

HINDUSTAN PETROLEUM CORPORATION LIMITED

REQUIREMENT OF LAND ON LEASE FOR SETTING UP AVIATION SERVICE FACILITY NEAR BAGDOGRA AIRPORT

Sealed offers are invited on a two bid system i.e. A) Technical Bid, B) Financial Bid from absolute and exclusive owners or co-owners for transfer of Land on LEASE for a minimum period of 15 years with an option for further renewal on mutually agreed terms to Hindustan Petroleum Corporation Limited to set up its Aviation Service Facility within 3 kms from the entrance of Bagdogra Airport. The applicant should have no objection from other co-owners or parties having interest in the offered Land.

The parties who have entered into registered agreement for sale with owners in possession before the date of release of this advt. can also apply.

Sr No	Location (Limits)	Minimum Land size (sq. meters)	Minimum Frontage (In meters)	Minimum Depth (In meters)
(A)	(B)	(C)	(D)	(E)
1	Near Bagdogra Airport, (within 3 kms from the entrance of Bagdogra Airport), West Bengal	1500	30	35

The following may kindly be noted:

1. The Land offered on National Highway shall meet the NHAI Guidelines contained in Govt. of India, Ministry of Road Transport & Highways letter No. RW/NH - 33023 19/99 - DO-III dated 25.09.03/17.10.03 and further amendments if any.
2. The property should have a clear and marketable title.
3. The Land should have clear access to a motorable public road having enough Length and width for maneuvering oil fuel tankers and refueling equipments.
4. The bidders shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural Permission, Income-tax clearance, Nil-Encumbrance Certificates etc.
5. Land with availability of electricity and water connection will be preferred.
6. Payment will be made by cheque at the time of registration of Lease deed.

7. In case of Joint bidders or if the entire Land does not belong to the bidder, then the group of persons who have Lands contiguous to each other meeting our requirement can quote through one of them holding Power of Attorney for the others.
8. Lands with Non-Agricultural conversion, particularly Commercial Conversion will be preferred. Those offering Agricultural Land shall convert the same to Non-Agricultural / Commercial Land for storage of Aviation Turbine Fuel and other allied purposes at their own expenses and cost before registration of lease deed.
9. The Land proposed for lease should be clearly partitioned and the title document / Khatauni / Khasraor or any equivalent document or certificate from revenue official should clearly indicate and confirm the same.
10. Cost of Land filling / cutting including cost of retaining wall/ Hume pipes/ Culvert etc. to bring the offered site to road level as estimated by HPCL will be considered for commercial evaluation of bids.
11. Land coming under green belt shall not be considered.
12. Brokers and property dealers need not apply.
13. The Land should be free from overhead power transmission lines / product, water pipelines / canals / drainage / nallahs / public road / railway line etc.
14. 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.
15. Offers should be submitted on a two bid system in two different sealed envelopes as under:

A) TECHNICAL BID:

Details of the Land offered along with documents if any, must be signed in all pages and put in a sealed envelope clearly superscribed as "**Technical Bid**". Technical bid should not have any reference of offer price.

The Following details should be furnished by the bidder.

- i. Name of the applicant with full address and contact number.
- ii. Name of the owner(s) of the Land.
- iii. Key Plan showing details of the property.

- iv. Area offered for Lease along with dimensions of the Land.
- v. 7/12 Extract or its equivalent viz Khatauni, Jamabandi, Khasra, Girdawani, Chitta, etc. and title deed viz., Sale Deed, Patta with link documents etc. establishing the ownership of the Land.
- vi. Power of Attorney holders should submit a copy of Registered Power of Attorney. Offers received without the documents stipulated in item (v) and (vi) will be rejected.

B) FINANCIAL BID:

Financial Bid should contain expected basic monthly rental in Rs. per square meter with enhancement if any.

The financial bid should be placed in a separate sealed envelope and superscribed as "**Financial Bid**".

- 16. Both sealed Technical and Financial Bid envelopes should be put in a third envelope sealed and superscribed as "**Offer for Land to set up Aviation Service facility within 3 kms from the entrance of Bagdogra Airport.**"
- 17. The bidder should offer the Land on lease for a minimum period of 15 years with an option for further renewal on mutually agreed terms.
- 18. The offer submitted should be valid for a period of 180 days from the due date or such extended period as may be mutually accepted.
- 19. HPCL reserves the rights to cancel, withdraw, amend this advertisement or tender due dates at its sole discretion without assigning any reason.
- 20. The Due date and time of receipt of offers will be 23-07-2019 at 1500 hrs at the office address mentioned below.

The offers received after the due date and time will not be considered.

Technical bid will be opened on 23-07-2019 at 1600 hrs. Interested bidders may be present at the time of opening the technical bid.

Office address:

Chief Regional Manager- Retail RO
Hindustan Petroleum Corporation Limited
Siliguri Retail Regional Office, Second floor, Home Land Building,
Chayanpara, 3rd Mile, Sevoke road, Siliguri-734008