



IndianOil



Indian Oil Corporation Limited

Marketing Division

Punjab State Office

REQUIREMENT OF LAND FOR RETAIL OUTLET (PETROL/DIESEL PUMP) IN THE STATE OF PUNJAB, J&K AND HP

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 Retail Outlets at the following locations:

COCO SITES :

S.No.	DO NAME	Name of Location	Class of Market	District	MS Projecte KLPM (2nd	HSD Project KLPM (2nd y
a	Amritsar	NH54 Dhariwal Bye Pass Amritsar to Gurdas	D1	Gurdaspur	142	275
b	Amritsar	Amritsar City(WML) Ratan Singh Chowk to Majitha Road	B	Amritsar	210	105
c	Jalandhar	Upto 5km from Kapurthala Chowk , Jalandhar towards Kapurthala on NH703A on both sides	B	Jalandhar	210	120
d	Jalandhar	Between Curo Mall to Jalandhar Heights 2 (Either side)	B	Jalandhar	220	100
e	Chandigarh	WML Chandigarh Road (NH-5)	B	LUDHIANA	230	220
f	Chandigarh	Mohali Outside Municipal Limits (Teshil Mohali)	C	S.A.S.Nagar	200	100
g	Chandigarh	Peer Muchalla (Zirakpur WML)	C	S.A.S.Nagar	200	150

h	Jammu	WML Srinagar City	B	Srinagar	220	180
i	Jammu	WML Jammu	B	Jammu	200	100
j	Shimla	within 6km of ISBT Dharamshala towards Mcleodganj on NH503	D1	Kangra	185	220
k	Sangrur	WML Patiala City	B	Patiala	200	100

For sites a to k - Minimum dimensions of plot size shall be 20 m * 25 m (500sqm area) (for B/C Class of marker) and 35 m * 35 m (1225 sqm area) (for D1 Class of market)

LFR SITES :-

Sr No	State	District	Location	Divisional Office	NH / SH / CITY / TOWN	Minimum Plot Size
1	Punjab	Fazilka	Between km stone 5 to km stone 32, on RHS while going from Abohar to Sri Ganganagar on NH-62, not below flyover	Bathinda DO	NH62	Area: Min 1.5 Acre Frontage: Minimum 72 meters
2	Punjab	Bathinda	On NH-7, between km stone 137 to km stone 167 , left hand side while moving from Bathinda to Sangrur, not below flyover	Bathinda DO	NH07	Area: Min 1.5 Acre Frontage: Minimum 72 meters
3	Punjab	Amritsar	Within 20 kms from Amritsar haveli towards Jalandhar on both sides of nh-3, not below flyover	Amritsar DO	NH03	Area: Min 1.5 Acre Frontage: Minimum 72 meters
4	Punjab	Ludhiana/ Fatehgarh Sahib	KM Stone 551 to KM Stone 595 on NH 44 (LHS of Jalandhar-Panipat highway), not below flyover	Chandigarh DO	NH 44	Area: Min 1.5 Acre Frontage: Minimum 72 meters
5	Himachal Pradesh	Solan	Between Government College, Nalagarh and Hotel Le Mariet on NH 105	Shimla DO	NH105	Area: Min 1.5 Acre Frontage: Minimum 72 meters
6	Jammu & Kashmir	Anantnag ,Pulwama & Kulgam	Between KM Stone 221 to 284 while going from Qazigund to Lasjan, Srinagar on Left Hand Side of NH-44 while going from Jammu to Srinagar	Jammu DO	NH 44	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 atleast 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 NHA 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 alongwith 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 sent 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 2	DIVISIONAL RETAIL SALES HEAD, INDIAN OIL CORPORATION LIMITED (MD), BATHINDA DIVISIONAL OFFICE, BATHINDA MARKETING TERMINAL, PHOOS MANDI, MANSA ROAD, BATHINDA 151001
For S. No. a , b, 3	DIVISIONAL RETAIL SALES HEAD, INDIAN OIL CORPORATION LIMITED, AMRITSAR DIVISIONAL OFFICE, 2ND FLOOR, SCO 89, DISTRICT SHOPPING CENTRE, B-BLOCK, RANJIT AVENUE, AMRITSAR 143001
For S. No. 4 ,	DIVISIONAL RETAIL SALES HEAD, CHANDIGARH DIVISIONAL OFFICE, INDIAN OIL

e, f, g	CORPORATION LIMITED (MD),SCO 35-36, SECTOR-7C, MADHYA MARG, CHANDIGARH, PIN CODE-160019
For S. No. 5, j	DIVISIONAL RETAIL SALES HEAD, INDIAN OIL CORPORATION LIMITED (MD), SHIMLA DIVISIONAL OFFICE, S.D.A. COMPLEX, BLOCK-21, KASUMPTI, SHIMLA, HIMACHAL PRADESH PIN CODE-171009
For S. No. 6, h, i	DIVISIONAL RETAIL SALES HEAD, INDIAN OIL CORPORATION LIMITED (MD), JAMMU DIVISIONAL OFFICE, 22-O/B, RAIL HEAD, JDA COMMERCIAL COMPLEX, GANDHI NAGAR, JAMMU TAWI-180012
For S. No. c, d	DIVISIONAL RETAIL SALES HEAD, INDIAN OIL CORPORATION LIMITED (MD), JALANDHAR DIVISIONAL OFFICE, SUCHIPIND BYEPASS ROAD, JALANDHAR, PUNJAB -144009
For S. No. k	DIVISIONAL RETAIL SALES HEAD, INDIAN OIL CORPORATION LIMITED (MD), SANGRUR DIVISIONAL OFFICE, ELWAL ROAD NEAR AISHWAN BEED, PUNJAB - 148001

The last date for submission of bid is extended to 18.08.2025 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.

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