall have clear access for movement of Fire tender meeting criteria of Point No. (ii) above.
 - 3. Plot Area shall have clear space (free from any jurisdiction of Statutory authority like Railways, PWD, Gram Panchayat, etc. as applicable)
 - 4. Plot Area shall have clear space free from any water Ponds, drains, underground and above ground utility Lines, Electrical Lines, Pipelines, etc.
 - 5. The offered plot of land shall be technically evaluated by HPCL in order to ensure conformity with the norms including bylaws of statutory bodies, like forest, explosive, Power Supply Department, etc. and its suitability for setting up of City Gate Station cum Mother Station.
 - 6. The plot of land meeting the above criteria of 5 (a), 5(b) of above shall be subjected to verification of title, free from encumbrances and its title is transferable to HPCL. Thereafter, financial bid of only such qualified offers shall be opened and evaluated.

7. In case the plot of land offered has multiple ownership, each owner must submit his/ her consent in the form of notarized “No Objection Certificate” to be enclosed along with the technical bid.
8. Offer for plot of land from Brokers/ Property dealers/ non owners shall not be accepted.
9. Land coming under Green Belt shall not be considered.
10. Payment will be made by cheque/e-payment mode at the time of registration of sale deed.
11. The land proposed for sale should be clearly partitioned and the title document / Khewat / Khatauni/ Khasra & Girdawari, Pherphar, Akhiv Patrika, Milkat Patrika, Form VI, 7/12 extract or any equivalent document or certificate from revenue official should clearly indicate and confirm the same.
12. Levels will be measured by an independent surveyor appointed by HPCL in a 20m x 20m grid to arrive at the land filling quantity and same shall be final and binding.
13. District Authorities and other Government bodies can also apply against this advertisement. Preferences shall be given to Government clients, if found suitable.
14. The bidder offering the lowest overall cost to Hindustan Petroleum Corporation Limited (HPCL) will be considered the lowest bidder. For the purpose of commercial evaluation, HPCL will add the estimated cost of land development—including land filling or cutting, construction of retaining walls, Hume pipes, culverts, additional pipeline and laying costs including ROU /ROW charges from the proposed main steel pipeline grid, and any other work required to bring the offered site to road level with proper access—to the quoted land cost. The total of these costs will be used to determine the lowest bidder. However, the amount payable to the selected bidder will be limited to the cost of the land as quoted in their offer. The Financial bid will be loaded with the Evaluation Criteria as mentioned below:

EVALUATION CRITERIA

S. No	DESCRIPTION	UNIT	QTY.	UNIT RATE (INR)	REMARKS
1	COST OF LAND	SQ.MTR			Unit Rate To be filled by Bidder
2	COST OF LAND FILLING / CUTTING INCLUDING COST OF RETAINING WALL / HUME PIPES / CULVERT	CUB.MTR of filling required			HPCL's arrived rate (required for evaluation)
3	COST OF EXTRA LENGTH OF LAYING PIPELINE INCLUDING PERMISSION & OTHER CHARGES	MTR			HPCL's arrived rate (required for evaluation)
TOTAL AMOUNT					

NOTE:

1. The Evaluation of the Bid will be done on basis of overall cost of the plot which includes cost of offered land, additional cost of Earth Filling and additional cost of Pipe Laying including ROU/ ROW Charges, Pipeline Laying Charges. However, the amount payable to the selected bidder will be only corresponding to the cost of land offered.
2. A sample calculation of the cost evaluation is given below (indicative only):

Sample Example.

Let us say, total of 4 bids were received within due date and further evaluation was carried out based on submitted document.

Bid Evaluation Summary

Bidder	Technical Status	Land Size Criteria	Geographical Compliance/Area as per Advertisement	Technically Qualified
Bidder-1	Not meeting the technical criteria	N/A	N/A	✗
Bidder-2	Meeting land size criteria	☑	✗ (Outside HPCL area)	✗
Bidder-3	Meeting technical criteria	☑	☑	☑
Bidder-4	Meeting technical criteria	☑	☑	☑

As only two bidders were technically qualified, hence bid of only two bidders were opened and Cost Comparison for Commercial Evaluation was carried out:

S. No	DESCRIPTION	UNIT	BIDDER -3			BIDDER-4		
			Land Size	Unit Rate	Total cost	Land Size	Unit Rate	Total cost
1	COST OF LAND	SQ.MTR	3500	2000	7000000	4000	1900	7600000
2	COST OF LAND FILLING / CUTTING INCLUDING COST OF RETAINING WALL / HUME PIPES / CULVERT	CUB.MTR	7000	500	3500000	5000	500	2500000
3	COST OF LAYING PIPELINE	MTR	0	0	0	0	0	0
	TOTAL COST TO HPCL FOR COMMERCIAL EVALUATION PURPOSE				10500000			10100000

Lowest Bidder Selection

Based on the commercial evaluation, **Bidder-4** submitted the lowest offer. However, the total amount payable to Bidder-4 will be limited to the land cost offered by them, which is **₹7,600,000**. The final payable amount will be determined post-negotiation, if applicable.

Note: The figures provided in the above example are for illustrative purposes only. The actual rates applicable for commercial evaluation will be based on HPCL's prevailing arrival rates at the time of the tender assessment. These rates will be considered to determine the total cost to HPCL for the purpose of bid evaluation.

Annexure-B

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 (inSq. Mtr) (In Numerical Values) (A)	Area of plot (in Sq. Mtr) (In Words(B)	Offered Land Rate (per Sq.m) (In Numerical Values) -(C)	Offered Land Rate (per Sq.m) (In Words) - (D)	Total Bidding Amount (Rs) (In Numerical Values) – (E)	Total Bidding Amount (Rs) (In words) (F=BxD)
Offer of Land for at _____ in _____ district						

Amount (Rs In Words):.....

Note: In case of any dispute, figures mentioned in words (Column B, D, F) shall supersede over the numerical value.

Place:

Signature

Date:

Name: