

پاکستان ریلویز ڈویژنل پرنٹڈ آفس۔ ملتان

نوٹس فیلام عام

عوام الناس کو مطلع کیا جاتا ہے کہ ریلوے کی زمین برائے ماڈل بازار، دوکانات، نرسری، قمبر شاد اور گودام کیلئے مندرجہ ذیل تاریخوں کو موقع پر بذریعہ فیلام عام لیز پر دی جائے گی۔

تاریخ فیلام	آئی او بیو	مقام فیلامی (ریلوے اسٹیشن)	مقاصد برائے بولی
11-02-2025	شیخ واہن اور سرسٹ	بلداد	حاصل ہونے والے ماڈل بازار: رقبہ: 6X20 مرلہ (سبزی منڈی)، محکمہ موڈ آدم واہن پہلے سے قبضہ شدہ دوکانات: نیشنل خان، حاصل پور، پشتیاں نرسری: بلداد، کومینٹریز 15/2-3، محکمہ موڈ آدم واہن قمبر شاد: لیاقت پور، محکمہ موڈ آدم واہن، بلداد
13-02-2025	پاکپتن	پاکپتن	پاکپتن: قبضہ شدہ دوکانات اور پہلے سے قبضہ شدہ دوکانات ماڈل بازار: رقبہ: 160 مرلہ عارف والا: ماڈل بازار: رقبہ: (1) 160 مرلہ (لٹا بازار) (2) 80X4 مرلہ سبزی منڈی (3) 40 مرلہ سبزی منڈی (4) 200X2 مرلہ (Grain/Goods Mandi) قبضہ شدہ دوکانات اور پہلے سے قبضہ شدہ دوکانات گودام: 1 عدد منڈی پور والا: قبضہ شدہ دوکانات اور پہلے سے قبضہ شدہ دوکانات
14-02-2025	بہاولنگر	بہاولنگر	ماڈل بازار: فقیر والی (40 مرلہ)، سبھی والا (40 مرلہ)، فورٹ عباس (40 مرلہ) قبضہ شدہ دوکانات: بہاولنگر، بہاول آباد، مدرس سبھی والا، L-xing No.99 نرسری: بہاولنگر، بہاول آباد، فقیر والی، کومینٹریز 62-63، L-xing No.31-32، مدرس سبھی والا، فورٹ عباس

وقت فیلامی صبح 09:00 بجے سے سہرے 04:00 بجے تک ہوگا۔ بولی دہندگان 09:00 بجے سے 01:00 بجے تک ہر صورت بولی کے مقام پر حاضر ہوں تاکہ ان کی موجودگی میں Bid Form مکمل کیے جاسکیں۔  
01:00 بجے فیلامی شروع کر دی جائے گی تاخیر سے آنے والے حضرات کو کوئی غلط فہمی نہیں ہوگی۔

معاوضہ لیز: (1) قبضہ شدہ اور قبضہ شدہ دوکانات 5 سال مزید 5 سال کی توسیع باہمی رضامندی کے ساتھ (2) ماڈل بازار 1 سال۔ (3) گودام 5 سال مزید 5 سال کی توسیع باہمی رضامندی کے ساتھ۔ (4) قمبر شاد 5 سال (5) نرسری 3 سال مزید 2 سال کی توسیع باہمی رضامندی کے ساتھ۔

بولی میں شمولیت کی نہیں تا قائل واپسی ہوگی اور زر ضمانت (Earnest Money) کا Call Deposit Receipt CDR جو کہ کسی بھی محاذ بینک کی جاری کردہ ہو بطور زر ضمانت بچن ڈویژنل آفس پاکستان ریلوے ملتان کے نام ہوگی۔ بولی دہندہ کو شناختی کارڈ کی کاپی لازمی دینا ہوگی۔

(1) دوکانات کے لیے 100000/- روپے کی CDR بطور زر ضمانت دینا ہوگی۔ بولی میں شمولیت کی نہیں (تا قائل واپسی) بڑے شمردوں (ڈسٹرکٹ اٹلنگ ہاؤس) کیلئے سیٹل 100000/- روپے اور چھوٹے شمردوں کیلئے سیٹل 50000/- روپے نقد جمع کرنا ہوگی۔

(2) ماڈل بازار کے لیے 300000/- روپے کی CDR بطور زر ضمانت دینا ہوگی۔ بولی میں شمولیت کی نہیں (تا قائل واپسی) سیٹل 10000/- روپے نقد جمع کرنا ہوگی۔

(3) گودام کے لیے 500000/- روپے کی CDR بطور زر ضمانت دینا ہوگی۔ بولی میں شمولیت کی نہیں (تا قائل واپسی) سیٹل 20000/- روپے نقد جمع کرنا ہوگی۔

(4) قمبر شاد کے لیے 500000/- روپے کی CDR بطور زر ضمانت دینا ہوگی اور بولی میں شمولیت کی نہیں (تا قائل واپسی) 50000/- روپے نقد جمع کرنا ہوگی۔

(5) نرسری پالش کے لیے 500000/- روپے کی CDR بطور زر ضمانت دینا ہوگی اور بولی میں شمولیت کی نہیں (تا قائل واپسی) 50000/- روپے نقد جمع کرنا ہوگی۔

بلا تمام بولی دہندگان کو دی گئی بولی کی کھل رقم کا نصف (50%) موقع پر جمع کرنا ہوگا۔ بصورت دیگر CDR کی صورت میں جمع شدہ رقم بچن سرکار ضبط کر لی جائے گی۔ بولی کے وقت پندرہ یوم (15) سے زیادہ پرانی CDR قائل قبول نہ ہوگی۔

بلا کامیاب بولی دہندگان کو پاکستان ریلوے کی طرف سے جاری کردہ منظوری کے پندرہ یوم (15) میں یکے بعد دیگرے بولی دہندگان کی صورت میں جمع شدہ رقم بچن سرکار ضبط کر لی جائے گی۔

نوٹ: رقبہ اور بینک کی مکمل معلومات پاکستان ریلوے اور PPRRA کی ویب سائٹ [www.pakrail.gov.pk](http://www.pakrail.gov.pk)، [www.ppra.org.pk](http://www.ppra.org.pk) پر ملا سکتی ہیں۔ رقبہ اور بینک کی مکمل معلومات نقشے کے ساتھ اپنی ڈائریکٹر پرائیویٹ لائنز، پاکستان ریلوے، ملتان اسٹیشن انجینئر، پاکستان ریلوے، بہاولنگر، اوہرا، انسپکٹر آف ورکس، پاکپتن، بہاولنگر، سرسٹ اور شیخ واہن کے ہاں دفتری اوقات میں لی جاسکتی ہیں۔ نیز مندرجہ بالا معلومات آکشن کے موقع پر آکشن کٹنی سے بھی لی جاسکتی ہیں۔



جہانزیب (ڈپٹی ڈائریکٹر پرائیویٹ لائنز)

برائے ڈویژنل پرنٹڈ آفس پاکستان ریلوے ملتان رابطہ نمبر 061-9330831

# HBL

# HABIB BANK

  
حبیب بینک

## Deposit Slip

  
Customer Copy

Branch:										Date: 23/01/2025															
Account Title: اکاؤنٹ ہولڈر کا نام PPR A Public Procurement Agency																									
IBAN: آئی بی این		P	K			H	A	B	B	0	0	0	4	5	4	5	0	1	3	1	0	0	7	0	1
Currency: <input type="checkbox"/> PKR <input type="checkbox"/> USD <input type="checkbox"/> EURO <input type="checkbox"/> GBP <input type="checkbox"/> JPY <input type="checkbox"/> Others										<input type="checkbox"/> Intercity <input type="checkbox"/> Within city <input type="checkbox"/> Same Branch															
Credit Card No.																									
<input type="checkbox"/> CASH نقد										AMOUNT رقم															
BANK / BRANCH										CHEQUE/INSTRUMENT NO. چیک نمبر															
										150,000/-															
										TOTAL AMOUNT کل رقم 150000															
Total Amount in Words: FIFTEEN THOUSAND ONLY																									
Commission (if any)																									
Depositor's Name: عثمان یاز										Online Cash Deposit															
Contact No: 03116664422										Branch: 1172-SAHAWALPUR-SATELLITE															
Depositor's CNIC No. (For non-HBL/Walk-in Customers, Also attach CNIC Copy)										Account: PUBLIC PROCUREMENT Date: 2025-01-23															
Depositor's Account No. (For HBL Customers / Account Holders)										IBAN: PK174400004540013100701															
										Amount: *****15,000.00 PKR															
										Charges: *****725.00															
										Teller: V163 15 Time: 10.30.06.138000															
Received By: رسول کنڈو					Depositor's Signature: عثمان یاز					(As per Terms & Conditions on reverse) (Not official unless validated)															

## 21163244



**No. 473-W/9225/Model Bazar/HSU/2024**

Subject:- **OPEN PUBLIC AUCTION OF RAILWAY LAND FOR SHOPS, MODEL BAZAR, NURSERY, GODOWN AND FIBER STALL PURPOSES OVER MULTAN DIVISION.**

The following surplus Railway land will be leased out through Open Public Auction for shops, Nursery, model bazaar, godown and fiber stall purposes as per terms and conditions of bid form.

**AIOW/IC/SKZ**

**Already Constructed Shops:-**

S. No.	Location	No of Shops	Purpose	Period of Lease in Years	Date of Open Auction	Time	Place of Open Auction
1	HSU Station Yard R/S Different Size	5	Shops	5+5 Years	11-02-2025	9:00 to 4:00	Railway Station Baghdad
2	BKK Yard R/S (Size 12'X28')	2	-do-	-do-	-do-	-do-	-do-
3	Chishtian Station Yard (Different Size)	6	-do-	-do-	-do-	-do-	-do-
<b>Total</b>		<b>13</b>					

**Fiber Stall**

S. No.	Location	Size	No. of Stalls	Period	Date of Auction	Time	Place of Auction
1	Baghdad Yard L/S	10'x10'	5	5 Years	11-02-2025	9-00AM to 4-00PM	Railway Station Baghdad

**Model Bazar**

S No	Location	Area in Marla	Purpose	Period	Date of Open Auction	Time	Place of open Auction
1	Hasilpur (20 Nos 6 Marla each )	6X20	Model Bazar	1 Year	11-02-2025	09:00 to 04:00	Railway Station Baghdad
<b>Total Area in Marla</b>		<b>120.00</b>	-do-	-do-	-do-	-do-	-do-

**Nursery**

S No	Location	Area in Marla	Period	Date of Open Auction	Time	Place of open Auction
1	Baghdad Yard (01 No)	10.00	3+2 Year	11-02-2025	09:00 to 04:00	Railway Station Baghdad

**IOW/SMA:-****Fiber Stalls**

S. No.	Location	No. of Stalls	Purpose	Period	Date of Auction	Time	Place of Auction
1	Chamb More Adam Wahan	10	Fiber Stall	5 Years	11-02-2025	9-00AM to 4-00PM	Railway Station Baghdad
2	Liaqatpur D/S	30	-do-	-do-	-do-	-do-	-do-
<b>Total</b>		<b>40</b>					

**Model Bazar**

S No	Location	Area in Marla	Purpose	Period	Date of Open Auction	Time	Place of open Auction
1	Chamb More Adam Wahan (02 Nos 10 Marla each)	20	Model Bazar	1 Year	11-02-2025	09:00 to 04:00	Railway Station Baghdad

**Nursery**

S No	Location	Area in Marla	Period	Date of Open Auction	Time	Place of open Auction
1	Chamb More near road to Lal Kamal (02 Nos 10 Marla each)	20	3+2 Year	11-02-2025	09:00 to 04:00	Railway Station Baghdad

**IOW/PPX****New Shops:-**

S No	Location	No of Shops	Purpose	Period	Date of Open Auction	Time	Place of open Auction
1	Pakpattan (Different Size)	100	New Shops	5+5 Years	13-02-2025	09:00 to 04:00	Railway Station Pakpattan
2	Arifwala (Different Size)	30	-do-	-do-	-do-	-do-	-do-
3	Mandi Burewala (Different Size)	40	-do-	-do-	-do-	-do-	-do-
<b>Total Shops</b>		<b>170</b>					

**Already Constructed Shops:-**

S No	Location	No of Shops	Purpose	Period	Date of Open Auction	Time	Place of open Auction
1	Pakpattan (Different Size)	30	AC Shops	5+5 Years	13-02-2025	09:00 to 04:00	Railway Station Pakpattan
2	Mandi Burewala (Different Size)	02	-do-	-do-	-do-	-do-	-do-
3	Arifwala (Different Size)	02	-do-	-do-	-do-	-do-	-do-
<b>Total No of Shops</b>		<b>34</b>					

### Model Bazar

S. No.	Location	No of Plot	Area in Marla	Period	Date of Open Auction	Time	Place of open Auction
1	Pakpattan Yard	1	160	01 Year	13-01-2025	09:00 to 04:00	Railway Station Pakpattan
2	Arifwala Yard	1	160 (Landa Bazar)	-do-	-do-	-do-	-do-
		4	80 Marla each Sabzi Mandi	-do-	-do-	-do-	-do-
		1	40 Marla Sabzi Mandi	-do-	-do-	-do-	-do-
		2	200 Marla each (Grain/Goods Mandi)	-do-	-do-	-do-	-do-
<b>Total</b>		<b>9</b>	<b>1080 Marlas</b>				

### Godown

S. No.	Location	No of Plot	Area in Marla	Period	Date of Open Auction	Time	Place of open Auction
1	Arifwala Yard	1	61.30	5+5 Years	13-01-2025	09:00 to 04:00	Railway Station Pakpattan

### IOW/BWU

### New Shops

S No	Location	No of Shops	Purpose	Period	Date of Open Auction	Time	Place of open Auction
1	MEF Yard	70	New Shops	5+5 Years	14-02-2025	09:00 to 04:00	Railway Station Bahawalnagar
2	BWU Yard	50	-do-	-do-	-do-	-do-	-do-
3	HRND Yard	20	-do-	-do-	-do-	-do-	-do-
4	L-Xing No.30 HRND Yard	5	-do-	-do-	-do-	-do-	-do-
5	Near BWU (L-xing No.94/A)	12	-do-	-do-	-do-	-do-	-do-
6	KCWL Yard	50	-do-	-do-	-do-	-do-	-do-
7	L-Xing No.99 to 100 (BWU-AMK Section)	15	-do-	-do-	-do-	-do-	-do-
<b>Total No of Shops</b>		<b>222</b>					

### Model Bazar

S No	Location	Area in Marla	Period	Date of Open Auction	Time	Place of open Auction
1	Faqirwali (01 No)	40.00	1 Year	14-02-2025	09:00 to 04:00	Railway Station Bahawalnagar
2	Khichiwala (01 No)	40.00	-do-	-do-	-do-	-do-

3	Fort Abbas (01 No)	40.00	-do-	-do-	-do-	-do-
<b>Total No of Plots</b>		<b>120.00</b>				

### Nursery

S No	Location	No of Plots & Area	Period	Date of Open Auction	Time	Place of open Auction
1	HRND Yard	05(5.00 Marla) 03(3.00 Marla)	<b>3+2 Year</b>	<b>14-02-2025</b>	<b>09:00 to 04:00</b>	<b>Railway Station Bahawalnagar</b>
2	Fort Abbas between KM No.99-100	01(5.00 Marla)	-do-	-do-	-do-	-do-
3	Faqirwali	02(20.0 Marla) 01(15.0 Marla) 03(10.00 Marla) 07(5.00 Marla) 05(3.00 Marla) 03(3.00 Marla) 2(2.50 Marla)	-do-	-do-	-do-	-do-
4	Between KM No.62-63 near Faqirwali Station	01(5.00 Marla) 01(10.00 Marla) 01(3.00 Marla)	-do-	-do-	-do-	-do-
5	Between KM No.65-66 near Faqirwali Station	02(3.00 Marla) 03(5.00 Marla) 03(10.00 Marla)	-do-	-do-	-do-	-do-
6	Between L-xing No. 31-32 HRND Yard	05(5.00 Marla) 03(4.00 Marla) 05(3.00 Marla) 02(2.00 Marla)				
7	HRND Yard	05(5.00 Marla) 03(3.00 Marla)	-do-	-do-	-do-	-do-
<b>Total No of Plots &amp; Area</b>		<b>66 Nos (347 Marlas)</b>				

The open public auction will be held on above mentioned date and time alongwith earnest money and participation fee as under:-

<b>S. No.</b>	<b>Purpose</b>	<b>Participation Fee (Non Refundable) (Rs.)</b>	<b>Earnest Money in Shape of CDR (Rs)</b>
1	Shops	(i)Big Cities (District Headquarter) Rs.10000/- (ii)Small Cities Rs.5000/-	100000/-
2	Model Bazar	10000/-	300000/-
3	Fiber Stall	5000/-	50000/-
4	Nursery	5000/-	50000/-
5	Godown	20000/-	500000/-

- Each bidder shall have to deposit the earnest money in shape of CDR (Cash Deposit Receipt) only, in favor of Divisional Accounts Officer, Pakistan Railways, Multan as per above mentioned schedule alongwith copy of CNIC. CDR should not be older than 15 days on the date of auction.
- All the successful bidders shall have to deposit 50% of total bid money in shape of CDR at the time of auction.
- All the successful bidders shall have to deposit security amount and remaining Railway dues within 15 days after approval letter, otherwise their already deposited bid amount will be forfeited in favour of Pakistan Railways.

