Bharat Petroleum Corporation Limited
(A Govt. of India Undertaking)

Requirement of land for Retail Outlets (Petrol/Diesel Pumps)

Sealed offers are invited on a two bid system i.e. (A) Technical bid (B) Financial bid from interested parties having a clear marketable title of land before the date of release of this advertisement for transfer of plot of the land by way of outright Sale / Lease (preferred lease period is 20 years) to M/s Bharat Petroleum Corporation Limited for setting up Retail Outlets at the following locations.

The following points may kindly be noted:-

a) In case of land on National Highway, it should meet stipulated National Highway norms applicable for commissioning the Retail Outlet, which is can be also be seen from the link below http://www.nhai.org/circular/tech/t-27.pdf and http://bts.nhai.org/NHAIATS/resources/documents/Guideline8.pdf

b) The plot should preferably be rectangular in shape and abutting the main road and should not have HT line (>11 KVA) crossing the site.

c) The selection of the land will be done by a nominated committee by Corporation for each location.

d) The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural conversion, Income Tax clearance, Non-encumbrance certificate etc.

e) Land should be plain, more or less at road level in one contiguous lot.

f) The plot should be free from overhead power transmission or telephone lines / product or water pipeline / canals / drainage / nullahs / public road / Railway line etc.

g) The plot should be free of all encumbrance / encroachments / religious structures etc. Necessary documents to this effect duly notarised shall be furnished along with the offer.

h) If the entire parcel of land required does not belong to one owner then the group of owners who have plot contiguous to each other and meeting other requirements can quote through one registered Power of Attorney holder giving complete details of all the properties/area. However, BPCL shall only deal with the Power of Attorney holder. The Power of Attorney must mention the complete details of the owner and the land to be offered by the respective owner and the Power of Attorney must be duly registered with the office of the sub-registrar and a copy of the same be provided with the offer.

i) Those offering Agricultural land shall convert the same to Non-Agricultural more particularly commercial conversion for use of Retail Outlet / infrastructural facilities and other allied purpose at their own expenses and costs.

j) District Authorities and other Government bodies can also apply against this advertisement. Preference will be given to Government land if found suitable and meeting the statutory guidelines.

k) Any establishment like Govt./Semi-Govt./Private companies, partnership firms, sole proprietorship, educational trust with clear marketable title can also apply.

l) As estimated by BPCL, the following additional costs will also be considered for commercial evaluation of bids (i) the cost of land filling / consolidation / cutting, including cost of retaining wall / hume pipes etc. as well as cost for development of ingress / egress to bring the offered site to road level (ii) cost of other physical parameters like shifting / laying of telephone / electrical lines.

m) Payment will be made by Cheque/NEFT at the time of execution / registration of Sale Deed or monthly payments towards rentals in case of Lease Deed.

n) Brokers / Property dealers need not apply.

o) BPCL takes no responsibility for delay, loss or non-receipt of documents sent by post / fax. Received quotations are merely offers and do not bind BPCL in any manner.

p) BPCL reserves the right to reject any or all of the offers without assigning any reasons thereof.

q) BPCL reserves the right to cancel / withdraw / amend this advertisement or extend the due date at its sole discretion without assigning any reasons.

r) 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.

s) **This advertisement is for procuring the suitable land only on sale or lease basis 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 or commission etc. in running the Petrol Bunk as the same shall be operated and run exclusively by the corporation. The corporation however reserve its right to change the operations of the Retail Outlet from COCO to dealership basis in near future.**

How to apply :

THE OFFERS SHOULD BE SUBMITTED IN A TWO BID SYSTEM AS UNDER:

(A) TECHNICAL BID : Details of the plot of land offered, with the documents must be duly signed by the owner of the land or the power of attorney holder as the case may be. The Technical bid should not have any reference of offer price/ cost of land. The following details should be furnished by the bidder.

1) Name of the owner(s) of the land.
2) Key plan showing details of the property/ location of the plot.
3) Area offered for sale/ lease along with dimensions of the plot.

4) 7/12 Extracts or their equivalent viz. (Khata, Encumbrance certificate, Tax paid receipt) and the Title Deed viz. Sale Deed, Pattadar Passbook etc., showing the ownership of the land duly attached/ certified as true copy.
5) Power of Attorney holders should submit a copy of Power of Attorney.

Offers received without the documents stipulated in item (4) and (5) above will be rejected.

NOTE : THE TECHNICAL BID SHOULD BE PLACED IN A SEPARATE ENVELOPE, SEALED AND MARKED "TECHNICAL BID".

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

I) Expected Sale Consideration in Rs. …….. (in case of Sale)
II) Expected Lease Rental per month Rs. …….. and period of lease (in case of Lease).

(Please clarify whether the offer is for Sale or Lease or for both)

NOTE : THE FINANCIAL BID SHOULD BE PLACED IN A SEPARATE ENVELOPE, SEALED AND MARKED "FINANCIAL BID".

BOTH THE TECHNICAL BID AND FINANCIAL BID ENVELOPES SHOULD BE SEALED SEPARATELY AND THEN PUT IN A THIRD ENVELOPE, SEALED AND SUPERSCRIBED "OFFER FOR LAND AT ……..." (Name of the Location)

Interested parties may apply by the due date & time indicated in the advertisement for Land