Annexure 1

BHARAT PETROLEUM CORPORATION LIMITED

REQUIREMENT OF LAND FOR AVIATION FUELLING STATION IN KADAPA (CUDDAPAH), ANDHRA PRADESH

BPCL proposes to set up Aviation Fuelling Station (AFS) at KADAPA (CUDDAPAH), in ANDHRA PRADESH and advertised in Newspaper inviting offer(s) from party /individual having suitable land in the advertised area / stretch.

Sealed Offers are invited on a two-bid system i.e. **(A) Technical Bid and (B) Financial Bid** from interested parties holding valid and clear marketable title of land and in possession or having valid registered sale agreement/other title document before the date of this advisement, for transfer of plot of the land by way of Lease for a minimum period of 10 years to Bharat Petroleum Corporation limited (BPCL) for setting up of an Aviation Fuelling Station (AFS) at KADAPA (CUDDAPAH), ANDHRA PRADESH.

Sl. No.	Location	District	Land Size in metres (minimum)	
			Front	Depth
1.	Within 0 – 6 Kms from Airside Vehicle Entry Gate of KADAPA (CUDDAPAH), Airport.	YSR District, ANDHRA PRADESH	30	30

The following may kindly be noted:

Minimum dimensions of plot required for the AFS is as mentioned above. However, plot of land with bigger size can be considered, if found technically and commercially suitable by the company (BPCL). Selection of the site is 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 OF SUBMISSION OF OFFER: 29.08.2022 by 15.30hrs (i.e., 03.30 p.m. IST). Offers received after the due date and time will not be considered.

Offers received after due date & time (inducing 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.

The technical bids will be opened at the given address for submission of Bids, immediately after the Due Date/Time of submission which is 15.30hrs (i.e.,03.30 p.m. IST) on 29.08.2022.

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

DETAILED TERMS AND CONDITIONS

1. Offered land should meet the norms and guidelines of NH/SH/PWD/State Government/Town Planning/Development Authorities/any other statutory Authorities as applicable.

2. The offered site should preferably be rectangular in shape and entire frontage of the plot of land should be abutting the main road or having clear approach road connecting to the site from main road such that heavy vehicle can easily move without any hindrance.

3. The plots of smaller dimensions can also be considered provided they are suitable for setting up the AFS as per statutory requirements and there are no other offers meeting minimum dimension requirement for the location.

4. The Plot should be free of all encumbrances / encroachment /religious structure, overhead HIGH-TENSION WIRES, Kilns, product/ Water Pipelines/Canals /Drainage /Nullahs/Public Road/Railway lines, etc.

5. The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural conversion (more particularly commercial conversion), non-encumbrance certificates etc. for use of AFS/Infrastructural Facilities and other allied purposes on their own expenses and cost. However, Agricultural land shall be considered for selection only if no offer has been received for Non-Agricultural land.

6. If the entire piece of land required by Corporation (BPCL) does not belong to one owner, then the group of owners who have plots contiguous to each other and meeting Company's (BPCL's) requirement can quote jointly or through anyone amongst themselves by Registered Power of Attorney (POA). POA holder shall be one of the landlords. Company (BPCL) however will deal with POA holder for negotiation purpose only. Valid Registered POA to be attached with the land offer.

7. Land owned by Company or Co-operative Society is also acceptable, subject to application being made by authorized officials supported by necessary Board Resolution.

8. Brokers and property dealers need not apply.

9. District authorities and other Government bodies can also apply against the advertisement. Preference will be given to Government land if found suitable.

10. Any establishment like Govt. /Semi-Govt /Private Companies, Partnership Firms, Sole Proprietorship and Educational trust having land with clear marketable title and complying with all relevant laws in force applicable to them can also apply.

11. 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.

12. Land mortgaged to the financial institution and to any private parties through registered mortgage deed/ unregistered mortgage will not be considered.

13. The land proposed for Lease / Sale should be clearly partitioned and the title document /extract etc. should clearly indicate and confirm the same.

14. No litigation/revenue proceedings/disputes should be pending with respect to the title of the land and / or encumbrance or third-party interest on the land.

15. Land should preferably be plain, more or less at road level, abutting to State Highway or connecting road in one contiguous lot. In case the Land offered is in the vicinity of National Highway, it is preferred that the location/approach to the Plot be such that it does not require obtaining clearance from National Highways Authority of India (NHAI) for setting up an Aviation Fuelling Station.

16. The Company (BPCL) takes no responsibility for delay, loss or non- receipt of offers.

17. Received offers will only be mere offers and will not bind the Company (BPCL) in any manner.

18. The suitable piece of land should be available with the applicant in the advertised locations /area either by way of ownership or long-term lease, such that a minimum lease of 10 years can be offered, else application will be rejected.

19. If any other conditions applicable to the offered land, either Statutory or Physical exists, which prevents/Delays setting-up of AFS, such land shall be rejected.

20. The following need to be ensured by the bidder at his own cost:

i. Land filling /consolidation / cutting including construction of retaining wall/ hume pipes, etc and development of ingress /egress to bring offered land to road level.
ii. Shifting of telephone /electrical lines etc.