ON JUDICIAL PAPER  
AGREEMENT FOR LICENSE OF RAILWAY LAND FOR ALREADY  
CONSTRUCTED SHOPS

This agreement made this \_\_\_\_\_ day of \_\_\_\_\_ 202 \_\_\_\_\_ between the President of Pakistan acting through the Divisional Superintendent, Pakistan Railways, \_\_\_\_\_ (here in after called the Licensor of one part) and Mr. \_\_\_\_\_ (here in after called licensee of the other part). Whereas the Licensor has agreed with licensee to license out a premium shop on measuring ( \_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_ Sft), as per approved Plan No. \_\_\_\_\_ being Headquarter No. \_\_\_\_\_ & Division No. \_\_\_\_\_

Now this indenture witnessed that in pursuance of the said Agreement and in consideration of the rent hereby reserved and the conditions and convents here in after contained and to be observed by the Licensee, the Licensor do here by demise upto the license of the said shop here in before mentioned to hold the same unto the licensee/tenant for a period of 05 years, extendable for further 5 years as per prevailing policy at that time commencing from the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_.

It is further mutually agreed and declared between the parties hereto as follows that is to say:-

1. That this license deed shall commence from the \_\_\_\_\_ day of \_\_\_\_\_ 202 to \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_ for \_\_\_\_\_ years.
2. Non-refundable one time upfront fixed premium, Rs. \_\_\_\_\_ and annual rentals, Rs. \_\_\_\_\_ per annum offered during open auction/sealed bid and duly approved by the competent authority i.e. Divisional Superintendent \_\_\_\_\_ . Total payable amount at the time of agreement including 60% upfront premium (40% at the time of auction + 20%, first installment at the time of agreement) in shape of installments as per policy + Annual rent of 6 months + security money equal to 6 months rental + amount of applicable tax amounting to Rs. \_\_\_\_\_ has been deposited by the licensee with DAO/ \_\_\_\_\_ DPM Receipt No. \_\_\_\_\_ dated: \_\_\_\_\_ DD No. \_\_\_\_\_ dated: \_\_\_\_\_. 40% remaining unpaid premium shall be paid by the lessee in two installments i.e. at 6<sup>th</sup> month and 9<sup>th</sup> month of the agreement as per policy. Same shall be deposited in shape of advance cheques in favour of DAO \_\_\_\_\_.
3. License period shall commence from the date of possession.
4. Rent shall be enhanced at the rate of 8% per annum on compound escalation till expiry of license period.
5. Railway Administration shall be at liberty to terminate this agreement at any time before the expiry thereof giving 30 days notice in writing without assigning any reason. Compensation shall be paid to the licensee at the proportionate period of deposited premium by the licensee. No rent shall be refundable in any case.
6. Security money (refundable) equal to 6 month rent amounting Rs. \_\_\_\_\_ has been deposited by the licensee in advance.



7. Annual rent shall be payable on 6 month basis with 8% compound increase per annum. Licensee has deposited cheques as mentioned below:-

S#	Period of rent	Cheque Amount (Rs) and Date	Bank Name
1	1 <sup>st</sup> Half Year	Rs. _____	
2	2 <sup>nd</sup> Half Year	Rs. _____	
3	3 <sup>rd</sup> Half Year	Rs. _____ after adding 8% annual increase	
4	4 <sup>th</sup> Half Year	Rs. _____	
5	5 <sup>th</sup> Half Year	Rs. _____ with 8% compound increase in annual rent.	
6	6 <sup>th</sup> Half Year	Rs. _____	
7	7 <sup>th</sup> Half Year	Rs. _____ with 8% compound increase in annual rent.	
8	8 <sup>th</sup> Half Year	Rs. _____	
9	9 <sup>th</sup> Half Year	Rs. _____ with 8% compound increase in annual rent.	
10	10 <sup>th</sup> Half Year	Rs. _____	

8. Initial rent of the shops is fixed as Rs. \_\_\_\_\_ per month with 8% annual compound escalation. In case of default of advance payment as annual rent or in case of dishonor of deposited cheque, **a penalty of Rs.200/- per day** shall be imposed **for the first month of default** and **Rs.400/- per day for the 2<sup>nd</sup> month of default** and **Rs.600/- per day for 3<sup>rd</sup> month**. After three months, the license agreement shall be cancelled and land shall be possessed by Railway administration for re-auction. The penalties and overdue rent shall be adjusted from the security deposit of licensee. The defaulter shall not be allowed to participate in the future auction.
9. No structural alteration/addition to the shop shall be made by the licensee without prior approval/N.O.C from the Licensor in writing and the same will be made by licensee at his own cost which shall become the property of Pakistan Railways after vacation/expiry of license period.
10. In case of default or failure on part of the licensee or due to breach of any clause of agreement, the agreement shall be terminated as per clause 1 (e) of the agreement. The constructed shop alongwith any addition alteration made in the same shall automatically become the property of the Licensor, who shall be entitled to take possession therefore and the licensee shall have no claim what so ever in this respect.
11. Licensee shall pay all Government taxes/duties/fee/Registration fee etc, including withholding tax what so ever payable or hereinafter to become payable in respect of the shop, levied from time to time by any agency of Provincial/Federal Government, Autonomous bodies, or Cantonment Board.
12. That the Licensee shall not sublet or transfer the possession of the shop or any portion thereof to any other person or persons in any matter without prior approval of the Licensor. In case license intends to sublet the licensed shops, he shall apply to the lessor for the same along with particulars of sub-lessee and will pay one year rent to Railway/Administration as transfer fee and shall be bound to all the terms and condition already agreed with the Licensee.

