



IndianOil



Marketing Division

Bihar State Office

REQUIREMENT OF LAND FOR RETAIL OUTLET (PETROL/ DIESEL PUMP) IN THE STATE OF BIHAR AND JHARKHAND

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:

Sl No	LOCATION	District	Frontage (In Mtrs)	Depth (In Mtrs)
1	Withing Municipal Limit of Bhagalpur (Not on NH)	Bhagalpur	35	35
2	Within Municipal limit of Purnea on KALABHAVANTO CHANPURA RD VIS MADNI MASJID	Purnia	35	35
3	Within Municipal limit of Samastipur Town	Samastipur	35	35
4	On NH 131 A RHS between Naraenpur (Block- Manihari) and Rautara Toll Plaza, Katihar	Katihar	60	60
5	Within 3KM from Pronnat Madhya Vidyalaya Kadwamaran, Block Chandan towards Telwa Bazar on NH 333A	Banka	60	60
6	Belauri Chowk towards Khushkibagh on NH 131A (Dist Purnia)	Purnia	60	60
7	Within 20 Kms from Araria Zero Mile towards Jokihat on NH327 on LHS	Araria	60	60
8	Within 20 Kms from Araria Zero Mile towards Jokihat on NH327 on RHS	Araria	60	60
9	Between 1 km to 6 km from Barauni Zero mile towards Mokama on NH 31 on RHS	Begusarai	60	60
10	Between Barauni Zero Mile and New Simariya Bridge on LHS while traveling towards Mokama	Begusarai	60	60
11	Between 1 km to 6 km from Teghra towards Bachwara on NH 122	Begusarai	60	60
12	Within 7km form Khaira Chowk towards Mahisori Chowk, Jamui LHS on NH333	Jamui	60	60
13	Within 4 km from Gerabari Chowk towards Purnia on NH 231	Katihar	60	60
14	On new bypass road connecting NH 31 to NH 327 E from Kishanganj to Bahadurganj	Kishanganj	60	60
15	Within 2.5 km from Junction of NH131 and NH231 Toward Madhepura on NH131	Madhepura	60	60

16	Within 3 kms from Khushkibagh chowk towards Katihar on NH 131 A	Purnia	60	60
17	Within 8KM from Maranga Chowk towards Bhanbhag on NH 231	Purnia	60	60
18	Within 5 KM from Tajpur Chowk towards Muzzafarpur on AH-42	Samastipur	60	60
19	Within 4 km from Simrahi Golambar Zero mile towards bhaptiyahi LHS on NH27	Supaul	60	60
20	Within 3 km from Veer Kunwar Singh Chowk towards Manjhaul on SH 55	Begusarai	45	45
21	On SH-85 from Akbarnagar towards Shahkund	Bhagalpur	45	45
22	From DRM Office Chowk to Gol Building Bhuiphore via hirapur - saraidhela (Within Municipal Limits)	Dhanbad	35	35
23	From Memko More to Gol Building Bhuiphore (Within Municipal Limits)	Dhanbad	35	35
24	From Bank More to Digwadih (Within Municipal Limits)	Dhanbad	35	35
25	From Digwadih to Kandra Chowk (Within Municipal Limits)	Dhanbad	35	35
26	From City Centre Combined Building to Memko More (Within Municipal Limits)	Dhanbad	35	35
27	From Main Gate of Circuit House, Pakur to Railway Station Main gate within Municipal Limits	Pakur	35	35
28	From Ranga More till end of Deoghar District on Banka-Deoghar Road	Deoghar	35	35
29	From Bada chowk (Maharaja Agrasen Chowk) towards Dumri on NH 114A (Within Municipal limit)	Giridih	35	35
30	From Bada Chowk (Maharaja Agrasen Chowk) towards Tundi on SH13 (Within Municipal Limit)	Giridih	35	35
31	From Nahar Chowk to Mishan Chowk via Kargil Chowk within Municipal Limits	Godda	35	35
32	Within Ukrid More to Jena More on NH23 in Bokaro District.	Bokaro	60	60
33	Within Ukrid More to ITI More on NH23 in Bokaro District	Bokaro	60	60
34	Within ITI More to Telmacho Bridge on NH32 in Bokaro District.	Bokaro	60	60
35	Within ITR More to Pindrajora on NH23 in Bokaro District.	Bokaro	60	60
36	On Poreyahat bypass on NH 133	Godda	60	60
37	Between Kilometer stone number 155 to VIP chowk Deoghar on NH333 (Within Municipal limit)	Deoghar	60	60
38	Between Swami vivekanand chowk to Amrapada Chowk on SH 18	Dumka	45	45
39	Within Municipal limit of Muzaffarpur (Medical College to Akharaghat Bridge)	Muzaffarpur	35	35
40	Between Imli Chowk to Chhata Chowk via Mithanpura Chowk and Kalambagh Chowk in Muzaffarpur Town	Muzaffarpur	35	35
41	Between Bairiya Golambar to Saraiyaganj tower on Muzaffarpur- Old Motihari Road.	Muzaffarpur	35	35
42	Between End of Bishunpura Flyover at Chakia and Umdha Chowk on New Chapra Bypass, NH 31	Chapra	60	60
43	Within 10 KM from ByPass chowk Motihari (Bariyarpur) towards Awadesh Chowk on NH 527 D (excluding Flyover)	East champaran	60	60
44	Within 4 km on either side from intersection of Shobhan Bypass and NH27 on NH27	Darbhanga East	60	60
45	Within 10 km from Bakarpur zero mile on NH 139W towards Muzaffarpur	Saran	60	60

