



OVERSEAS PAKISTANIS FOUNDATION
(HOUSING & WORKS DIVISION)
ESTATE MANAGEMENT SECTION

TERMS AND CONDITIONS
FOR AUCTION OF COMMERCIAL PLOTS
AT

OPF HOUSING SCHEME, RAIWIND ROAD,
PHASE-I, LAHORE

2017

Broucher No. _____
Price Rs. 2,000/- (Non-Refundable)



**OVERSEAS PAKISTANIS FOUNDATION
(HOUSING & WORKS DIVISION)
ESTATE MANAGEMENT SECTION**

**TERMS AND CONDITIONS
FOR AUCTION OF COMMERCIAL PLOTS
AT**

**OPF HOUSING SCHEME, RAIWIND ROAD,
PHASE-I, LAHORE**

2017

Price Rs. 2,000/- (Non-Refundable)

INDEX

Sr. No.	Description	Page No.
1.	Introduction	4
2.	Location of the Schemes	4
3.	Eligibility to participate in the Auction	4
4.	Scope	5
5.	Mode of Auction	6
6.	Mode of payment	6
7.	Salient features of Auction	7
8.	Application for token for participation in the auction of commercial plots.	8 - 9
9.	Token Slip for participation in the auction of commercial plots.	10
10.	Authority Letter for participation in the auction on behalf of Overseas Pakistanis.	11
11.	OPF Membership form	12 - 13
12.	Location Map of commercial plots and Master Plan of OPF HS Lahore.	14 - 16
13.	Confirmation of bid by the applicant	17
14.	Acceptance of bid for commercial plots.	18
15.	Allotment letter for commercial plots.	19
16.	Terms & Conditions	20 - 22

OVERSEAS PAKISTANIS FOUNDATION
(Housing & Works Division)
ESTATE MANAGEMENT SECTION

**AUCTION OF COMMERCIAL PLOTS AT OPF HOUSING
SCHEME, RAIWIND ROAD, PHASE-I, LAHORE**

INTRODUCTION

Commercial plots of various sizes in O.P.F. Housing Schemes Raiwind Road Phase-I, Lahore, are available for sale through open auction. The auction will take place on the stipulated date and will remain open from 1000 hrs to 1600 hrs with one hour break at 1300 to 1400 hrs for Zohar Prayer and lunch.

LOCATION

OPF HOUSING SCHEME, RAIWIND ROAD PHASE-I, LAHORE:

This scheme is ideally located near to Thokar Niaz Bag on Raiwind Road, Lahore, while Khayaban-e-Jinnah Avenue is passing through the scheme. OPF Housing Scheme, Raiwind Road Lahore spreads over an area of 2316 kanals, which encompasses 1783 residential and 93 commercial plots, almost all the residential plots stand allotted to Overseas Pakistanis, whereas commercial plots will be allotted through open auction. Scheme is fully developed with all modern civic facilities like roads, electricity, water supply, sewerage, gas, telephone etc. are already available in the scheme. Construction of Mosque, School and Parks is in progress. Colonization is taking place rapidly. Construction on commercial plots can be started immediately after making full payment

ELIGIBILITY

1. The auction is open to Overseas Pakistanis (only registered with OPF) having valid membership card / valid visa or through their authorized nominee as well as locals. 60% quota for Overseas Pakistanis as well as 40% quota for the General Public has been reserved. Non Overseas Pakistanis (Locals) will deposit additional amount of Rs.15,000/- as Non-Overseas Pakistanis charges.
2. Participants Overseas Pakistanis or their authorized persons as well as general public will have to get token after depositing demand draft / pay order / (refundable) amounting to Rs. 5 Lac in favour of OPF, Islamabad for each plot or from the following offices, prior to commencement of auction:-

a) Overseas Pakistanis Foundation,
Head Office, Shahrah-e-Jamhuriat, Sector G-5/2,
Islamabad.
Ph: 051-9224326 – 9048354, Fax: 051-9224336

b) Regional Office,
1-M, Gulberg-III, Feroze Pure Road, Lahore
Ph: 042-99230837-40
Site Office: OPF Housing Scheme, Raiwind Road, Lahore.

1. Tokens will also be available at the place of auction on the dates of auction. Specimen of application form (**Annex-I**) for issuance of token and token slip and receipt are at (**Annex-II**) and specimen of Authority Letter at (**Annex-III**).
2. Overseas Pakistanis can authorize any person to participate in auction on his behalf, he/she will have to submit a authority letter as per specimen at (**Annex-III**) along with application form before commencement of the auction.
3. Overseas Pakistanis who are not registered members of OPF can participate in the auction by sending bank draft / pay order amounting Rs.2000/- as membership fee along with filled in membership form specimen at (**Annex-IV**).
4. Overseas Pakistanis who have permanently returned to Pakistan can also participate in the auction if they have not completed three years from the date of return upto the date of auction.
5. The bidders will have to obtain an additional token for participating in another bid. One token will be applicable for one plot/bid only. One applicant can also apply for more than one commercial plot.
6. The amount of token money will be adjusted in case of successful bidders against the price of plot. They will have to pay 25% of the bid value within four (04) days from the date of receipt of acceptance letter and remaining 75% amount within the 30 days, while the same will be returned to the unsuccessful bidders without any compensation or markup etc. after fulfilling codal formalities.
7. Brochures are available at the cost of Rs.2,000/- (non-refundable) at OPF Head Office, Islamabad as well as OPF Regional Office, Lahore.

SCOPE

1. The plots will be auctioned on “**as is where is**” basis. Details about the plots i.e. Plot number, Block number, Size / area of plot in Marla, Corner / Non-corner, location map and dimensions etc., of OPF Housing Scheme, Raiwind Road, Lahore is at (**Annex-V**).
2. Premium will be charged according to actual size of plot as determined at the time of handing over its physical possession at site. Change of plot will not be allowed at any stage.

3. The Auction Committee reserves the right to withdraw any plot from the auction without assigning any reason.
4. The Auction Committee can disqualify any bidder or cancel any bid without assigning any reason.
5. The acceptance of the highest bid by the Auction Committee would be subject to approval of the Competent Authority, which would be communicated to the highest bidder in writing.
6. The approval of the bid would be further subject to payment of all taxes, Government duties or surcharge etc. that may be leviable on such auction under any law for the time being in force.
7. Non-payment of such taxes, etc., within the period to be specified in this behalf will result in automatic cancellation of the acceptance of bid.
8. All the above actions of Auction Committee and Competent Authority would be final and are not liable to be challenged in any court of law.

MODE OF AUCTION

1. The bids will be offered in terms of rupees per Marla which will form the basis for calculating the total premium of the price of plot.
2. Bid will be expressed loudly with show of hands.
3. Rise in the bid will not be less than Rs.25,000/- by each bidder / participant.

MODE OF PAYMENT

1. The successful bidders will be required to deposit 25% amount of the total value of bid price (offered) of plot within 04 days from the date of receipt of acceptance letter (**Annex-VI**), failing which the bid / allotment will stand rejected automatically and the amount of token money deposited will be confiscated on behalf of OPF.
2. Further remaining amount i.e. 75% towards the total value of the bid of plot as well as taxes (CVT, advance Tax, Government duty etc.) dues, shall be paid by the successful bidder within 30 days after acceptance of the bid.
3. In case of non-payment of outstanding amount or applicable Government taxes within the stipulated period, the bid will stand cancelled and the token money will be confiscated on behalf of OPF.

4. The bidder(s) will also required to deposit the all Government taxes in the Government Treasury or authorized branches of the scheduled banks, duties and / or other charges, if any, levied and payable on such transaction and submit receipt to the OPF. On receipt of full payments No Objection Certificate (NOC) / allotment letter will be issued.
5. In case of corner plot, 10% additional amount of the total value of the bid will have to be deposited by the successful bidder.
6. All payments shall be made through bank draft / pay order in favour of Overseas Pakistanis Foundation, Islamabad.

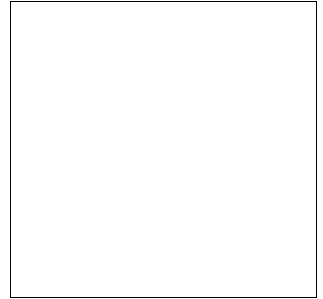
SALIENT FEATURES OF AUCTION

1. Transfer of plot will be subject to policy of Foundation prevailing at the time of making a request for transfer of plot to the specified person and on full payment, clearance of all dues / taxes by the successful bidder and issuance of NOC by the Estate Management Section, Housing & Works Division, OPF, Islamabad.
2. Area of plot is subject to actual demarcation at site and adjustment of price accordingly at the time of handing over of physical possession of plot.
3. Time shall be the essence in these terms and conditions.
4. The bidders will be deemed to have read and accepted the terms and conditions at **(Annex-VIII)** enumerated in the foregoing paragraphs and the participants would be bound by the same.
5. Physical possession of the plot will be given on clearance of all dues, payment of taxes as per terms and conditions of the Auction.
6. The allottee shall start construction within six months from the date of possession or assumed date of possession in accordance with plans / drawings of the proposed building duly approved by Overseas Pakistanis Foundation or regulatory authority and concerned development authorities i.e. Lahore Development Authority (LDA) to complete it in all respect with in period of two years (depending upon the number of stories allowed) from the date of issue of NOC for taking over possession.
7. If the allottee does not start construction within the stipulated time he may applied for extension for another six months (one time) by depositing extension fee i.e. Rs.400,000/- otherwise plot will be liable to be withdrawn / cancelled after confiscating the 25% amount in advance along with token money deposited with OPF.



OVERSEAS PAKISTANIS FOUNDATION
(Housing & Works Division)
ESTATE MANAGEMENT SECTION

APPLICATION FOR TOKEN FOR PARTICIPATION
IN AUCTION OF COMMERCIAL PLOTS



OPF HOUSING SCHEME _____

1. Name of Bidder: _____
2. Name of Father / Husband _____
3. Computerized National Identity Card No. _____
(Attach attested copy)
4. Passport No. _____ Date of Issue _____
(Attach attested copy)
5. OPF Membership No _____
(Attach attested copy)
6. Present Address (Abroad): _____
Contact No. _____
E.mail address: _____
7. Permanent Address (in Pakistan): _____
Contact No. _____

In case the bidder is not in a position to participate in the auction personally, the following particulars of the Attorney who will collect token and take part in the auction on his / her behalf be supplied: -

1. Name of Authorized Person: _____
2. Name of Father / Husband _____
3. Computerized National Identity Card No. _____
(Attach attested copy)
4. Permanent Address (in Pakistan) with contact No: _____
Contact No. _____
5. Present Address (in Pakistan): _____
Contact No. _____

I, _____ S/O,D/O,W/O _____
hereby enclose bank draft / pay order No. _____ Dated _____
drawn on _____ amounting to Rs. 5 Lac (Five
hundred thousands) on account of token money (copy of authority letter attached), bank
draft / pay order No. _____ Dated _____ drawn on

_____ amounting to Rs. 15,000/- on account of Non-Overseas Pakistanis charges for participation in the auction.

NOTE: I, _____ S/O,D/O,W/O _____
Holding CNIC No. _____ has read and understands the terms & conditions printed on reverse of the application for token and will be bound to comply with these conditions.

**SIGNATURE OF THE PROPOSED
BIDDER / ATTORNEY
WITH DATE**

Name: _____
S/O,D/O,W/O: _____
Date: _____



OVERSEAS PAKISTANIS FOUNDATION
(Housing & Works Division)
ESTATE MANAGEMENT SECTION

TOKEN SLIP & RECEIPT FOR PARTICIPATION IN THE AUCTION
OF COMMERCIAL PLOTS

In the name of Mr./Mrs./Miss _____
Holder valid CNIC No. _____ Resident of _____
_____ Receipt of bank draft / pay order
No. _____ dated _____ Drawn on _____
amounting to Rs. 5 Lac on account of token money (copy of authority letter attached),
bank draft / pay order No. _____ Dated _____ drawn
on _____ amounting to Rs. 15,000/- on account of Non-
Overseas Pakistanis charges for participation in the auction of commercial plot(s) OPF
Housing Scheme _____ is hereby
acknowledged with thanks.

Token No. _____

Dated: _____

**Signature with Name & Designation
of Token Issuing Official with date
and Official Stamp / Seal**

AUTHORITY LETTER

FOR PARTICIPATION IN THE AUCTION ON BEHALF OF OVERSEAS PAKISTANIS

KNOW ALL MEN BY THESE PRESENTS THAT I, _____
S/o,D/o,W/o _____ adult aged _____ years, resident of _____

Holding valid CNIC No. _____ Date of issue _____ Place of issue _____, Passport No. _____ Date of issue _____, OPF Membership No. _____ (attested copies attached). Address in Abroad: _____

_____ Contact No. _____

Permanent Address in Pakistan: _____

_____ Contact No. _____

do hereby authorize Mr./ Mrs./ Mst. _____ S/o, D/o, W/o _____ holding valid CNIC No. _____ issued on _____ resident of _____ Contact No. _____ as to act on my behalf and to the extent of powers hereby given as under: -

WHEREAS I INTEND TO OFFER BID IN OPEN AUCTION OF COMMERCIAL PLOT IN OPF HOUSING SCHEME _____ AND WHEREAS I am unable to participate personally due to my other engagements on the scheduled date.

I HEREBY appoint / nominate above named attorney and authorize him to offer bid at the auction on my behalf and to do all acts, deeds and things requisite for the purpose.

I HEREBY undertake to ratify, indemnify and confirm all acts, deeds and things lawfully done or caused to be done by my said auroitivity by virtue of the power hereby given and all such acts, deeds and things shall be deemed and construed to have been done or caused to be done by me.

IN WITNESS WHEREOF I have set my hands onto this authority letter on this _____ day of _____ 2016.

**SIGNATURE OF EXECUTANT
(ATTACH ATTESTED COPY OF CNIC)**

WITNESS:

1. _____

2. _____


Attach attested copy of CNIC (NADRA)

Attach attested copy of CNIC (NADRA)

OPF MEMBERSHIP FORM

Annex -

OVERSEAS PAKISTANIS FOUNDATION MEMBERSHIP FORM



اورسینز پاکستانیز فاؤنڈیشن
رکنیت فارم

FOR OFFICIAL USE ONLY

Regn. No. _____

Date _____

PHOTO

تصویر

Please read the instructions and conditions for membership carefully before filling in the form.

فارم پُر کرنے سے پہلے رکنیت کے بارے میں ہدایات اور شرائط پڑھ لیجئے۔

Name of applicant: _____

Father's / Husband's Name: _____

Profession abroad: _____

NICOP/CNIC/POC NO: _____

Present valid passport no: _____

Issuance place of passport: _____

Date of first departure abroad: _____

Date of issue of present passport: _____

Address abroad and phone no: _____

E-mail address: _____

Permanent address in Pakistan and phone no: _____

پاکستان میں مستقل پتہ اور فون نمبر

۱۹۹۹ اور ۲۰۰۰ تک پاکستانی ڈیپارٹمنٹ نے اپنی سرکاری ویب سائٹ پر ۲۰۰۰ء کے پاکستانی ڈیپارٹمنٹ کے بارے میں معلومات فراہم کی ہیں۔ اس معلومات کے تحت
 شکریہ ادا کرتے ہیں۔

