



IndianOil



Marketing Division

Uttar Pradesh State Office - II

REQUIREMENT OF LAND FOR RETAIL OUTLET (PETROL/ DIESEL PUMP) IN THE STATE OF UTTARAKHAND & UTTAR PRADESH

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	DISTRICT	LOCATION	DIVISIONAL OFFICE	NH/SH /CITY /TOWN/ODR/MDR	MINIMUM PLOT SIZE IN METERS (FRONTAGE X DEPTH)
1	AGRA	Within Municipal limits of Agra Not on NH , District : Agra , State : Uttar Pradesh	Agra	City	20 x 20
2	AGRA	BETWEEN KM STONE NO. 18 AND 42 ON NH-21 LHS , District : AGRA , State : UTTAR PRADESH	Agra	NH	35 x 35
3	AGRA	BETWEEN KM STONE NO. 1 AND 9 ON NH-AB RHS (PART OF NH-44) , District : AGRA , State : UTTAR PRADESH	Agra	NH	35 x 35
4	AGRA	BETWEEN KM STONE NO. 118 AND RAJASTHAN BORDER ON NH-44 LHS , District : AGRA , State : UTTAR PRADESH	Agra	NH	35 x 35
5	AGRA	Between KM Stone 175 to 217 on NH19 (Delhi-Kanpur RHS) , District : Agra , State : Uttar Pradesh	Agra	NH	35 x 35

6	ETAWAH	FROM MANIKPUR MODE TO MP BORDER ON NH-719 ETAWAH TO GWALIOR LHS, District: Etawah	Agra	NH	35 x 35
7	FIROZABAD	Between Km stone no. 235 and 245 on NH19 (Delhi-Kanpur LHS) , District : Firozabad , State : Uttar Pradesh	Agra	NH	35 x 35
8	HATHRAS	On New NH 530 B within district Hathras , District : Hathras , State : Uttar Pradesh	Agra	NH	35 x 35
9	MATHURA	Within Municipal Limit of Mathura-Vrindavan City(not on NH) , District : Mathura , State : Uttar Pradesh	Agra	City	20 x 20
10	MATHURA	On New NH530B Mathura-Bareilly road , Tehsil : Sadar , District : Mathura , State : Uttar Pradesh	Agra	NH	35 x 35
11	Bareilly	Between Choupla Chauraha and Mani Nath Dwar on Bareilly - Badaun Road, Bareilly	Bareilly	City	20 x 20
12	Bareilly	Mini Bye pass Road, Bareilly	Bareilly	City	20 x 20
13	Bareilly	BETWEEN SELECTION POINT TOWER AND STADIUM ROAD DD PURAM WITHIN MUNICIPAL LIMIT OF BAREILLY	Bareilly	City	20 x 20
14	Bareilly	Between Satellite Bus Stand and Trishul Chauraha on Pilibhit Bye Pass Road, Bareilly	Bareilly	City	20 x 20
15	Bareilly	BETWEEN HOTEL PRAKASH CONTINENTAL AND NH 30 INTERSECTION ON BISALPUR ROAD NON NH, BAREILLY	Bareilly	City	20 x 20
16	Bareilly	Between Jhumka Chauraha and Chowki Chauraha on Rampur Road, Bareilly	Bareilly	City	20 x 20
17	Lakhimpur Kheri	Between the Intersection NH731 and SH 101 to Golden Flower School on SH 101 towards sampooranagar, lakhimpur Kheri	Bareilly	SH	35 x 35
18	Rampur	Shaukat Ali road, Rampur	Bareilly	Town	20 x 20

19	Rampur	Between Rampur Railway Junction and Modipur Hotel Rampur	Bareilly	Town	20 x 20
20	Pilibhit	Within Municipal Limit of Pilibhit	Bareilly	Town	20 x 20
21	Dehradun	Dehradun WML on Saharanpur road	DEHRADUN	City	20 x 20
22	Dehradun	Dehradun WML on Mohkampur road (NH-7)	DEHRADUN	NH	35 x 35
23	Dehradun	Dehradun WML on Rajpur road	DEHRADUN	City	20 x 20
24	Dehradun	Dehradun WML on Mussoorie road	DEHRADUN	City	20 x 20
25	Haridwar	BHEL Haridwar on Madhya Marg	DEHRADUN	City	35 x 35
26	Haridwar	Haridwar WML on Delhi Highway	DEHRADUN	NH	35 x 35
27	Haridwar	From Chhatrapati Shivaji Maharaj Chowk to Rampur Chungi on Roorkee-Dehradun Rd	DEHRADUN	Town	35 x 35
28	Udham Singh Nagar	Between Radission Blu Rudrapur to Pantnagar Airport on NH-87 (New NH-109)	DEHRADUN	NH	35 x 35
29	Dehradun	Dehradun WML on Shimla Road	DEHRADUN	SH	20 x 20
30	Aligarh	WITHIN 4 KMS FROM KHAIRESHWAR CHAURAHA TOWARDS ETAH, RHS WHILE GOING FROM GHAZIABAD TOWARDS ETAH ON NH34	Moradabad	NH	35 x 35
31	Aligarh	WITHIN 4 KMS FROM KHAIRESHWAR CHAURAHA TOWARDS ETAH, LHS WHILE GOING FROM GHAZIABAD TOWARDS ETAH ON NH34	Moradabad	NH	35 x 35
32	Sambhal	WITHIN 2 KMS RHS FROM GANGA EXPRESSWAY INTERSECTION WITH NH 509 WHILE MOVING FROM BEHJOI TOWARDS MORADABAD ON NH 509	Moradabad	NH	35 x 35
33	Moradabad	WITHIN MUNICIPAL LIMITS OF MORADABAD BETWEEN CHAUDHARY CHARAN SINGH CHOWK AND GAGAN BRIDGE ON DELHI ROAD	Moradabad	City	20 x 20

34	Bijnor	WITHIN 7 KM FROM HOTEL KANHA & RESORT ON NH 34 TOWARDS BAIRRAGE	Morad abad	NH	35 x 35
35	Aligarh	WITHIN 8 KMS FROM KHERESWAR CROSSING TOWARDS TAPPAL ON NH 334D ON EITHER SIDE OF THE ROAD	Morad abad	NH	35 x 35
36	Aligarh	BETWEEN KM STONE NO 116 AND 124 ON NH 34 ON LHS WHILE GOING FROM GHAZIABAD TOWARDS ALIGARH	Morad abad	NH	35 x 35
37	Bijnor	WITHIN MUNICIPAL LIMIT OF NAJIBABAD	Morad abad	Town	20 x 20
38	Amroha	FROM BRIJGHAT BRIDGE TO GAJRAULA ON RHS WHILE GOING FROM BRIJGHAT BRIDGE TOWARDS GAJRAULA ON NH-09 HAVING DIRECT ACCESS TO THE MAIN NH CARRIAGEWAY, DISTRICT AMROHA	Morad abad	NH	35 x 35
39	Saharanpur	WITHIN MUNICIPAL LIMITS OF SAHARANPUR UPTO 1KM OF JOGIAN PUL ON SAHARANPUR BEHAT ROAD WHILE MOVING TOWARDS BEHAT	NOIDA	ODR	20 x 20
40	Saharanpur	WITHIN MUNICIPAL LIMITS OF SAHARANPUR BETWEEN VIKAS BHAWAN (SAHARANPUR) AND UPSRTC ROADWAYS WORKSHOP ON RHS ON DELHI SAHARANPUR ROAD WHILE MOVING TOWARDS SAHARANPUR	NOIDA	ODR	20 x 20
41	Meerut	Between Hapur Adda Chauraha to L-Block Tiraha	NOIDA	NH	35 x 35
42	Meerut	Between Hapur Adda Chauraha to Tejgarhi Chowk on NH709A	NOIDA	NH	35 x 35
43	GautamBuddh Nagar	On Noida- greater Noida Link Road(RHS)	NOIDA	MDR	20 x 20
44	GautamBuddh Nagar	Sector Omicron - I , II , III	NOIDA	MDR	20 x 20

45	Ghaziabad	Within Sun City Ghaziabad	NOIDA	MDR	20 x 20
46	Ghaziabad	Indirapuram On Shaheed Captain Manoj Pandey Marg from NH-9 till Madan Mohan Malviya Marg on both sides	NOIDA	ODR	20 x 20
47	Ghaziabad	From NH-24 Cut to Sarvodya Hospital, Kavi Nagar on both Sides	NOIDA	ODR	20 x 20
48	Ghaziabad	Within Koyal Enclave , Ghaziabad	NOIDA	ODR	20 x 20

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 10	Divisional Retail Sales Head, Indian Oil Corporation Limited, Agra Divisional Office IndianOil Bhawan 65/2, Sanjay Place , Agra Uttar Pradesh- 282002
For Sr. No. 11 to 20	Divisional Retail Sales Head, Indian Oil Corporation Limited, Indian Oil Bhawan, Bareilly Divisional Office, 35-A, Kamla Nehru Marg, Civil Lines, Bareilly (U.P.) - 243 001.
For Sr. No. 21 to 29	Divisional Retail Sales Head, Indian Oil Corporation Limited, Dehradun Divisional Office 1st Floor, Paras Tower, Saharanpur Road, Majra, Dehradun Uttarakhand-248001
For Sr. No. 30 to 38	Divisional Retail Sales Head, Indian Oil Corporation Limited, Moradabad Divisional Office Behind Khwaja Filling Station NH-09 Pakbara Moradabad-244102 (U.P.)
For Sr. No. 39 to 48	Divisional Retail Sales Head, Indian Oil Corporation Limited, Noida Divisional Office, 1st Floor, Oil Industry Development Board, Sector-73, Gautambuddh Nagar, Uttar Pradesh -201304

Last date for submission of bid is 06.07.2025 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.