21. The evaluation of the land will be done by a “Technical Land Evaluation Committee” nominated by SBU Head (Aviation) of the Company (BPCL).

22. The nominated “Committee” will evaluate all the offered lands (in response to above advertisement) and a combined report along with committee’s choice of sites (merit

wise) will be submitted to SBU Head (Aviation) for concurrence, before publishing the final choice list.

23. The Company (BPCL) reserves the right to reject any or all offers without assigning any reason thereof.

24. Selection of land shall be carried out on the basis of Technical Evaluation Committee Report.

25. BPCL's decision on Technical evaluation of land for its suitability to accept for construction of AFS, shall be final and binding. No requests & correspondence will be entertained.

26. Financial bids of technically Qualified bidders only will be opened.

27. Thereafter, a "Commercial Evaluation Committee" appointed by SBU Head (Aviation) of Company (BPCL) will do commercial evaluation of only those plots which are found technically feasible.

28. The evaluation of site will be carried out based on suitability of land for AFS, Offered Lease rental pay-out consideration. Lease rentals shall be escalated only after a period of 5 years.

29. Expenditure required for bringing the site to desired requirement for construction will be borne by the bidder. Expenditure required for construction of AFS and Expenditure for Registration /Stamp Duty w.r.t Lease of the plot will be borne by BPCL.

30. BPCL reserves the right to further negotiate Lease rental with the selected bidder.

31. Lease Deed will be registered only after completion of all formalities, viz, non-agricultural conversion / diversion, other statutory requirements, etc. and after land is ready for use/ construction by BPCL.

32. Payment will be made through NEFT after registration of lease deed in form of monthly lease rental to the Land-lord(s).

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

34. The offers should be submitted in a two-bid system i.e. (A) Technical Bid and (B) Financial Bid as follows in two separate sealed envelopes. Format are given as Annexure 1(a) and 1(b).

35. FINANCIAL BID SHOULD BE PLACED IN A SEPARATE ENVELOPE SEALED AND MARKED AS "FINANCIAL BID".

36. BOTH THE TECHNICAL BID AND FINANCIAL BID ENVELOPES SHOULD BE SEALED SEPARATELY AND THEN PUT IN A THIRD ENEVELOPE SEALED AND SUPERSCRIBED AS “OFFER FOR LAND AT KADAPA (CUDDAPAH) AIRPORT”.

37. Interested parties may apply by due date and time at the address indicated below at the following address:

    AVIATION MANAGER (SOUTH)
    BHARAT PETROLEUM CORPORATION LIMITED,
    SOUTHERN REGIONAL OFFICE,
    1, RANGANATHAN GARDEN,
    OFF.11TH MAIN ROAD, POST BOX NO.1212&1213,
    ANNA NAGAR, CHENNAI, TAMILNADU- 600040
    CONTACT Nos.: 044- 26142002 /2003/ 2001

38. The due date & time for submission of offers /bid will be (as fixed in the advertisement) 29.08.2022 at 15.30 hrs. (3.30p.m.). Offers received after the due date and time will not be considered.

39. The technical bids will be opened on same day as above immediately after the completion of Due Date/Time i.e., at the above-mentioned address.

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Annexure 1(a)

A. TECHNICAL BID

Details of the plot of Land offered, with documents must be duly signed should be furnished by the bidder.

(Technical Bid should not have any reference of offer price / cost of land)

The Following details should be furnished by the bidders:

1. Name of the Owner (s) of the Land:

2. Details of the land offered: -
   Survey no. /Khasra no. etc., Village Block Tehsil, District

3. Key plan showing details of the property location of the plot:

4. Offer letter from the bidder(s) clearly mentioning that they are willing to offer the plot on long Lease of min 10 years to BPCL.

5. Area offered for Lease along with dimensions of the plot.

6. Extract and the title deed viz. sale deed, etc showing the ownership of the land duly certified / notarized.

7. Power of Attorney holders should submit a notarised copy of registered Power of Attorney.

8. Notarized copies of all Statutory/Approvals and Non-encumbrance certificates.

Offers received without the documents stipulated in item (6) & (7) above will be rejected.

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 _____ (Times of India / Divya Bhaskar etc) 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 landowner/s:

   NAME:

   ADDRESS:

   DATE:

   PLACE:

   PHONE / MOBILE NO:

   E-MAIL ADDRESS If any:

Annexure 1(b)

B. <u>FINANCIAL BID</u>

The financial bid should be submitted as per the format below:

1. Expected lease rentals per month (Excluding taxes) Rs. _____

   (Rupees in Words _____

   _____)

2. Period of Lease _____ years (Minimum 10 Years).

3. Percentage share which Plot Owner/s is/are willing to share with Company (BPCL) towards deed Registration/ Stamp duty charges _____

4. Expected percentage of escalation _____ % of lease rentals after every period of 5 years as mentioned above.

Signature of landowner(s) or POA holder

NAME:

ADDRESS:

DATE:

PLACE:

PHONE / MOBILE NO:

E-MAIL ADDRESS If any: