

# INDIAN OIL CORPORATION LIMITED

(A Govt of India Undertaking)

Marketing Division- IndianOil AOD State office

## **REQUIREMENT OF LAND FOR RETAIL OUTLET (PETROL/DIESEL PUMP) IN THE STATES OF ASSAM, ARUNACHAL PRADESH, MIZORAM & TRIPURA.**

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 and preferably 30 years with renewal option) to Indian Oil Corporation Limited for setting up of Retail Outlets at the following locations in the States of Assam, Arunachal Pradesh, Mizoram & Tripura.

Sl .	State	District	Name of Location	Road Type ( NH/ Non-NH)	NH No.	Frontage in Metres (Min)	Depth in Metres (Min)	Minimum Area (sq metres)
1	Assam	Kokrajhar	From Matiajuri Toll Plaza in Telipara to Assam Bengal Border in Srirampur on NH 27 on RHS while going from Bongaigaon to Srirampur	NH	NH 27	72	-	6071
2	Assam	Kokrajhar	From Matiajuri Toll Plaza in Telipara to Assam Bengal Border in Srirampur on NH 27 on LHS while going from Bongaigaon to Srirampur	NH	NH 27	72	-	6071
3	Assam	Dhubri	Between Tamarhat Police Station and Dhubri-Phulbari Bridge on LHS while moving from Tamrhat to Phulbari on NH 127B	NH	NH 127B	72	-	6071
4	Assam	Kamrup Rural	Between KM stone 1074 and KM stone 1080 on NH 27	NH	NH 27	72	-	6071
5	Arunachal Pradesh	Papum Pare	Within 10 Km From Dikrong river bridge in Banderdewa on RHS towards Narayanpur on NH-15 within State of Arunachal Pradesh.	NH	NH-15	45	45	2025

6	Assam	BAJALI	Pathsala Town Road Junction to Kaladiya River bridge on NH-27 EW on RHS towards increasing chainage	NH	NH27	35	35	1225
7	Assam	BARPETA	Barpeta Road Junction to Howly Police Point on RHS of NH-27 EW towards increasing chainage.	NH	NH27	35	35	1225
8	Assam	Goalpara	Within 13 KM from the intersection of NH-17 and NH-217 towards Solmari on NH-17 on LHS while moving from Paikan to Solmari	NH	NH17	35	35	1225
9	Assam	Dhubri	Within 10 KM from Railway overbridge at Sonamukhi to Beltoli Bus Station on RHS towards Dhubri on NH 17	NH	NH17	35	35	1225
10	Assam	Dhubri	From IOC- Ashok gas service LPG agency showroom to Dhubri DC Office in Dhubri town	Non-NH	NA	25	25	625
11	Assam	Kamrup Metropolitan	Between Lakhra Chariali (Intersection of Lakhra Road and NH27) and IOCL-Das Service Station Kalapahar on left hand side while moving from Lalganesh to Lakhra	Non-NH	NA	17	31	527
12	Assam	Kamrup	Within 3 KM from North guwahati river bridge on Guwahati to North Guwahati river bridge new road on left hand side while moving from Guwahati to North Guwahati	Non-NH	NA	25	25	625

13	Assam	Kamrup Metro	Within 3 KM from North Guwahati river bridge on Guwahati to North Guwahati river bridge new road on left hand side while moving from Guwahati to North Guwahati	Non-NH	NA	17	31	527
14	Assam	Kamrup	Within 3 KM from North Guwahati river bridge on Guwahati to North Guwahati river bridge new road on left hand side while moving from Guwahati to North Guwahati	NH	NH-27	35	35	1225
15	Assam	Kamrup Metro	From KM stone 190 to KM Stone 195 on LHS of NH27 while moving from Guwahati Towards Jagiroad	NH	NH 27	35	35	1225
16	Meghalaya	Ri-Bhoi	From KM Stone 7 to KM Stone 13 on Guwahati Shillong Road (NH6) on LHS while moving from Jorabat towards Umsning	NH	NH6	35	35	1225
17	Assam	Nagaon	From Dimoruguri HPCL Petrol Pump to Borghat Flyover via Panigaon Chariali, Clock Tower via Morikolong on Nagaon Luming main road (on AT road) WML	Non-NH	NA	25	25	625
18	Assam	Nagaon	Within 12 KM from Samaguri ASEB Office towards Uriagaon Chowk On NH 127	NH	NH 127	35	35	1225
19	Assam	Hojai	Within 10 KM from BPC RO SK Service Stn Lanka LHS on NH-27 towards Nagaon	NH	NH-27	35	35	1225
20	Assam	Nagaon	Within 10KM on LHS of NH27 from Kendriya Vidyalaya, HPCL Jagiroad towards Nagaon	NH	NH-27	35	35	1225

