

Notice for 'Expression of Interest'

System ID: XXXX GA: SIDHI DISTRICT OF SIDHI-SINGRAULI GA

This advertisement is for **procuring the suitable land on outright purchase / lease basis** for setting up facilities for **CGS/DRS/Warehouse** and **not for appointment of Retail Outlet/CNG 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.

1. **The details of Locations / stretches where plots of land required are attached separately along with this notice for EOI.** Offered land should meet the norms and guidelines of NH / PWD/State Government/Town Planning/ Development Authorities/any other statutory Authorities as applicable.
2. Land owners with smaller plots may also apply. However, such offers would be considered only after the offers meeting the requirements failed to qualify techno commercially.
3. The Plot should be free of all encumbrances / encroachment /religious structure, overhead HIGH TENSION WIRES, Kilns, telephone lines, product/ water pipelines/canals /drainage /nullahs/Public Road/Railway lines, etc.
4. Entire frontage of the plot of land should be abutting the (State Highway) SH / (National Highway) NH, other roads whichever is applicable as per location indicated above.

Depth of Plot: Minimum Depth of the plot perpendicular to the frontage, should be available beyond the applicable ROW in case of NH/SH in line attached Annexure - I.

Area of Plot: The minimum area of plot mentioned should be available beyond the applicable ROW

If land is located on NH/SH, distance norms (w.r.t. intersection, etc.), as per NHA/ State Road Development Corporations / State Highway Authorities / PWD, etc.

stipulated for setting-up of Retail Outlets shall be applicable.

5. If any other conditions applicable to the offered land, either Statutory or Physical exists, which prevents setting-up of CNG Facilities, such land shall be rejected.

6. The selection of the land will be done by a nominated committee by Company (BPCL) 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, Income Tax clearance, Non-encumbrance Certificate, etc.
8. Those offering agricultural land shall convert / divert the same to nonagricultural, more particularly commercial conversion for use of CNG infrastructural Facilities and other allied purposes at their own expenses and cost.
9. As estimated by BPCL, the following additional cost may be considered for commercial evaluation of bids:
 - i. 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 offered land to road level, based on BPCL SOR rate
 - ii. Cost of other physical parameters like Shifting /laying of telephone/electrical lines etc.
10. Sale/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.
11. Payment will be made through NEFT after registration of lease deed in form of monthly payment towards lease rental.
12. 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 landowner. Company (BPCL) however will deal with POA holder for negotiation purpose only. Valid Registered POA to be attached with the land offer.
13. Land owned by Company or Co-operative Society is also acceptable, subject to application being made by authorized officials supported by necessary Board Resolution/ Resolution.
14. Land offered should be in one contiguous lot.

15. Brokers and property dealers need not apply.
16. District authorities and other Government bodies can also apply against the advertisement.
17. Any establishment like Govt. /Semi-Govt /Private Companies, Partnership Firms, Sole Proprietorship and Educational trust with clear marketable title can also apply.
18. Land should preferably be plain, more or less at road level, abutting to National Highway / SH / Road in one contiguous lot.
19. The Company (BPCL) takes no responsibility for delay, loss or non-receipt of offers.
20. Received offers will only be mere offers and will not bind the Company (BPCL) in any manner.
21. The Company (BPCL) reserves the right to reject any or all offers without assigning any reason thereof.
22. Financial bid of only technically successful bidder(s) will be opened.
23. In case of dispute, English version of this advertisement will be final.
25. 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.
26. Decision of BPCL in regard of suitability of land for the purpose, shall be final and binding.
27. 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.
28. The land proposed for Lease / Sale should be clearly partitioned and the title document / Khatauni / Khasra / CTS no / 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.

29. If all Purchase options are exhausted with no viable offer, then the Process as above for Offers on Lease are opened and process taken forward.

30. **The offers should be submitted in a two bid system as follows:**

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

1. Details of the land offered:-

Serial Number of location / stretch in Annexure I for which land is offered	
Survey no. / Khasra no. etc. of the land offered	
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. Offer letter from the bidder(s) clearly mentioning that they are willing to offer the plot on outright sale or Lease for a period of minimum 19 years 11 months except for Office Space which should be available on lease for 2 years.

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

6. Time (in months) required by Bidder for arranging "Change of Land Use" to Commercial.

7. 7/12 extracts or its equivalent viz. Khatoni, Jamabandi / Khasra, Village, Tehsil, District, etc. and the title deed viz. sale deed, etc. showing the ownership of the land duly certified / notarized.
8. Power of Attorney holders should submit a copy of registered Power of Attorney.
9. Bidder to submit signed copy of the entire tender document along with technical bid as a token of acceptance.

