

REQUIREMENT OF LAND FOR SETTING UP OF RETAIL OUTLETS (PETROL / DIESEL PUMPS) IN YADGIR & RAICHUR DISTRICTS OF KARNATAKA

(This advertisement is only for long term lease of land and not for award of Retail Outlet dealership)

Sealed unconditional offers are invited from interested parties holding valid and clear marketable title of land, in possession on date of release of this advertisement, for transfer of plot of land by way of long term lease of 19 years and 11 months (preferably with option to extend the lease by another 10 years) to Mangalore Refinery & Petrochemicals Limited (MRPL) at the following locations:

Sl. No	Location Description	District	Minimum Dimensions			Rent Payable in Rs per Sq. meters per month*
			Frontage in meters	Depth in meters	Area in Sq. meters	
1	Ajalapur Village Limits on MDR	Yadgir	25	25	625	18
2	Allipura Village Limits on MDR	Yadgir	25	25	625	18
3	Ashanal Village Limits on MDR	Yadgir	25	25	625	18
4	From Rajumutya Temple Balichakkar to Kalebelagundi Bus Stand in Gurmitkal Taluk on MDR	Yadgir	25	25	625	18
5	Within 1km from Yallamma temple Bilhar towards Wadagera on LHS on MDR	Yadgir	25	25	625	18
6	Duppalli Village limits on MDR	Yadgir	25	25	625	18
7	Gajrakot Village limits on MDR	Yadgir	25	25	625	18
8	Within Geddalmaru village limits in Hunasagi taluk on MDR	Yadgir	25	25	625	18
9	Gogi Village limits on MDR	Yadgir	25	25	625	18
10	Within 2 kms from Hayyal B bustand towards Hattigudur village LHS on MDR	Yadgir	25	25	625	18
11	Kodekal village limits on MDR	Yadgir	25	25	625	18
12	Malnoor village limits on MDR	Yadgir	25	25	625	18
13	Mudnal village limits on MDR	Yadgir	25	25	625	18

14	Mundargi village limits on MDR	Yadgir	25	25	625	18
15	From Goudgera cross to Nagarbanda village bus stop on MDR	Yadgir	25	25	625	18
16	Putpak village limits on MDR	Yadgir	25	25	625	18
17	Yergol village limits on MDR	Yadgir	25	25	625	18
18	Within Amareshwar/Devarbhupur village limits in Lingasugur taluk on MDR/VR	Raichur	25	25	625	18
19	Arkera village limits on MDR	Raichur	25	25	625	18
20	Chattar village limits on any main road	Raichur	25	25	625	18
21	Shri Shugureshwaray temple, Deosugur to Koravihal bustand on MDR	Raichur	25	25	625	18
22	Brilliant Navoday school cross Gabbur to shri Budibasaveshwara Mahadwara Gabbur (intersection with SH 15)	Raichur	25	25	625	18
23	Galag village limits on MDR	Raichur	25	25	625	18
24	From Hogaranal village to Gunda village in Sindhanur taluk on MDR	Raichur	25	25	625	18
25	Kothdoddi village limits on MDR	Raichur	25	25	625	18
26	Machnur village limits on MDR	Raichur	25	25	625	18
27	Shr Laxmi Ranganath Swamy temple Manasgal village to Hanuman temple Kelgin Irabgera on MDR	Raichur	25	25	625	18
28	Matmari village limits on MDR	Raichur	25	25	625	18
29	Mattur village limits on MDR	Raichur	25	25	625	18
30	Medakinal village limits on MDR	Raichur	25	25	625	18
31	Sajjalgudda village limits on MDR	Raichur	25	25	625	18
32	Singapur village limits on MDR	Raichur	25	25	625	18

****Rent mentioned above is the prevailing rent. This would be incremented at the rate of 2 % every year. The revision will be implemented in the month of January of each year.***

The following conditions may further be noted in this regard:

1. The applicants should unconditionally accept all the terms and conditions of the advertisement. Request to revise any of the terms and conditions including revision in rental will not be entertained and could result in rejection of the application.