21	Assam	Nagaon	Within 8 KM on LHS of NH27 from Tata Projects Main Gate Jagiroad towards Guwahati	NH	NH-27	35	35	1225
22	Assam	Morigaon	Km stone 232 from Dharamtul Chariali to Durladubi Tinali LHS towards Nagaon	NH	NH-27	35	35	1225
23	Arunachal Pradesh	PAPUM PARE	Between Nirjuli bridge to Assam-Arunachal inter-state check gate at Banderdewa on while going from Nirjuli to Banderdeva LHS along NH-415.	NH	NH-415	35	35	1225
24	Arunachal Pradesh	PAPUM PARE	Within 6 KM from Assam- Arunachal Border Hollangi check gate on RHS along NH-415 while moving from Hollangi to Itanagar	NH	NH-415	35	35	1225
25	Arunachal Pradesh	PAPUM PARE	From Nag Mandir to Rupa Mor trijunction along NH-13	NH	NH-13	35	35	1225
26	Arunachal Pradesh	PAPUM PARE	Within 12KM From Zen Filling Station BPCL Petrol pump towards Lumberdung along NH-13	NH	NH-13	35	35	1225
27	Meghalaya	East Khasi Hills	From Rilbong Point to HPC RO- Thankyou Service Station on NH 106 towards Cherapoonji	NH	NH106	35	35	1225
28	Meghalaya	East Khasi Hills	From Elephant fall point to Umtyngar Bridge on NH 206,	NH	NH206	35	35	1225
29	Assam	Sonitpur	Within 10 KMs from intersection of NH-15 and NH-715 on LHS of NH-15 while moving from Dolabari to Chakighat	NH	NH15	35	35	1225
30	Assam	Sonitpur	Within 10 KMs from Naltali Tinali on LHS of NH-215 toward Dolabari	NH	NH15	35	35	1225
31	Tripura	West Tripura	From Tripura university to Tapoban Ashram on NH 8	NH	NH 8	40	40	1600

32	Assam	Cachar	On NH 306 (new) within Cachar district on RHS while going from Silchar to Vairengte	NH	NH 306	35	35	1225
33	Assam	Cachar	On NH 306 (new) within Cachar district on LHS while going from Silchar to Vairengte	NH	NH 306	35	35	1225
34	Tripura	West Tripura	Within 3 kms from Agartala Govt. Medical College point on ITI Road towards Jail Ashram Road on both side	Non-NH		30	30	900
35	Assam	Cachar	BOTH SIDE OF SILCHAR BYPASS ROAD FROM INTERSECTION OF SH39 & SILCHAR BYPASS TO INTERSECTION OF NH37 & SILCHAR BYPASS	Non-NH		30	30	900
36	Mizoram	Lawngtlai	Between Lawngtlai to Thingkah Village on NH-54, in Lawngtlai district	NH	NH 54 (Old) NH 2 (New)	35	35	1225
37	Assam	Jorhat	On NH-715 (old NH-37) in Jorhat Bypass Road, from Ajanta Bypass to Kenduguri Bypass, on Right Hand Side	NH	NH 715 (Old NH 37)	40	40	1600
38	Assam	Jorhat	On NH 715 (Old NH-37), from Sukafa Samannay Khetra to Jorhat bypass flyover, on Left Hand Side	NH	NH 715 (Old NH 37)	40	40	1600
39	Assam	Jorhat	On NH 715 (Old NH-37), from Kakodonga River Bridge to Sukafa Samannay Khetra, on Left Hand Side	NH	NH 715 (Old NH 37)	40	40	1600
40	Assam	Jorhat	Jorhat within town/municipal limits, from Bhogdoi Bridge To Kenduguri Bypass on A.T. Road on Left hand side	Non-NH	NA	20	20	400
41	Assam	Golaghat	In Golaghat Town, From Sarma Gas Agencies, IOCL to Mission Tinali on the PHG Path road via College Tinali	Non-NH	NA	20	20	400
42	Assam	Golaghat	Within 9 KM from BPCL RO M/s NES Kaziranga on NH 715 towards Kohora	NH	NH 715 (Old NH 37)	40	40	1600