- However, the license period shall be treated from the date of agreement with the actual Licensee who was the successful bidder at the time of auction.
13. In case of death of licensee, shop shall automatically revert to the licensor, however, the legal heirs shall be compensated by refunding the premium by rationalizing the remaining period of the license unless legal heirs do not apply for transfer of license on his/her name. Title of license, rent deed can be transferable to any legal heir without any Transfer fee with the approval of Director General/Property & Land.
  14. The licensee shall obtain the connection of services like telephone, electricity, Sui-gas and water supply etc, as required by him at his own expense from concerned Civil/Cantonment authorities by obtaining prior N.O.C from the Licensor, for each service connection separately. Licensor shall have no responsibility for provision of above said services in this regard.
  15. Licensee shall personally be responsible for the security/safety of the structure and his employees working for him. He shall adopt all possible safety measures to ensure safe, clean and hygienic working conditions to avoid any mishap/incident, at his own expenses and in case of any accident/eventuality/loss or damages, licensee shall be responsible for all consequences/damages
  16. Licensor/Pakistan Railways will not be held responsible to pay any damages or losses even in case of natural disaster. Licensee will keep Railway administration/Licensor indemnified against all the claims.
  17. The licensee shall carry out periodical repair maintenance of the shop's structure at his own expenses and shall keep the surrounding area hygienically neat and clean at all the times.
  18. No person shall be allowed to use Wheel barrows in front of shops/ parking area. Foot Path shall be used for only trespassing not for stacking of things, failing which license of the shop shall be cancelled and no claim whatsoever, will be entertained.
  19. Shop can only be used for the business permitted by Federal/Provincial/District Govt: or by the Local/ Cantonment Board Authorities Following business shall however, are not allowed.
    - Firewood
    - Foundry Works
    - Flammable articles, such as Kerosene Oil, Mobil Oil, LPG Gas etc.
    - Intoxication beverages and drinks
    - Fireworks, and Chemicals
    - All forbidden items as mentioned in the manual of Pakistan Railways which may become safety hazard for Railway operations or can cause security problem.
    - Such other prohibited items as declared by Civil Admn: from time to time under section 144 or by promulgation if any order notice by the Government.
  20. The cost of stamps of this agreement shall be borne by the licensee.
  21. **Force Majeure.**

In the event, the licensee is rendered unable wholly or partially, by force majeure, to perform its responsibilities as outlined in the Contract, then licensee shall submit his representation with full particulars in writing to District & Railway administration as soon as possible after the occurrence of the calamity.

The term force majeure shall mean acts of God, Tribal and War blockage, Insurrections, Riots and Civil disturbances, effects of which by the exercise of due diligence, licensee is unable to overcome. AGM/I will be competent to approve concession rentals in the above mentioned circumstances, upon the recommendation of Deputy Commissioner, Divisional Superintendent and Director Property & Land respectively.

22. **Dispute Settlement:** Any dispute between the parties as to matters arising pursuant to this agreement which cannot be settled amicably between parties at division level after receipt by one party of the other party's request for such amicable settlement may be submitted by either party for settlement in accordance with the provisions of the Arbitration Act, 1940 (Act No.X of 1940) and of the Rules made thereunder and any statutory modifications thereto. It is mutually agreed between parties that the CEO/Sr.GM shall act as sole arbitrator and his decision shall be final. Venue of the arbitration shall be at Lahore.

In witness where of the parties to those present have here unto set their hands at the places and on the date here in after mentioned respectively.

Signed and delivered for and behalf of the President of Pakistan. \_\_\_\_\_ Esq  
Divisional Superintendent, Pakistan Railways, \_\_\_\_\_ on \_\_\_\_\_ day  
of \_\_\_\_\_ 20 \_\_\_\_\_ signed in the presence of,

**LICENSOR**

Divisional Superintendent  
Pakistan Railways,

**WITNESS**

1-Name \_\_\_\_\_  
Father Name \_\_\_\_\_  
Address \_\_\_\_\_  
N.I.C No \_\_\_\_\_

2- Name \_\_\_\_\_  
Father Name \_\_\_\_\_  
Address \_\_\_\_\_  
NIC No \_\_\_\_\_

**LICENSEE**

Name. \_\_\_\_\_  
Address \_\_\_\_\_  
N.I.C. No. \_\_\_\_\_

**AGREEMENT FOR LEASE OF RAILWAY LAND FOR SHOPS.**

This agreement made this \_\_\_\_\_ day of \_\_\_\_\_ 201\_\_ between the president of Pakistan acting through the divisional superintendent, Pakistan Railways, Sukkur (here in after called the Lessor of one part) and Mr. \_\_\_\_\_ (here in after called the lessee of the other part). Whereas the Lessor has agreed with lessee to lease out a piece of Railway Land measuring (12'x15' =180 Sft) for the purpose of shop, as per approved plan No. \_\_\_\_\_ being Headquarter No. \_\_\_\_\_.

Now this indenture witnessed that in pursuance of the said Agreement and in consideration of the rent hereby reserved and the conditions and convents here in after contained and to be observed by the Lessee, the Lessor do here by demise unto the lease of the said shop here in before mentioned to hold the same unto the lessee/tenant for a period of 10 years, with no further extension in any case commencing from the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

It is further mutually agreed and declared between the parties hereto as follows that is to say:-

