

BHARAT PETROLEUM CORPORATION LIMITED.

REQUIREMENT OF LAND FOR AVIATION FUELLING STATION IN PUNE, MAHARASHTRA.

BPCL proposes to set up Aviation Fuelling Station (AFS) at Pune in Maharashtra State and advertised in Newspaper inviting offer(s) from party /individual having suitable land in the advertised area / stretch.

Sealed Offers are invited on a two bid system i.e. **(A) Technical Bid and (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 before the date of this advisement, for transfer of plot of the land by way of Lease for a minimum period of 10 years to Bharat Petroleum Corporation limited (BPCL) for setting up of an AFS at Pune.

S.No.	Location	District	Land Size in metres	
			Front	Depth
1.	Within 08 Km's from Cargo Gate of Pune International Airport on Lohegaon – Wagholi Road.	Pune	40	40

The following may kindly be noted:

Minimum dimensions of plot required for the AFS is as mentioned above. However plot of land with bigger size will be preferred, if found technically and commercially suitable by the company (BPCL). Selection of the site is solely BPCL's discretion. In this regard, decision of the Company (BPCL) will be binding and no correspondence from applicant/s will be entertained.

DUE DATE & TIME OF SUBMISSION OF OFFER: 24.02.2022 by 16.30 hrs (i.e. 04.30 pm. (IST)). Offers received after the due date and time will not be considered.

Offers received after due date & time (including postal delay) will not be considered. The offers submitted should be valid for a period of 180 days from the due date or such extended period as may be mutually accepted.

The technical bids will be opened on same day as above at 1700 hrs (05.00 pm) at the given address for submission of Bids.

If there is any corrigendum to this advertisement, it will be published only on BPCL website <https://www.bharatpetroleum.in/Bharat-Petroleum-For/Business-Associates/AFS.aspx> . No corrigendum will be published in newspapers.

DETAILED TERMS AND CONDITINS

1. Offered land should meet the norms and guidelines of NH/SH/ PWD/State Government/Town Planning/ Development Authorities/any other statutory Authorities as applicable.
2. The offered site should preferably be rectangular in shape and entire frontage of the plot of land should be abutting the main road or having clear approach road connecting to the site from main road such that heavy vehicle can easily move without any hindrance.
3. The Plot should be free of all encumbrances / encroachment /religious structure, overhead HIGH TENSION WIRES, Kilns, telephone lines, product/ Water Pipelines/Canals /Drainage /Nullahs/Public Road/Railway lines, etc.
4. The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Non Agricultural conversion (more particularly commercial conversion), Income Tax clearance, Non-encumbrance certificates etc. for use of AFS/Infrastructural Facilities and other allied purposes on their own expenses and cost.
5. If the entire piece of land required by Corporation (BPCL) does not belong to one owner then the group of owners who have plots contiguous to each other and meeting Company's (BPCL's) requirement can quote jointly or through anyone amongst themselves by Registered Power of Attorney (POA). POA holder shall be one of the landlords. Company (BPCL) however will deal with POA holder for negotiation purpose only. Valid Registered POA to be attached with the land offer.
6. Land owned by Company or Co-operative Society is also acceptable, subject to application being made by authorized officials supported by necessary Board Resolution.
7. Brokers and property dealers need not apply.
8. District authorities and other Government bodies can also apply against the advertisement. Preference will be given to Government land if found suitable.
9. Any establishment like Govt. /Semi-Govt /Private Companies, Partnership Firms, Sole Proprietorship and Educational trust having land with clear marketable title and complying with all relevant laws in force applicable to them can also apply.
10. Offer / bids received from guardian for land owned by minors shall not be entertained / considered unless such offers / bids are accompanied with the written permission granted by the District Judge under the appropriate law.

