

REQUIREMENT OF LAND IN THE STATE OF MADHYA PRADESH

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 Madhya Pradesh. 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	Minimum Frontage (Meters)	Minimum Depth (Meters)	Minimum Area (Sq. Meters)
1	Within 5 Kms from Aura Mall on any major road, Bhopal City	BHOPAL	20	20	400
2	Within 3 kms from junction of Raisen Road and Jk Road	BHOPAL	20	20	400
3	Within 5 km from Chadragupta Maurya Chauraha on any of the four connecting Roads, Indore City	Indore	20	20	400
4	Within 4 km from Vijay Nagar Square on any Major road, Indore City	Indore	20	20	400
5	Within WML of Indore on any major road	Indore	20	20	400
6	Within 8 Km form Malwa Mill square on any major Road, Indore City	Indore	20	20	400

Note : WML : Within Municipal Limit

The following may kindly be noted :

- 1) The land offered on National Highway shall meet the NHAI Guidelines contained in Govt. of India. Ministry of Road Transport and Highways letter No.RW/NH-33022 /01/2017-S&R (R) dated 26.06.2020 and further amendments if any.
- 2) This advertisement is for suitable land abutting the roads and having free access from the Road and not for the appointment of Retail Outlet Dealership for the applicants / bidders.
- 3) The land offered on National Highway shall meet the extant MORTH & NHAI Guidelines
- 4) 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.

- 5) After the area specified as setback for road widening in the master plan, the area of the plot should be in line as indicated above against each location.
- 6) Frontage of the plot should be abutting the Highway/Main Road/Service Road.
- 7) The property should have a clear and marketable title and the land should be on a motorable road with clear access across the frontage
- 8) The bidders shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural Permission, Income tax clearance, Nil-Encumbrance Certificates etc.,
- 9) Plots of land with availability of electricity and water connection will be preferred.
- 10) Payment will be made by RTGS at the time of execution/registration of sales deed/Lease deed.
- 11) 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 Registered Power of Attorney for the others.
- 12) Lands with Non-Agricultural conversion, particularly Commercial Conversion will be preferred. Those offering Agricultural/Residential 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.
- 13) The land proposed for sale should be clearly partitioned and the title document Khatauni /Khasra or any equivalent document or certificate from revenue official should clearly indicate and confirm the same.
- 14) 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. Cost of electric connections & shifting of telephone lines as estimated by HPCL will be taken into consideration for commercial evaluation of bids.
- 15) Land coming under green belt shall not be considered.
- 16) Brokers and property dealers need not apply.
- 17) This advertisement is not meant for retail outlet dealerships.
- 18) District Authorities and other Government bodies can also apply against this advertisement. Preference will be given to Government clients, if found suitable.
- 19) The plots should be free from overhead electrical transmission or telephone lines, product/water pipelines/canals/drainage/nallahs/public road/railway lines etc. Plot with overhead electrical HT line of more than 11KV shall be outrightly rejected.
- 20) 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.
- 21) Land not meeting NH/SH/PWD/Town Planning norms for setting up of Retail Outlet are liable to be rejected.
- 22) Suitability of the land to be decided on the basis of Technical Evaluation Committee Report. Plots having square & Rectangular dimensions and bigger area would be given preference.
- 23) 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) Khasra/Khatauni/7/12 Extracts/Milkat Pattrika Extracts or its equivalent showing the ownership of the land.
- 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.

Offer received without the documents stipulated in the Item (A) will be rejected

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).

IN CASE FINANCIAL BID IS SUBMITTED IN OPEN CONDITION. APPLICATION WILL BE OUTRIGHTLY REJECTED

- 24) Both sealed Technical and Financial Bid envelopes should be put in a third envelope (**Envelope 3**) sealed and superscribed as “**Offer for land at**”
- 25) 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.
- 26) 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 15.03.2024 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 15.03.2024 at 1600 hrs. at the below mentioned addresses. Interested bidders may be present at the time of opening the technical bid.

27) 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.

28) HPCL reserves its rights to cancel the entire advertisement (or) any locations advertised without giving any reasons thereof

Addresses of Regional Offices where Bids are to be submitted

1	Hindustan Petroleum Corporation Limited- Bhopal Retail Regional Office	S No
	Within 5 Kms from Aura Mall on any major road, Bhopal City	1
	Within 3 kms from junction of Raisen Road and Jk Road	2
2	Hindustan Petroleum Corporation Ltd.- Indore Retail Regional Office	S No
	Within 8 km from Changragupta Maurya Chauraha on any of the four connecting Roads	3
	Within 6 km from Vijay Nagar Square on any of the four connecting Roads	4
	Within WML of Indore	5
	Within 5 Km form Malwa Mill square on any of the 4 connecting roads	6