43	Assam	Dibrugarh	On NH 15, From Maijan Charali towards Dibrugarh, Within in 4 Km on RHS towards Dibrugarh	NH	NH 15	40	40	1600
44	Assam	Tinsukia	In Tinsukia Town, On Rangagora Road, from Thana Charali to Court Tinali	Non-NH	NA	20	20	400
45	Assam	Dibrugarh	On new Dibrugarh town bypass, Between BCPL Circle to Mohanbari PB Fuel Station (IOCL), on Left Hand Side towards Tinsukia	NH	NH 15	40	40	1600
46	Assam	Golaghat	ON NH-715, WITHIN 6 KMS FROM INTERSECTION WITH NH - 129 AT NUMALIGARH TINIALI TOWARDS JORHAT	NH	NH 715 (Old NH 37)	40	40	1600
47	Assam	Dibrugarh	In Dibrugarh Town, Between Bokul Fly over to Dibrugarh University on AT Road	Non-NH	NA	20	20	400
48	Assam	Sibasagar	On Assam Trunk Road, Between Dikhow Bridge in Sibasagar Town and Intersection of Assam Trunk Road and NH702C	Non-NH	NA	20	20	400

**THE FOLLOWING MAY KINDLY BE NOTED:**

- This advertisement is for procuring the suitable land only by way of outright Sale / Lease and not for appointment of Retail Outlet Dealership or giving/causing any right to anyone offering its/his/her land to claim any interest of any nature whatsoever like partnership or commission etc. in running the Retail Outlet as the same shall be operated and run exclusive by the corporation. The Corporation however reserves its right to change the operations of the Retail Outlet from COCO to dealership basis or any other arrangement at its own discretion.
- 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 square 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.
- Plots of smaller dimensions can also be considered, provided they are meeting statutory norms and are suitable for setting up a Retail Outlet.

- For locations at Sl no. 1 to 5 above, applicant(s) may also provide a plot of minimum frontage 35 metre & minimum depth of 35 metre (area-1225 sq metre) , however preference shall be given to the applicant(s) who have provided plot of minimum area 1.5 acres (6071 sq metre) and with minimum frontage 60 metre and minimum depth 35 metre.
- 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 red 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.
- If more responses are received in any location, more than one site can also be taken subject to commercial viability of the sites.
- Land should be preferably levelled, 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.
- One applicant can apply for one or more sites in the same location or multiple locations advertised.
- 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.
- In case of dispute, English version of this advertisement will be final.

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

The offers should be submitted in a two bids system as under:

**(A) TECHNICAL BID** (Technical Bid should not have any reference of offered price/cost of land).

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, Khatian, Parcha 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.

**NOTE: THE TECHNICAL BID SHOULD BE PLACED IN A SEPARATE ENVELOPE AND MARKED 'TECHNICAL BID'.**

**(B) FINANCIAL BID:** The financial bid should contain the following:

- 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.

**NOTE: THE FINANCIAL BID SHOULD BE PLACED IN A SEPARATE ENVELOPE AND MARKED 'FINANCIAL BID'**

Both of these bids should be placed in separate sealed envelopes and marked as TECHNICAL & FINANCIAL BIDS on top of respective envelopes and then both of these envelopes to be put in a third envelope sealed & duly super scribed as “OFFER FOR LAND AT \_\_\_\_\_“( Name of the location / District)”.

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

**For Sl. No. 1 to 30** Divisional Retail Sales Head, Guwahati Divisional Office, Indian Oil Corporation Ltd (MD), 4rd Floor, East Point Tower, Bamunimaidam, Guwahati -781 021, Dist: Kamrup Metro, Assam.  
[ Contact No. 89566-19070]

**For Sl. No. 31 to 36** Divisional Retail Sales Head, Silchar Divisional Office, Indian Oil Corporation Limited (MD), Moinerband Depot, PO: Gossaipur, Silchar- 788030, Dist: Cachar , Assam  
[ Contact No. 97714-55785]

**For Sl. No. 37 to 48** Divisional Retail Sales Head, Tinsukia Divisional Office, Indian Oil Corporation Limited (MD), Sripuria, Tinsukia- 786125, Dist: Tinsukia, Assam  
[ Contact No. 95082-12233]

Last date for submission of bid is **15.07.2025, 17.00 Hours**. Offers received after the due date and time will not be considered. The offers 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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