46	Between Nanosati Chowk and Main gate of Lakshya International School on NH727	West champaran	60	60
47	Between AIIMS to Naubatpur on RHS of Canal towards Naubatpur.	Patna	35	35
48	Between Danapur Cantonment to Shivala Par Chowk on Danapur Naubatpur Road	Patna	35	35
49	Between intersection of NH-139 & Khemnichak Road and Braham Deo Chowk on Khemnichak Road	Patna	35	35
50	Between intersection of NH-31 & Mahuli Road and Smrity Paper Mills on Mahuli Road	Patna	35	35
51	Between intersection of NH-31 & Gaurichak-Deedarganj road and Patna paper Mill private limited on Gaurichak-Deedarganj Road	Patna	35	35
52	Between intersection of Jaganpura-Chipura Road & Parsa-Sampatchak Road and intersection of Parsa-Sampatchak Road & Old Patna-Gaya-Dobhi Road	Patna	35	35
53	Gola Road (Between Bailley Road to Danapur Bankipur Road)	Patna	35	35
54	Ashiyana Digha Road (Between Bailley Road to Danapur Bankipur Road)	Patna	35	35
55	Jadeopath Anishabad Road Between Bailley Road to Khagaul Road	Patna	35	35
56	On Kurji Ashiyana Road (Between Atal Path to Ashiyana Digha Road)	Patna	35	35
57	On Ashok Rajpath (Between Gandhi maidan to Fatuha Road)	Patna	35	35
58	on Danapur Bankipur Road (Between Gandhi Maidan to Bidheshwar Singh College, Danapur)	Patna	35	35
59	On Gai Ghat Road between Biscoman Golambar to Gaighat	Patna	35	35
60	Aqua City Road (Between Tribhuwan Mode to Aqua City)	Patna	35	35
61	On Rukanpura Khagaul Nahar Road (Between Bailley Road to Jagjeevan Stadium Danapur Junction)	Patna	35	35
62	NH-22, LHS (On LHS of NH-22, Between intersection of NH-22 & 139 and Mahuli while going towards Gaya from Patna)	Patna	60	60
63	From Dhurva Golchakar to HEC Gate 1 on Dhurva Road	Ranchi	35	35
64	From RIMS Hospital to Booty More on Bajara-Bariyatu Road	Ranchi	35	35
65	From HEC Gate 1 to Sahajanand Chowk on Bypass Road	Ranchi	35	35
66	From Karamtoli Chowk to Ranchi Science Center, Tagore Hill Road	Ranchi	35	35
67	From Birsa Chowk to Hatia Chowk on Khunti-Chaibasa Road	Ranchi	35	35
68	From Shahdeo Chowk (Governor House Chowk) to Kanke Chowk on Kanke Road	Ranchi	35	35
69	From Kamre Mandir to Ratu Road Chowk on NH39	Ranchi	35	35
70	From Circuit House Chowk to Marine Drive Rd. on River Meet Rd. on either side	East Singhbhum	35	35
71	On Marine Drive Rd from Domuhamni to Subarnarekha Link Road junction	East Singhbhum	35	35
72	From Sakchi Chowk towards Baridih Chowk on Straight Mile Rd.	East Singhbhum	35	35
73	From Adityapur-Bistupur Chowk till Regal Circle on Bistupur Main Road	East Singhbhum	35	35

