



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 CITY GATE STATION , 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.

S. No.	Location of City Gate Station	District	Plot Size : Area (in Acres)	If Highway NH/SH No.
1	Within 2 km on either side of GAIL's IP-08 Station at Village- Rajarambati, Dist. - Hooghly preferably on the same side of Road as that of GAIL's IP-08 Station	Hooghly	0.52 Acres (Frontage : 30 m approximately)	

Sr No	Location of Mother Station	District	Plot Size : Area (In Acres)	If Highway NH/SH No.
2	Within 10 km towards Pandua and 2.5 Km towards Mogra from Naksa More (Junction of SH-13 and Digsui-Hoera Road towards village Rajarambati) between Mogra to Pandua on SH-13, Dist. - Hooghly	Hooghly	0.60 Acres (Frontage : 40 m approximately)	SH-13
3	Within 10 km on either side of Kalyani More (Junction of Mirhati-Ranaghat NH-34 and Kalyani-Muragacha Road) on NH-34, Dist. – Nadia	Nadia	0.60 Acres (Frontage : 40 m approximately)	NH-34
4	Within Gazipur – Polerhat – Kashipur area alongside PWD Road , Dist. – South 24 Parganas	South 24 Parganas	0.64 Acres (Frontage : 40 m approximately)	
5	Within 5 km on either side of Hatwar Railway Station along NH-31, Dist – Uttar Dinajpur	Uttar Dinajpur	0.60 Acres (Frontage : 40 m approximately)	NH-31

Sr No	Location of LCNG Station	District	Plot Size : Area (in Acres)	If Highway NH/SH No.
6	Within 10 km in any direction of Sarisha 246 More (Junction of NH-12 and Falta SEZ Road), Dist. - South 24 Parganas	South 24 Parganas	1.5 Acres	
7	Within 10 km in any direction of Hospital More (Junction of Baruipur-Canning and Canning-Herobhanga Road) at Canning along Baruipur-Canning Road/ Canning-Herobhanga Road, Dist. - South 24 Parganas	South 24 Parganas	1.5 Acres	

8	Between Krishna Mohan Railway Station (Baruipur) to Jaynagar area alongside Public Road, Dist. - South 24 Parganas	South 24 Parganas	1.5 Acres	
---	---	-------------------	-----------	--

THIS ADVERTISEMENT IS FOR PURCHASE OF LAND AND NOT FOR DEALERSHIP

The following may kindly be noted:

1. Land Plot Size : Area and Frontage mentioned is approximate only.
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 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 Urban Land Ceiling, Non-Agricultural Permission, Income-tax clearance, Nil-Encumbrance Certificate etc.
5. Plots of land with availability of electricity and water connection will be preferred
6. Payment will be made by e-payment mode at the time of registration of Sale Deed.
7. 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 through one of them holding Power of Attorney for the others.
8. Lands with Non-Agricultural conversion, particularly Commercial Conversion will be preferred .Those offering Agricultural land shall convert the same to Non – Agricultural for City Gate Station/Mother Station/LCNG Station and other allied purposes at their own expenses and cost before registration of sale deed.
9. 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.
10. 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.
11. Cost of land filling / cutting including cost of retaining wall /Hume pipes /Culvert etc. to bring the offered site to road level with access as estimated by HPCL will be considered for commercial evaluation of bids.
12. Land coming under green belt shall not be considered.
13. Brokers and property dealers need not apply.
14. District authorities and other Government bodies can also apply against this advertisement. Preference shall be given to Government clients, if found suitable.
15. The plot must be free from overhead electrical transmission line & telephone lines, product / water pipelines, canals, drainage /nallas, public road, railway line etc. Plots with overhead electrical HT line of 430 V or more as well as LT line shall be outrightly rejected.
16. Party has to furnish all documents like drawings, affidavits, Indemnity Bond, etc. which may be required for carrying out the title search and evaluation.
17. 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".

18. Both sealed Technical and Financial Bid envelopes should be put in a third envelope sealed and super scribed as " Offer for land at"

19. The offer submitted should be valid for a period of 180 days from the due date or such extended period as may be mutually accepted.

20. 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.

21. Land not meeting NH/SH/PWD/Town Planning norms for setting up of City Gate Stations/ Mother Stations/LCNG Stations are liable to get rejected.

22. Suitability of land to be decided on the basis of Technical Evaluation Committee Report. Plots having Square & Rectangular dimensions would be given preference.

23. HPCL reserves its rights to cancel the entire advertisement or any location advertised.

24. Separate offer should be given for each location.

25. In case of dispute, English version of advertisement will be final

26. 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 (17/07/2021) & 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 bid will be opened on **19/07/2021 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, PHONE NO. 9477020034