1. a. That this lease deed shall commence from the \_\_\_\_\_ day of \_\_\_\_\_ 2016 to \_\_\_\_\_ day of January 2026 for \_\_\_\_\_ years without any further extension.
  - b. Non-refundable premium offered during open auction of Rs. \_\_\_\_\_ and approved by the competent authority has been deposited by the lessee with DAO/SUK DPM Receipt No \_\_\_\_\_ dated:- \_\_\_\_\_ RS \_\_\_\_\_, DD No \_\_\_\_\_ dated: \_\_\_\_\_ Rs. \_\_\_\_\_ DD No. \_\_\_\_\_ dated: \_\_\_\_\_ Rs. \_\_\_\_\_/- and Mr. No. \_\_\_\_\_ Dated: \_\_\_\_\_ Rs. \_\_\_\_\_.
  - c. Lease period shall commence from the date of possession.
  - d. Rent shall be enhanced at the rate of 8% per annum on compound escalation for the remaining years of lease period.
  - e. Railway Administration shall be at liberty to terminate this agreement at any time before the expiry thereof giving 90 days notice in writing without assigning any reason and without being liable to pay any compensation for such termination.
2. Initial rent of the shop is fixed as Rs \_\_\_\_\_ - per month, with 8% annual increase which the Lessee shall pay to the Lessor before 10<sup>th</sup> of each month. After expiry of the lease due date , a fine of Rs. 50/- per day shall be charged in addition to the usual rent of the shop.
  3. No structural alteration/addition to the shop shall be made by the lessee without prior approval/N.O.C from the Lessor in writing and the same will be made by lessee at his own cost which shall become the property of Pakistan Railways after vacation/expiry of lease period.
  4. In case of default or failure on part of the lessee or due to breach of any clause of the agreement, constructed shop alongwith any addition alteration made in the same shall automatically become the property of the Lessor, who shall be entitled to take possession therefore and the lessee shall have no claim what so ever in this respect.
  5. Lessee shall pay all Government taxes/duties/fee/Registration fee etc, what so ever payable or hereinafter to become payable in respect of the shop, levied from time to time by any agency of Provincial/Federal Government, Autonomous bodies, or Cantonment Board.

6. That the Lessee shall not sublet or transfer the possession of the shop or any portion thereof to any other person or persons in any matter without prior approval of the Lessor. In case the same is happened then the sub-lessee shall have to pay two year annual rent to Railway/Administration as transfer fee and shall be bound to all the terms and condition already agreed with the Lessee. However, the lease period shall be treated from the date of agreement with the actual Lessee who was the successful bidder.
7. Title of lease, rent deed can be transferable to any legal heir subject to the payment of Transfer fee equal to one year annual rent to the Lessor with the approval of the Directorate of Property & Land.
8. The lessee shall obtain the connection of services like telephone, electricity, sui-gas and water supply etc, as required by him at his own expense from concerned Civil/Cantonment authorities by obtaining prior N.O.C from the Lessor, for each service connection separately. Lessor shall have no responsibility for provision of above said services in this regard.
9. Lessee shall personally be responsible for the security/safety of the structure and his employees working for him. He shall adopt all possible safety measures to ensure safe, clean and hygienic working conditions to avoid any mishap/incident, at his own expenses and in case of any accident/eventuality/loss or damages, lessee shall be responsible for all consequences/damages.
10. Lessor/Pakistan Railways will not be held responsible to make any damages or losses even in case of natural disaster. Lessee will keep Railway administration/Lessor indemnified against all the claims.
11. The lessee shall carry out periodical repair maintenance of the shop's structure at his own expenses and shall keep the surrounding area hygienically neat and clean at all the times. No person shall be allowed to use Wheel barrows in front of shops/ parking area, Foot Path shall be used for only trespassing no for stacking of things, failing which lease shops shall be cancelled and no claim whatsoever, will be entertained.
12. Shop can only be used for the business permitted by Federal/Provincial/District Govt: or by the Local/ Cantonment Board Authorities Following business shall however, are not allowed.
  - Firewood
  - Foundry Works
  - Flammable articles, such as Kerosene Oil, Mobil Oil, LPG Gas etc.
  - Intoxication beverages and drinks.
  - Fireworks, and Chemicals
  - All forbidden items as mentioned in the manual of Pakistan Railways which may become safety hazard for Railway operations or can cause security problem.
  - Such other prohibited items as declared by Civil Admn: from time to time under section 144 or by promulgation if any order notice by the Government.
13. That in the event of any question of dispute/misunderstanding arising between lessee and the lessor, the lessee in no way drag the dispute in court of law but, the matter shall be referred to the Chief Executives/Sr. General Manager, Pakistan Railways, who will appoint an Arbitrator whose decision shall be final and binding upon both the parties.

14. That in the event of the breach of any of the terms & conditions of the agreement by the Lessee or on the Lessee's failure to pay the rent in the manner stipulated in the agreement, Lessor shall be entitled to terminate the lease by giving one month notice.

15. The cost of stamps of this agreement shall be borne by the lessee.

In witness where of the parties to those present have here unto set their hands at the places and on the date here in after mentioned respectively.

Signed and delivered for and on behalf of the President of Pakistan, \_\_\_\_\_ Esq. Divisional Superintendent, Pakistan Railways, Sukkur on \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_ signed in the presence of,

LESSOR

Divisional Superintendent  
Pakistan Railways,

WITNESS

LESSEE.

1- Name \_\_\_\_\_  
Father Name \_\_\_\_\_  
Address: \_\_\_\_\_  
N.I.C.No. \_\_\_\_\_

Name. \_\_\_\_\_  
Address \_\_\_\_\_  
N.I.C. No. \_\_\_\_\_

2- Name \_\_\_\_\_  
Father Name \_\_\_\_\_  
Address: \_\_\_\_\_  
N.I.C.No. \_\_\_\_\_

**ON JUDICIAL PAPER**

**AGREEMENT FOR THE LICENSING OF RAILWAY LAND FOR NURSERIES  
PURPOSE**

This agreement made on \_\_\_\_\_ day of \_\_\_202\_\_\_ between President of Pakistan, through the Divisional Superintendent, Pakistan Railways, \_\_\_\_\_ (herein after called Railway Administration as licensor) of the one part and Mr / Messrs....\_\_\_\_\_ (hereinafter called the licensee) of the other part, regarding licensing of Railway land for Nurseries, are hereby agreed as follows:-

1. The licensee is permitted to use the piece of Railways land measuring \_\_\_\_\_ kanal / acres at \_\_\_\_\_ station for nursery purpose as shown on approved Plan No. \_\_\_\_\_, here annexed for a period of 03 years extendable for 02 years, commencing from \_\_\_\_\_. Under this license agreement, the term "Nursery purpose" includes utilizing of the licensed premises for selling of plants, growing for transplanting for use as stock for budding and grafting of plants etc.
2. The licensee shall pay Rs. \_\_\_\_\_ per annum as annual rent to the Railway Administration, payable on or before \_\_\_\_\_ each year with 10% compound increase per annum, through demand draft/cash etc in favour of the Divisional Accounts Officer, or cash to be deposited to the nearest Station Master of Pakistan Railways (for one year) through M.R in advance.
3. Annual rent shall be payable with 10% compound increase per annum by paying three advance charges in favour of Divisional Accounts Officer. Licensee has deposited the cheques as mentioned below:-

S#	Period of rent	Cheque Amount (Rs) and Date	Bank Name
1	1 <sup>st</sup> Year	Rs. _____	
3	2 <sup>nd</sup> Year	Rs. _____ after adding 10% annual increase	
5	3 <sup>rd</sup> Year	Rs. _____ with 10% compound increase in annual rent.	

4. The land shall be used for Nursery purposes only. In case licensee is found using the subject land unlawfully for any other purpose, the Divisional Superintendent, shall warn the licensee in writing and in case matter is still neglected, Divisional Superintendent shall be competent to cancel the license agreement without serving any further notice within 14 days from the date of

issuance of previous notice. The deposited amount shall be forfeited and land shall be possessed by Pakistan Railways.

5. The licensee shall have to deposit a sum equal to one year's advance rent of the license money, viz. Rs. \_\_\_\_\_ with the Railway Administration, as a security for the due fulfillment of the agreement, which will be refunded to him on the completion of license period.
6. The licensee shall have to make his own arrangements for irrigating the land. He shall not cut or diverge a channel from the river, without written permission of the Divisional Engineer concerned or concerned Irrigation Authority.
7. Licensee shall supply, hundred healthy saplings per kanal/per season to Pakistan Railways free of cost, if additional required same shall be provided at 50% concessional rate.
8. The Railway Administration shall not be held responsible for any damage to the plants in the Nursery due to any reason whatsoever.
9. The licensee shall pay all the taxes, whatsoever, payable or hereafter, to become payable in respect of the said land and proportion of all the cases, rates and taxes of the Railway premises, applicable to the said land, if the same be not separately assessed in respect thereof.
10. The licensee shall not construct any temporary or permanent structure on the Railway Land, however, temporary shelter for grain storage/feed and watchman can be constructed with the prior permission of the Divisional Superintendent. All such structures shall be dismantled, material removed and site cleared, in case there are constructed illegally and not removed despite warnings.
11. If any material is not removed within one month of the expiry of the period of the license, it shall become the property of the Railway Administration. Any expenses incurred by the Railway Administration in its disposal and in clearance of the site, will be deducted from the security deposited by the licensee with the Railway Administration.
12. The trees standing on the land here by licensed to as also those which may grow after, will be serially numbered and will remain standing on the said land as the property of the Railway Administration. These trees will be carefully looked after by the licensee and shall be responsible for any



damage done to them. No lopping of branches shall be allowed under any circumstances.

13. The licensee shall, at all times, keep the Railway Administration indemnified and shall reimburse to the said Administration all claims, demands, suits, losses, damages, costs, charges and expenses, whatsoever, which the Railway Administration may sustain or incur by reason or in consequence of any injury of any person or to any property resulting directly or indirectly from any act or omission on the part of the licensee or his servants and employees in the conduct of the business for the purposes of which, this license is granted.
14. The licensee shall not transfer or sublet whole or part of the license rights, without the approval (in writing) of the Divisional Superintendent. Subletting or transfer of license rights shall be admissible subject to payment of 50% annual rent as transfer fee and shall allow all authorized officers of the Pakistan Railways, free access at all times, to the said land and to any structure created by the Licensee thereon.
15. Except as otherwise provided, written arrangement abandoning varying or supplementing this contract or any of the terms hereof, shall be deemed conditional and until the same is endorsed on this agreement or is incorporated in a formal instrument and signed by the parties hereto, and till then, the Railway Administration shall have the right to repudiate such arrangement.
16. It is hereby agreed and declared that where the context allows the expression Railway Administration, used in these presents, shall include, besides President of Pakistan in council, the Divisional Superintendent, Pakistan Railways and such other officers of the said Railway Administration who may thereto be duly authorized.
17. Railway Administration shall be at liberty to terminate this agreement at any time before the expiry thereof by giving 30 days notice in writing without assigning any reason. Compensation shall be paid to the licensee at the proportionate period of deposited rent by the licensee.
18. The cost of stamping and registration of the agreement shall be borne by the licensee.

**19. Force Majeure.**

In the event, the licensee is rendered unable wholly or partially, by force majeure, to perform its responsibilities as outlined in the Contract, then licensee shall submit his representation with full particulars in writing to District & Railway administration as soon as possible after the occurrence of the calamity. The term force majeure shall mean acts of God. Tribal and War blockage, Insurrections, Riots and Civil disturbances, effects of which by the exercise of due diligence, licensee is unable to overcome. AGM/I will be competent to approve concession rentals in the above mentioned circumstances, upon the recommendation of Deputy Commissioner, Divisional Superintendent and Director Property & Land respectively.

**20. Arbitration**

Any dispute between the parties as to matters arising pursuant to this agreement which cannot be settled amicably between parties at division level after receipt by one party of the other party's request for such amicable settlement may be submitted by either party for settlement in accordance with the provision of the Arbitration Act, 1940 (Act No. X of 1940) and of the Rules made thereunder and any statutory modifications thereto. It is mutually agreed between parties that the CEO/Sr. GM shall act as sole arbitrator and his decision shall be final. Venue of the arbitration shall be at Lahore.

In witness whereof, the parties hereto, have hereunto, set their hands on the dates and at the places mentioned below respectively.

Signed:

Divisional Superintendent

Pakistan Railways, \_\_\_\_\_ (Licensor).