74	Left side on the Adityapur Kanda Road between New Kharkhai Bridge to DVC More	Saraikela Kharasawan	35	35
75	Right side on the Adityapur Kanda Road between New Kharkhai Bridge to DVC More	Saraikela Kharasawan	35	35
76	Left side on the Adityapur Kanda Road between Gamharia Thana to DVC More	Saraikela Kharasawan	35	35
77	Right side on the Adityapur Kanda Road between Gamharia Thana to DVC More	Saraikela Kharasawan	35	35
78	From Shahid Chowk to Sujata Chowk on Mahatma Gandhi Main Road	Ranchi	35	35
79	From Lalpur Chowk to Kokar Chowk on old Hazaribagh Road	Ranchi	35	35
80	From Medical Corridor circle till Hurlung Bridge via Vijaya Gardens	East Singhbhum	35	35
81	Within the municipal limits of Hazaribagh Town	Hazaribagh	35	35
82	Within 42 KM from Odisha (Jaintgarh) Border on NH 20(Old NH 75) towards Chaibasa.	West Singhbhum	60	60

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.
- For locations within City / Town limits, more than one site can also be taken subject to commercial viability of the site / site potential.
- 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 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 IndianOil, 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.
- IndianOil takes no responsibility for delay, loss or non-receipt of documents send by post / fax. Received quotations are merely offers and do not bind IndianOil in any manner.
- IndianOil reserves the right to reject any or all the offers without assigning any reasons thereof.

OFFERS SHOULD BE SUBMITTED IN 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. The 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. Khatauni, Jamabandi, Khasra, Girdawari etc. and the 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 sale, expected Sale Consideration in Rupees.
- III. In 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:

Location Sl.No	Address for submission of bid / application
For Sr. No. 01 to 21	Divisional Retail Sales Head, Indian Oil Corporation Limited Begusarai Divisional Office, Indian Oil Bhawan (Green Office Building) Har Har Mahadev Chowk, NH 31, Dist. Begusarai, Bihar, Pin. 851117
For Sr. No. 22 to 38	Divisional Retail Sales Head, Indian Oil Corporation Limited Dhanbad Divisional Office, Indian Oil Bhawan, Luby Circular Road, Dhanbad-826001
For Sr. No. 39 to 46	Divisional Retail Sales Head, Indian Oil Corporation Limited Muzaffarpur Divisional Office, Krishna Complex, Akharaghar, Muzaffarpur 842001
For Sr. No. 47 to 62	Divisional Retail Sales Head, Indian Oil Corporation Limited Patna Divisional Office, 3A Mauryalok Complex, Dak Bunglow Road, Patna-800001
For Sr no 63 to 82	Divisional Retail Sales Head, Indian Oil Corporation Limited, Ranchi Divisional Office, Namkum, Ranchi-834010

Last date for submission of bid is 04.03.2026 at 17:00 hrs. 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.