MEMBERSHIP CONDITIONS

- Persons who have been abroad and having 14 years' experience for the membership of Overseas Protectorate of Emigrants.
- Persons who have been employed after 23rd March, 1979 abroad in Protectorate of Emigrants and deposited their names in the OPF. They can get membership card by sending photocopies of first two pages of current passport having valid visa CNIC/NICOP and copy of form bearing the stamp of Protectorate of Emigrants along with recent two coloured passport size photographs. If the stamp of Protectorate of Emigrants is on the previous passport, then 1st, 2nd and protector pages copy must be attached.
- Overseas Pakistani who was not protected by the Protectorate of Emigrants can apply for membership of OPF on the prescribed Form alongwith Bank Draft / Pay Order of Rs. 2000/- in favour of "OPF Islamabad" as membership fee. He/She has to provide valid documentary proof of his/her stay or employment abroad. (Residence Permit/Valid Visa/Iqama)
- Overseas Pakistani is liable to get new membership in case the country of employment or residence is changed.

INSTRUCTIONS

- Attached two passport size coloured photograph.
- Write your name on the back of your photographs.
- Form may be Filled in English.
- Membership fee in the form of Cash, \$ Cheque, Personal cheque, Money order and Postal order shall not be acceptable.
- The Bank Draft / Pay Order must be drawn on any bank in Pakistan.

Contact:- Incharge Registration

WELFARE & SERVICES DIVISION
 Overseas Pakistanis Foundation Shahrah-e-Jamhuriat,
 Sector G-5/2, P.O. Box 1470,
 Postal Code: 44000 Islamabad, Pakistan.
 Ph: (051) 9203267, (051) 9048288-9 Fax: (051) 9211613
 Website: www.opf.org.pk
 E-mail: regn@opf.org.pk

Regional Offices

- Overseas Pakistanis Foundation
- Karachi:** Plot No. 20/A, Block 6, PECHS, Near Bank Al-Habib, Shahrah-e-Faisal, Karachi. Ph: (021) 34534868. Fax: (021) 35180802
 - Lahore:** 1-M, Gulberg-III, Ferozepur Road, Lahore. Ph # 042-99230837-41, Fax No. 042-99230409
 - Peshawar:** Plot No. 33, Sector B-1, Phase B, Near NSP, Hayatabad Branch, Peshawar. Ph: (091) 9217215 Fax: (091) 5628101
 - Quetta:** House No. 1-A, Block No. 4, Satellite Town, Quetta. Ph: (081) 9211641 Fax: (081) 9211542
 - Mirpur:** 2-G, Sector D/3, East Iqbal Plaza, Afama Iqbal Road, Mirpur (A.J.K) Ph: (05827) 921485, Fax: (05827) 921487
 - Multan:** 123/ABC, Shame Plaza, Nishtar Chowk, Old Bahawalpur Road, Multan. Ph: (061) 9239060, Fax: (061) 4519060

ممبر شپ کے لیے درخواست دہندگان کو اپنی شناختی دستاویزات اور 14 سالوں سے باہر ملک میں رہنے کی ضرورت ہے۔

1979ء کے بعد مارچ 23ء کے بعد ممبر شپ کے لیے درخواست دہندگان کو اپنی شناختی دستاویزات اور 14 سالوں سے باہر ملک میں رہنے کی ضرورت ہے۔

ممبر شپ کے لیے درخواست دہندگان کو اپنی شناختی دستاویزات اور 14 سالوں سے باہر ملک میں رہنے کی ضرورت ہے۔

ممبر شپ کے لیے درخواست دہندگان کو اپنی شناختی دستاویزات اور 14 سالوں سے باہر ملک میں رہنے کی ضرورت ہے۔

ممبر شپ کے لیے درخواست دہندگان کو اپنی شناختی دستاویزات اور 14 سالوں سے باہر ملک میں رہنے کی ضرورت ہے۔

ہدایات

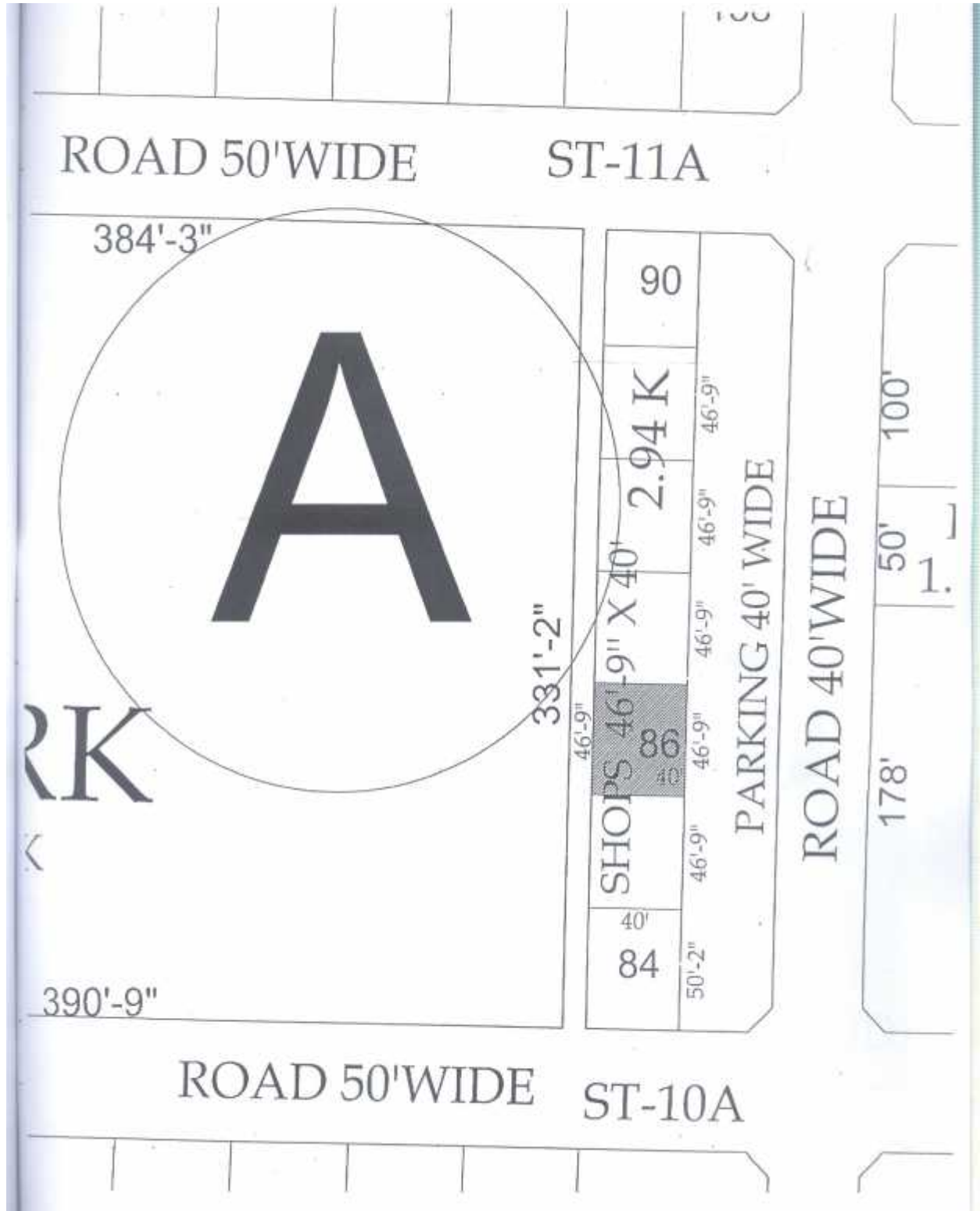
- دو رنگت کا دو پاسپورٹ سائز کی تصاویر منسلک کر کے منسلک کرنا۔
- اپنی تصاویر کی پیٹھ پر اپنا نام لکھ کر رکھنا۔
- ممبر شپ کی رقم نقد، چیک، شخصی چیک، پیسے اور پوسٹل آرڈر کے ذریعے منسلک کرنا۔
- ممبر شپ کی رقم نقد، چیک، شخصی چیک، پیسے اور پوسٹل آرڈر کے ذریعے منسلک کرنا۔
- ممبر شپ کی رقم نقد، چیک، شخصی چیک، پیسے اور پوسٹل آرڈر کے ذریعے منسلک کرنا۔

راہنہ: اتحادی رجسٹریشن
 شعبہ سروس و خدمات لاہور، پاکستان ٹیکسٹائل اینڈ اینڈریو مشین مشاہیرہ جسدت، جی 5/2 پوسٹ بکس نمبر 1470
 پوسٹل کوڈ: 44000 اسلام آباد پاکستان فون: (051) 9203267, (051) 9048288-9
 فیکس: (051) 9211613, (051) 9211613
 ویب سائٹ: www.opf.org.pk, regn@opf.org.pk

