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| **Hindustan Petroleum Corporation Limited****(A Maharatna Company)** |



**REQUIREMENT OF LAND**

Expression of interest in prescribed format is invited from absolute and exclusive owners and co-owners of suitable plots of land for outright sale and lease for various -plots of land at various locations in Birbhum and Malda Districts in West Bengal at following locations.

## The locations of District Regulating Station (DRS)/De-Compression Unit (DCU) in Birbhum and Malda Districts are as under:

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| **Si. No** | **Type of Station** | **District** |  **Preferred locality/ Colony** | **Required area**  | **Mode of Transfer of Plot** |
| 1 | DRS/DCU | Birbhum | Between Jambuni bus stand to IOCL petrol pump (Sriniketan) along Bolpur-Illambazar road or by-lanes upto 200 mtr distance from Sriniketan circle and its by-lanes, plot should have access with min 12ft road near Bolpur town. | Area 300 to 350 SQMT (Min Size: 15MtrX20Mtr.) | Lease |
| 2 | DRS/DCU | Birbhum | Between Illambazar toll plaza to Illambazar bus stand (Within 1 km on either side of Illambazar More) along SH-14 or by-lanes upto 200 mtr distance from Illambazar more and its by-lanes, plot should have access with min 12ft road near Illambazar. | Area 300 to 350 SQMT (Min Size: 15MtrX20Mtr.) | Lease |
| 3 | DRS/DCU | Birbhum | Between IOCL pipeline crossing (New Saheb Marble) to Dubrajpur power house more on NH-14 or by-lanes upto 200 mtr distance from Power house more and its by-lanes, plot should have access with min 12ft road near Dubrajpur.  | Area 300 to 350 SQMT (Min Size: 15MtrX20Mtr.) | Lease |
|   4 | DRS/DCU | Birbhum | Between Trinayani Hotel to Ganesh Mandir along NH-14 or by-lanes upto 200 mtr distance from Trinayani Hote and its by-lanes, plot should have access with min 12ft road. | Area 300 to 350 SQMT (Min Size: 15MtrX20Mtr.) | Lease |
|   5 | DRS/DCU | Birbhum | Between Yashoda Hotel to TRDA office along SH-14 or by-lanes upto 200 mtr distance fromTRDA office, PWD road and its by-lanes, plot should have access with min 12ft road near Tarapith. | Area 300 to 350 SQMT (Min Size: 15MtrX20Mtr.) | Lease |
| 6 | DRS/DCU | Birbhum | Between Sanghata Bridge (Near Kali Mata Mandir) to Dumka More along NH-14 or by-lanes upto 200 mtr distance from Dumka More and its by-lanes, plot should have access with min 12ft road near Rampurhat. | Area 300 to 350 SQMT (Min Size: 15MtrX20Mtr.) | Lease |
| 7 | DRS/DCU | Malda | Between 320 MORE to BYPASS MORE(BANDHAPUKUR MORE) More along NH-34 or by-lanes upto 200 mtr distance, plot should have access with min 12ft road near Malda Town. | Area 300 to 350 SQMT (Min Size: 15MtrX20Mtr.) | Lease |
|   8 | DRS/DCU | Malda | Between Gazole Underpass more to Kudubari More along NH-34 or Between Gazole Underpass More to Gazole Genral Hospital along NH512, Or between Bamangola More to Ramchndra Saha Balika Vidyalaya, plot should have access with min 12ft road near Gazole. | Area 300 to 350 SQMT (Min Size: 15MtrX20Mtr.) | Lease |

* **The location of Mother Station in Birbhum District.**

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| **Sl. No** | **Type of Station** | **District** | **Location of Mother Station** | **Plot Size** | **Mode of Transfer of Plot** |
| 1 | **Mother Station** |   Birbhum | Along SH-14 (Panagarh-Moregram State Highway) between HPCL Petrol Pump M/s Saha Filling station at Illambazar to Joydev More in Birbhum District (West Bengal) | 0.7 to 1.0 Acre (Minimum Frontage 35m and Min depth 30m) | Outright Purchase |

**THIS ADVERTISEMENT IS FOR PURCHASE & LEASE OF LAND AND NOT FOR DEALERSHIP**

The following may kindly be noted:

1. Land Plot Size: Minimum area, minimum Frontage and minimum depth as mentioned.
2. The land offered on National Highway shall meet the NHAI Guidelines Contained in Govt. of India, Ministry of Road Transport and Highways letter no. RW- NH-33032 /01/2017-S&R (R) dated 26.06.2020 and further amendments if any.
3. The property should have a clear and marketable title as on date of application and the land should be on an all-weather motorable road of minimum width mentioned with clear access across the frontage.
4. The successful bidders shall arrange for all statutory clearances such as land rent (khajna) clearance.
5. Payment will be made by e-payment or by Demand Draft mode at the time of registration of Sale/lease Deed and subsequently as applicable.
6. In case of Joint offers or if the entire land does not belong to a single owner, then the group of persons who have plots contiguous to each other meeting our requirement can quote jointly. Along with the application all the owners shall give a notarized undertaking. In case withdrawal of any owner during the selection process, then the entire plot will be rejected.
7. The land offered should be clearly partitioned and the title document Khatauni /Khasra or any

equivalent document or certificate from revenue official should clearly indicate and confirm the same.