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 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 land owner/s:

NAME:

ADDRESS:

DATE:

PLACE:

PHONE NO:

E-MAIL ADDRESS If any:

(B) FINANCIAL BID: The financial bid should be submitted in following format
:- Parties opting for both options i.e. lease and outright sale should fill the table below:

i. **PURCHASE OFFER:**

1. Details of the land offered:-

Serial Number of location / stretch in Annexure I for which land is offered	
Survey no. / Khasra no. etc. of the land offered	
Village	
Block	
Tehsil	
District	
State	

2. BID Particulars:

Area of the plot (square metre)	Total Sale Price of the Plot offered (Rs.) (In figure)	Total Sale Price of the Plot offered (Rs.) (In words)

Signature of land owner/s or

POA holder NAME:

ADDRESS:

DATE:

PLACE:

PHONE NO:

E-MAIL ADDRESS if any:

ii. **LEASE OFFER:**

1. Details of the land offered:-

Serial Number of location / stretch in Annexure I for which land is offered	
Survey no. / Khasra no. etc. of the land offered	
Village	
Block	
Tehsil	
District	
State	

2. BID Particulars:

Area of the plot (square metre)	Lease Rental per month of the Plot offered (Rs.) (Excluding taxes) (In figure)	Lease Rental per month of the Plot offered (Rs.) (Excluding taxes) (In words)	Every Period of no. of years after which escalation is expected by bidder in lease Rentals (No. of years)	Percentage of escalation of lease rentals after every period of years as mentioned above %ge-

Signature of land owner/s or

POA holder NAME:

ADDRESS:

DATE:

PLACE:

PHONE NO: E-MAIL

ADDRESS if any:

Both of these bids should be placed in **separate sealed envelopes** and marked as **TECHNICAL BID** and **FINANCIAL BID** on top of respective envelope and then **BOTH** of these envelopes to be put in a **THIRD ENVELOPE** sealed & duly mentioned on envelope as “**OFFER FOR LAND AT _____**” name of the location/District, shall be mentioned on envelopes of technical bid and Financial bid).

The **third envelope** should clearly state on the top whether the offer is **FOR SALE** or **LEASE**.

TECHNICAL BID SHOULD NOT CARRY ANY FINANCIAL DATA

Technical Bid form (Annexure II) and Financial Bid form (Annexure III) are also attached separately along with this notice for EOI.

Interested parties may apply by due date and time at the address of respective office of concerned official of BPCL as follows:

Locations in Sidhi District	Name and Contact Person	Mobile Number:
Sidhi City, Churhat & Rampur Naikin	S. Sushant Kumar BPCL Territory Office, Near Toran Gate, Village – Jamodi Kala, Tehsil-Gopad Banas, District – Sidhi, Madhya Pradesh-486661 GST-23AAACB2902M1Z1	7895106745

- i. Last date for submission of bid (from date of advertisement) is: **15:00 IST on 30TH September 2025 (Tuesday)**
- ii. Offers received after the due date and time will not be considered.
- iii. **Bidders have more than one plot to offer, should submit separate BID for each plot.**
- iv. iv. The technical bids will be opened on same day as above **at 15:00 IST** at the above address.

- v. Bidders interested may be present at the time of opening the technical bids.
- vi. Offer received after the due date and time will not be considered.
- vi. The offer submitted should be valid for a period of 180 days from the due date or such extended period as may be mutually agreed.
- vii. Selection of land shall be carried out on the basis of Technical Evaluation Committee Report.
- ix. BPCL's decision on Technical evaluation of land for its suitability to accept for construction of CNG Infrastructure, shall be final and binding.
- x. Thereafter, a Committee appointed by Company (BPCL) will do commercial evaluation of only those plots which are found technically feasible.
- xi. BPCL reserves the right to further negotiate Lease rental / Sale price with the selected bidder.

31. Check list for land documents to be submitted by the bidders, as applicable, along with the technical bid form;

Sr No	Document	Document Enclosed (Yes/No)
1	Original Certified Affidavit on appropriate value of Non Judicial stamp from Owner(s) confirming the title in his/her/their favour, Original sale Title deed & Plot is under his/her/their possession and property is free from all encumbrances and/or not mortgaged duly signed and Notarised (Format as per Appendix – A attached)	
2	Letter from Advocate with respect to land offered by the applicant confirming status of the ownership of land (Format as per Appendix – B attached)	
3	Original Certified or Original Notarised copy of Registered Title documents in favour of landlord: i) Saled Deed OR; ii) Gift Deed OR; iii)Registered lease deed OR iv)Will duly probated , if applicable OR; v)Relinquishment deed OR; vi) Conveyance Deed and Govt. Award/Allotment letter in favour of owner(s)	
4	Latest Original Latest 7/12 Extract/Khatoni OR Intekal/Mutation duly having mutation entries/Certified copy of the settlement Patta & latest Revenue Receipt in favour of landlord OR if plot is situated within the municipal limit, latest mutation certificate and municipal tax receipt for last 3 years in favour of landlord	

5	Revenue sketch map of plot having Khasra/Survey nos and its boundary and/or extract of village Naksha/Settlement Map or Mouza Map	
6	If plot is owned by Govt/Govt Authority, Draft terms for allotment /draft Agreement	

32.The following documents are attached along with this notice for EOI

- i. Annexure I Details of locations / stretches where plots of land required
Sidhi City, Churhat & Rampur
Naikin in Sidhi Districts.
- ii. Annexure II Technical Bid Form
- iii. Annexure III Financial Bid Form
- iv. Appendix A format
- v. Appendix B format
- vi. Check list for documents to be submitted along with Technical Bid Form