

## **REQUIREMENT OF LAND: KARNATAKA STATE**

### **TERMS AND CONDITIONS**

- 1. The land offered on National Highway shall meet the NHAI guidelines contained in Govt. of India, Ministry of Road Transport & Highways letter no.RW/NH-33023/19/99-DO-III dated 25.9.2003, 17.10.2003, 24.7.2013 and letter no. RW/NH-33032/01/2017-S&R (R) dated 26.6.2020 and further amendments, if any.**
- 2. The land offered on State Highways shall meet the applicable IRC norms.**
- 3. The property should have a clear and marketable title.**
- 4. The bidders shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural Permission, Income-tax clearance, Nil-Encumbrance Certificates etc.**
- 5. Plots of land with availability of electricity and water connection will be preferred.**
- 6. In case of Joint bidders or if entire land does not belong to the Bidder, then group of persons who have plots contiguous to each other meeting our requirement can quote through one of them holding Power of Attorney for others.**
- 7. 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/lease deed.**
- 8. The land proposed for sale should be clearly partitioned and the title document/Khewat / Khatauni, Khasra /Girdawari should clearly indicate and confirm the same.**
- 9. 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.**
- 10. Land coming under green belt shall not be considered.**
- 11. Brokers and property dealers need not apply.**
- 12. This Advertisement is not meant for Retail Outlet Dealerships.**
- 13. Those who have submitted their offer(s) for any of the above locations in response to our earlier advertisement(s) should submit fresh offer(s) if interested.  
Offers should be submitted on a two bid system in two different sealed envelopes  
as under :  
(A) TECHNICAL BID:  
Details of the plot of land offered along with documents if any, must be signed and put in a sealed envelope clearly**

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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.

- i. Name of the applicant with full address and contact number**
- ii. Name(s) of the owner(s) of the land**
- iii. Key Plan showing details of the property**
- iv. Area offered for lease along with dimensions of the plot.**
- v. 7/12 Extract or its equivalent viz, Khatauni, Jamabandi, Khasra, Girdawari, Chitta, Adangal etc. and title deed viz., Sale Deed, Patta with link documents etc. establishing the ownership of land.**
- vi. Power of Attorney holders should submit a copy of Registered Power of Attorney. Offers received without the documents stipulated in item (v) and (vi) will be rejected.**

#### **(B) FINANCIAL BID:**

The financial bid should contain the following:

- (i) Expected sale consideration in Rs. .... per sq. mtr. (in case of sale)**
  - (ii) Expected basic monthly rental in Rs..... per sq. mtr with enhancement, if any (in case of lease)**
- (Please clarify whether the offer is for sale or lease or for both).

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

**14. Both sealed Technical and Financial Bid envelopes should be put in a third envelope sealed and superscribed as “Offer for land at.....”.**

**15. 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.**

**16. 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 is 25th January.2021, 16.00 hrs at the respective offices as mentioned below:

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Offers received after the due date and time will not be considered.

The technical bid will be opened on 25th January at 16.00 hrs at the below mentioned addresses. Interested bidders may be present at the time of opening technical bid.

HINDUSTAN PETROLEUM CORPORATION LTD. reserves the right to cancel the entire advertisement or any location advertised without assigning any reason.

#### **For Locations at Sr. No. 1 to 208**

Dy. General Manager – Retail

HINDUSTAN PETROLEUM CORPORATION LIMITED

Bangalore Retail Regional Office

No 77, Old Madras Road

Doorvani Nagar Post

K.R. Puram

BENGALURU - 560016 (For assistance: Chief Manager - RE & MIS Mobile no: 9007040224)

KARNATAKA

#### **For Locations at Sr. No. 209 to 340**

Dy. General Manager – Retail

HINDUSTAN PETROLEUM CORPORATION LIMITED

Belgaum Retail Regional Office

Sambhaji Road, R C Nagar

P Box no 529

BELGAUM - 590006 (For assistance: Chief Manager - RE & Analytics Mobile no: 9542076633)

KARNATAKA

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**For Locations at Sr. No. 341 to 450**

**Dy. General Manager – Retail**

**HINDUSTAN PETROLEUM CORPORATION LIMITED**

**Mangalore Retail Regional Office**

**1st floor, Deo Gratis Building**

**Chilimbi, Urva Stores**

**MANGALORE - 575006 (For assistance: Sr. Manager - Retail Engineering Mobile no: 9442588444)**

**KARNATAKA**

**For Locations at Sr. No. 451 to 520**

**Chief Regional Manager – Retail**

**HINDUSTAN PETROLEUM CORPORATION LIMITED**

**Bellary Retail Regional Office**

**SLV Gurudutta Towers**

**2nd Floor, Above Indian Bank**

**3rd Cross, Gandhinagar**

**BELLARY - 583 103 (For assistance: Manager - RE & MIS Mobile no: 9483521035)**

**KARNATAKA**

**Note: For locations advertised within Municipal Limits/ Corporation/ City Limits, more than one site can also be taken by Hindustan Petroleum Corporation Limited subject to commercial viability of the site/site potential**