



T.VNS. MUGRA B'PUR-JANGHAI LINK ROAD

August 30, 2013

To,

Smt. Ranjan Gupta,
W/o Late Shri Krishna Kumar Gupta,
R/O Mohalla Shahabganj,
Post Mugra Badshahpur,
District Jaunpur,
Uttar Pradesh - 222202



Sub : Proposed MS/HSD Retail Outlet Dealership at location 'Mugra Badshahpur-Janghai Link Road, Block Mugra Badshahpur, Rev Distt. Jaunpur (U.P.) - Category - Open (W), Rural Plan.

Dear Madam,

We refer to your application dated Nil for the award of MS/HSD Retail Outlet dealership at the above location and the subsequent interview held at our Lucknow Office on 21.05.2013.

As you are aware, you have been empanelled No.1 for award of dealership at the above location.

1. We notice from your application that you have sought assistance under 'Corpus Fund' scheme. As per the scheme, we are required to provide a developed retail outlet with all basic facilities as listed in the scheme.
2. Our experience shows that arranging land for construction of Retail Outlet has not been very encouraging which resulted in inordinate delay in commissioning RO dealerships allotted to candidates eligible for "Corpus Fund" scheme in the past.
3. Hence, it is proposed to seek your assistance in scouting / arranging for a suitable site at the above location. In case it is not possible for you to arrange a suitable site at the above location, you may arrange for a suitable site **anywhere in the country** at a place of your choice for setting up of a retail outlet against this offer made to you for the subject retail outlet dealership. This opportunity is being given to you in line with a policy approved by MOP&NG who have decided to offer a one time dispensation as above with a view to expedite commissioning of retail outlet dealership.
4. It may however be noted that the offer of the land shortlisted by you after due deliberations with the land owner, is to be given in writing. The minimum requirements for the plot to be suitable for putting up an outlet are enclosed as annexure. The offer is to be given in writing along with the details of the owners and their written consent. The site would be evaluated by us considering techno-commercial feasibility or otherwise advised to you within 30 days.

Ranjan Gupta

Nancy Kumar

ऑफिस : मुगलसराय संस्थापन, ग्रा.-सरेसर, पो.-आलमपुर, जि.-चन्दौली-232101 (उ.प्र.) फोन : 05412-255195, 255141, 255423, 255874 फैक्स : 255195, 256321
रजिस्टर्ड ऑफिस : भारत भवन, 4 और 6, करीमगंज रोड, बेलार्ड इस्टेट, मुम्बई - 400 038

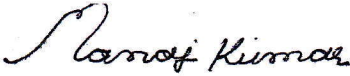
5. It may also be kindly noted that there is a timeline of one year from the date of receipt of this letter within which the above process needs to be completed by you failing which the allotment made to you for the subject retail outlet dealership will be finally cancelled and LOI withdrawn and thereafter you will have no claim, whatsoever, on the oil company either for a dealership or any other type of compensation.
6. Accordingly, you may wish to kindly arrange for a suitable site anywhere in the country to enable us to set up the retail outlet under the Corpus Fund scheme against this allotment issued to you.
7. Should you require any further details/guidelines, please get in touch with our office at the address mentioned below :

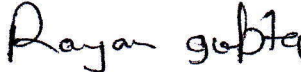
**Territory Manager - Retail
Bharat Petroleum Corporation Limited,
Village – Saresar, Alampur P.O.
Sakaldiha Road, Mughalsarai – 232 101**

Please acknowledge receipt of this letter and return the same to us.

Thanking you,

Yours faithfully,
For Bharat Petroleum Corporation Limited.


(MANOJ KUMAR)
Territory Manager (Retail) –Varanasi



ANNEXURE

- a) Land should be plain, at road level, in one contiguous lot.
- b) Frontage of the plot of land should be abutting the highway/main road, with proper approach road to the plot of land.
- c) The plot should be free from overhead power transmission or telephone line, product/ water pipeline, canals/ drainage/ nullahs/ public roads/ railway lines etc.
- d) Plot should be free from all encumbrances/ encroachments/ religious/ Defence structures etc. Necessary documents to this effect, duly notarized, shall be furnished along with the offer.
- e) The landowner will ensure that the land offered meets the requirements of NHAI/ PWD in case the land is on National Highway/SH & Other Roads and the local body norms in case the land is in town area as applicable. The land should also meet forest department guidelines, wherever applicable. It should also meet the requirement of District Magistrate for issue of NOC and that of Jt. Chief Controller of Explosives at Agra.
- f) The landowner shall arrange for all statutory clearances, such as Urban Land Ceiling, Non-agriculture Conversion (commercial conversion for petrol pump purpose), Income Tax Clearance, Non-encumbrance Certificate etc., at his own cost.
- g) If the entire parcel of land required does not belong to one owner, then the group of owners who have plots contiguous to each other and meeting our requirement can quote through one registered Power of Attorney holder. However, BPCL shall only deal with the Power of Attorney holder. Copy of the required Power of Attorney from each owner duly endorsed should be enclosed with the offer.
- h) The offer should contain complete details of the plot of land offered, along with copies of documents, duly signed along with offer for lease rent per month or price / cost of land.

The following details of land are required to be furnished by the LOI holder with his offer.

1. Name of the owner(s) of the land
2. Key plan showing details of the property with Khasara / Gata / Kila No., Khata, Khatauni No., Vill., Tehsil & district and situation of the plot duly signed by the owner.
3. Area offered for sale / lease along with dimensions of the plot.
4. '7/12' Extracts or its equivalent viz. Khatoni, Jamabandi, Khasra, Girdawari etc. and the Title Deed viz. Sale Deed etc. showing the ownership of the land duly certified/ notarized as true copy.
5. Power of Attorney holder should submit a copy of the Registered Power of Attorney.

Note : The final acceptance of land will be subject to clearance from our Legal Department & any other document required by BPCL will be provided by the land owner(s)

Rajan Gupta

Ranjeet Kumar