

IBHARAT PETROLEUM CORPORATION LIMITED

REQUIREMENT OF LAND FOR SETTING UP COCO RETAIL OUTLETS IN MAHARASHTRA & GOA STATE

BPCL proposes to set up Retail Outlet at the following locations in MAHARASHTRA & GOA as given in the table below. For this purpose, offer(s) are invited from any party/individual having suitable land in the advertised area/stretch **for offer of land** to BPCL for setting up of COCO Retail Outlets.

SEALED OFFERS ARE INVITED On a two bid System i.e. (A) **TECHNICAL BID** (B) **FINANCIAL BID** from interested parties holding valid and clear marketable title of land in possession or having valid sale agreement before the date of this advertisement, for transfer of plot of the land by way of Outright Sale/Lease (preferably for a period of 29 years and 11 months) with renewal option to **Bharat Petroleum Corporation Limited (BPCL)** for setting up of a **COCO (Company Owned Company Operated)** Retail Outlet at the following locations in the State of **Maharashtra and Goa**, advertised in Times of India Newspaper, Navbharat Newspaper, Lokmat Newspaper, O-Herald Newspaper, Nitya Samay Newspaper, Bhangar Bhoir Newspaper.

Sl. No	Name of Location/ Stretch	Revenue District	NH/SH No.	Frontage (Meters)	Depth (Meters)	Area in Sqm.
1	Solapur City within Corporation Limits	Solapur	-	30	30	900
2	Solapur to Limbi Chincholi LHS of NH150E	Solapur	NH150E	35	45	1575
3	Solapur APMC Junction to Tandulwadi on LHS towards Hyderabad on NH65	Solapur	NH-65	35	45	1575
4	Within 7 km of Balewadi High Street, Pune City	Pune	-	25	30	750
5	Within 7 km of Tribeca Highstreet Shopping Complex, NIBM Pune	Pune	-	25	30	750
6	Within 5 kms of Rajiv Gandhi IT Park Circle, Hinjewadi.	Pune	-	25	30	750
7	Within 7 km of junction of NH 60 & NH 548D within PCMC limit	Pune	-	25	30	750
8	Within 6 kms of Akurdi Railway Station, Pune	Pune	-	25	30	750
9	From Dehu Road Police station to Kanhe Phata on old Mumbai Pune Highway.	Pune	NH-48	35	35	1225
10	Within 4 kms from Sunny World Resort on Sus-Nande Road, Pune	Pune	-	25	30	750
11	Within 7 km of Pune International Airport, Pune city	Pune	-	25	30	750
12	Within 3 km of World Trade Centre - Kharadi, Pune City	Pune	-	25	30	750
13	In & around 5 Km of Kolte-Patil Life Republic Township, Hinjewadi	Pune	-	25	30	750
14	Anywhere in Pune Municipal limits	Pune	-	25	30	750
15	KATRAJ, Under PUNE Municipal limits	Pune	-	25	30	750

16	On Mohommadwadi Road in Sasane Nagar	Pune	-	25	30	750
17	PASHAN, Under Pune Municipal limits	Pune	-	25	30	750
18	Within 7 KM of Undri Chowk (Undri)	Pune	-	25	30	750
19	Within 5 Km of Mundwa Chowk	Pune	-	25	30	750
20	Within 5 KM RADIUS FROM AAI MATA CHOWK	Pune	-	25	30	750
21	Within 7 km of Kalewadi Chowk, PCMC	Pune	-	25	30	750
22	Within Municipal Limits of Satara City	Satara	-	25	30	750
23	Within 7 km from Bhigwan Chowk in Baramati towards Bhigwan on either side	Pune	SH-68	35	35	1225
24	Within 03 Km of Ferrero India Pvt. Ltd in Baramati MIDC	Pune	NH-965G	35	35	1225
25	On NH 65, LHS From Loni Kalbhor to Shewalewadi	Pune	NH-65	35	35	1225
26	From Mantarwadi Phata to Wadki on NH 965 on LHS from Mantarwadi Phata towards Wadki	Pune	NH-965	35	35	1225
27	On Panchgani-Mahabaleshwar Road, Between Panchgani Police Station and Bala Saheb Thackeray Chowk	Satara	-	25	30	750
28	RHS from Thane Majiwada Jn to Shangrila resort on NH 160 (Old NH-3)	Thane	NH-160	35	45	1575
29	RHS from Vasai Phata to Charoti on NH-48 (old NH-8)	Palghar	NH-48	35	45	1575
30	Virar (East) to Virar Phata	Palghar		30	30	900
31	Katai Naka to Badlapur	Thane		35	35	1225
32	Within Municipal Limits of Kalyan Dombivli Municipal corporation	Thane		30	30	900
33	Ulhasnagar to Badlapur within Municipal Limits	Thane		30	30	900
34	Kalyan to Nevali on Malangad Road	Thane		30	30	900
35	LHS from Nashik to Ghoti on NH160 (Old NH-3)	Nashik	NH-160	35	45	1575
36	Within Municipal limits of Nashik	Nashik		30	30	900
37	Thane -Dombivli Link Road From Dombivli to NH-160 Jn	Thane		30	30	900
38	LHS from Hotel Fountain to Virar Phata on NH 48 (Old NH-8)	Palghar	NH-48	35	45	1575
39	Dahanu - Chinchani - Vangaon Naka Road	Palghar		35	45	1575
40	Nashik Ring Road	Nashik		35	45	1575
41	From Panjim to Maharashtra Border (Goa) on NH66 LHS	North Goa	NH-66	35	35	1225
42	From Panjim to Maharashtra Border (Goa) on NH66 RHS	North Goa	NH-66	35	35	1225

43	Within Mapusa Municipal Corporation limits and up to 6 km beyond the Municipal Corporation area	North Goa		30	20	600
44	From Karnataka Border to Kolhapur on NH48 on either side	Kolhapur	NH-48	35	35	1225
45	Ratnagiri Within Municipal limits	Ratnagiri		30	30	900
46	Within 8 km from Salvi Stop on Ratnagiri Hatkhamba road on either side	Ratnagiri		35	35	1225
47	Porvorim within municipal limits	North Goa		30	25	750
48	Within Madgaon Municipal Corporation limits and up to 3 km beyond the Municipal Corporation area	South Goa		30	20	600
49	From Panjim to Karnataka Border (Goa) on NH66, on LHS	South Goa	NH-66	35	35	1225
50	Baga to Candolim	North Goa		30	20	600
51	From Panjim to Karnataka Border (Goa) on NH66, on RHS	North Goa	NH-66	35	35	1225
52	Kolhapur Within Municipal limits	Kolhapur		30	30	900
53	Morjim to Siolim	North Goa		30	30	900
54	Titan Gate on NH66 in Verna to Ponda	South Goa	NH-566	35	35	1225
55	Karanjade, Taluka - Panvel, District - Raigad	Raigad		30	30	900
56	Kamothe (Navi Mumbai), District - Raigad	Raigad		30	30	900
57	IN DAHISAR EAST, DISTRICT - MUMBAI SUBURBAN	MUMBAI SUBURBAN		25	25	625
58	IN POWAI, DISTRICT - MUMBAI SUBURBAN	MUMBAI SUBURBAN		25	25	625
59	From Mulund east to Chembur on Eastern Express Highway on either side, District - Mumbai Suburban	MUMBAI SUBURBAN		30	30	900
60	Dronagiri Node, District - Raigad	Raigad		35	35	1225
61	Ulwe Node, District - Raigad	Raigad		30	30	900
62	Pushpak Nagar, Taluka - Panvel, District - Raigad	Raigad		35	35	1225
63	On NH348, LHS while moving from JNPT to Phalasphe Phata	Raigad	NH-348	35	35	1225
64	On NH348, LHS while moving from Phalasphe Phata to JNPT	Raigad	NH-348	35	35	1225
65	From Gavhan phata to village Chirner on NH348B on either side	Raigad	NH-348B	35	35	1225
66	From Phalasphe Phata to Shirdhon on NH66 on either Side	Raigad	NH-66	35	35	1225
67	From Kon to Village Rees on Kon-Patalganga Highway, on either side	Raigad	SH-82	35	35	1225
68	Chh. Sambhajinagar City, Within Municipal Limits	Chhatrapati Sambhajinagar		25	25	625

