



हिन्दुस्तान पेट्रोलियम कॉर्पोरेशन लिमिटेड

(भारत सरकार का उपक्रम) रजिस्टर्ड ऑफिस : 17, जमशेदजी टाटा रोड, मुंबई 400 020

HINDUSTAN PETROLEUM CORPORATION LIMITED

(A GOVERNMENT OF INDIA ENTERPRISES) REGISTERED OFFICE, 17, JAMSEDJI TATA ROAD, MUMBAI 400 020

गोरखपुर रिटेल क्षेत्रीय कार्यालय : एच.पी.सी.एल., प्रशांत टॉवर्स (भूतल), महेवा चुंगी, ट्रांसपोर्ट नगर, गोरखपुर - 273016

Gorakhpur Retail Regional Office : H.P.C.L. Prashant Towers (Ground Floor), Mahewa Chungi, Transport Nagar Gorakhpur- 273016

website : www.hindustanpetroleum.com

Annexure-G2

LOI GENERAL: CATEGORY "B" TYPE ROS

Ref: GKPRO/DKV/RET/LOI-569

Date: 24-09-2020

To

Shri Obaidullah Ansari S/o Mohd Jumman Ansari
Village- Gurchihwa, Tehsil - Tulsipur, Dist- Balrampur
Uttar Pradesh, Pin Code- 271206
Mobile Number - 8707874208

Sub: Proposed MS/HSD Retail Outlet Dealership at Location: "Village- Madarhwa, On Tulsipur- Jarwa Road" District-Balrampur, State U. P. under OBC Category Advertised on 25th November 2018.

Dear Sir/Madam,

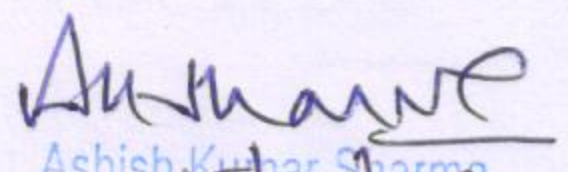
We refer to our advertisement dated 25th November 2018 and your application form No. 15452415427281 for the award of MS/HSD Retail Outlet dealership at the above location and subsequent of Draw of lots held at "Hotel Park Regency , 10 Park Road Gorakhpur, on 17th July 2019.

Please be informed that by this Letter of Intent, we propose to offer you a Retail outlet dealership of Hindustan Petroleum Corporation Limited at the above location on the following terms & conditions: -

1. You have offered a suitable piece of land admeasuring 30 meters (frontage) x 30 mtrs (depth) Area 900 Square Meter land at Khasra number 224 at Village- Madarhwa, Tehsil- Tulsipur, Dist- Balrampur, Uttar Pradesh as indicated by you in the application for the development of the subject Retail Outlet. You have to make available this land within 2 months from the date of this letter failing which this offer is liable to be withdrawn.
2. For making the land available as required above, you will ensure that the land arranged by you is either registered in your name or it should be leased to you for a minimum period of 19 Years 11 months.
3. As and when advised by the Corporation, the site offered by you would be duly developed up to the road level by cutting/filling (as applicable), with good earth/murum, layer-wise compacted

Page 1 of 5

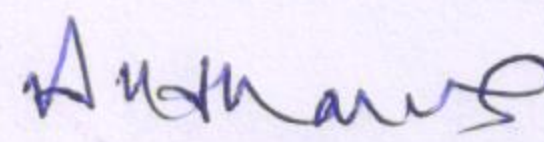
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Ashish Kumar Sharma
Duly Constituted Attorney
Hindustan Petroleum Corporation Limited

as per standard engineering practices. You shall also construct necessary retaining wall and compound wall of 1.5 meters height, designed as per site conditions as per approval of Corporation as committed under Clause 12 (e) of affidavit submitted by you along with application. Kindly note that in case the site as offered by you for putting up the Retail Outlet is not developed as per the advice of the Corporation, this Letter Of Intent will be withdrawn without any further notice.

4. You will provide at the retail outlet infrastructural facilities like Driveway, Sales Office, Show room, Store, Toilet, Generator, Compressor, with room, electrical connection, up to the sales Building, Yard lighting, water connection / bore well and staff room as mentioned in the Brochure and after obtaining necessary clearances/approvals/licences as applicable in each case.
 5. In addition, you will also provide the following basic facilities at your cost at the Retail Outlet premises: -
 - a. Clean drinking water
 - b. Free Air.
 - c. Clean toilet. Male/Female Separate,
 - d. Telephone.
 - e. First aid kit with valid medicines.
 - f. Adequate illumination.
 - g. PUC facilities, wherever it is mandatory.
 - h. Other facilities as may be specified by the Corporation from time to time.
 6. Additional facilities (site specific) like Canopy, Service Station or any other facility as may be decided by Hindustan Petroleum Corporation Limited from time to time would also be required to be developed by you.
 7. Hindustan Petroleum Corporation Limited will provide storage tanks and pumps and other facilities considered necessary at the Retail Outlets.
 8. For the facilities that may be provided by the Corporation as aforesaid, we will recover from you license fee as may be decided by the Corporation and applicable to you from time to time. At present, the license fee (Incl. GST) recoverable is Rs.233.45/- KL for MS and Rs.194.54/- KL for HSD.
 9. The corporation will not be held liable for any loss or damage on account of delay that may be caused in providing you the facilities mentioned above whatever may be the cause of the failure or delay.
 10. You will ensure all financial and other arrangements for operating the retail outlet dealership.
- In case it is found that the funds stated in the application for the purpose of setting up and operation of the dealership are not made available as and when required, this LOI can be withdrawn and you will have no claim/damages whatsoever against the Oil Company.
11. You shall not induct any partner(s) in case of individual (s) nor make any changes in the constitution of the partners as existing at the time of application, except your spouse as per terms and conditions of the Hindustan Petroleum Corporation Limited, and shall give an undertaking to this effect.
 12. It will always be a basic condition for the award of MS / HSD retail outlet dealership that you shall be paying attention towards day to day working of the dealership by personally managing the affairs of the dealership you will give us a written undertaking to this effect and shall not assign or part with the same to any other person (s).

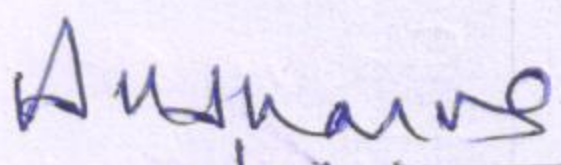
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15/2/22
Ashish Kumar Sharma
Duly Constituted Attorney
Hindustan Petroleum Corporation Limited

You will not be eligible for taking up any employment. If you are already employed you will have to resign from the employment and produce the letter of acceptance of resignation by the employer before the issuance of Letter of Appointment by the Oil Company.

13. You will deposit with us a Demand Draft for Rs. 2,70,000/- (Rupees two Lacs seventy Thousands Only) drawn on any scheduled bank in favour of Hindustan Petroleum Corporation Limited payable at Gorakhpur towards security Deposit (after setting of the initial security deposit amount) at the time of issuance of appointment letter after compliance of all the requirements of LOI. Kindly note that the Security deposit will not carry any interest and is refundable at the time of expiry of agreement between you and the Corporation. However, if such expiry of agreement is consequent to proven adulteration / malpractice at the dealership, this amount will be forfeited. Moreover, this Corporation reserves its right to adjust this amount towards any dues to it.
14. You will also remit Rs.5,00,000 (Rupees five Lacs only) towards Non-refundable Fixed fee by way of a Demand Draft for Rs 5,00,000/- (Rupees five Lacs only) drawn on any scheduled bank in favour of Hindustan Petroleum Corporation Limited payable at Gorakhpur Within 15 days of receipt of NOC.
15. You will be notified by the corporation, in writing, after the facilities mentioned above are made available and are ready for commissioning the dealership. Immediately on receipt of the above notice from the corporation, you shall obtain each and every license necessary for operating your dealership as may be required under any central / state govt. / municipal or local authorities for the time being in force.
16. If we find that the progress made by you towards the above is not to our satisfaction, this offer is liable to be withdrawn.
17. Please note that you are required to fulfil the conditions with regard to inducting Spouse as Co-owner in the dealership before issuance of Letter of Appointment.
18. This letter of intent will stand automatically withdrawn and cancelled on the happening of Any of the following events: -
 - a) In case you or any of your family members (as defined under disqualification criteria of dealer selection guidelines) receive anytime or have received a letter of intent for any other "A/CC" site RO dealership or LPG distributorship from our company or any other oil marketing company either in your individual capacity or in partnership with any other individual(s).
 - b) In case you or any of your family member gets inducted as partner or proprietor in "A/CC" site RO dealership or LPG distributorship of our company or any other oil marketing company.
 - c) If it is found that you have suppressed and / or misrepresented any material facts in your application.
 - d) In case you are found to be convicted for any criminal / economic offence involving moral turpitude.
 - e) In the event of death if you are an individual/partner.
19. In case you are not able to provide the land / develop facilities within the specified time or fail to fulfil the terms & conditions of LOI, then LOI can be withdrawn. In such situation Initial Security deposit would be forfeited.