For and on behalf of the President of Pakistan

Counsel, at \_\_\_\_\_, on this \_\_\_\_\_ day

Of \_\_\_\_\_ 20\_\_

**Licensee**

Signed by the said Licensee at \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Witness

No.1. \_\_\_\_\_

Address \_\_\_\_\_

CNIC

No. \_\_\_\_\_

Witness

No.1. \_\_\_\_\_

Designation \_\_\_\_\_

CNIC No. \_\_\_\_\_

**AGREEMENT DEED FOR AWARD OF MODEL BAZAR CONTRACT ON RAILWAY  
LAND MEASURING \_\_\_\_\_ SFT SITUATED NEAR \_\_\_\_\_ THROUGH  
OPEN PUBLIC AUCTION ON ANNUAL RENT BASIS.**

This License made on \_\_\_\_\_ 2023, between the President of Pakistan acting through the Divisional Superintendent, Pakistan Railways, Peshawar (hereinafter called the "Licensor" of one part) and Mr. \_\_\_\_\_ S/o \_\_\_\_\_ (hereinafter called "Licensor" of the other part), whereby, the Licensor has agreed with the Licensee as follows:-

1. The licensee has been authorized to collect the Model Bazaar rent only from the Railway land of area measuring \_\_\_\_\_ SFT situated at \_\_\_\_\_ as delineated in the approved divisional tracing plan bearing No. \_\_\_\_\_.
2. The licensee has deposited a sum of Rs. \_\_\_\_\_/- on account of Bid Money vide CDR No. \_\_\_\_\_ dated \_\_\_\_\_ and a sum of Rs. \_\_\_\_\_/- on account of Security Money (Refundable) vide No. \_\_\_\_\_ Dated \_\_\_\_\_ for licensing out \_\_\_\_\_ Kanal Railway land for establishing Model Bazar.
3. The licensee or the person authorized by him will collect the rent of Model Bazar (fee collection) only from sitting persons doing their business within the leased out premises of Railway land;
4. The licensee will use only the area allotted to him as per approved site-plan for Model Bazar Purpose;
5. The licensee will not raise any permanent structure upon the Railway land. In case of violation, the license will be cancelled/terminated.
6. The Administration accepts no responsibility for any damage by fire cause by any reason within or outside the plot or within Railway Land Boundaries.
7. This license for Model Bazar will not create any tenancy rights for users or licensee.
8. All the taxes and fee levied by the local / Municipal, Provincial and Federal Governments will be paid by the person authorized for collecting rent in addition to 10% With-Holding Tax, which is mandatory;
9. In case of death of the Licensee during the currency of License, his widow or legal heirs will be entitled to transfer on her / their names without any transfer fee and clause of relevant PR policy dated 03-01-2017, upon the production of succession certificate in their favour from the court of law.

10. This license shall be for a term of (01) One year commencing from \_\_\_\_\_ and the site will be put to auction after expiry of license period and no extension will be granted or right of first refusal will be offered to licensee.
11. The licensee shall, at all times, keep the Railway Administration indemnified and shall reimburse to the said Administration all claims, demands, suits, losses, damages, costs, charges and expenses, whatsoever, which the Railway Administration may sustain or incur by reason or in consequence of any injury of any person or to any property resulting directly or indirectly from any act or omission on the part of the licensee or his servants and employees in the conduct of the business for the purposes of which, this license is granted
12. The terms & conditions stipulated in the auction notice shall be binding and observed, failing which, the licensee shall stand cancelled.
13. The licensor shall have authority to terminate the license at any time without giving any reason. The licensee shall vacate the premises and hand over possession without any delay to licensor in presence of Pakistan Railway Police.
14. The licensee shall be bound to use the Railway land only for Teh Bazari/Temporary Model Bazar purposes and no structure shall be allowed to erect in any case thereof. In case of any other commercial activity on the leased land, or construction of any temporary or permanent structure. Pakistan Railway shall be at liberty to cancel the agreement without giving any notice and to repossess the land.
15. **Arbitration:** The dispute between the parties shall be resolved in terms of the provisions of Arbitration Act 1940 as amended from time to time. The CEO/Sr. General Manager, Pakistan Railway, Headquarter Office Lahore will act as sole Arbitrator. The venue of arbitration will be Railway Headquarter office, Lahore.
16. **Force Majeure.**  
In the event, the licensee is rendered unable wholly or partially, by **force majeure**, to perform its responsibilities as outlined in the Contract, then licensee shall submit his representation with full particulars in writing to District & Railway administration as soon as possible after the occurrence of the calamity. The term force majeure shall mean acts of God. Tribal and War blockage, Insurrections, Riots and Civil disturbances, effects of which by the exercise of due diligence, licensee is unable to overcome. AGM/I will be competent to approve concession rentals in the above mentioned circumstances, upon the recommendation of Deputy Commissioner, Divisional Superintendent and Director Property & Land respectively.

17. The period will be commenced from the date of handing / taking over of the site i.e. with effect from \_\_\_\_\_;

Mr. \_\_\_\_\_, Divisional Superintendent, Pakistan Railway, Peshawar on \_\_\_\_\_ day of 2023, signed and delivered at \_\_\_\_\_ in the presence of:-

**LICENSEE**

Name: \_\_\_\_\_;  
F/Name: \_\_\_\_\_;  
CNIC. No. \_\_\_\_\_;  
Per Address \_\_\_\_\_  
\_\_\_\_\_

**WITNESS NO.1**

Name: \_\_\_\_\_;  
F/Name: \_\_\_\_\_;  
CNIC. No. \_\_\_\_\_;  
Address: \_\_\_\_\_  
\_\_\_\_\_

**WITNESS NO.2**

Name: \_\_\_\_\_;  
F/Name: \_\_\_\_\_;  
CNIC. No. \_\_\_\_\_;  
Per Address: \_\_\_\_\_  
\_\_\_\_\_

**LICENSOR**

Divisional Superintendent  
P.R. Peshawar

Deputy Director/P&L  
P. R. Peshawar

Assistant Engineer/P &L  
P.R. Peshawar