

REQUIREMENT OF LAND NEAR SHAHEED BHAGAT SINGH INTERNATIONAL AIRPORT (CHANDIGARH AIRPORT)

HPCL proposes to set up Aviation Service Facility (ASF) at SAS Nagar (Mohali) in Punjab and has advertised in Newspaper inviting offer(s) from Party/Individual(s) having suitable land in the advertised stretch.

Sealed Offers are invited on a two-bid system i.e. **A) Technical Bid, B) Financial Bid** from interested parties holding valid and clear marketable title of land and in possession or having valid registered sale agreement/other title document or having Lease Agreement or Notarized firm commitment, **before the due date of this advertisement**, for transfer of plot of the land by way of lease/sub-lease for minimum 15 years on mutually agreeable terms, to **Hindustan Petroleum Corporation Limited (HPCL)**, to set up its Aviation Service Facility (ASF) in the Leased/sub-leased land. The Location of required Land is described in detail below and should have access to Chandigarh International Airport Road suitable for plying Heavy Vehicles (Upto 14 Wheels, 40 Ton Capacity).

- i) The bidder who have absolute right and title on the property shall have to offer the property on lease to HPCL for a period of minimum 15 years.
- ii) If the bidder is a Lessee or having firm commitment from land owner(s) and is offering the land on sub-lease basis to HPCL, then the bidder should have an agreement executed with Landlord with a right to enter and execute Sub-lease deed in favour of HPCL for a period of minimum 15 years. The bidder should submit an undertaking along with the **Technical bid**, to execute a register Lease Deed within 30 days of **issuing LOI/declaring as successful bidder** in order to execute Lease deed/Sub-Lease deed in favour of Hindustan Petroleum Corporation Limited.

Stretch of the location	District	Minimum Frontage (in mt)	Minimum Area (in sq. mt)
Within 5 KMs from the Shaheed Bhagat Singh International Airport Operational Area Gate, On Chandigarh International Airport Road, (Between Airport and Khara-Banur Highway) or within 500 meters off the above road. Google Map Coordinates of Starting Point for Distance Calculation: 30°40'05.0"N 76°47'16.0"E https://goo.gl/maps/xc8Y7RYr8n1PsgcM7 Please Copy above link on Web browser	SAS Nagar	30	1500

The following may kindly be noted:

1. This advertisement is only for suitable land abutting the roads and having free access from the Road and **NOT** for any Dealership/ Distributorship for the applicants / bidders.
2. The land offered on roads shall meet the notified IRC norms / PWD norms applicable for the state of Punjab and its further amendments if any.

3. The offer/bids received from guardian for land owned by minors shall not be entertained unless such offers/bids are accompanied with the written permission granted by the District Judge under the appropriate law.
4. After the area specified as setback for road widening in the master plan, the area of the plot should be in line as indicated above.
5. Frontage of the plot should be abutting the Road.
6. The plots of smaller dimensions can also be considered provided they are suitable for setting up the ASF as per statutory requirements and there are no other offers meeting minimum dimension requirement for the location. Also, plot of land with bigger size can be considered, if found technical and commercially suitable by the Company (HPCL).
7. The property should have a clear and marketable title.
8. Land mortgaged to the financial institution and to any private parties through registered mortgage deed/ unregistered mortgage will not be considered.
9. The successful bidders shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural Permission, Income tax clearance, Nil-Encumbrance Certificates, Panchayat NOC, DM-NOC, Fire NOC, Municipal NOC etc. as applicable at their own cost.
10. In case of Joint bidders or if the entire land does not belong to the bidder, then the group of persons who have plots contiguous to each other meeting our requirement can quote through one of them holding Registered Power of Attorney for the others.
11. Lands with Non-Agricultural conversion, particularly Commercial Conversion will be preferred. Those offering Agricultural/Residential land shall convert the same to Non-Agricultural and other allied purposes at their own expenses and cost before registration of sale deed / lease deed with HPCL.
12. The land proposed for sale/Lease should be clearly partitioned and the title document /Khewat / Khatauni /Khasra & Girdawari, Pherphar, Akhiv Patrika, Milkat Patrika, Form VI, 7/12 extract etc should clearly indicate and confirm the same. In case of Co-ownership of Land (where the applicant being one of the Owner(s) is having sufficient land in the same Khasra No.) should possess/furnish "No Objection Certificate(s) from other co-owners and time can be given to the successful bidder for getting the partitioning done later. However, clear partitioned Land will be given preference subject to commercially viability.
13. Cost of land filling / cutting including cost of retaining wall/hume pipes etc. to bring the offered site to road level as estimated by HPCL will be taken into consideration for commercial evaluation of bids. Cost of electric connections, water connection & shifting of any type of lines/ structure as estimated by HPCL will be taken into consideration for commercial evaluation of bids.
14. Land coming under green belt / forest land shall not be considered.
15. Brokers and property dealers need not apply.
16. District Authorities and other Government bodies can also apply against these advertisements. Preference will be given to Government clients, if found suitable.
17. The plots should be free from overhead electrical transmission or telephone lines, product/water pipelines/canals/drainage/nallahs/public road/railway lines etc. Plot with overhead electrical HT line of more than 33 KV shall be outrightly rejected.
18. 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. .
19. Suitability of the land to be decided on the basis of Technical Evaluation Committee Report. Plots having square& Rectangular dimensions and bigger area would be given preference.
20. The offers should be submitted in a two bid system i.e. (A) Technical Bid and (B) Financial