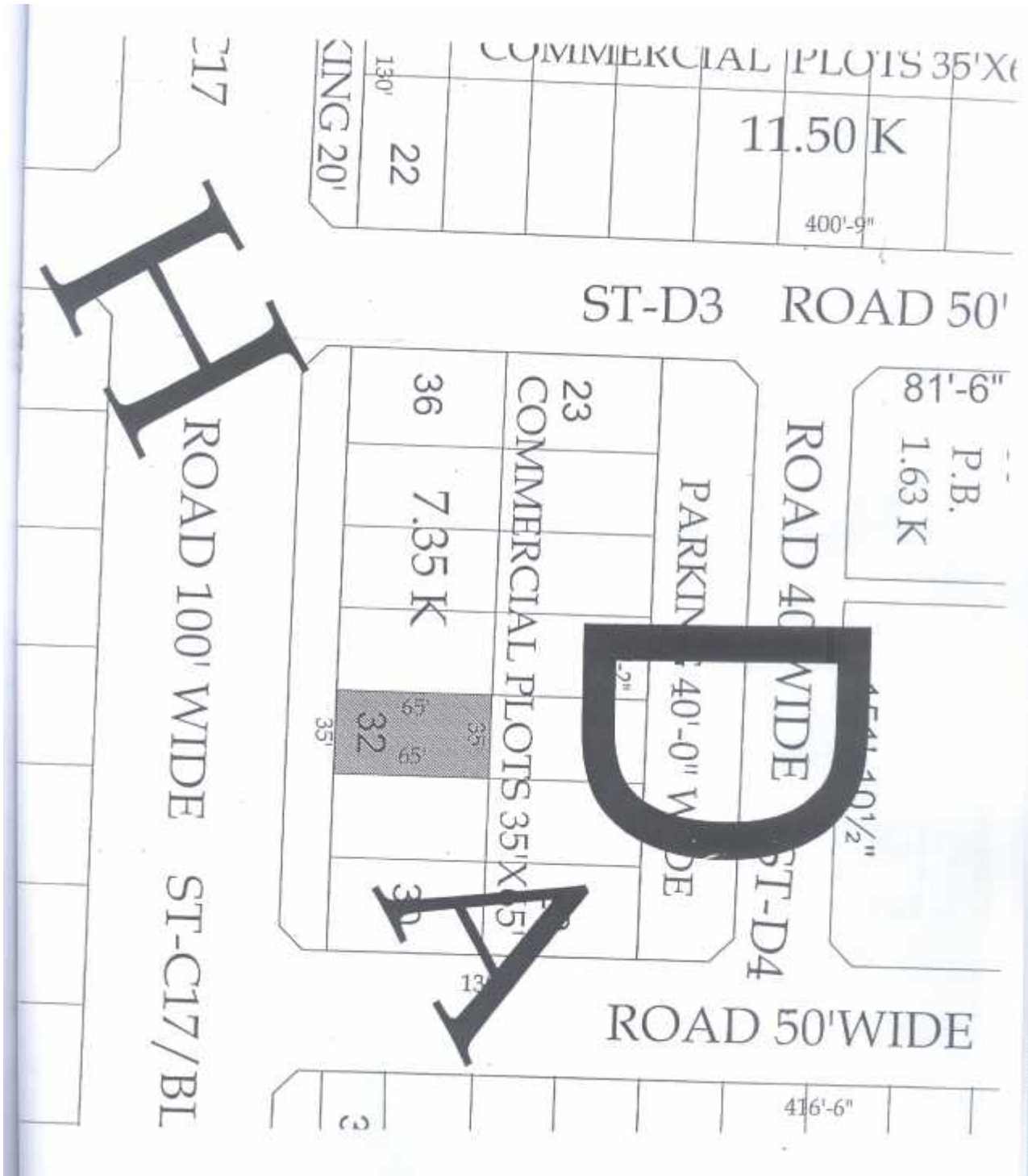
علاقائی دفاتر

- لاہور: 1-M گلبرگ-III، فیروز پور روڈ، لاہور۔ فون: 042-99230837-41، فیکس نمبر: 042-99230409
- پشاور: پلاٹ نمبر 33، سیکٹر B-1، فیزہ B، قریب NSP، حیات آباد، پشاور۔ فون: (091) 9217215، فیکس نمبر: (091) 5628101
- کوئٹہ: مکان نمبر 1-A، بلاک نمبر 4، سٹیٹ ٹاؤن، کوئٹہ۔ فون: (081) 9211641، فیکس نمبر: (081) 9211542
- میرپور (آزاد کشمیر): 2-G، سیکٹر D/3، ایسٹ ایقبال پلازا، ایفاما ایقبال روڈ، میرپور (آزاد کشمیر)۔ فون: (05827) 921485، فیکس نمبر: (05827) 921487
- میلتان: ABC/123، شامہ پلازا، نیشنل چوک، اولڈ بہاولپور روڈ، ملتان۔ فون: (061) 9239060، فیکس نمبر: (061) 4519060

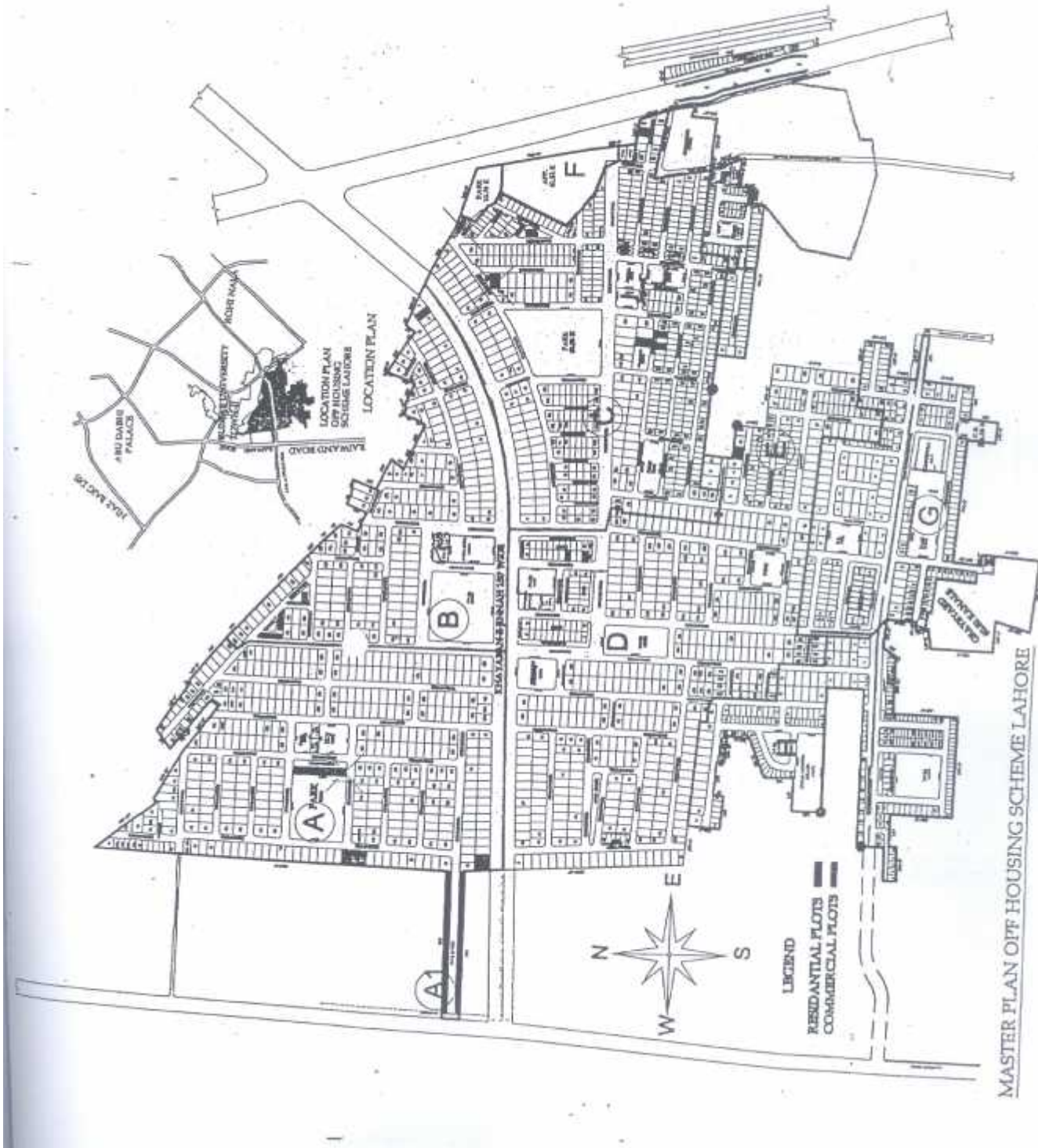
LOCATION MAP OF COMMERCIAL PLOTS OF OPF HOUSING SCHEME, RAIWIND ROAD, LAHORE



LOCATION MAP OF COMMERCIAL PLOTS OF OPF HOUSING SCHEME, RAIWIND ROAD, LAHORE



MASTER PLAN OF OPF HOUSING SCHEME, RAIWIND ROAD, LAHORE





OVERSEAS PAKISTANIS FOUNDATION
(Housing & Works Division)
ESTATE MANAGEMENT SECTION

CONFIRMATION OF BID BY APPLICANT AGAINST COMMERCIAL
PLOT NO. _____ MEASURING _____ MARLAS, BLOCK- _____, OPF
HOUSIG SCHEME, RAIWIND ROAD, LAHORE

I hereby confirmed that I have participated in the open auction for commercial plot held on 31-05-2016 at OPF Head Office, Shahrah-e-Jamhuriat, Sector G-5/2, Islamabad and given the highest bid amounting to Rs. _____ per Marla.

My Particulars are as under:-

Name: _____

Father's Name: _____

CNIC No. _____

Cell No. _____

Address: _____

Signature of the Applicant



OVERSEAS PAKISTANIS FOUNDATION
(Housing & Works Division)
ESTATE MANAGEMENT SECTION



No.OPF/3541/10/HD/_____, 2016

Mr._____

_____.

Subject: **ACCEPTANCE OF BID FOR COMMERCIAL PLOT NO. _____**
BLOCK _____ MEASURING _____ MARLA AT OPF HOUSING
SCHEME, _____

Reference your application for participation in the auction dated_____ and
Token No._____.

2. It is to inform that the Competent Authority has been pleased to accept your bid being successful bidder during the open auction held on _____ under the auspices of Auction Committee for Commercial Plot No. _____, Block_____, measuring _____ Marlas.

3. In order to proceed further for issuance of offer of allotment letter, you are requested to deposit 25% of the total value of the bid i.e. Rs._____ within four (04) from receipt of this letter and remaining 75% of the total value of the bid will have to be deposited with in 30 days. On receipt of the total amount, allotment letter will be issued. In case you failed to deposit the required amount with in the stipulated time, the allotment / bid will stand rejected automatically and amount of token money will be confiscated.

4. You are also requested to provide attested copies of following documents, as these are mandatory for the issuance of offer of allotment letter:-

- a) Computerized National Identity Card.
- b) Two recent coloured photographs (1" x 1")
- c) Contact No. Phone, Fax and E.mail address.

(FOR AND ON BEHALF OF OPF)

Copy to:-

- 1. OPF, Regional Office_____. - For information, please.
- 2. Finance Division, OPF. - - do -
- 3. Office Copy.



OVERSEAS PAKISTANIS FOUNDATION
(Housing & Works Division)
ESTATE MANAGEMENT SECTION



Annex-VII

No.OPF/3541/10/HD/_____, 2016

Mr. _____
_____.

Subject: **OFFER OF ALLOTMENT LETTER FOR COMMERCIAL PLOT NO. _____,**
BLOCK NO. _____, MEASURING _____ MARLAS AT OPF
HOUSING SCHEME

Reference offer of acceptance letter No. _____ dated _____

As informed earlier that your bid for Rs. _____ offered for purchase / allotment of commercial Plot No. _____ Block No. _____ Measuring _____ Marlas in the subject housing scheme has been accepted by the competent authority.

2. The total value of the bid price is Rs. _____. Since an amount of Rs. _____ as token money was paid at the time auction, remaining 25% of total value of the bid Rs. _____ has been paid after acceptance of offer and remaining 75% of total value of the bid i.e. Rs. _____ has been deposited with 30 days as per terms & condition of the auction.

3. This allotment is subject to terms & conditions given in the brochure with modification to be made from time to time by the Overseas Pakistanis Foundation and the rules operative in Lahore Development Authority (LDA).

4. In case any statement / particular given by you in connection with this allotment prove to be untrue / false even after allotment, OPF reserve the rights to cancel the allotment. In this case refund of money deposited will be made after deduction of 10% of the price of plot and value of loss occurred to OPF (if any). In accordance with the terms & conditions contained in the brochure.

5. The area of plot is subject to actual demarcation at site and adjustment of price accordingly at the time of handing over physical possession of plot.

6. You will have to pay service / maintenance and other charges enforced by Overseas Pakistanis Foundation from time to time. The plot is transferable after clearance of all dues / charges.

(FOR AND ON BEHALF OF OPF)

Copy to:-

- | | |
|--------------------------------|----------------------------|
| 1. OPF, Regional Office _____. | - For information, please. |
| 2. Finance Division, OPF. | - do - |
| 3. Office Copy. | |

TERMS & CONDITIONS

1. The possession of the plot will be handed over to the successful bidder / allottee after clearance of all the dues within one month from issuance of NOC in his/her favour, failing which possession shall be deemed to have been taken over by him and OPF shall not be held responsible for any lapse.
2. No additional charge / mark up or compensation shall be payable by the Overseas Pakistanis Foundation on any amount that have been retained by OPF on any ground / reasons.
3. All the payable amount as per terms & conditions of the auction shall be made through bank draft / pay order in favour of Overseas Pakistanis Foundation, Islamabad in full and no part payment will be accepted.
4. The actual amount payable by the successful bidders / allottees on account of full price of the plot shall be determined on demarcation and actual measurement of the area by the OPF Site Engineer at the time of handing over the possession of plot. In case of any shortfall the maximum liability of the department (OPF) is to refund the actual amount of the shortfall of area without any markup / compensation etc.
5. If at the time of handing over possession, the plot is found to measure more or less than that the area advertised / allotted, adjustment would be made accordingly at the rate / price mentioned in the allotment letter.
6. Transfer of plot will be subject to the policy of Overseas Pakistanis Foundation prevailing at the time of making request for the transfer of plot to the successful bidder(s) / allottee(s) and after full payment / clearance of all dues / taxes by the successful bidder(s) / allottee(s).
7. From the date, the successful bidder / allottee comes into possession of the plot he / she shall pay all the taxes, rates, royalties (if any) and revenue, assessment, duties, charges (including betterment and maintenance and all other charges) and impositions,

whatsoever, which no or hereafter be charged or be imposed upon or be payable in respect of the plot or any structure thereon or anything relating thereto under any law, or order for the time being in force and after that date OPF shall not be responsible for any default.

8. In case of corner plot 10% additional amount of the total value of the bid will have to be paid by the successful bidder.
9. In case of breach of any one or more of the above cited conditions by the bidder / allottee and non-observance of the above noted obligations, the acceptance of bid / allotment will be liable to be withdrawn / cancelled after confiscating the 25% amount in advance along with token money deposited with OPF.
10. In case of any dispute the matter shall be referred to the Managing Director OPF, who will act as an Arbitrator and decide the matter. The decision of Managing Director shall be final and binding on the party concerned.
11. The allottee shall start construction with in six months from the date of possession or assumed date of possession in accordance with plans / drawings of the proposed building duly approved by Overseas Pakistanis Foundation or regulatory authority and concerned development authorities i.e. Lahore Development Authority (LDA) to complete it in all respect with in period of two years (depending upon the number of stories allowed) from the date of issue of NOC for taking over possession.
12. No compensation etc. shall be allowed / provided by the competent authority may for good and sufficient cause to be shown in writing allow extension in the construction period by imposing extension surcharge of covered area as may be fixed by the competent authority from time to time. No application or extension of construction period shall be entertained unless the same is submitted at least **SIX MONTHS** before the expiry of period.
13. Time will be essence of Contract in these Terms and Conditions.
14. These conditions are in addition to the provisions of law, rules and regulations etc. of any competent authority that may be applicable to the allotment of plot and its use in the respective area.

15. Allottee(s) shall comply with and abide by all the rules, regulations, bye-laws, orders and directions that may be issued or given by OPF or concerned authority i.e. Lahore Development Authority (LDA) from time to time.

16. The allotment is subject to the terms and conditioned in this brochure with modifications to be made from time to time by OPF and the rules operative in the respective development authority i.e. Lahore Development Authority (LDA).

Note: I, _____ S/O, D/O, W/O _____ holding valid CNIC No. _____ has read and understand the terms & conditions printed on reverse of application for token and will be bound to comply with these conditions.