11. Land mortgaged to the financial institution and to any private parties through registered mortgage deed/ unregistered mortgage will not be considered.
12. The land proposed for Lease / Sale should be clearly partitioned and the title document / 7/12 extract etc. should clearly indicate and confirm the same.
13. No litigation/revenue proceedings/disputes should be pending with respect to the title of the land and / or encumbrance or third party interest on the land.
14. Land should preferably be plain abutting to National Highway / SH / Road in one contiguous lot.
15. The Company (BPCL) takes no responsibility for delay, loss or non- receipt of offers.
16. Received offers will only be mere offers and will not bind the Company (BPCL) in any manner.
17. The suitable piece of land should be available with the applicant in the advertised locations /area either by way of ownership or long term lease for a period of minimum lease of 10 years else application will be rejected.
18. If any other conditions applicable to the offered land, either Statutory or Physical exists, which prevents setting-up of AFS, such land shall be rejected.
19. As estimated by BPCL, the following additional cost may 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 offered land to road level.
 - ii. Cost of other physical parameters like Shifting /laying of telephone /electrical lines etc.
20. The evaluation of the land will be done by a "Technical Land Evaluation Committee" nominated by SBU Head & Executive Director - (Aviation) of the Company (BPCL).
21. The nominated "Committee" evaluates all the offered lands in response to above advertisement and combined report along with their choice of sites (merit wise) and submitted to SBU Head & E.D. (Aviation) for concurrence before publishing the final choice list.
22. The Company (BPCL) reserves the right to reject any or all offers without assigning any reason thereof.
23. Selection of land shall be carried out on the basis of Technical Evaluation Committee Report.

24. BPCL's decision on Technical evaluation of land for its suitability to accept for construction of AFS, shall be final and binding. No requests & correspondence will be entertained.
25. Financial bid is for only technically successful bidder(s) will be opened.
26. Thereafter, a "Commercial Evaluation Committee" appointed by SBU Head & E.D.-(Aviation) of Company (BPCL) will do commercial evaluation of only those plots which are found technically feasible.
27. The evaluation of site will be carried out based on suitability of land for AFS, Offered Lease rental pay-out consideration.
28. Expenditure for Registration /Stamp Duty w.r.t Lease of the plot, Expenditure required for bringing the site to desired requirement for construction and Expenditure required for construction of AFS, etc.
29. BPCL reserves the right to further negotiate Lease rental with the selected bidder.
30. 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 BPCL.
31. Payment will be made through NEFT after registration of lease deed in form of monthly lease rental to the Land-lord(s).
32. In case of dispute, English version of this advertisement will be final.
33. 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 and 2.
34. Financial Bid should be placed in a separate envelope sealed and marked "Financial Bid".
35. Both the Technical and Financial Bid Envelopes should be sealed separately and then put in a third envelope sealed and superscribed "Offer for Land at Pune Airport".
36. Interested parties may apply by due date and time at the address indicated below at the following address:

Station Manager – Pune AFS
Bharat Petroleum Corporation Limited
Shahajanand Complex,
2416 General Thimaya Road, East Street,
Pune 411 001 Maharashtra
Contact Number: 9425502055

37. The due date & time for submission of offers/bid will be 24.02.2022 at 1630 hrs (04.30 pm). Offers received after the due date and time will not be considered.
38. The Technical bids will be opened the same day as above at 1700 hrs (05.00 pm) at the above mentioned address.

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:-
Survey no. /Khasra no. etc., Village Block Tehsil, District
3. Key plan showing details of the property location of the plot:
4. Offer letter from the bidder(s) clearly mentioning that they are willing to offer the plot on long Lease of min 10 years to BPCL.
5. Area offered for Lease along with dimensions of the plot.
6. 7/12 extract 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.

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 Times of India / Sakal Newspaper dated 04.02.2022, I / we have submitted my / our offer and the same shall remain valid as per the terms of the bid.
3. I/we further undertake to comply with the terms and conditions of said press invitation.
4. 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:

B. FINANCIAL BID

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

1. Expected lease rentals per month (Excluding taxes) Rs. -----
(Rupees -----).
2. Period of Lease _____ years.
3. Percentage share which Plot Owner/s is/are willing to share with Company
(BPCL) 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: