

HINDUSTAN PETROLEUM CORPORATION LIMITED

REQUIREMENT OF LAND ON LEASE/SUB-LEASE FOR SETTING UP OF AVIATION SERVICE FACILITY NEAR SURAT AIRPORT, DUMAS, SURAT

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 or Lessee for transfer of Land on LEASE / SUB-LEASE for a minimum period of 15 years on mutually agreed terms, to Hindustan Petroleum Corporation Limited to set up its Aviation Service Facility in the leased/sub-lease land. **The said land has to be within 5.0 Kms (FIVE KILOMETERS) from the Entrance Gate of Surat Airport Terminal on any road having access to public road** suitable for plying Heavy vehicles (10 Wheel, 25 Ton Capacity). If the land is offered by a Lessee, the applicant should have an agreement executed with landlord with a right to enter and execute lease/sub lease deed with HPCL.

The parties who have entered into registered agreement for sale and purchase with owners and are in possession and / or persons who can offer the property on lease/Sub-lease for a period of 15 years, can also apply. However, such applicant should undertake to execute and register Sale Deed / Lease Deed within 30 days of issuing LOI/declaring as successful bidder, In order to execute Lease deed/Sub-lease deed in favour of Corporation.

Details of land required:

Sr No	Location (Limits)	Minimum Land size (sq. meters)	Minimum Frontage (In meters)	Minimum Depth (In meters)
(A)	(B)	(C)	(D)	(E)
1	Within 5.0 Kms (Five kilometers) from the entrance gate of Surat Airport Terminal on any Road , Surat, Gujarat	1500	30	35

The following may kindly be noted:

1. Land shall be located within the Surat Municipal Corporation limits (SMC).
2. 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.

3. The property should have a clear and marketable title and should be unencumbered, without any litigation.
4. The Land should have clear access to a motor able public road having enough width for maneuvering oil fuel tankers, refueling equipment and fire tender.
5. The bidders shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural Permission, Income-tax clearance, Nil-Encumbrance Certificates etc. at their own cost.
6. Land should have the availability of electricity and water supply/connection. Land having access to road from two direction of the plot offered will be preferred.
7. In case of Joint bidders or if the offered land is a joint property or the land belongs to two or more persons (having land contiguous to each other meeting the requirements) 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 / sub lease should be clear without any defect, clearly demarcated and partitioned in case of joint property and the title document 7/12 extract/ Khatauni / Khasra or any equivalent revenue 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 HT 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, contact number and email address.**
- II. Name of the owner(s) / Lessee of the Land.
- III. Key Plan showing details of the property.
- IV. Area of land offered for Lease/ sub 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/Gift Deed/Partition Deed/Lease Deed etc., Patta with link documents etc. establishing the ownership / lease hold rights of the Land.
- VI. Power of Attorney holders should submit a copy of Registered Power of Attorney or parties with registered sale purchase agreement / registered lease deed should submit a copy for the same.

Offers received without the documents stipulated in item (v) and (vi) will be summarily rejected.

B) FINANCIAL BID:

Financial Bid should mention 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 on any road within 5.0 kilometers from the entrance gate of Surat Airport Terminal"

17 During the course of bids evaluation HPCL may ask bidders to submit relevant documents, failing to submit the required documents within given time shall lead to disqualification of the bidder from the process.

18 Once the Bid submission process is completed, all the relevant communication thereafter will be sent to the bidders via emails (Digital Mode) only. HPCL shall not be held responsible in case bidder does not mention his email id or quotes wrong email id in its technical bid due to which any email from HPCL regarding the process is missed by the bidder.

- 19 The bidder should offer the Land on lease / Sub-lease for a minimum period of 15 years with an option to extend on mutually agreed terms. However for reasons beyond the control of HPCL, the lease deed shall be terminated by HPCL
- 20 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.
- 21 HPCL reserves the rights to cancel, withdraw, amend this advertisement or tender due dates at its sole discretion without assigning any reason.
- 22 The Due date and time of receipt of offers will be 20-01-2023 at 1500 hrs at the office address mentioned below.**

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

- 23 All bidders shall participate in the process at their own cost and HPCL takes no liability for any kind of expenditure incurred by the bidders during the course of the process.
- 24 Successful completion of the bidding process by any bidder does not guarantee the execution of the lease / sub-lease deed. HPCL reserves the right to cancel the process at any time until the execution and registration of lease / sub lease deed without assigning any reasons.
- 25 At any time, on or before Tender due date & time, HPCL may, for any reason, whether at its own initiative or in response to a clarification requested by a prospective Bidder, modify, withdraw or cancel this tender Document.
- 26 The modifications, amendments, clarifications, corrigenda, addenda, time extensions, etc. to this tender will be hosted only on the website. Bidders should regularly visit this website to keep themselves updated.
- 27 All corrigenda will be published on HPCL website (www.hindustanpetroleum.com). All corrigenda published are deemed to have been accepted as part of tender terms and conditions irrespective of the date of submission of bid.

Technical bid will be opened on 20-01-2023 at 1530 hrs. Interested bidders may be present at the time of opening the technical bid.

Interested parties may apply by due date and time at the address mentioned below:

**To
Deputy General Manager-
Vadodara Regional Office
Hindustan Petroleum Corp. Ltd.
HPCL Petrol Pump, First Floor
Ambalal Park
Karelibaug
VADODARA - 390018**

**(DOCUMENTS TO BE DROPPED IN THE
TENDER BOX)**

***For any query on advertisement bidder
may contact:***

**Prashant Gupta
Mob. No. - 8808007755
Email – prashantgupta@hpcl.in
Monday to Friday between 10 AM – 5 PM**