2. The size of the plot mentioned in the advertisement is the minimum eligibility criteria. Plot of bigger size can be considered subject to requirement of MRPL. The offered land should meet the advertised dimensions after leaving ROW of the road.
3. The entire frontage of the offered plot should be abutting the main road with proper approach to the offered plot. There should not be any third party land including government land between the main road and the frontage of the offered plot.
4. The offered land should fall in the advertised stretch.
5. The applicant or his representatives (in case of Power of Attorney holder) should be in absolute possession of the land being offered.
6. The applicant shall obtain all statutory clearances such as Non Agricultural conversion, income tax clearance, non-encumbrance certificate etc.
7. The offered land should be preferably levelled, more or less at road level in one contiguous lot. Land requiring significant filling or cutting or incurring significant land development costs in terms of retaining wall, boundary wall etc. could be rejected.
8. The offered land should be free of all encumbrances including mortgage with financial institutions. In any case the land should be freed from all encumbrances prior to lease with MRPL.
9. The offered plot should be free from overhead high-tension power line, product / water pipeline, canals, drainage, nallas, railway line, public road, etc. The offered land should meet the NGT guidelines.
10. No water body should be present within 50 meters of the offered plot. The offered plot should not be within 50 meters of residences, schools and hospitals (with more than 10 beds). The offered plot could be rejected in case of the presence of water bodies or schools or hospitals or residence/s within 50 meters.
11. In case the offered plot belongs to multiple owners, the group of owners can apply through one of the owners through a registered power of attorney. Copy of such power of attorney should be enclosed along with the offer.
12. If the offered plot is agricultural land, the applicant shall convert the offered plot to commercial purpose for the use of retail outlet / infrastructural facilities and other allied purposes at their own cost and expense.
13. The offer should remain initially valid for 150 days from the last date for receipt of application.
14. In any case MRPL will take the offered land on lease only after obtaining No Objection Certificate from the concerned district authority. The offer validity in case of shortlisted

offers should be extended till the time NOC is obtained by MRPL subsequent to which the lease between MRPL & the land owner/s will be executed.

15. Brokers and property dealers need not apply.
16. MRPL takes no responsibility for delay or loss of application or documents send through post / courier. Received application is only an expression of interest and do not bind MRPL in any manner.
17. MRPL reserves the right to reject any or all offers without assigning any reasons thereof.
18. The offer in the prescribed application form (ref Annexure 1 attached herewith) should be accompanied by the copies of following documents:
 - a. Name of all the owners of the offered plot.
 - b. Key plan clearly demarcating the boundaries of the offered plot and indicating the right of way, along with latitude and longitude of the offered plot. The plan should also indicate the total area and the length of the edges of the plot.
 - c. All relevant land documents like mother deed (sale / partition / will etc.), Non encumbrance certificate for last 30 years, Mutation Records, revenue records like tax paid receipt, khatha, etc. to prove the ownership of the land. In case of family land or inherited land, relevant family tree/ relinquishment deed (if applicable) etc. might also be required.
 - d. The application for along with the copies of afore mentioned documents are to be submitted in a sealed envelope to MRPL Hubli Regional Office. Offers without the requisite documents are liable to be rejected.
19. Selection Process: The following process will be adopted for shortlisting and selection of offered land.
 - a. Shortlisting: In case of multiple applications are received for the same location, an applicant will be short listed through physical draw of lots. The document scrutiny and subsequent process will be conducted for the shortlisted candidate only. In case the shortlisted candidate is rejected at any of the subsequent stages, draw of lots would be conducted among the remaining applicants to shortlist a new candidate. This process will be repeated till a shortlisted candidate completes all the stages of selection or all candidates under the location has been rejected. In case of single application locations, draw of lot is not required and the single applicant will be auto selected.
 - b. Document Scrutiny: The application and the supporting documents of the shortlisted candidate will be scrutinised to ascertain the ownership of the offered

plot and presence of any encumbrance. In case any additional documents pertaining to the offered plot is required for scrutiny, the applicant is required to provide the same with in time lines as prescribed by MRPL. Such requirement along with time lines for submission will be communicated to the applicant over email.

