



OVERSEAS PAKISTANIS FOUNDATION
(HOUSING & WORKS DIVISION)

TERMS AND CONDITIONS
FOR AUCTION OF COMMERCIAL PLOTS
OF

OPF HOUSING SCHEME “OPF VALLEY”
ZONE-V, ISLAMABAD

12 July, 2021

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

INDEX

Sr.#	Description	Page No.
1.	Introduction	3
2.	Eligibility	3-4
4.	Scope	5
5.	Mode of Auction	5
6.	Mode of payment	5-6
7.	Other Conditions	6-7
8.	Token Slip for participation in the auction of commercial plots.	8
9.	Application for token for participation in the auction of commercial plots.	9 - 10
10.	Authority Letter for participation in the auction on behalf of Overseas Pakistanis.	11 - 12
11.	OPF Membership form	13 - 14
12.	Master Plan of OPF Valley Zone-V, Islamabad & list of Plots	15 - 16
13.	Confirmation of bid by the applicant	17
14.	Terms & Conditions	18 - 20

INTRODUCTION

1. OPF was established under the Emigration Ordinance, 1979. It was registered on 8th July, 1979 as Not for Profit Company under the Companies Act, 1913 (now Companies Act, 2017, Section-42). It is a public sector company to be governed under Public Sector Companies (Corporate Governance) Rules, 2013 of Securities & Exchange Commission of Pakistan (SECP).
2. To cater to the housing need of Overseas Pakistanis and to provide them commercial facilities, OPF has planned and established a number of housing schemes in different cities of the Pakistan. Thousands of plots created in these schemes were allotted to Overseas Pakistanis.
3. OPF Valley is located at an ideal and serene location of the Federal Capital, adjacent to Gulberg Greens. The scheme is easily accessible from Gulberg Greens as well as from Japan Road, near University of Lahore Islamabad Campus. The Housing Scheme spreads over an area of 5,000 kanals, having 2,146 residential plots. An area of 100 kanals is reserved for commercial plots. OPF Valley is a fully developed housing scheme having all modern civic facilities. The scheme is getting colonized at a rapid pace.
4. Commercial plots of various sizes i.e. **75, 96, 166, 800 & 18000 Square Yards** in O.P.F. Housing Scheme “OPF Valley” Zone-V, Islamabad, are available for sale through open auction. The auction will take place at the Site Office, OPF Valley Zone-V, Islamabad, on the stipulated date and time i.e. on 12th July, 2021 at 1230 hours.
5. It is the prime opportunity for investors to invest in Commercial Plots of “OPF Valley Zone-V, Islamabad”. OPF wishes good luck to all the participants to get their share of the benefits in this yet unexplored land of business fortune.

ELIGIBILITY

1. The auction is open to overseas Pakistanis having valid OPF membership card / valid visa as well as Non-overseas Pakistanis. Companies / firms registered in Pakistan under the relevant laws can also participate in the auction. A 60% quota in commercial plots is reserved for overseas Pakistanis whereas, the remaining 40% plots are reserved for non-overseas Pakistanis. The non-overseas Pakistanis / Companies / Firms who are interested in participating in the auction must deposit an additional amount of Rs.15,000/- (non-refundable) as non-Overseas Pakistanis charges. The overseas Pakistanis can also participate through a duly authorized nominee.
2. Token money for each plot will be as under;

- Rs. **1 million** for plots of up to **75 to 170 sq.yards** size.
 - Rs. **2 million** for plots measuring **800 sq.yards** size.
 - Rs. **2.5 million** for plots measuring **9000 sq.yards** up to **18000 sq.yards** size.
3. The person(s) / Companies / Firms participating in the auction are required to obtain tokens (**Annex - I**) against each plot of above mentioned categories from OPF Head Office by providing Demand Draft / Pay Order (refundable) in the name of Overseas Pakistanis Foundation on fulfilling the prescribed requirements as per **Annex - II**. Token will also be available at the auction venue and can be purchased before the start of auction.
 4. Token used in successful bids shall be adjusted in the first installment and therefore cannot be used in subsequent bid. Unsuccessful token can be used for subsequent bidding or will be refunded to the token holder.
 5. The Successful bidders shall be required to obtain an additional token to participate in the bid of any other plot.
 6. If any person intends to participate in the auction on behalf of another person, company or firm, he / she will have to submit an authority letter as per specimen at **Annex – III** alongwith application form at the time of purchase of token.
 7. Overseas Pakistanis who are not registered members of OPF can participate in the auction after submitting / sending a bank draft / pay order amounting to Rs.2000/- as OPF Membership Fee, along with the filled-in membership form provided at **Annex - IV**.

