



IndianOil



Indian Oil Corporation Limited

Marketing Division

Delhi & Haryana State Office

REQUIREMENT OF LAND FOR RETAIL OUTLET (PETROL/ DIESEL PUMP) IN THE STATE OF HARYANA

This advertisement is **ONLY** for Purchase / Long Lease of land and **NOT** for appointment of Dealership

Sealed offers are invited in two separate envelopes, (one containing the technical details of the site and the other containing the financial offer) from interested parties holding valid and clear marketable title of land in possession, on the date of release of this advertisement for transfer of plot of the land by way of outright Sale / Lease (minimum 19 years & 11 months with renewal option, preferably 30 years) to Indian Oil Corporation Limited for setting up Retails Outlets at the following locations:

Sr No	State	District	Location	Divisional Office	NH / SH / CITY / TOWN	Minimum Plot Size
1	Haryana	Gurgaon	From Kherki Daula Toll to Bilaspur Chowk on NH48 on LHS while moving from Delhi to Jaipur	Gurgaon DO	NH48	Area: Min 1.5 Acre Frontage: Minimum 72 meters
2	Haryana	Palwal	From KM Stone 62 to KM Stone 72 on NH44 on LHS while moving from Delhi to Mathura	Gurgaon DO	NH44	Area: Min 1.5 Acre Frontage: Minimum 72 meters
3	Haryana	Palwal	From KM Stone 64 to KM Stone 73 on NH44 on RHS while moving from Delhi to Mathura	Gurgaon DO	NH44	Area: Min 1.5 Acre Frontage: Minimum 72 meters
4	Haryana	Nuh	From KM Stone 77 to KM Stone 86 on NH 248A while going from Gurgaon to Alwar	Gurgaon DO	NH 248A	Area: Min 1.5 Acre Frontage: Minimum 72 meters
5	Haryana	Sonipat or Panipat	LHS side while moving from Delhi to Ambala on NH-44 in the district of Sonipat & Panipat	Panipat DO	NH44	Area: Min 1.5 Acre Frontage: Minimum 72 meters

The following may kindly be noted:

- Plot size mentioned in the advertisement is the minimum eligibility criterion. Plot of bigger size can be taken subject to availability and requirement of Indian Oil Corporation Ltd.
- The land offered on a National Highway should not be within 1 km radius from Toll Bridge / NH-SH-MDR Crossing and should preferably be at least 1 km away from the nearest existing Retail outlet on the same side.
- Within City / Town limits, plots of smaller dimensions can also be considered, provided they are suitable for setting up a Retail Outlet.
- Frontage of the plot of land should be abutting the main road, with proper approach road to the plot of land.
- The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural conversion. Income Tax clearance. Non-encumbrance certificate etc.
- The bidder will ensure that the land offered meets the requirements of NHAI in the case of land on National Highway.
- Land should be preferably leveled, more or less at Road level, in one contiguous lot.
- The plot should be free from overhead high-Tension power line, product / water pipeline / canals / drainage / nullahs / public road / railway line etc.
- The plot should be free of all encumbrances / encroachments / religious structures etc. Necessary documents to this effect duly notarized shall be furnished along with the offer.
- If the entire parcel of land required does not belong to one owner, then the group of owners who have plots contiguous to each other and meeting our requirement can quote through one registered Power of Attorney holder. However, Indian Oil shall only deal with the Power of Attorney holder. Copy of the required Power of Attorney from each owner duly endorsed should be enclosed with the offer.
- Those offering Agricultural land shall convert the same to Non-Agricultural, more particularly commercial conversion for use of retail outlet / infrastructural facilities and other allied purpose at their own expenses and cost.
- District authorities and other Government bodies can also apply against this advertisement. Preference will be given to Government land if found suitable.
- As estimated by Indian Oil, the following additional cost will also be considered for commercial evaluation of bids (i) Cost of land filling / consolidation / cutting, including cost of retaining wall / Hume pipes etc. as well as cost for development of ingress / egress to bring the offered site to road level (ii) Cost of other physical parameters like shifting / laying of Telephone / Electrical lines.
- Brokers / Property Dealers need not apply.
- Indian Oil takes no responsibility for delay, loss or non-receipt of documents send by post / fax. Received quotations are merely offers and do not bind Indian Oil in any manner.
- Site's **Petrol + Diesel** total sales potential of Petrol Pump land must be minimum **400 Kilo Liter per month**.
- Indian Oil reserves the right to reject any or all the offers for not finding site sales potential as per potential mentioned or even without assigning any reasons thereof.
- The proposed land should either be situated on such a stretch of the National Highway that the proposed land is either directly accessible from the Highway (not through a service lane), or the boundary of the proposed land is not more than 100 meters away from the exit from the Highway for the service lane for reaching the plot.

OFFERS SHOULD BE SUBMITTED IN THE DOUBLE-BID SYSTEM AS UNDER:

(A) TECHNICAL BID:

Details of the plot of land offered, along with copies of documents, duly signed is to be submitted. Technical bid should not contain details of proposed price of land / reference of cost of land. Bidder should submit the following details:

1. Name of the owner(s) of the land.
2. Key plan showing details of the Property situation of the plot.
3. Area offered for sale / lease along with dimensions of the plot.
4. '7/12' Extracts or its equivalent viz. Khatoni, Jamabandi, Khasra, Girdawari etc. and the latest Title Deed viz. Sale Deed etc. showing the ownership of the land duly attached / certified as true copy.
5. Power of Attorney holder should submit a copy of the Registered Power of Attorney.

Offers received without the documents / details as stipulated above, are liable to be rejected.

NOTE: The Technical bid should be placed in a separate envelope and marked as "TECHNICAL BID".

(B) FINANCIAL BID:

Financial Bid should contain the following details:

- I. Whether the offer is for sale or for lease or for either sale or lease.
- II. In case of sales, expected Sale Consideration in Rupees
- III. In the case of lease, expected Lease rental per month in Rupees and period of lease (in years).

NOTE: The Financial bid should be placed in a separate envelope and marked as "FINANCIAL BID".

Offers received without the documents / details stipulated above are liable to be rejected.

BOTH THE TECHNICAL BID & FINANCIAL BID SHOULD BE SEALED SEPARATELY AND THEN PUT IN 3rd ENVELOPE AND SEALED DULY SUPER SCRIBED AS "OFFER FOR LAND AT _____ (Location name)"

Interested parties may apply on or before the due date & time indicated below at the following address:

For S. No. 1 to 4	Divisional Retail Head, Gurgaon Divisional Office, Indian Oil Corporation Limited, Plot no. 83, Institutional Area, Sector-18, Gurugram-122015 (Haryana), Contact no. 0124-3645690
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For S. No. 5	Divisional Retail Head, Panipat Divisional Office, Panipat Marketing Complex, Vill - Baholi, PO Panipat Refinery, Panipat - 132140 Haryana Contact No: 0180 2578074
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The last date for submission of bid is 16.06.2025 at 1700hrs. at the above addresses. Offers received after the due date and time will not be considered. The offer submitted should be valid for a period of 150 days from the due date or such extended period as may be mutually accepted.