1. In case of non-availability of clear partition, then the Co-owners of a plot of land may offer their share of land subject to submission of no objection Certificate or any other relevant documents to the satisfaction of HPCL from the remaining co-owners of the plot.
2. Cost of land filling / cutting including cost of retaining wall /Hume pipes /Culvert/extra pipeline with laying cost from the main proposed steel pipeline grid etc. to bring the offered site to road level with access as estimated by HPCL will be considered for commercial evaluation of bids.
3. Land coming under green belt shall not be considered.
4. Brokers and property dealers must not apply.
5. District authorities and other Government bodies can also apply against this advertisement. Preference shall be given to Government bodies, if found suitable.
6. The plot must be free from overhead electrical transmission line & telephone lines, product / water pipelines, canals, drainage /nallas, public road, railway line etc. ***Plot owners with overhead electrical LT or HT line of 430 V or more as well as LT line shall arrange for diversion of the line / lines at his own cost before registration of the plot, if selected.***
7. Party has to furnish all documents in support of his ownership, like khatian, porcha, sale deed, chain deed, drawings, affidavits, Indemnity Bond, etc. which may be required for carrying out the title search verification and evaluation.
8. In case of SC / ST bidders, they have to submit clearance of competent authority as per relevant Act.
9. Plots having bargadar on record in the RoR, if selected, the bidder should clear the land free from bargadar in his land document/Record of Rights and submit within specified time period of 2 months.
10. The land owner/ bidder should clearly demarcate the land through a government approved surveyor and assist HPCL in physical measurement as and when required.
11. Offers should be submitted in the prescribed format containing relevant details as under:

##  PLOT DETAILS:

Details of the plot of land offered along with documents if any, must be signed in all pages.

The following details should be furnished by the bidder.

* 1. Name of the applicant with full address and contact number.
	2. Name of the owner(s) of the land
	3. Key Plan showing details of the property.
	4. Area offered for Sale along with dimensions of the plot
	5. Record of Rights or any other relevant documents standing in the name of the offerer i.e. Khatauni/ Khasra or any equivalent document or certificate from competent land revenue authority.
	6. Title deed viz. Sale Deed, Patta, etc. with link document/Chain deeds for establishing the ownership of the land.
	7. Power of Attorney holders should submit a copy of Registered Power of Attorney. Offers received without the documents stipulated in item no. (v), (vi) and (vii) will be rejected.

## FINANCIAL OFFER

The financial offer should contain the following:

Expected sale consideration in Rs. Per sq. mtr or lease consideration in Rs ………………..per sqmtr/Annum as applicable.

Financial offer should be placed in a separate sealed envelope and superscribed as “Financial offer”.

1. Both plot details and financial offer should be put in an envelope sealed and super scribed as “EOI for offer of land at ”
2. The offer submitted should be valid for a period of minimum 180 days from the due date or such extended period as may be mutually accepted.
3. HPCL takes no responsibility for delay, loss or non-receipt of documents sent by post/ courier. Received quotations are merely offers and do not bind HPCL in any manner whatsoever.
4. Land not meeting NH/SH/PWD/Town Planning norms for setting up of Mother Stations/District Regulating Stations are liable to get rejected.
5. Suitability of land to be decided on the basis of Technical Evaluation Committee Report.
6. HPCL reserves its rights to cancel the entire advertisement or any location advertised.
7. Separate offer should be given for each location.
8. In case of dispute, English version of advertisement will be final.
9. Interested parties may submit their offer at the box specified for the purpose at the office address indicated below by the **due date** (**28.09.2024) & time (17:00 hrs)**. The Offers can be sent by registered post to the same address, however HPCL will not be responsible for any postal delay. The offers received after the due date and time will not be considered. The technical bids will be opened on **30.09.2024 at 14:30 hrs** at the Office address indicated below. Bidders may be present at below mentioned address at the time of opening of Bid.

## HINDUSTAN PETROLEUM CORPORATION LIMITED, Module 14, 1st Floor, Webel IT PARK BOLPUR, Vill-Shibpur, PO-Supur, PS-Bolpur, Dist-Birbhum, Pin- 731204 -

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In case of any query, please contact from Monday to Saturday in between 10 AM to 5 PM on Mob. No. 9333976735 (Birbhum); 9664613920 (Maldah).