69	On either side of Beed Bypass Road from Balapur Phata to Mahanubhav Ashram Chowk	Chhatrapati Sambhajanagar		25	25	625
70	On either side of road from Darga Chowk to Dudh Dairy Chowk	Chhatrapati Sambhajanagar		25	25	625
71	Within 7 Km Radius from Mahavir Chowk towards Jalna on either side of road	Chhatrapati Sambhajanagar		25	25	625
72	Within 4 Km distance from Chh. Sambhajanagar Railway Station Exit Gate (Bajrang Chowk) towards Paithan, On either side of road	Chhatrapati Sambhajanagar		25	25	625
73	Within 2 KM from Harsul T Point towards CIDCO Bus Stand on either side of road	Chhatrapati Sambhajanagar		25	25	625
74	In and around 5 Km Radius of BIDKIN MIDC	Chhatrapati Sambhajanagar		35	35	1225
75	Jalgaon City, Within Municipal Limits	Jalgaon		25	25	625
76	Akola City- Within Municipal Limits	Akola		30	30	900
77	Amravati City- Within Municipal Limits	Amravati		30	30	900
78	Nanded City, WML	Nanded		30	30	900
79	From Variety chowk towards Amravati on Old Amravati Road on either side (within Nagpur municipal limits)	Nagpur		30	30	900
80	From Dighori Chowk within 10KM on Nagpur-Umred Highway on either side (within Nagpur municipal limits)	Nagpur		30	30	900
81	From Pardi Chowk to Chhatrapati Square on inner ring road on either side (within Nagpur municipal limits)	Nagpur		30	30	900
82	From Pardi Chowk to Mankapur Chowk on Inner Ring Road on either side (within Nagpur municipal limits)	Nagpur		30	30	900
83	Nagpur City (within Municipal Limits)	Nagpur		30	30	900
84	Tehsil - Nagpur (Rural), (Not on NH/SH)	Nagpur		30	30	900
85	On Outer Ring Road, from NBP Toll Plaza within 13KM towards Amravati via Samruddhi Zero Circle (on either side)	Nagpur	NH-44 / NH-353I	35	35	1225
86	On NH44 from Borkhedi Toll Plaza till Jamtha Interchange on LHS towards Nagpur	Nagpur	NH-44	35	35	1225
87	Chandrapur City within Municipal Limits (Not on NH/SH)	Chandrapur		30	30	900
88	Gondia City Within Municipal Limits (Not on NH/SH)	Gondia		30	30	900

The following may kindly be noted:

Minimum dimensions of plot required is mentioned against each location above. However, plot of land with bigger size will be considered, if found technically and commercially suitable by the company (BPCL) solely its own discretion. In this regard, decision of the company (BPCL) will be binding and no correspondence from applicant/s will be entertained.

DUE DATE & TIME FOR SUBMISSION OF OFFER: 24.08.2026 by 17.00 hrs.

Offers received after due date & time (including postal delay) will not be considered. The offers submitted should be valid for a period of 180 days from the due date or such extended period as may be mutually accepted.

If there is any corrigendum to this advertisement, it will be published only on BPCL website <https://www.bharatpetroleum.in/Bharat-Petroleum-For/Business-Associates/coco-land-procurement-advertisement.aspx>. No corrigendum will be published in newspapers.