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15/2/22
Ashish Kumar Sharma
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The Initial Security Deposit (ISD) would also be forfeited if you are unable to submit the total bidding amount within the stipulated time or withdraw for any reason, your selection would be treated as cancelled and LOI withdrawn.

The LOI would also be withdrawn and selection cancelled, if you are unable to submit the Non-refundable fixed fee within the stipulated time. In such situations Initial Security Deposit (ISD) would be forfeited.

20. You will not sell/lease/mortgage the said land to any third party without Hindustan Petroleum Corporation Limited's permission in writing, so long as the agreement (DPSL) is valid and Hindustan Petroleum Corporation Limited's facilities continue at the site.
21. In case of termination of / resignation from the dealership, within 3 months of disassociation from Hindustan Petroleum Corporation Limited, you will execute a lease or will sub lease the land together with structures thereon to the company if the company so desires, for a period not exceeding 30 years at normal yearly rental (excluding Municipal Taxes) which shall not be more than 10 % of the then prevailing market value of the land and the structures standing thereon.
22. This letter is merely a letter of intent and is not to be construed as a 'firm offer' of dealership to you. The dealership will be allotted to you on your complying with the terms and conditions spelt out herein above by issuance of appointment letter along with signing of our standard dealership agreement between you and us.

Should you require any further details / guidelines, please get in touch with our office at the address mentioned below:

Gorakhpur Retail Region,
Prashant Tower (Ground Floor), Mahewa Chungi ,
Near Transport Nagar Police Chowki , Gorakhpur

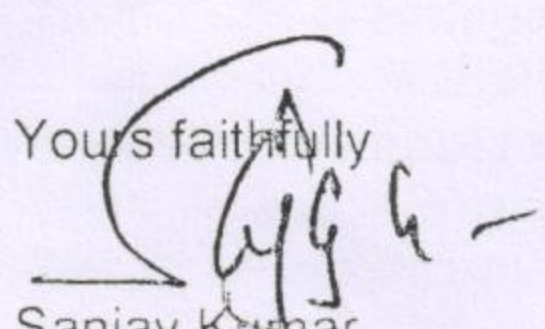
Note :

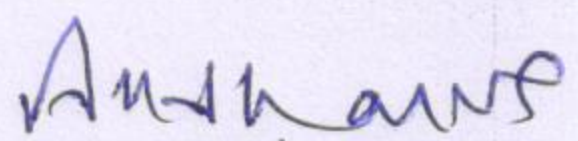
1. *You have one time option to offer alternate land meeting all specifications in the advertised location/stretch within 90 days of this LOI provided you have not availed such opportunity of providing alternate land after FVC.*
2. *You are advised to ensure that the plot offered by you meets the UP Govt's revised PWD Norms issued vide letter no 1882/23-12-19-1365/17 TC dated 04.12.19. In case same does not conform to revised PWD Norms you may offer alternate land on the advertised stretch meeting all revised PWD norms as per Dealer Selection Guidelines.*

Please acknowledge receipt of this letter.

Thanking you,

Yours faithfully


Sanjay Kumar
Deputy General Manager
Duly Constituted Attorney


15/12/22
Ashish Kumar Sharma
Duly Constituted Attorney
Hindustan Petroleum Corporation Limited

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सोहेलवा बन्ध जीव प्रभाग
बलरामपुर

1428फ0 आ0 ना0तह0तु0 वाद सं0 T202008100205682 21.03.22 के अनुपालन में बन्धक नामा प्रथमा
आ0दि0 02-02-2021 गाटा सं0 224/1.3440 हे0 में से 0.0378 हे0 लगान 60 ख पर से मुस्तकीम खां पुत्र बरकतउल्ला खां
ग्रा0वा0 का नाम खारिज होकर श्रीमती शमा परवीन पत्नी अलीमुल हक नि0मो0 सराय फाटक के पास गोविन्दबाग बलरामपुर पर0 तह0 व जिला बलरामपुर का नाम जरिये बैनामा दि0 06-11-2020 सं0भू0 दर्ज हो
ह0र0का0 08-02-2021

1429फ0 आ0 उपजिलाधिकारी महोदय तुलसीपुर वाद सं0 T201908100201030 आ0दि0 22-07-2021 श्रीमती शमा परवीन बनाम उत्तर प्रदेश सरकार आदि अंतर्गत धारा 80 अधिनियम उत्तर प्रदेश राजस्व संहिता 2006 जरिये मूल पत्रावली आदेश हुआ कि खतौनी वर्ष 1426-1431फ0 के खाता सं0 102 के गाटा सं0 224/1.344 हे0 में से 0.093 हे0 भूमि को अकृषिक घोषित कर भू-राजस्व से मुक्त किया जाता है ह0र0का0 23-07-2021

5

₹ 33.60

1.3440

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कुल भू-राजस्व - तीन तीन दशमलव छः शून्य रुपये

Data Digitally Signed by: Faseeh Ahmad Khan

उपरोक्त उद्घरण खतौनी का वेबफिकेशन http://upbhulekh.gov.in Website पर जाकर किया जा सकता है।

सक्षम अधिकारी: KAMLESH KUMAR YADAV

तहसील: तुलसीपुर जनपद: बलरामपुर

दिनांक: 21-07-2022 12:53:19

जनपद: बलरामपुर

यह उद्घरण खतौनी इलेक्ट्रॉनिक डिजिटल हस्ताक्षर द्वारा तैयार की गयी है तथा डाटा डिजिटल हस्ताक्षर द्वारा हस्ताक्षरित है।

