

PESHAWR DEVELOPMENT AUTHORITY

AUCTION NOTICE


Peshawar Development Authority intends to Auction Shops and Flats in Regi Model Town, Peshawar through open public auction on 28-09-2022 11:00 am as per detail below. In case the auction is not held on the said date, the same will be held on 29-09-2022 at 11:00 am.

S. No	Description of Auction	Amount of Call Deposit	Reserved Base Price as Per Re-Assessment Vide Chairman Assessment Committee letter No.25-1460/Price Assessment/2474-3469, dt:23.08.2022.
1.	Shop No: 18,19,20,21,22,23,24 & 25. at Ghulam Akbar Market, Sector D-II, Zone-3, Regi Model Town, Peshawar.	Rs.5,00,000/- each shop.	Rs.6,00,000/- Premium Per Shop (Non Refundable) and Rs. 25,000/- Per Month rent, for a period of 10-Years with 10% increase in the monthly rent per shop.
2.	Flats (08-Nos) at Ghulam Akbar Market, Sector D-II, Zone-3, Regi Model Town, Peshawar. i) 4-Nos Flats Bearing No. <u>1,4,5 & 8</u> comprising 3-rooms. ii) 4-Nos Flats Bearing No. <u>2,3,6&7</u> comprising 2-rooms.	Rs. 5,00,000/- Each Flat	Rs. 20,000/- Per Month rent per Flat for a period of 3-years with 10% annual increase in monthly rent per Flat. Rs. 15,000/- Per Month rent per Flat for a period of 3-years with 10% annual increase in monthly rent per Flat.
3.	Shop No. 7,8,9,10,11,12,13,14,15,16,17,18,19,20 21,22 & 24, at Sector B-II, Zone-3, Regi Model Town, Peshawar.	Rs.5,00,000/- each shop.	Rs.6,00,000/- Premium Per Shop (Non Refundable) and Rs. 25,000/- Per Month rent, for a period of 10-Years with 10% increase in the monthly rent per shop.
4.	Flats (08-Nos). Comprising 02-Rooms Bearing No. 1,2 3, 4,5,6,7 & 8. at Sector B-II, Zone-3, Regi Model Town, Peshawar.	Rs. 5,00,000/- Each Flat	Rs. 15,000/- Per Month rent per Flat for a period of 3-years with 10% annual increase in monthly rent per Flat.

Terms & Conditions

- Interested parties will have to submit a Call Deposit in the name of Director General PDA, one day before the auction date.
- The Call Deposit shall be kept as security for the premises being auctioned which shall be released at the end of the rent period.

3. Rent period for Shops shall be 10 years on the basis of premium (Non-refundable) to be determined through open bidding process with a rent of Rs: 25,000/- per month with 10% annual increase in monthly rent.
4. Rent period for Flats shall be for 03 years on the basis of simple rent with 10% annual increase in monthly rent.
5. Bidders shall be required to quote their bids for Shops on Premium and monthly rents for Flats being auctioned.
6. The highest quoted bid shall be submitted to the Director General, PDA for approval who reserves the right to accept or reject the bid on cogent reason (s).
7. After approval, the highest bidder shall be issued an offer letter for depositing three months advance monthly rent along-with premium bid amount and execution of lease agreement with PDA within 15-days after issuance of offer letter, failing which the offer shall stand withdrawn and call deposit will be forfeited in favor of PDA.
8. Possession shall be handed over only after depositing advances three months rent along with premium amount.
9. The Successful bidder shall also pay monthly rent in advance on or before 5th of each month failing which a surcharge at the rate of 1.45% per day shall be applicable on default amount.
10. In case of failing to deposit consecutive (3) months rent, the lease shall be liable to cancellation.
11. The monthly rent shall be increased at the rate of 10% after every year.
12. The tenant cannot transfer the right of interest in the property to any other party.
13. The tenant shall be bound to pay all applicable taxes to concerned Department.
14. The tenant shall not be allowed to carry out any change in structure.
15. The tenant shall be responsible for acquisition of all Utility connections and its monthly payment.
16. In case of any man made or natural calamity the lessee will not be entitled to any claim of compensation, etc.
17. PDA will inspect the premises through its authorized officer/official at any time.
18. The lessee shall be bound to hand over the premises back to PDA after expiry the lease period, failing which the premises shall be vacated through Law in forcing agency under the "Removal Encroachment Act of Public Property, 1977".
19. The premises are the sole property of Peshawar Development Authority which reserves the right of taking over the premises back on One Month prior notice.
20. The right of first refusal (right to match the highest bid) shall be given to the existing (valid) lease holder. The existing lease holder shall match the highest bid within 05-days of the auction, provided, he can participate in bidding process.
21. Tenant shall be bound to start business within one month after taking over possession of shop for the specified purpose.
22. In case of non-compliance of any of the above clauses, the lease agreement shall be liable to cancellation and forfeiture of the Call Deposit in favor of PDA.


HOUSING OFFICER (HQ)
Peshawar Development Authority
Regi Model Town, Zone-4