DETAILED TERMS AND CONDITIONS

- 1) This advertisement is for procuring the suitable land on lease basis (Lease period 29 years & 11 months) or purchase and not for appointment of Retail Outlet Dealership or giving / causing any right to anyone offering its / his / her land to claim any interest of any nature whatsoever like partnership, employment or commission etc. in running the Retail Outlet as the same shall be operated and run exclusively by the Corporation (herein referred ad Bharat Petroleum Corporation Limited). The Corporation however reserves its right to change the operations of the Retail Outlet from COCO to dealership basis at its own discretion.
- 2) The plot should be free of all encumbrances / encroachments / religious structure, Overhead Hight Tension Wires, Kilns or Chimneys, furnace, timber/coal yards, telephone lines, product / Gas/ water pipelines / canals / drainage / nullahs / Public Road / Railway lines/ etc.
- 3) Land should be abutting Main/Major/Most important Roads of the Town/City within City or Corporation/ Municipal limits)/National Highways (within City limit) /State Highways (within Municipal Limit) whichever is applicable as per location indicated above.
- 4) Offered land should meet the norms and guidelines of National Highway (NH) /State Road Development Corporation / State Government/Town Planning/Development authorities/any other statutory authorities as applicable.
- 5) In case of land on National Highway, it should meet stipulated National Highway norms applicable for commissioning the Retail Outlet, which can also be downloaded from the website of Ministry of Road Transport and Highways under Notifications Circular /other notifications issued on 26.06.2020 – Guidelines/Norms for grant of Permissions for construction of access to fuel stations, wayside amenities, connecting roads, other properties, Rest area complex and such other facility. (<https://morth.nic.in>)
- 6) The selection of the land will be done by the nominated Committee of the Corporation for each location. Decision of the Company (BPCL) will be binding regarding selection and no correspondence will be entertained.
- 7) The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural conversion / diversion to use land for Commercial purpose, Income Tax clearance, non-encumbrance certificate etc.

- 8) Those offering agricultural land shall convert / divert the same to non-agricultural more particularly commercial conversion for use of Retail Outlet/Infrastructural Facilities and other allied purposes at their own expenses and cost.
- 9) As estimated by BPCL the additional cost may be considered for commercial evaluation of bids;
 - (i) Cost of land filling / consolidation / cutting including construction cost of retaining wall hume pipes etc as well as cost for development of ingress / egress to bring offered land to road level
 - (ii) Cost of other physical parameters like Shifting / laying of telephone /electrical lines.
- 10) Lease Deed will be registered only after completion of all formalities viz, non-agricultural conversion / diversion, other statutory requirements / approvals etc. and after land is ready for use/construction by BPCL.
- 11) Monthly Rental Payment will be made by NEFT, in case of long-Term Lease, after registration of lease deed.
- 12) If the entire parcel of land required by Company does not belong to one owner, then the group of owners who have plots contiguous to each other and meeting Company's (BPCL's) requirements can quote jointly or through anyone amongst themselves by Registered Power of Attorney (POA). POA holder shall be one of the landlords. Company however, will deal with POA holder for negotiation purpose only. Valid Registered POA to be attached with the land offer.
- 13) Brokers and property dealers need not apply.
- 14) District authorities and other Government bodies can also apply against this advertisement. Preference will be given to Government land if found suitable.
- 15) Any establishment like Govt. / Semi-Govt. / Private Companies, partnership firms, sole proprietorship, and educational trust with clear marketable title can also apply.
- 16) Land should preferably be plain, more or less at road level abutting to National Highway / State Highway / Road in one contiguous lot.
- 17) The Company (BPCL) takes no responsibility for delay, loss or non-receipt of offers.
- 18) Received offers will only be mere offers and will not bind the company (BPCL) in any manner.
- 19) The Company (BPCL) reserves the right to reject any or all offers without assigning any reason thereof.
- 20) Financial bid will be opened only when technical bid is accepted / cleared.
- 21) For advertised locations within Municipal/Corporations/City Limits, more than one site can also be taken by the Corporation subject to the commercial viability of the site / site potential. All the accepted bids will be evaluated by the company and respective bidders will be intimated in advance.
- 22) BPCL reserves the right to exercise either purchase or lease option, at its sole discretion without assigning any reasons whatsoever.