प्रति हस्ताक्षरित

प्रसागीय वनाधिकारी
तथा वन्य जीव प्रभाग
बलरामपुर



उद्धरण खतौनी

ग्राम क्रमांक : 173597		ग्राम का नाम / परगना : मंदर हवा(तुलसीपुर)		तहसील : तुलसीपुर		जनपद : बलरामपुर		फसली वर्ष : 1426-1431 (01 जुलाई, 2018 से 30 जून, 2024)		भाग : 1		उद्धरण क्रमांक : 1735972022078	
खाता	खातेदार का नाम / पिता पति संरक्षक का नाम / निवास स्थान	भौमिक अधिकार प्रारम्भ होने का वर्ष	खाते के प्रत्येक गाटे की खसरा संख्या	प्रत्येक गाटे का क्षेत्रफल (हे.)	खातेदार द्वारा देय मालगुजारी या लगान	परिवर्तन सम्बन्धी आज्ञा या उसका सारांश उनकी संख्या तथा दिनांक सहित और आज्ञा देने वाले अधिकारी का पद	रिटपणी						
1	-----2-----	3	4	5	6	7-12	13						
श्रेणी : 1-क / भूमि जो संक्रमणीय भूमिधरों के अधिकार में हो													
00102	मुस्तकीम खां / बरकतउल्ला खां / नि. ग्राम अ0कलाम / समीउल्ला / नि. ग्राम अ0हासिम / समीउल्ला / नि. ग्राम मो0अली / समीउल्ला / नि. ग्राम वारिस अली / समीउल्ला / नि. ग्राम श्रीमती जैनबखातून पत्नी / समीउल्ला / नि. ग्राम साबिर अली नाबा0आयु 15वर्ष / समीउल्ला सं0मोमिनाखातून माता / नि. ग्राम श्रीमती मोमिना खातून पत्नी / अ0सलाम / नि. ग्राम श्रीमती नरगिस जहां पत्नी / गयास अहमद फारूकी / नि.ग्राम	1379फ	224	1.3440	1419फ0 देखो आदेश बन्धक नामा खाता सं092 पर अंकित है। ह0स0र0का029.12.11 1426फ0 आ0 श्रीमान ना0तह0पच0 बाद सं0 05468/2018/टी0 201808100205468 दिनांक 02.01.2019 सं0मू0 गा0सं0 224/1.3440 हे0 में से 0.093 हे0 लगान हस्ब परता खाता पर से मुस्तकीम खां पुत्र बरकतउल्ला खां ग्रा0वा0 का नाम खारिज होकर श्रीमती शमा परवीन पत्नी अलीमुल हक नि0 मो0 सराय फाटक गोविन्द बाग बलरामपुर पर0 व तह0 व जनपद बलरामपुर का नाम बतौर बैनामा दिनांक 24.08.2018 सं0मू0 दर्ज हो ह0र0का0 02.01.2019 1427फ0 जरिये पत्रावली न्यायालय उपजिलाधिकारी तुलसीपुर वाद सं0 टी0 201908100200312 अन्तर्गत धारा 38(2) अधिनियम उ0प्र0 राजस्व संहिता 2006 मोमिना खातून बनाम उ0प्र0 सरकार में पारित आदेश दिनांक 25.7.19 को आदेश हुआ कि ग्राम मंदरहवा परगना व तहसील तुलसीपुर की खाता सं0 102 गाटा सं0 224/1-3440हे0 पर अंकित साबिर अली ना0बा0 आयु 15वर्ष पुत्र समीउल्ला सं0 मोमिना खातून माता स्वयं ग्रामवासी के स्थान पर साबिर अली ना0बा0 आयु 15 वर्ष पुत्र अब्दुल सलाम सं0 मोमिना खातून माता स्वयं नि0ग्राम अंकित किया जाय। शेष अन्य प्रविष्टियां यथावत रहेगी। ह0र0का0 26.7.19								
प्रतिपालिपि प्रमाणित तहसील तुलसीपुर जनपद-बलरामपुर रीजरदार कानूनमो प्रति हस्ताक्षरित प्रभागीय वनाधिकारी सोनेलवा वन्य जीव प्रभाग													
1426फ0 जरिये डिस्चार्ज सर्टीफिकेट पर तह0 महो0 तुल0 के आ0 दि0 20.12.18 के अनुपालन में खाता संख्या 92. 93, 94 पर अंकित बन्धक नामा सर्व यू0पी0ग्रामीण बैंक देवी पाटन मुस्तकीम खां पुत्र बरकतुल्ला दिनांक 29.12.11 बन्धक मुक्त किया जाता है। ह0र0का0 20.12.18 1429फ0 जरिये बन्धक नामा प्रथमा यू0पी0ग्रा0 बैंक शाखा देवीपाटन के प्रब0 के आ0दि0 06.09.21 खाता सं0 102,103,101 खातेदार मुस्तकीम खान पुत्र बरकतउल्ला की भूमि0 मु0 304000/- बन्धक दर्ज हो। ह0र0का0 21.09.21 1429फ0 आदेशानुसार तह0तुल0 दि0													

11/07/21

भारतीय गैर न्यायिक

पचास
रुपये

FIFTY
RUPEES



INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

CG 754502

लेखा पक्ष का संक्षिप्त विवरण

1. लेखा पत्र का प्रकार :- किरायानामा
2. क्षेत्र :- ग्रामीण
3. स्टाम्प :- 1500 / -
4. ग्राम :- मंदरहवा (जरवा मार्ग)
5. परगना तहसील तुलसीपुर जनपद-बलरामपुर
6. क्षेत्रफल 35 मीटर पूरब पश्चिम व 35 मीटर उत्तर दक्षिण = 1225 वर्ग मीटर
7. चौहद्दी
पूरब :- सड़क तुलसीपुर से जरवा कोयलाबास
पश्चिम :- प्रथम पक्ष बादहू खेत मुस्तकीम खां
उत्तर :- प्रथम पक्ष बादहू खेत मुस्तकीम खां
दक्षिण :- नरगिस जहां का खेत