- c. Once the scrutiny of the documents submitted is completed and the rights to transact on the offered plot of land is established to be available with the short listed applicant, the evaluation of the offered land (LEC) and verification of the original land documents will be undertaken.
- d. In case the offered land is under lien / mortgage with any financial institution, such land will be considered for further processing only on submission of a duly notarised affidavit on a Rs 200/- stamp paper stating that the offered land would be freed of all encumbrances before leasing of the land to MRPL.
- e. Land Evaluation and Document Verification:
 - i. MRPL / its authorised representatives will physically visit the offered plot and ascertain the suitability of the offered land for setting up of Petroleum Retail Outlet.
 - ii. The short listed applicant should be available on the date of physical visit by MRPL personnel to show the boundaries of the offered plot.
 - iii. The short listed applicant should also present the original of all those documents whose copies of which has been shared for verification by MRPL as and when advised by MRPL. The original documents will be returned after verification.
- f. Cost Estimation for RO Development: On successful completion of land evaluation and document scrutiny, the cost for development of the retail outlet will be estimated. During this stage, in case the cost of setting up the pump on the offered plot is significantly higher than the average cost of a rural HiQ outlet, the offered parcel could be rejected.

20. MRPL reserves the right to reject the offered land at any point of time during the selection process without citing any reason. MRPL also retains all the rights to amend, modify or withdraw this advertisement at any point of time without citing any reasons. Any modification or amendment to this advertisement will be released as corrigendum only in MRPL website www.mrpl.co.in. The applicants are advised to visit the website periodically for updates.

21. The application form is attached herewith at Annexure 1. The completed application along with the supporting documents need to be sent through post / courier to the following address in an envelope superscribed as '**Application for Offer of Land for COCO Outlets**':

Chief Regional Manager,
Mangalore Refinery & Petrochemicals Limited
1st Floor, KSFC Building, PB Road,
Rayapur, Dharwad – 580009
Ph No: 0836-2002635

22. **THE LAST DATE AND TIME FOR RECEIPT OF COMPLETED APPLICATION IS 15:00 HRS ON 22/10/2025.** The applications received after due date will not be considered. The offer should remain valid for a period of 150 days from the last date for receipt of application or till such extended period beyond this 150 days, as may be mutually accepted.

APPLICATION FORM

OFFERING LAND ON LONG TERM LEASE TO MRPL FOR SETTING UP OF PETROLEUM
RETAIL OUTLETS IN THE DISTRICTS OF YADGIR AND RAICHUR

<p>A) APPLICANT DETAILS:</p> <p>1. Name of the Applicant:</p> <p>2. Date of Birth in DD/MM/YYYY:</p> <p>3. Father's or Husband's Name:</p> <p>4. Gender:</p> <p>5. PAN No:</p> <p>6. Contact Details of Applicant:</p> <p>a. Phone No including STD code:</p> <p>b. Mobile Number:</p> <p>c. Email:</p> <p>d. Current Address: _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>e. Permanent Address:</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Passport size photo of applicant</p>
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B) DETAILS OF OFFERED LAND:

1. Name of the owners of the offered land:
 - a.
 - b.
 - c.
 - d.
 - e.
 - f.
2. Survey / Khata Number of the Land offered:
3. Type of land based on usage (indicate if Agricultural or non – agricultural):
4. Address of the plot of land: _____ (Village)
_____ (Ward) _____ (Tehsil)
_____ (District), _____ (PIN)
5. Dimensions of the Offered Land:
 - a. Frontage in meters:
 - b. Depth in Meters:
 - c. Area in square meters:
6. Details of any permanent Structure in the Offered Plot:
7. Details of Permanent Structures within 50 meters of the plot (indicate approx. distance from the nearest edge of the plot to the structure):
 - a.
 - b.
 - c.
8. Details of the Road abutting the offered Land
 - a. Name of the road
 - b. Width of the road
 - c. Nearest landmark to the offered plot on the road

DECLARATION: I, _____ hereby certify that the information provided above are true to the best of my knowledge and belief. I understand and accept that any wrong information or suppression of facts could result in my disqualification.