SCOPE

1. The plots will be auctioned on “**as is where is**” basis. The Layout Plan of the scheme is provided at **Annex-V**.
2. Site / location of the plot shall not be changed on any ground / reason(s) whatsoever at any stage. The bidder shall be bound to satisfy himself about the location, ground positions and surroundings of the plots and no claim at a subsequent stage shall be entertained in this regard. Premium will be charged according to the actual size of the plot as determined at the time of handing over its possession.
3. The Auction Committee reserves the right to withdraw any plot from the auction without assigning any reason thereof.
4. The Auction Committee also reserves the right to reject any bid without assigning any reason thereof.

5. The Auction Committee / O.P.F. management reserves the right to disqualify any bidder and to amend / delete any of the provisions contained therein to any extent or to add new terms and conditions at the time of auction without assigning any reason.
6. The acceptance of the highest bid by the Auction Committee would be subject to approval of the Competent Authority and a highest bid at auction shall not per se accrue any right in favour of the bidder. The approval of the bid would be further subject to payment of all applicable taxes, Government duties or surcharge that may be levied on such auction under the prevalent law and non-payment of such taxes, e.t.c. within the period specified in this behalf will result in automatic cancellation of acceptance of bid, for the time being in force.
7. The O.P.F. management shall decide acceptance or rejection of the bid within 07 working days of auction and in case of rejection shall refund the amount within 15 days (excluding holidays) after the decision of the O.P.F. management.
8. All the above actions of Auction Committee and Competent Authority would be final and will not liable to be challenged in any court of law.

MODE OF AUCTION

1. The Auction shall be conducted by open bidding. The bids will be offered in terms of rupees per square yards which will form basis to calculate total premium of the price plot.
2. The bid will be expressed loudly / openly with show of hands.
3. Each bid will be raised by bidders by multiples of Rs. 5000/- per sq.yard. The bid start price will be informed for each plot at the time of auction.
4. Provisional acceptance of the bid shall be issued in the name of person(s) / Company / Firm in whose name token was issued.
5. The Auction Committee reserves the right to alter / amend the order for auction of plots.

MODE OF PAYMENT

1. Consequent upon the OPF Management decision to be communicated through the "Provisional Bid Acceptance Letter", the successful bidder shall have to deposit the total premium as per the following schedule;
 - **For Plots measuring 75 to 170 sq.yards:**
50% amount of the total premium after adjusting the token money alongwith the applicable taxes and Government duties within fifteen (15) working days of issuance of Bid Acceptance Letter. Further remaining amount i.e. 50%

towards the total value of the bid of plot shall be paid by the successful bidder within next forty-five (45) days from the date of issuance of Bid Acceptance Letter. On expiry of this period bid offer shall stand automatically cancelled and the token money shall be forfeited.

- **For Plots measuring 800 sq.yards;**

50% amount of the total premium after adjusting the token money alongwith the applicable taxes and Government duties within fifteen (15) working days of issuance of Bid Acceptance Letter. Remaining 50% shall be payable within three (03) years (i.e. in 12 quarterly installments) from the date of issuance of Bid Acceptance Letter. In case the successful bidder pays the remaining 50% premium within thirty (30) days (working days) in lumpsum a rebate @ 5% will be given. On expiry of the given time period bid offer shall stand automatically cancelled and the token money shall be forfeited.

- **For Plots measuring 9000 sq.yards upto 18000 sq.yards:**

25% amount of the total premium after adjusting the token money alongwith the applicable taxes and Government duties within fifteen (15) working days of issuance of Bid Acceptance Letter. Remaining 75% shall be payable within three (03) years (i.e. in 12 quarterly installments) of issuance of Bid Acceptance Letter. In case the successful bidder pays the remaining 75% premium within thirty (30) working days in lump-sum, a rebate @ 5% will be given. On expiry of the given time period bid offer shall stand automatically cancelled and the token money shall be forfeited.

2. The bidder(s) will also require 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.
3. In case of corner plot 10% additional amount of the total value of the bid will have to be deposited by the successful bidder.
4. 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 forfeited on behalf of O.P.F.
5. All payments shall be made through bank draft / pay order in favour of Overseas Pakistanis Foundation.

OTHER CONDITIONS

1. Subject to payment of full premium and other dues and issuance of allotment letter, the plots are transferrable on payment of "Transfer Fee" as fixed by the O.P.F. from time to time.

2. O.P.F. shall not be responsible for any loss / damages to the allottees in case any unauthorized service line is laid by any agency other than O.P.F.
3. In the event of cancellation or surrender of the plot for whatever reason, the deposited amount of the premium shall be refunded after forfeiture of 10% of the total premium of the plot.
4. 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.
5. Time shall be the essence in these terms and conditions.
6. The bidders will be deemed to have read and accepted the terms and conditions at **(Annex - VI)** enumerated in the foregoing paragraphs and the participants would be bound by the same.
7. Physical possession of the plot will be given on clearance of all dues, payment of taxes as per terms and conditions of the Auction.



OVERSEAS PAKISTANIS FOUNDATION
(Housing & Works Division)

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. _____ on account of token money
 on _____ amounting to Rs. 15,000/- (non-refundable) 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**



OVERSEAS PAKISTANIS FOUNDATION
(Housing & Works Division)

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. Date of Issue _____ Place of Issue _____
5. Passport No. _____ Date of Issue _____
(Attach attested copy)
6. OPF Membership No. _____
(Attach attested copy)
7. Present Address (Abroad): _____
_____ Contact No. _____
Email: _____
8. Permanent Address (in Pakistan): _____
_____ Contact No. _____
Email: _____

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. Date of Issue _____ Place of Issue _____
5. Permanent Address (in Pakistan) with contact No: _____
_____ Contact No. _____
6. 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. _____
on account of token money (copy of authority letter attached), bank draft / pay

order No. _____ Dated _____ drawn on _____
_____ amounting to Rs. 15,000/- (non-refundable) 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 fully understand the terms
& conditions of the auction. I agreed with the terms and conditions 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: _____

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 (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 WHERAS 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 authority 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 _____ 2021.

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

WITNESS:

1. _____

Attach attested copy of CNIC (NADRA)

2. _____

Attach attested copy of CNIC (NADRA)

MEMBERSHIP CONDITIONS

- All persons of Pakistani origin living abroad and having 18 years age are eligible for the membership of Overseas Pakistanis Foundation.
- Persons proceeded abroad on employment after 23rd March, 1979 through Protectorate of Emigrants and deposited Welfare Fund are members of 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 page 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) 35160802
Lahore:	1-M, Gulberg-III, Ferozpur Road, Lahore. Ph # 042-99230837-41, Fax No. 042-99230409
Peshawar:	Plot No. 33, Sector B-I, Phase B, Near NBP, Hayatabad Branch, Peshawar Ph: (091) 9217215 Fax: (091) 5828101
Quetta:	House No. 1-A, Block No. 4, Satellite Town, Quetta. Ph: (081) 9211641 Fax: (081) 9211642
Mirpur:	2-G, Sector D/3, East Issam Plaza, Allama Iqbal Road, Mirpur (AJ&K) Ph: (05827) 921485, Fax: (05827) 921487
Multan:	123/ABC, Shama Plaza; Nishtar Chowk, Old Bahawalpur Road, Multan Ph: (061) 9239060, Fax: (061) 4519060