- Bid as follows in two separate sealed envelopes. Format are given as Annexure 1(a) and 1(b).
21. Both sealed Technical and Financial Bid envelopes should be put in a third envelope (Envelope 3) sealed and super scribed as “**Offer for land near Mohali Airport**”
 22. 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.
 23. Received offers will only be mere offers and will not bind the Company (HPCL) in any manner.
 24. If any Bidder/Bidders wishes to offer two separate plots, then both plots shall be submitted as two separate offers.
 25. The bidder should offer the Land on lease / Sub-lease for a period of minimum 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.
 26. 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.
 27. All received bids will be evaluated and Financial bids of technically Qualified bidders only will be opened. LOI will be issued to successful bidder.
 28. Lease Deed will be registered only after completion of all formalities, viz, non- agricultural conversion / diversion, other statutory requirements, etc. and after land is ready for use/ construction by HPCL.
 29. Payment will be made through NEFT after registration of lease deed in form of monthly lease rental to the Land-lord(s).
 30. 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.
 31. In case of dispute, English version of this advertisement will be final.
 32. Interested parties may apply to the respective office addresses by the due date / time indicated below: **The due date and time for receipt of the offers will be 17/07/2023 at 1500 hrs. at below mentioned address.** The offers received after the due date and time will not be considered. The technical bid will be opened on **17/07/2023 at 1600 hrs.** at the below mentioned addresses. Interested bidders may be present at the time of opening the technical bid.
 33. HPCL reserves its rights to modify or extend or cancel the entire advertisement (or) any locations advertised without giving any reasons thereof.

Interested Parties can submit Bid at Following Address:

HINDUSTAN PETROLEUM CORPORATION LTD, CHANDIGARH RETAIL RO, TEL BHAVAN, PLOT NO 6A, MADHYA MARG, CHANDIGARH -160019.

Contact Person:

1. Rohit Verma
Station Manager-Aviation, HPCL
9530903745.
2. Deepak Kumar
Sr. Officer-Aviation Operations, HPCL
9711200595

Annexure 1(a)

A. TECHNICAL BID

Details of the plot of Land offered, with documents must be duly signed should be furnished by the bidder.

(Technical Bid should not have any reference of offer price / cost of land)

The Following details should be furnished by the bidders:

1. Name of the Owner (s) of the Land :
2. Details of the land offered:-
3. Key plan showing details of the property location of the plot:
 - a. Area of the offered plot (excluding setback for road widening as per master plan:
 - b. Road frontage (in metres) of per the offered plot:
 - c. Classification of the plot (Agricultural/Residential/Commercial etc) (Also please attach Documentary proof)
 - d. Road Distance of plot from the Main Entrance of the Airport :
4. Offer letter from the bidder(s) clearly mentioning that they are willing to offer the plot on long Lease of minimum 15 years to HPCL.
5. Area offered for Lease along with dimensions of the plot.
6. 7/12 extract or equivalent document and the title deed viz. sale deed, etc showing the ownership of the land duly certified / notarized.
7. Power of Attorney holders should submit a notarised copy of registered Power of Attorney.
8. Notarized copies of all Statutory/Approvals and Non-encumbrance certificates.

Offers received without the documents stipulated in item (6) & (7) above will be rejected.

Declaration:-

1. I/we am/are absolute and lawful owners of plot as mentioned above and the same is under my/our possession and free of all encumbrances till date.
2. In response to press invitation appeared in Newspaper (..... / etc) dated , I / we have submitted my / our offer and the same shall remain valid as per the terms of the said press invitation.
3. I/we further undertake to comply with the terms and conditions of said press invitation.
4. The land offered is Non-Agricultural/ The land offered is Agricultural and I/We undertake to convert the land for Non Agricultural use (for setting up Aviation Fuelling Station) at my/our cost and expense within 4 months of acceptance of my offer.
5. I/we affirm that the contents of above paras are true and correct.

Signature of land owner/s:

NAME:

ADDRESS:

DATE:

PLACE:

PHONE NO:

E-MAIL ADDRESS If any:

Annexure 1(b)

B. FINANCIAL BID

(Financial Bid should be placed in a separate sealed envelope and “Financial Bid” shall be clearly superscribed on the envelope. In case the Financial Bid is submitted in open condition, Application shall be outrightly rejected)

The financial bid should be submitted as per the format below:

1. Expected lease rentals per month (Excluding taxes) Rs. _____
(Rupees in words _____).
2. Period of Lease _____ years .
3. Percentage share which Plot Owner/s is/are willing to share with Company (HPCL) towards deed Registration/ Stamp duty charges _____
4. Expected percentage of escalation _____ % of lease rentals after every period of _____ years as mentioned above.

Signature of land owner(s) or POA holder NAME:

ADDRESS:

DATE:

PLACE:

PHONE NO:

E-MAIL ADDRESS if any: