



HINDUSTAN PETROLEUM CORPORATION LIMITED

(A Maharatna Company)

REQUIREMENT OF LAND (ONLY) IN HIMACHAL PRADESH - NOT FOR DEALERSHIP

Sealed offers are invited in 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 07.12.2020

S. No.	LOCATION	DISTRICT	MINIMUM PLOT SIZE (FRONT X DEPTH)
1	From Sissu to Keylong on NH-3	Lahaul & Spiti	20X20
2	Within 3 KMs of Kaza Gate towards Tabo on NH-5	Lahaul & Spiti	20X20
3	In or within 3 KMs of Village Nalsar on Road connecting Dadour to Chail-Chowk	Mandi	20X20
4	Kullu City, Within Municipal Limits	Kullu	20X20
5	Upto 5 KMs from Kullu City Municipal Limits on NH-3	Kullu	20X20
6	In or Within 3 KMs of Nerchowk	Mandi	20X20
7	From Dharampur to Kumarhatti on NH-5	Solan	20X20
8	From Dharampur to Kasauli	Solan	20X20
9	On Road connecting Slapper to Jarol on NH-154	Mandi	20X20
10	Within 5 KMs of Village Dadahu towards Nahan on Dadahu- Nahan Road MDR-1	Sirmaur	20X20
11	Within 15 KMs of Gara tunnel towards Nerchowk on RHS on New 4 lane highway from Kiratpur to Manali	Bilaspur	20X20
12	Between Village Bagher to Village Balohi on RHS on New 4 lane highway from Kiratpur to Nerchowk	Bilaspur	20X20
13	Upto 10 KMs from Rohru Bus Stand towards Hatkoti on Rohru Hatkoti Road	Shimla	20X20
14	Within 3 KMs of Village Rajgarh	Sirmaur	20X20
15	Between Matiana to Narkanda on NH-5	Shimla	20X20
16	Within 3 KMs of Punjab border on Anandpur Sahib - Naina Devi Road in Bilaspur Distt.	Bilaspur	20X20
17	Palampur City, Within Municipal Limits	Kangra	20x20
18	On NH-44 on LHS from Jalandhar to Pathankot, in Kangra District of Himachal Pradesh	Kangra	35x35
19	Dharamshala City, Within Municipal Limits	Kangra	20x20
20	Una City, Within Municipal Limits	Una	20x20
21	Within 1 KM of Village Dhaneta on Dhaneta-Kaloor Road	Hamirpur	20x20
22	In Village Bhatyund on Road connecting Villages Bhatyund-Manjir-Biana	Chamba	20x20
23	Village Karampur on Road connecting Palakhwal with Tahliwal	Una	20x20
24	Hamirpur City, Within Municipal Limits	Hamirpur	20x20
25	Within 1 KM of HP State Electricity Board Office on Road connecting Dhanotu and Dharamshala	Kangra	20x20
26	On NH-44 on RHS from Jalandhar to Pathankot, in Kangra District of Himachal Pradesh	Kangra	35x35
27	On Road connecting Radha Swami Satsang Bhawan, Una to Peer Nigahaa Darbar	Una	35x35
28	In/within 5 KMs of Jasoor on NH-154, in Kangra District	Kangra	35x35
29	On Shoghi - Mehli, Shimla By-Pass Road	Shimla	20x20
30	Between Butail Chowk and Subhash Chowk in Palampur	Kangra	20x20
31	Between SSB Chowk and Budha Mal Castle Banquet, Palampur City	Kangra	20x20
32	In Village Khubbar on Road connecting Indora with Kandrori	Kangra	20x20
33	Within 2 KMs of HPCL LPG Godown on Dari By-Pass, Dharamshala City	Kangra	20x20
34	In/within 5 KMs of Paprola on NH-154	Kangra	20x20
35	Una to Baruhi on RHS of NH-503	Una	35x35
36	Baruhi to Amb on RHS of NH-503	Una	35x35
37	Between Shillai to Ronhat on NH-707	Sirmaur	20X20

The detailed advertisement is available on our website : www.hindustanpetroleum.com (Open Path : Retail (Petrol Pumps) → Retail Outlets → RO Dealerships - COCOs → Advertisement for Land for Retail Outlets).



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www.hindustanpetroleum.com



Wear reusable face cover or mask



Wash hands frequently and thoroughly



Maintain Physical Distance
2 Gaj ki Doori (6 feet)

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

NOTE: LHS - Left Hand Side, RHS - Right Hand Side, NH - National Highway

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/NH33022/01/2017-S&R (R) dated 26.6.2020 and further amendments if any.
- 2) The property should have a clear and marketable title and the land should be on a motorable road with clear access across the frontage.
- 3) The bidders shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural Permission, Income-Tax clearance, Nil-Encumbrance Certificate etc.
- 4) Plots of land with availability of electricity and water connection will be preferred.
- 5) Payment will be made by Cheque / e-payment mode at the time of registration of Lease / Sale Deed.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) 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.
- 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) District authorities and other Government bodies can also apply against this advertisement. Preference shall be given to Government clients, if found suitable.
- 14) 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.
- 15) 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:

- (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) 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.
- (vi) 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:

- (i) Expected sale consideration in Rs..... Per Sqmtr. (in case of sale).
- (ii) 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".
- 16) Both sealed Technical and Financial Bid envelopes should be put in a third envelope sealed and superscribed as "Offer for land at
- 17) 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.
- 18) 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.
- 19) Land not meeting NH/SH/PWD/Town Planning norms for setting up of Retail Outlets are liable to get rejected.
- 20) 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.
- 21) HPCL reserves its rights to cancel the entire advertisement or any location advertised.
- 22) Separate offer should be given for each location.
- 23) In case of dispute, English version of advertisement will be final.
- 24) 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 office address indicated below by the due date (07.12.2020) & time (16:00 (ISD)). The offers received after the due date and time will not be considered. The technical bid will be opened on 07-12-2020 at 16:30 (ISD) at the office address indicated below. Interested bidders may be present at the time of opening the technical bid.

ADDRESS OF REGIONAL OFFICE:

HINDUSTAN PETROLEUM CORPORATION LTD., 3RD FLOOR, HAMEER HOUSE, LOWER CHAKKAR, SHIMLA (H.P.) – 171005.
PHONE NO.: 0177-2633841