رکنیت کی شرائط

- 1- ہر وہ ملک مہم پاکستانی نژاد خواتین و حضرات جن کی عمر 18 سال سے زائد ہے۔ اور سیز پاکستانی نژاد خواتین کی رکنیت حاصل کر سکتے ہیں۔
- 2- 23 مارچ 1979ء کے بعد ہر وہ ملک جانے والے پاکستانی کارکن جو پرنٹنگ و ریٹ آف اینڈیکریشن میں رجسٹرڈ ہیں اور انہوں نے اولی ایف ڈیٹیشنڈ فنڈ میں ممبر رجسٹریشن فیس جمع کروائی تھی وہ اولی ایف کے رکن تصور رکھے جاتے ہیں۔ انہیں وہ بارہ رکنیت فیس مبلغ 2000/- روپے جمع کروانے کی ضرورت نہیں ہے۔ اولی ایف ممبر شپ کارڈ کے حصول کے لیے موجودہ پاسپورٹ کے پہلے دوسرے اور تیسرے اور پرنٹنگ و ریٹنگ والے صفحات کی منتقلی بعد شناختی کارڈ بنا لینگے اور پاسپورٹ سائز دو عدد رکنین حالیہ تصاویر ارسال کرنا ہوگی۔ اگر پرنٹنگ و ریٹنگ پاسپورٹ پر ہے تو اس پاسپورٹ کے پہلے دوسرے اور پرنٹنگ و ریٹنگ والے صفحات کی کاپی منسلک کریں۔
- 3- سفند پار پاکستانی جس نے ہر وہ ملک روانگی سے قبل پرنٹنگ و ریٹ آف اینڈیکریشن سے اجازت حاصل نہیں کی تھی وہ اولی ایف رکنیت فارم کے ساتھ مبلغ 2000/- روپے کا بینک ڈرافٹ اپنے رازداری نام اولی ایف اسلام آباد پر بھیجا کر رکنیت کارڈ حاصل کر سکتا ہے نیز ہر وہ ملک رہائش کا دستاویزی ثبوت بھی فراہم کرنا ہوگا۔ (ریڈیڈنٹس پر مت لاگت اور یہ وہ)۔
- 4- ملک تبدیل کرنے کی صورت میں ممبر شپ کارڈ دوبارہ حاصل کرنا ہوگا۔

ہدایات

- 1- رکنیت کارڈ کے لئے اپنی دو عدد رنگین پاسپورٹ سائز تصاویر فارم کے ساتھ ارسال کریں۔
- 2- اپنی تصویر کی پشت پر اپنا نام شہر و دفتر تحریر کریں۔
- 3- فارم انگریزی میں ہی پُر کرنے کی کوشش کریں۔
- 4- رکنیت فیس نقدی، ڈالر چیک، ڈائی چیک یا پوسٹل آرڈر کی شکل میں قبول ہوگی۔
- 5- مبلغ 2000/- روپے کا بینک ڈرافٹ اپنے رازداری نام پاکستان کے کسی بھی بینک سے ہی واجب الادا ہونا چاہیے۔

رابطہ:- انچارج رجسٹریشن

شعبہ بہبود خدمات اور سیز پاکستانی نژاد خواتین شاہراہ جمہوریت، جی 5/2 پوسٹ بکس نمبر 1470
پوسٹل کوڈ: 44000 اسلام آباد پاکستان فون: (051) 9048288-9 (051) 9203267
فیکس: (051) 9211613 ای میل: www.opf.org.pk, regn@opf.org.pk

علاقائی دفاتر

اور سیز پاکستانی نژاد خواتین

کراچی: پلاٹ نمبر 20/A-2، بلاک 6، پی ایچ ایس نزد بینک الحدیب شاہراہ فیصل کراچی
فون: (021) 34534868 فیکس: (021) 34534841

لاہور: 1-M گلبرگ-III، فیروز پور روڈ، لاہور۔
فون: 042-99230837-41 فیکس نمبر 042-99230409

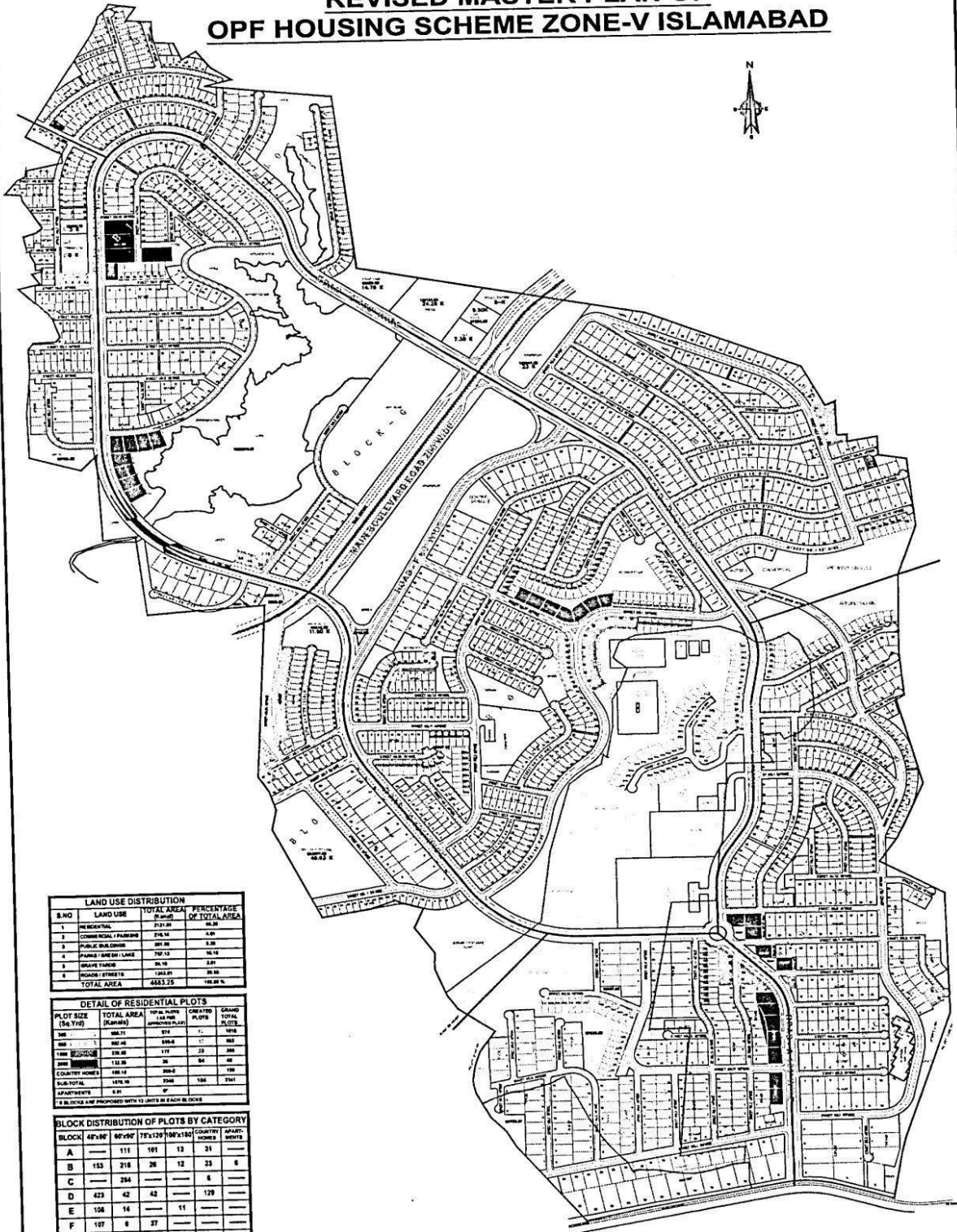
پشاور: پلاٹ نمبر 33، سیکٹر B/1، فیز B، نزد نیشنل بینک، حیات آباد برانچ، پشاور۔
فون: (091) 9217215 فیکس نمبر (091) 5828101

کوئٹہ: مکان نمبر 1-A، بلاک نمبر 4، سٹیلٹ ٹاؤن، کوئٹہ
فون: (081) 9211641 فیکس نمبر (081) 9211642

میرپور (آز کشمیر): 2-G سیکٹر D/3، ایسٹ عصام پلازا، علامہ اقبال روڈ، میرپور (آز کشمیر)
فون: (05827) 921485 فیکس نمبر (05827) 921487

ملتان: 123/ABC، شاما پلازا، نیشنل چوک، اولڈ بہاولپور روڈ، ملتان۔
فون: (061) 9239060 فیکس نمبر (061) 4519060

REVISED MASTER PLAN OF OPF HOUSING SCHEME ZONE-V ISLAMABAD



S.NO	LAND USE	TOTAL AREA (Sq. Yds)	PERCENTAGE OF TOTAL AREA
1	RESIDENTIAL	5721.81	86.38
2	COMMERCIAL/PARKING	216.14	4.91
3	PUBLIC BUILDING	387.89	5.80
4	PUBLIC GREEN SPACE	750.22	10.10
5	GRASSY PARKS	56.10	0.81
6	ROADS/STREETS	1283.91	18.98
TOTAL AREA		6633.25	100.00 %

PLLOT SIZE (Sq. Yds)	TOTAL AREA (Sq. Yds)	TOTAL PLOTS APPROVED PLAN	CREATED PLOTS	GRAND TOTAL PLOTS
500	100.00	200	11	211
1000	200.00	200	17	217
1500	300.00	177	23	200
2000	400.00	20	04	24
COUNTRY HOUSES	100.00	2000	100	100
SUB-TOTAL	1000.00	2000	156	2161
APARTMENTS	0.00	00	00	00
* 8 BLOCKS ARE PROPOSED WITH 12 UNITS IN EACH BLOCK				

BLOCK	40'x100'	50'x100'	75'x120'	100'x140'	COUNTRY HOUSES	APARTMENTS
A	111	101	13	31	---	---
B	153	216	26	12	23	0
C	284	---	---	---	8	---
D	423	42	42	---	120	---
E	104	14	---	11	---	---
F	107	8	27	---	---	---
G	81	178	8	4	7	---
H	174	28	---	---	---	---
TOTAL	1018	683	205	68	158	0
TAXES	398.71	882.68	230.88	132.35	160.16	8.81

MASTER PLAN	
OPF HOUSING SCHEME ZONE-V ISLAMABAD	
DATE: _____	SCALE: _____
DRAWN BY: _____	
CHECKED BY: _____	

**List of Vacant Commercial Plots OPF Valley Zone-V Islamabad
Auction - 2021**

S. No	Plot No.	Area Of Plot (Sq. Yrd.)	Street
1	F - 11	96.22	Circulation
2	F - 12	96.22	Circulation
3	F - 13	96.22	Circulation
4	F - 14	96.22	Circulation
5	F - 15	96.22	Circulation
6	F - 20	96.22	Circulation
7	C - 1	130.23	Circulation (Road - B)
8	C - 2	138.88	Circulation
9	C - 3	138.38	Circulation
10	C - 9	136.21	Circulation
11	C - 10	81.78	Circulation
12	C - 11	78.82	Circulation
13	C - 12	118.65	Circulation
14	10	800	Main Boulevard 200' Wide
15	11	800	Main Boulevard 200' Wide
16	Commercial Complex	13949.71	Main Boulevard 200' Wide
17	Shopping Mall	17893.17	Main Boulevard 200' Wide



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

CONFIRMATION OF BID BY APPLICANT AGAINST COMMERCIAL
PLOT NO. _____ MEASURING _____ SQ. YRD., BLOCK- _____, OPF
HOUSIG SCHEME "OPF VALLEY" ZONE-V, ISLAMABAD

I hereby confirmed that I have participated in the open auction for commercial plot held on 12-06-2021 at Site Office OPF Valley Zone - V, Islamabad and given the highest bid amounting to Rs. _____ per Sq. Yrd..

My Particulars are as under:-

Name: _____

Father's Name: _____

CNIC No. _____

Cell No. _____

Address: _____

Signature of the Applicant

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 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. Capital Development Authority (CDA) to complete it in all respect within 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. Capital Development Authority (CDA) 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. Capital Development Authority (CDA).

Note: I, _____ S/O, D/O, W/O _____ holding valid CNIC No. _____ has read and fully understand the terms & conditions of the auction. I agreed with the terms and conditions and will be bound to comply with these terms and conditions.

Signature

Name: _____

Father Name: _____

CNIC No: _____
