

OPEN AUCTION OF EVACUEE TRUST PROPERTY BEARING NO.JM-492
SITUATED AT JAMSHED QUARTERS KARACHI FOR 30 YEARS LEASE FOR
DEVELOPMENT UNDER CLAUSE 7 OF URBAN SCHEME, 1977.

Evacuee Trust Property Board Government of Pakistan intends to lease out its property bearing No.JM-492, measuring 440 Sq.Yards. situated at Jamshed Quarters Karachi on “AS IT IS WHERE IT IS” basis for a period of **30 years for development (extendable on mutually agreed terms & conditions)** under Clause 7 and Clause18-C of Urban Scheme 1977 respectively:

Auction Schedule:-

Date of Auction	<u>30-05-2025</u>
Venue:-	Office of Deputy Administrator, Evacuee Trust Property, Karachi-Urban, House No.JM-161, M.A. Jinnah Road, Purani Nomaish, Karachi.
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 <u>12-06-2025, 19-06-2025 & 26-06-2025</u> at the same time and venue.

Detail of Property and Reserve Rates are given below:-

S. No	ETP bearing No.	Area Square Yards	Location	Reserve Rate for Non Refundable Security	Monthly rent	Provisional Monthly Rent
1	492	440	Jamshed Quarters Karachi	Rs.7,425,000/-	Rs.16/-Sqft.(Ground Floor) Rs.14/-Sqft.(1 st Floor) Rs.10/-Sqft. (Mezzanine & 2 nd floor) Rs.6/-Sqft. (Basement) Rs.4/- Sqft. (other floors)	Rs.40,000/- per month with annual increment as per Urban Scheme, 1977
2	1/124	1240	Mirza Kaleech Baig Road, Purani Nomaish, M.A. Jinnah Road Karachi	Rs.2,17,00,000	Rs.16/-Sqft.(Ground Floor) Rs.14/-Sqft.(1 st Floor) Rs.10/-Sqft. (Mezzanine & 2 nd floor) Rs.6/-Sqft. (Basement) Rs.4/- Sqft. (other floors)	Rs.80,000/- per month with annual increment as per Urban Scheme, 1977

Prequalification requisite for participants in Auction proceedings:-

- 1). Bank statement for one year.
- 2). National Identity Card
- 3). Certificate to the effect that participant is neither government servant nor defaulter of ETPB or any other government department
- 4). Active Tax Payer Certificate.

Terms and Conditions:-

1. Each and every sane Pakistani citizen can participate in the open auction proceedings except government employee and defaulter of Evacuee Trust Property Board or any other govt.deptt./org.
2. The interested persons/parties who desire to participate in the public auction proceedings shall submit a call deposit/ Demand Draft of 10% of the reserved NRS in the name of Deputy Administrator, Evacuee Trust Property Office, Karachi, **(title ETP A/C No.PK80HABB0005430017550901)** prior to the auction proceeding, which shall be

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returned to the respective depositors after the auction proceedings except the highest bidder within a period of four weeks or after approval of auction proceedings by the Competent Authority whichever is earlier.

3. Highest bidder shall be determined on the basis of offered NRS.
4. The highest bidder shall also deposit 25% of remaining highest bid amount within a period of 02-days after auction proceedings, failing which the already deposited CDR / Demand Draft shall be forfeited and auction will be conducted on the alternate next date.
5. Results of proceedings after auction will be placed before the Chairman, ETP Board being the Competent Authority for final consideration / approval who is empowered to reject or accept the results of auction proceedings without assigning any reason by intimating the participants in writing.
6. The highest bidder shall deposit remaining amount of highest bid within a period of ten (10) days after approval of auction proceedings by the Chairman ETP Board and in case of default already deposited amount shall be forfeited.
7. The highest bidder is bound to pay the cost of Superstructure to be assessed by Technical Branch (if any).
8. After final approval of auction proceeding by the Competent Authority, the successful highest bidder / developer will be granted 02 years for construction or completion of construction (whichever is earlier).
9. No extension in the construction period shall be granted.
10. The Highest Bidder/developer shall be responsible for ejectment of existing tenants and occupants of the property (if any).
11. All NOCs related to construction or utilities will be obtained by the developer from the concerned departments.
12. The cost of construction shall be borne by the developer and shall not claim at any stage.
13. All liabilities including encroachment and litigation should be borne by the highest bidder.
14. The highest bidder must facilitate the tenants of the Department over the survey in question if any by way of compensation or vacation himself.
15. The induction of tenants shall be made within 06 months after construction in case of high rise building.
16. That as per terms and conditions, Lease agreement between the proposed developer and ETP Board will be signed on prescribed / standard format.
17. The provisional rent shall commence from the date of handing over possession / signing of agreement whichever is earlier and shall continue to be paid by the highest bidder / developer / lessee(s) till conclusion of induction period of 06-months.
18. The already approved fixed rent in case of marriage hall or in case of high rise building per sq.ft rent will start automatically after completion of construction / induction period of 06-months. In case of default, the lease agreement shall be cancelled by the competent authority and the amount deposited by the highest bidder shall be forfeited.
19. The developer/ lessee can induct tenants under him and lessee and tenants under him shall be jointly and severely responsible for the payment of rent to the department in case of high rise building.
20. Further information can be collected from the undersigned during office hours.

Assistant Administrator
Evacuee Trust Property Office,
Karachi-Urban.