

# ADVERTISEMENT FOR PROCUREMENT OF LAND

## INDIAN OIL CORPORATION LIMITED

### REQUIREMENT OF LAND FOR RETAIL OUTLET (PETROL / DIESEL PUMP) IN THE STATES OF MADHYA PRADESH AND CHHATTISGARH

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 and 11 months with renewal option) to Indian Oil Corporation Limited for setting up a Retail Outlet at the following locations:

Sr. No.	State	District	Location	Road type NH/SH/ City/Town	Minimum frontage of the plot (m)	Minimum depth of the plot (m)	Minimum Area of the plot (Sq m)
1	Madhya Pradesh	Bhopal	Within municipal limit of Bhopal City	City Road	25	25	625
2	Chhattisgarh	Bilaspur	Vyapar Vihar Road, Bilaspur Within Municipal Limit	City Road	25	25	625
3	Chhattisgarh	Bilaspur	Link Road, Bilaspur Within Municipal Limit	City Road	25	25	625
4	Chhattisgarh	Bilaspur	Tarbahar Chowk to Gandhi Chowk, Bilaspur Within Municipal Limit	City Road	25	25	625
5	Chhattisgarh	Bilaspur	Dayalband road within WML, Bilaspur Within Municipal Limit	City Road	25	25	625
6	Chhattisgarh	Rajnandgaon	From KM Stone 326 to KM stone 342 on LHS while going from Raipur to Nagpur on NH-53 (Raipur- Nagpur Highway)	National Highway	45	45	2025
7	Chhattisgarh	Bastar	From KM stone 272 to KM Stone 286 on RHS while going from Raipur to Jagdalpur on NH-30 (Raipur- Jagdalpur Road)	National Highway	45	45	2025
8	Chhattisgarh	Raipur	Within Raipur Municipal Limit of Raipur City	City Road	25	25	625
9	Madhya Pradesh	Indore	Within municipal limit of Indore City	City Road	25	25	625
10	Madhya Pradesh	Jabalpur	Within municipal limit of Jabalpur City	City Road	25	25	625

11	Madhya Pradesh	Jabalpur	Between km stone no. 1369 and 1378 on NH 34, LHS while going from Jabalpur towards Lakhnadon	National Highway	45	45	2025
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**THE FOLLOWING MAY KINDLY BE NOTED:**

- This advertisement is only for taking land on lease / outright purchase. This is not a proposal for dealership.
- Offered land will be evaluated as per prevailing guidelines of the Corporation for its technical suitability. Offered land should meet the frontage (in meter) requirement as well as area requirement (in Sq meter) with additional condition that at least at one point perpendicular depth to the frontage should be equal to the mentioned depth after leaving Right of way (ROW) line of the road.
- The land offered on a National Highway should not be in 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 limits, plots of smaller dimensions can also be considered, provided they are meeting statutory norms and are suitable for setting up a Retail Outlet.
- Frontage of the plot of land should be abutting the highway / main road, with proper approach road to the plot of land. There should not be any other land between ROW line of the road and offered plot.
- 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 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 (>11 KVA), 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 Agriculture land shall convert the same to Non-Agriculture, 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.
- Indian Oil reserves the right to reject any or all of the offers without assigning any reasons thereof.
- Indian Oil reserves the right to cancel any or all of the above locations without any notice or assigning any reasons thereof.

**OFFERS SHOULD BE SUBMITTED WITH FOLLOWING DETAILS:**

Details of the plot of land offered, along with copies of documents, duly signed is to be submitted with details as given under: -

- 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 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 Stipulated above are liable to be rejected.

In addition, offers should also contain following details:

- i) 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.

**THE OFFER WITH THE DETAILS AS MENTIONED ABOVE SHOULD BE PUT IN AN ENVELOPE AND SEALED DULY SUSPERSCRIBED AS "OFFER FOR LAND AT..... (Name of the location as advertised)"**

Interested parties may apply by the due date & time indicated below at the following address:

Sr no. 1	Divisional Retail Sales Head Indian Oil Corporation Ltd. Bhopal Divisional Office 1 <sup>st</sup> Floor, Indian Oil Bhavan, 16, Arera Hills, Jail Road, Bhopal -462011 Ph: 0755 2524757
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Sr no. 2 to 8	Divisional Retail Sales Head Indian Oil Corporation Ltd. Raipur Divisional Office Indian Oil Bhavan VIP Road Post Ravigram Telbandha, Raipur, Chhattisgarh -492006 Ph:0771-4313039
Sr no. 9	Divisional Retail Sales Head Indian Oil Corporation Ltd, Indore Divisional Office Indian Oil Bhavan, Plot No 8, Sheme No 159, MR-10, Kushabhau Thakre Marg, Indore 452016, Ph: 0731 2970520/2970521
Sr no. 10 to 11	Divisional Retail Sales Head Indian Oil Corporation Ltd. Jabalpur Divisional Office Block no 9, IInd Floor, Scheme No 18, Civic Center, Marhatal, Jabalpur – 482002, MP Ph: 0761 2480499

Last date for submission of bid is **09.06.2025 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 300 days from the due date or such extended period as may be mutually accepted.