प्रथम पक्ष

Sharma



प्रति हस्ताक्षरित

प्रभागीय वकील
सोहेलवा वन्य जीव प्रभाग
बलरामपुर

द्वितीय पक्ष

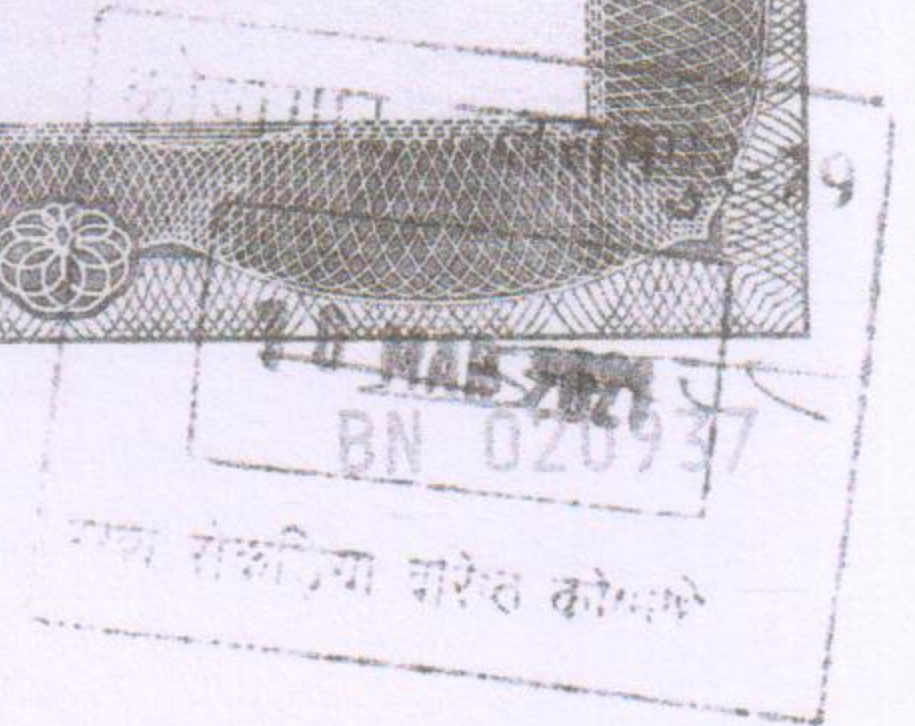
उत्तर

Ashish Kumar Sharma
Duly Constituted Attorney
Hindustan Petroleum Corporation Limited
15/2/22



उत्तर प्रदेश UTTAR PRADESH

(3)



पट्टा विलेख (लीज डीड)

मैं शमा परवीन पत्नी श्री अलीमुल हक खां निवासिनी मो० गोविन्दबाग निकट सराय फाटक परगना तहसील व जनपद बलरामपुर की हूँ जो इस विलेख की प्रथम पक्ष है व उबैदुल्लह अंसारी पुत्र स्व० श्री मो० जुम्नन अंसारी निवासी ग्राम— गुरचिहवा परगना तहसील तुलसीपुर जनपद बलरामपुर का हूँ जो इस विलेख का द्वितीय पक्ष है।

उभय पक्षकारान के मध्य पट्टा विलेख/लीज डीड निम्नलिखित शर्तों के अनुसार हो रहा है।

यहकि प्रथम पक्ष गाटा सं० 224 रकबा 0.093 हे० में से पैमाइश पूरब पश्चिम 35 मीटर एवं उत्तर दक्षिण 35 मीटर अर्थात् 1225 वर्ग मीटर, जिसकी चौहद्दी पूरब सड़क तुलसीपुर से जरवा कोयलाबास, पश्चिम प्रथम पक्ष बादहू खेत मुस्तकीम खां, उत्तर प्रथम पक्ष बादहू खेत मुस्तकीम खां, दक्षिण नरगिस जहां का खेत, स्थित ग्राम मदरहवा (जरवा मार्ग) परगना व तहसील तुलसीपुर जनपद की मालिक, कामिल काबिज व दखील है।

प्रथम पक्ष

Shama



Ashish Kumar Sharma
Ashish Kumar Sharma
Duly Constituted Attorney
Hindustan Petroleum Corporation Limited

प्रति हस्ताक्षरित

प्रभागीय वनाधिकारी
सोहेलवा वन्य जीव प्रभाग
बलरामपुर

द्वितीय पक्ष

उबैदुल्लह



उत्तर प्रदेश UTTAR PRADESH

(7)

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गवाह नं०-1 कुँवर कुल भूषण सिंह पुत्र
स्व० बृजेश विक्रम सिंह निवासी हरनाम
सिंह राईस मिल भगवतीगंज बलरामपुर।

कुँवर भूषण सिंह



प्रथम पक्ष

Sharma



गवाह नं०-2 अब्दुल कादिर पुत्र मो०
रफीक निवासी मो० गोविन्द बाग
बलरामपुर।

Abdur



द्वितीय पक्ष

Abdur

दिनांक-16.03.2021

टाइपकर्ता- राघवेंद्र कुमार श्रीवास्तव (एडवोकेट)

मजमून कर्ता- अजीत प्रताप सिंह (एडवोकेट)

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15/2/22

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