

**30-YEARS LEASE FOR DEVELOPMENT OF EVACUEE TRUST PLAZA (BLOCK A & BLOCK B) SITUATED AT 124/JB CHOOR MAJRA AMINPUR ROAD, FAISALABAD.**

Evacuee Trust Property Board, Government of Pakistan intends to lease out its constructed plaza situated in prime commercial vicinity of 124/JB Choor Majra Aminpur Road, Faisalabad for period of 30 years lease through open public auction in two separate blocks i.e. Block-A (11088 Sq.ft Ground Floor & 11088 Sq.ft Basement) & Block-B (11088 Sq.ft Ground Floor & 11088 Sq.ft Basement) as per Urban Scheme, 1977 as and where basis.

**Auction Schedule: -**

**Date of Auction:** 22-05-2024 at 10:00 AM

**Venue:** Office of the Deputy Administrator, Evacuee Trust Property 127-A, People Colony No. 01, Chen One Road, Behind Wasa Water Supply, Near Sidiqia Masjid Faisalabad.

**Note:** In case of no offer is received on the above mentioned date, or due to any reason open auction is not held on the given date or the offer received is not worth consideration, alternate dates shall be 29.05.2024, 05.06.2024 and 12.06.2024.

**Detail of Property / Proposed plan for development is as under: -**

<b>Khasra No.</b>	<b>Area (SQFT)</b>	<b>Location</b>	<b>Reserve NRS in Rupees</b>	<b>Provisional Monthly Rent during construction / repair renovation period</b>	<b>Rent after construction / repair renovation period</b>
<b>(Block-A)</b> Sq. No. 10, Killa No. 14 to 17	11088 Sq.Ft Ground Floor and 11088 Sq.ft Basement	124/JB, Choor Majra Aminpur Road, Faisalabad	Rs. 19,467,600/-	Rs. 53,222/-	Rs. 12/- Per Sq.ft for Ground floor and Rs. 04/- Per Sq.ft for Basement.
<b>(Block-B)</b> Sq. No. 10, Killa No. 14 to 17	11088 Sq.Ft Ground Floor and 11088 Sq.ft Basement	124/JB, Choor Majra Aminpur Road, Faisalabad	Rs. 19,467,600/-	Rs. 53,222/-	Rs. 12/- Per Sq.ft for Ground floor and Rs. 04/- Per Sq.ft for Basement.

**Preliminary Eligibility of persons participating in Open Auction:**

- Active Tax payer Certificate
- NADRA's issued Identity Card
- Affidavit that He/ She is neither a Govt Servant nor or defaulter of this department.
- Pay Order of Rs. 50,00,000/- (Rupees Fifty Lacs only) in the name of Deputy Administrator, Evacuee Trust Property, Faisalabad

**TERMS AND CONDITIONS:-**

- Every Pakistani having Nadra Identity card, can participate in the open public auction except defaulter of this Department or Govt. servant. The companies can participate through their authorized representatives.
- Every participant of the open auction will submit a affidavit on stamp paper of Rs. 100/- that he is neither a Govt. employee nor a defaulter of this department.
- Every participant of the open auction will submit Pay order of Rs. 50,00,000/- (Rupees Fifty Lacs Only) on the name of Deputy Administrator, Evacuee Trust Property Office, Faisalabad at least day before the date of auction which shall be returned to all depositors after the open auction except highest bidder.
- Required documents are to be furnished at the office of Deputy Administrator, Evacuee Trust Property Office, Faisalabad, 927-B, People Colony No. 01, Near Chen One, Faisalabad at least one days before the date of auction proceedings, which will be scrutinized by the auction committee before start of auction.
- The persons who failed to furnish requisite documents in time or they are disqualified by auction committee, will not be allowed to participate in the auction proceedings.
- In case of default, his pay order of Rs.50,00,000/- (Fifty Lac Only) will be forfeited. The property will be auctioned on next date of auction as mentioned in the advertisement.
- The successful bidder will be determined on the basis of highest NRS offered.
- Nine months grace period will be provided to the successful bidder / tenants to get the building repaired / renovated and also get approval of plan from TMA, NOCs and other formalities.
- All approvals/ NOCs from Federal, Provincial, Local Government/ Agencies will be the responsibility of the developer.
- The highest bidder will be bound to pay Rs.53,222/- per Block as provisional rent per month, during the grace period of nine month.
- Rent after development will be charged @ Rs.12./ per sq.ft for ground floor, Rs.04/- rupees per sq.ft for basement. If the developer / tenants intends to construct additional floor, permission may be granted to them as per provision of Urban Scheme of 1977.
- Six Month induction period may be allowed to the developer / tenants.
- Annual rent will be enhanced according to the Clause 11 of Urban Scheme, 1977.
- Technical branch of Evacuee Trust Property Board will supervise the repair / renovation work of the plaza.
- After construction, the tenants shall be inducted by the lessee subject to the conditions laid down in the Scheme 1977 and agreement will be executed with the lessee. The lessee / tenant will be bound to pay the rent to the Board as per approved rates.

16. Result of auction proceedings will be placed before the competent authority for approval.
17. The auction committee will reserve the right to accept or reject any bid, or postpones the auction proceeding as per PEPPRA Rules.
18. Interested persons can visit the property before auction.
19. Any information related to auction can be obtain from Deputy Administrator, Evacuee Trust Property Office. Faisalabad during office hours 08:00 AM to 04:30 PM.

**(Muhammad Abdullah Awais)**

Deputy Administrator,  
ETP Office Faisalabad

**DEPUTY ADMINISTRATOR, EVACUEE TRUST PROPERTY, OFFICE, FAISALABAD,  
127-A, PEOPLE COLONY NO. 01, CHEN ONE ROAD, BEHIND WASA WATER SUPPLY,  
NEAR SIDIQIA MASJID FAISALABAD FAISALABAD PH: 041-9220005-51**