- 23) Offer/bids received from guardian for 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.
- 24) Land mortgaged to the financial institution and to any private parties through registered mortgage deed requires to be redeemed before execution of Lease Deed. The bidders are required to submit NOC from the Mortgager for giving the land on lease.
- 25) The land proposed for Lease/Sale should be clearly partitioned and the title document/Khatauni/Khasra/Survey No. etc. should clearly indicate and confirm the same. No litigation should be pending with respect to the title of the land and/ or encumbrance or third-party interest on the land.
- 26) Decision of BPCL regarding suitability of land for the purpose, shall be final and binding.
- 27) In case of dispute, English version of this advertisement will be final.
- 28) The offers should be submitted in a two-bid system as under:

(A) **TECHNICAL BID:** Following details / documents should be furnished by the bidder. (Technical Bid should not have any reference to Rental offer price / cost of land)

1. Details of the land offered

Survey No. / Khasra No.	
Village	
Block	
Tehsil	
District	
State	

2. Name of owner(s): -
3. Key plan showing details of the property and situation of the plot duly signed by the OWNER (s).
4. Area offered for lease / Sale along with dimensions of the plot.
5. (a) Title deed
(b) Prior deed of the land /site duly certified / notarized.
(c) Tax Receipt
(d) Possession certificate
(e) Field Map or Village sketch of site certified by Village officers,
(f) NIL encumbrance certificate for 31 years
6. Power of Attorney holders should submit a copy of Power of Attorney.
7. Offer letter from the bidder(s) clearly mentioning that they are willing to offer the plot on Outright sale or long-term lease for 29 years & 11 months to BPCL

(B) **FINANCIAL BID:** The financial bid should contain the following:

Particulars	In figure	In Words
For Lease – a) Expected lease rentals per month in Rupees (excluding taxes) Rs. _____ per square meter per month b) Area of land offered in square meter		
For outright sale – a) Expected sale consideration in Rupees(excluding taxes) b) Area of land offered in Square meters.		
For lease – Every Period of no. of years after which escalation is expected by bidder in lease rentals	No of years	No of years
Percentage of escalation of lease rentals after every period of years as mentioned above	%	%

Both of these bids should be placed in separate sealed envelopes and marked as TECHNICAL & FINANCIAL BIDS on top of respective envelopes and then both of these envelopes to be put in a third envelope sealed & duly super scribed as “**OFFER FOR LAND AT _____ (name of the location / District, shall be super scribed on envelopes of technical bids and commercial bids)**”

Interested parties may apply by due date and time at the following address as per respective Sl. Nos.

Location Sr. No. From	Territory Office	Contact Person	Application form to be submitted at (ADDRESS)
1 TO 3	Solapur Territory	Territory Coordinator Solapur 8950564564	Territory Manager (Retail), Solapur Retail Territory, Bharat Petroleum Corporation Limited, Near Pakni Railway Station, PB No.2, North Solapur, Solapur 413255
4 TO 27	Pune Territory	Territory Coordinator Pune 7567218511	Territory Manager (Retail), Pune Retail Territory, Bharat Petroleum Corporation Limited., 2 nd Floor, Sahajanand complex, General Thimayya Road, Camp, Pune-411001
28 TO 40	Nasik Territory	Territory Coordinator Nasik 9502038883	Territory Manager (Retail), Nashik Retail Territory, Bharat Petroleum Corporation Limited., Unit No.11-B,2 nd Floor, Business Bay Building, Shreehari Kute Marg, Tidke Colony, Nasik City-422002
41 TO 54	Goa Territory	Territory Coordinator Goa 8600544015	Territory Manager (Retail), Goa Retail Territory, Bharat Petroleum Corporation Limited., Plot No.32, EDC Complex, Patto Panjim, Goa-403002
55 TO 67	Mumbai Territory	Territory Coordinator Mumbai 9695548250	Territory Manager (Retail), Mumbai Retail Territory, Bharat Petroleum Corporation Limited., Khau Creek Installation, Pratiksha Nagar, Near IOC Terminal, Wadala (East), Mumbai-400037
68 TO 75	Jalgaon Territory	Territory Coordinator Jalgaon 9013071680	Territory Manager (Retail), Jalgaon Retail Territory, Bharat Petroleum Corporation Limited., Office No.203,2 nd Floor, Biz square Building, Disha Nagari, Beed Bypass Road, Chhatrapati Sambhaji Nagar - 431010