Place:

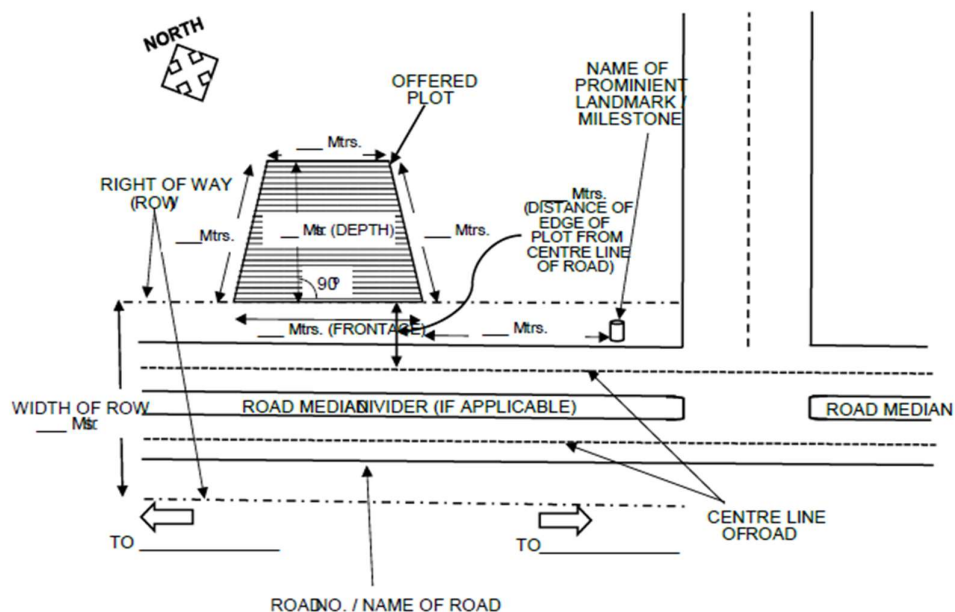
Signature:

Date:

Name of Applicant:

Format for layout Sketch of the offered land

1. Location Advertised:
2. Details of the offered land
 - a. Plot Number (Survey/ Katha/ Paata/ Khasara No etc.):
 - b. Revenue Village:
 - c. Ward:
 - d. Tehsil:
 - e. District:
3. Plot Dimensions:
 - a. Frontage in Meters:
 - b. Depth in meters:
 - c. Area in square meters:
4. Distance of the offered plot from a landmark: _____ meters from
 _____ (Name of land mark).
5. Shortest distance of the front edge of the plot to the centre of the road in meters:
6. Width of right of way of the road in meters:
7. Name of the road abutting the offered plot:



List of Enclosures

1. Completed and Signed Application form (Refer Annexure 1)
2. Copy of PAN Card of Applicant
3. Copy of any other identity proof of the applicant
4. Copy of registered Power of Attorney (if applicable)
5. Copy of duly notarised NOC from all land owners on a Rs 200 stamp paper (If applicable)
6. Land Documents
 - a. Detailed Sketch of the offered land showing ROW of the road (Refer Annexure 3).
 - b. Survey Sketch of the land demarcating the offered land duly certified by an approved surveyor.
 - c. Copy of title deed
 - d. Copy of latest RTC in case of agricultural land
 - e. Copy of Khatha in case of NA converted land
 - f. Copy of MR Extract for the past 30 years
 - g. Copy of Encumbrance Certificate for last 30 years
 - h. Copy of property tax paid receipt
 - i. Any other revenue record to prove the ownership of land