

REQUIREMENT OF LAND IN THE STATE OF KERALA

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 OUTRIGHT SALE or LEASE (minimum 19 years 11 months) to Hindustan Petroleum Corporation Limited to set up RETAIL OUTLETS at the following locations in the state of KERALA . The applicant should possess / furnish no objection certificate from other co-owners or parties having interest in the land. The parties who have entered into registered agreement for sale with owners in possession, before the date of release of this advertisement can also apply.

Sr. No.	Stretch of the location	DISTRICT	Frontage	Depth
1	NH 66 , From X-Ray Junction to Aroor - LHS	Alappuzha	35	35
2	NH 66 , Between Kalarcode & Vandanam	Alappuzha	35	35
3	On MDR connecting Keerampara and Kuttampuzha	Ernakulam	35	35
4	Kaloorkad on SH 43	Ernakulam	35	35
5	Thiruvankulam on NH 85	Ernakulam	35	35
6	NH 544 , Between Athani Junction & Aluva	Ernakulam	35	35
7	Edakochi within Kochi Corporation Limits	Ernakulam	30	30
8	Udumbanoor on SH 41	Idukki	35	35
9	SH 48 , Between Ayoor and Anchal	Kollam	30	30
10	NH 66 , From Karunagapally to Oachira - LHS	Kollam	30	30
11	NH 183 , Between Chittumala and Chakkuavally	Kollam	30	30
12	Ellikulam on SH8	Kottayam	35	35
13	Chirakadavu on SH8	Kottayam	35	35
14	Anikkad on Kavanalkadav-Punnavelly Road	Pathanamthitta	35	35
15	SH 7 ,Between Chittor and Kumbazha	Pathanamthitta	35	35
16	MC Road , Between Adoor and Kulanada	Pathanamthitta	35	35
17	On MDR connecting Perumathura and Veli	Trivandrum	35	35
18	NH 66 , Between Attingal and Engikal	Trivandrum	30	30
19	Vechuchira on Road connecting Erumeli and Athikayam	Pathanamthitta	35	35
20	Pampady on NH183	Kottayam	35	35
21	SH 34 , Between Balusery to Poonoor	KOZHIKODE	35	35
22	Within Kozhikode Corporation Limits	KOZHIKODE	30	30
23	SH 30 , Between Mattanur and Iritty	KANNUR	35	35
24	On Valapatanam -Pilathara KSTP Road , Between Cheruthazham & Cherukunnu Post Office	KANNUR	35	35

25	On Mananthavady Road , Between Nedumpoil Private Bus Stand & Periya	KANNUR	35	35
26	Mannamangalam Village, On Puthur - Mannamangalam Road	THRISSUR	35	35
27	At Poopathi, on Poopathi- Parappuram Road	THRISSUR	35	35
28	Between Thanikudam and Punnaparambu On Thanikudam - Machad Road	THRISSUR	35	35
29	Between Kuttanellor and Ollur on Mannuthy - Oorakam Road	THRISSUR	35	35
30	On SH 51 , Between Kombodinjamakal and Kuzhikkattusserry	THRISSUR	35	35
31	Between Poochetti and Kannara, On Nadathara - Kannara Road	THRISSUR	35	35
32	Between Kottekkad and Varadiyum on Kottekkad - Mundur Road	THRISSUR	35	35
33	Kanjany (within Panchayat limit)	THRISSUR	35	35
34	Between Kiralur Mount Carmel Church and Athani Junction via Thangaloor	THRISSUR	35	35
35	Between Pudukad and Urakom	THRISSUR	35	35
36	SH 71 ,Between Edarikkode and Vylathur town	MALAPPURAM	35	35
37	SH 34 ,Between Vakkaloor and Govt Homeo Hospital, Edavanna	MALAPPURAM	35	35
38	SH 56 ,Between Panathur to Malakkallu	KASARAGOD	35	35
39	On Manjeshwar Subhramnaya Road , Between Hosanangadi & Daigoli Juma masjid	KASARAGOD	35	35
40	SH 28 ,Between Pullara and Manjeri	MALAPPURAM	35	35