76 TO 78	Akola Territory	Territory Coordinator Akola 9989305444	Territory Manager (Retail), Akola Retail Territory, Bharat Petroleum Corporation Limited., Gaigaon Depot, P.B.No.154, Near Railway Station, Gaigaon (CR), Taluka: Balapur, Gaigaon, Dist-Akola- 444004
79 TO 88	Nagpur Territory	Territory Coordinator Nagpur 9425606899	Territory Manager (Retail), Nagpur Retail Territory, Bharat Petroleum Corporation Limited., Sunny Side,7, Chitnis Marg, Civil Lines, Nagpur-440001

FINANCIAL BID

1) Date of Advertisement :

2) Sr. No. of the Advertisement: _____

3) Name of the Location: _____ District: _____

4) The offer is for lease: min 29 years & 11 months.

5)

Particulars	In figure	In Words
For Lease –		
a) Expected lease rentals per month in Rupees (excluding taxes) Rs. _____ per Square meter per month		
b) Area of land offered in square meter		
For outright sale –		
c) Expected sale consideration in Rupees (excluding taxes)		
d) Area of land offered in Square Meter		
For lease – Every Period of no. of years after which escalation is expected by bidder in lease rentals	No of years	No of years
Percentage of escalation of lease rentals after every period of years as mentioned above	%	%

6) Offer Validity: **180 days** (One Hundred and Eighty Days)

Date: _____ Signature: _____

Place: _____

Name & Address of the Applicant: _____

Contact No. _____ Email: _____

Encl.:

1)

2)

3)

TECHNICAL BID

Specimen

1) Date of Advertisement : _____

2) Sl. No. of the Advertisement : _____

3) Name of the Location : _____ District: _____

Survey no	
Village	
Block	
Taluk	
District	
State	

4) Name of the Landowner(s) 1. _____
2. _____

5. Area Offered for lease/sale along with dimensions of plot
(Attach copy)

6. Title Deed viz sale deed showing:
ownership of the land duly
certified/notarized (Attach copy)

7. Copy of Power of Attorney (Attach copy if
applicable)

8. Key Plan showing details of the
Property and situation of the plot:(Attach copy)

Date: _____ Signature: _____

Place : _____

Name & Address of the Applicant: _____

Contact No. _____ Email: _____

Encl.:

- 1)
- 2)
- 3)

Declaration:

1. I/We am/are absolute and lawful owners of plot as mentioned above and the same is under my/our possession and free of all encumbrances till date.
2. In response to press invitation appeared in _____ Newspaper dated _____ I/we have submitted my/our offer and the same shall remain valid as per the terms of the said press invitation.
3. I/we further undertake to comply with the terms and conditions of said press invitation.
4. I/we affirm that the contents of above paras are true and correct.

Signature of landowners/s**NAME:****ADDRESS:****DATE:****PLACE:****PHONE NO:****E-MAIL ADDRESS:****TECHNICAL BID SHOULD NOT CARRY ANY FINANCIAL DATA****Note (1): -**

Both TECHNICAL & FINANCIAL BIDS should be placed in separate envelopes and marked as TECHNICAL & FINANCIAL BIDS on top of respective envelopes and then both of these envelopes to be put in a SEPARATE BIG ENVELOPE sealed and duly superscribed as “**OFFER FOR LAND AT (Sl. NO./Name of the location /District & submit at the concerned Territory Office address).**”

Note (2):-

Please mention complete Name & Address of the applicant with contact number on the envelopes.

Last date for submission of bid is 24-08-2026 at 17:00 hrs. Offers received after the due date and time will not be considered.

Please note that this advertisement is only for offer of land to BPCL for setting up of COCO Outlets and not for Retail outlet dealership.

