



HINDUSTAN PETROLEUM CORPORATION LIMITED

(A Maharatna Company)

REQUIREMENT OF LAND (ONLY) IN JHARKHAND - NOT FOR DEALERSHIP

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 for transfer of plot or land by way of LEASE (minimum 30 years) or OUTRIGHT SALE to Hindustan Petroleum Corporation Limited to set up RETAIL OUTLET at the following locations. The parties who have entered into registered agreement for sale with owners in possession on or before the last date of application/ extended last date of application can also apply. Plot size mentioned below signifies Minimum Frontage X Minimum Depth (in Meters). Last date of application is 28.12.2020.

Sr. No.	Location	District	Plot Size
1	Between KM Stone No. 143 and 153 on Chakai-Deoghar Road (NH-333)	Deoghar	35 X 35
2	Between Bajinathpur Chowk and Choupa More on Deoghar-Dumka Road(NH-114A)	Deoghar	35 X 35
3	Within 10 km from Tower Chowk Deoghar Town on any major road except National Highways and State Highways	Deoghar	20 X 20
4	Within 5 KMs on either side from Topchanchi (Topchanchi-Gomoh Road intersection) on NH-19 (Old NH-2) RHS while going towards Kolkata in Dhanbad District	Dhanbad	35 X 35
5	Within 10 KM from Hansdiha Chowk towards Dumka on SH 17 (Bhagalpur- Dumka Road)	Dumka	35 X 35
6	Within 3 KM of Tower Chowk,Dumka on any major road.	Dumka	20 X 20
7	Between Galudih to Dalbhungadh on NH 18 (Old NH 33) On LHS towards Dalbhungadh	East Singhbhum	35 X 35
8	Within 10 km from Kargil Chowk, Godda town ,towards Hansdiha (NH-133) on either side	Godda	35 X 35
9	Within 5km of Raidih Police Thana on NH-43 (Old NH-78)	Gumla	35 X 35
10	Within Municipal Limit of Gumla	Gumla	20 X 20
11	Between District board chowk Hazaribagh and Meru More, Hazaribagh town.	Hazaribagh	30 X 30
12	Between KM stone No. 43 and 55, on NH-20 (Old NH-33) from Barhi to Ranchi on RHS	Hazaribagh	35 X 35
13	Between Meru Chowk to Hotel Meet Milan on New Hazaribagh Bypass Road, either Side	Hazaribagh	35 X 35
14	Within 10 km of Lohrangi More towards Narayanpur(Govindpur) on SH-18(Govindpur-Sahebganj road)	Jamtara	35 X 35
15	On Old Ranchi-Patina Road, within Jhumri Tilaiya Town, not on NH.	Koderma	20 X 20
16	Within 5 km of Kuru Police Thana on NH-39 (Old NH-75)	Lohardaga	35 X 35
17	Within 5km from Hariharganj Bus stand on NH-139 (Old NH-99)	Palamu	35 X 35
18	Within Municipal Limit of Daltonganj	Palamu	20 X 20
19	Between Patel Chowk to Subhash Chowk in Ramgarh town on L.H.S.	Ramgarh	30 X 30
20	Between ARTTC BSNL Office and Neori Chowk (Ring Road-NH Intersection) on Ranchi Ormanjhi Road	Ranchi	35 X 35
21	Between Harmu Chowk and Hinoo Chowk via Harmu Bypass Road, on either side in Ranchi City	Ranchi	20 X 20
22	Between Lalpur Chowk and Kutchery Chowk on either Side in Ranchi City	Ranchi	20 X 20
23	Between Neori Chowk and Kanke-Ranchi Road and Ring road intersection on Ranchi Ring Road	Ranchi	35 X 35
24	Between Rani Children Hospital and Shivaji Chowk (Booty More chowk) on Bajra-Bariatu Road.	Ranchi	20 X 20
25	Between Ratu Road Chowk (Kishori Singh Yadav Chowk) and Sajahanand Chowk in Ranchi City	Ranchi	20 X 20
26	Within 4 Km of Dhurua Golchakkar (Amar Shahid Thakur Vishwanath Shahdeo Chowk) on any major road in Ranchi City	Ranchi	20 X 20
27	Within 4 Km of Shastri Chowk (Oramanjhi Block Chowk, Dardag) on Ranchi-Ramgarh NH towards Ramgarh on LHS	Ranchi	35 X 35
28	Within 4 Km of Shastri Chowk (Oramanjhi Block Chowk, Dardag) on Ranchi-Ramgarh NH towards Ramgarh on RHS	Ranchi	35 X 35
29	Within 5 Km of Mirza Chowki Railway station on Mirza Chowki-Bhagaiya Main road.	Sahebganj	30 X 30
30	Within 5 km on either side of Farakka Fuels(Essar Petrol Pump,Risor)on NH-33(Old NH-80)(Sahebganj-Farakka road)	Sahebganj	35 X 35
31	Between Pardihi Mandir to Shankardih on NH 18 (Old NH 33) on LHS while going towards Ranchi.	S'kela- K'sawan	35 X 35
32	Within 5km of Simdega Bus Stand on NH-143 (Old NH-23)	Simdega	35 X 35
33	Between Domohani Bridge to Kandeverda Chowk on LHS on MDR while going Ranchi	S'kela- K'sawan	35 X 35
34	Between ACC cement Railway Crossing to Jaintgarh on NH-20 (Old NH 75) while going to Jaintgarh	West Singhbhum	35 X 35
35	Between to Badajamda to Noamundi on either side of the major road.	West Singhbhum	35 X 35
36	Between Dimna Chowk to Galudih On NH 18 (old NH33) on LHS while going towards Galudih	East Singhbhum	35 X 35
37	Between Bharagora Chowk to Barsol Police Station on NH-49(Old NH-6) on RHS while going towards Kolkata	East Singhbhum	35 X 35

The detailed advertisement is available in our website : www.hindustanpetroleum.com (open Path : Retail (Petrol pumps) --> Retail Outlets --> RO dealerships - COCOs. --> Notice Calling for land for Retail Outlets)



For advertised locations within Municipal Limits/Corporation/City Limits, more than one site can also be taken by the Corporation, subject to commercial viability of the site/site potential.

THIS ADVERTISEMENT IS FOR PURCHASE / LEASE OF LAND AND NOT FOR DEALERSHIPS

The following may kindly be noted:

- The land offered on National Highway shall meet the NHA1 Guidelines Contained in Govt. of India .Ministry of Road Transport and Highways letter no. RW/NH-33022/01/2017-S&R (R) dated 26.6.2020 and further amendments if any.
- The property should have a clear and marketable title and the land should be on a motorable road with clear access across the frontage.
- The bidders shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural Permission, Income-tax clearance, Nil-Encumbrance Certificate etc.
- Plots of land with availability of electricity and water connection will be preferred.
- Payment will be made by cheque/ e-payment mode at the time of registration of Lease/ Sale Deed.
- 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.
- Lands with Non-Agricultural conversion, particularly Commercial Conversion will be preferred. Those offering Agricultural land shall convert the same to Non-Agricultural, for use of petrol pump and other allied purposes at their own expenses and cost before registration of sale deed / lease deed.
- The land proposed for sale should be clearly partitioned and the title document Khatauni /Khasra/Khata or any equivalent document or certificate from revenue official should clearly indicate and confirm the same.
- 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.
- Land coming under green belt shall not be considered.
- Brokers and property dealers need not apply.
- This Advertisement is not meant for Retail Outlet Dealerships.
- District authorities and other Government bodies can also apply against this advertisement. Preference shall be given to Government clients, if found suitable.
- The plot should be free from overhead electrical transmission or telephone lines, product / water pipelines / canals, drainage /nallahs/ public road/ railway line etc. Plots with overhead electrical HT line of more than 11 KV shall be outrightly rejected.
- 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 of offer price /cost of land. The Following details should be furnished by the bidder:

- Name of the applicant with full address and contact number.
- Name of the owner(s) of the land.
- Key Plan showing details of the property.
- Area offered for Sale/Lease along with dimensions of the plot.
- Land documents viz. Khatauni/ Khasra/ Khata or, any equivalent document or certificate from revenue official and title deed viz. Sale Deed with link document etc. establishing the ownership of the land.
- Power of Attorney holders should submit a copy of Registered Power of Attorney. Offers received without the documents stipulated in item no. (v) and (vi) will be rejected.

(B) FINANCIAL BID :

The financial bid should contain the following :

- Expected sale consideration in Rs.....Per sqmtr. (in case of sale).
 - Expected basic monthly rental in Rs.....Per sqmtr. with enhancement if any .(In case of lease). (Please clarify whether the offer is for sale or lease or the both).
- Financial Bid should be placed in a separate sealed envelope and superscribed as "Financial Bid".

- Both sealed Technical and Financial Bid envelopes should be put in a third envelope sealed and superscribed as " Offer for land at"
 - 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.
 - 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.
 - Land not meeting NH/SH/PWD/Town Planning norms for setting up of Retail Outlets are liable to get rejected.
 - Suitability of land to be decided on the basis of Technical Evaluation Committee Report. Plots having Square & Rectangular dimensions and bigger area would be given preference.
 - HPCL reserves its rights to cancel the entire advertisement or any location advertised.
 - Separate offer should be given for each location.
 - In case of dispute, English version of advertisement will be final.
 - The applicant should have no objection from other co-owners or parties having interest in the land.
- Interested parties may submit the sealed envelope with their offer at the box specified for the purpose at the respective office address indicated below by the due date (28.12.2020) & time (16:00 (ISD)). The offers received after the due date and time will not be considered. The technical bid will be opened on 28-12-2020 at 16:30 (ISD) at the respective office. Interested bidders may be present at the time of opening the technical bid.
- HINDUSTAN PETROLEUM CORPORATION LIMITED, RANCHI RETAIL REGIONAL OFFICE, 5TH FLOOR, MARU TOWER, KANKE ROAD, RANCHI-834008.
PHONE NO.: 0651-2232466