LHS : Left Hand Side

RHS: Right Hand Side

The following may kindly be noted:

- 1) This advertisement is for suitable land abutting the roads and having free access from the Road and not for Retail Outlet Dealerships for the applicants / bidders.
- 2) The land offered on National Highway shall meet the extant MORTH & NHAI Guidelines
- 3) The land offered on other roads shall meet the notified IRC norms / PWD norms applicable for the respective state / UT and its further amendments if any.
- 4) The property should have a clear and marketable title.
- 5) The bidders shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural Permission, Income tax clearance, Nil-Encumbrance Certificates etc.,

- 6) Plots of land with availability of electricity and water connection will be preferred.
 - 7) Payment will be made by cheque at the time of registration of sale deed.
 - 8) 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 the Registered Power of Attorney for the others.
 - 9) Lands with Non-Agricultural conversion, particularly Commercial Conversion will be preferred. Those offering Agricultural land shall convert the same to Non-Agricultural, more particularly commercial conversion for use of petrol pump and other allied purposes at their own expenses and cost before registration of sale deed / lease deed.
 - 10) The land proposed for sale / Lease should be clearly partitioned and the title document / Thandaper Register / Record of Rights (RoR) should clearly indicate and confirm the same.
 - 11) Cost of land filling / cutting including cost of retaining wall / hume pipes etc. to bring the offered site to road level as estimated by HPCL will be taken into consideration for commercial evaluation of bids.
 - 12) Land coming under green belt shall not be considered.
 - 13) Brokers and property dealers need not apply.
- 14) Offers should be submitted on a two bid system in 2 different sealed envelopes as under :

Envelope 1 : TECHNICAL BID (A):

Details of the plot of land offered along with documents if any, must be signed 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 in the **" Technical Bid. "**

- i) Name of the applicant with full address and contact number.
- ii) Name of the owner(s) of the land.
- iii) Key Plan showing details of the property.
- iv) Area offered for Sale/Lease along with dimensions of the plot.
- v) Thandaper Register / Record of Rights (RoR) .
- vi) Title deed document viz., Sale Deed / Registered Lease Deed / Family Partition Deed / Registered Settlement Deed by Gift or Will / Government Grants by way of Patta/Pattayam without imposing any condition to set up Retail outlet or any other type of ownership /transfer document.
- vii) Power of Attorney holders should submit a copy of Registered Power of Attorney.

Envelope 2 : FINANCIAL BID (B):

Financial Bid should be placed in a separate sealed envelope and superscribed as “**Financial Bid**”.

The financial bid should furnish the following in plain paper :

- i) Expected sale consideration in ` per sq. mtr. (in case of sale).
- ii) Expected basic monthly rental in ` per sq. mtr. with enhancement if any.
(In case of lease)

(please clarify whether the offer is for sale or lease or for both).

- 15) Both sealed Technical and Financial Bid envelopes should be put in a third envelope (**Envelope 3**) sealed and superscribed as “**Offer for land at**”
- 16) 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.
- 17) Separate offer should be given for each location. Interested parties may apply to the respective office address by the due date / time indicated below : The due date and time for receipt of the offers will be 30/12/2020 at 1500 hrs. at the respective offices as mentioned below. The offers received after the due date and time will not be considered. The technical bid will be opened on 30/12/ 2020 at 1600 hrs. at the below mentioned addresses. Interested bidders may be present at the time of opening the technical bid.
- 18) 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.
- 19) HPCL reserves its rights to cancel the entire advertisement (or) any locations advertised.

Addresses of Regional Offices where Bids are to be submitted

1	Hindustan Petroleum Corporation Ltd,	S No 21 - 40
	Kozhikode Regional office	
	3rd Floor, Empora West,	
	West Hill Chungam, Opposite To Passport Office	
	Kozhikode -673005	
2	Hindustan Petroleum Corporation Limited	S No 1-20
	Cochin Regional office	
	PB NO. 1601, Ernakulam North P.O	
	Cochin - 682 018	