



**OVERSEAS PAKISTANIS FOUNDATION**  
**(HOUSING & WORKS DIVISION)**

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

**OPF HOUSING SCHEME, BUDHNI ROAD,**  
**PESHAWAR**

**2020**

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

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# **OVERSEAS PAKISTANIS FOUNDATION**

## **(Housing & Works Division)**

### **AUCTION OF RESIDENTIAL PLOTS AT OPF HOUSING SCHEME, BUDHNI ROAD, PESHAWAR**

#### **INTRODUCTION**

Residential plots of various sizes in OPF Housing Scheme, Budhni Road, Peshawar are available for sale through open auction. The auction will take place at OPF Head Office, Islamabad on the stipulated date and time i.e on 28<sup>th</sup> November, 2020 at 1100 hours.

#### **LOCATION**

##### **OPF HOUSING SCHEME, BUDHNI ROAD, PESHAWAR:**

This scheme is ideally located near to Peshawar - Islamabad Motorway, a few minutes drive from Peshawar Ring Road as well as near to Northern By-Pass, Peshawar. The scheme is spread over an area of 991 kanals which encompasses 741 residential and 74 commercial plots. Scheme is fully developed with all modern civic facilities like roads, electricity, water supply, sewerage, gas telephone exchange and sewage treatment plant including mosque, school and parks are already available in the scheme. Colonization is taking place rapidly. Construction on residential plot can be started immediately after making full payment.

#### **ELIGIBILITY**

1. 60% quota is reserved for Overseas Pakistanis and 40% quota is reserved for the Non-overseas Pakistanis. The auction is open to Overseas Pakistanis having valid OPF membership card / valid visa as well as Non-overseas Pakistanis. The overseas Pakistanis can also participate through their authorized nominee. Non-Overseas Pakistanis have to deposit additional amount of Rs.15,000/- (non-refundable) as Non-Overseas Pakistanis charges.
2. Participants Overseas Pakistanis or their authorized persons as well as non-overseas Pakistanis will have to get token against each plot from following OPF offices after depositing demand draft / pay order (refundable) amounting to Rs. 10 Lac in favor of OPF, Islamabad:-

- a) Overseas Pakistanis Foundation,  
Head Office, Shahrah-e-Jamhuriat, Sector G-5/2,  
Islamabad.  
Ph: 051-9224326 – 9048354, Fax: 051-9224336
- b) OPF Regional Office, Peshawar,  
Plot No. 33, Sector B-I, Phase-V, Near National Bank,  
Hayatabad, Peshawar.  
Ph: 091-9217215 – 5892807, Fax: 091- 9217904  
Site Office: OPF Housing Scheme, Budhni Road, Peshawar.
3. Tokens will also be available at the place of auction on the date. Specimen of application form for issuance of token is at **Annex-I**, token slip and receipt are at **Annex-II** and specimen of Authority Letter is **Annex-III**.
  4. Overseas Pakistanis can authorize any person to participate in auction on his behalf, he/she will have to submit an authority letter as per specimen at **Annex-III** along with application form before commencement of the auction.
  5. Overseas Pakistanis who are not registered members of OPF can participate in the auction by sending bank draft / pay order amounting Rs.2000/- as OPF membership fee along with filled in membership form **Annex-IV**.
  6. The bidders can also apply for more than one residential plot however, he / she will have to obtain an additional token for participating in another bid. One token will be applicable for one plot only.
  7. Successful bidder will have to pay 50% of the bid value within four (04) days from the date of receipt of acceptance letter and remaining 50% amount within the 15 days. The demand draft / pay order submitted against the token will be returned to the unsuccessful bidders without any compensation or markup etc.
  8. Brochures are available at the cost of Rs.2,000/- (non-refundable) at OPF Head Office, Islamabad as well as OPF Regional Office, Peshawar.

## **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, Budhni Road, Peshawar 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 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 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 50% 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. 50% 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 15 days after acceptance of the bid.
3. The bidder(s) will also be required to deposit 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.
4. In case of corner plot, 10% additional amount of the total value of the bid will have to be deposited by the successful bidder.

5. 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.
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-VII)** 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.



## Annex-I

### OVERSEAS PAKISTANIS FOUNDATION (Housing & Works Division)

#### APPLICATION FOR TOKEN FOR PARTICIPATION IN AUCTION OF RESIDENTIAL 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. \_\_\_\_\_  
E.mail address: \_\_\_\_\_
8. Permanent Address (in Pakistan): \_\_\_\_\_  
Contact No. \_\_\_\_\_  
E.mail address: \_\_\_\_\_

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. 10 Lac (Ten  
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/- (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 understands the terms & conditions printed on reverse of the application for token and will be bound to comply with theses conditions.

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

Name: \_\_\_\_\_  
S/O,D/O,W/O: \_\_\_\_\_  
Date: \_\_\_\_\_





## Annex-II

### OVERSEAS PAKISTANIS FOUNDATION (Housing & Works Division)

#### **TOKEN SLIP & RECEIPT FOR PARTICIPATION IN THE AUCTION OF RESIDENTIAL 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. 10 Lac 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 of  
residential 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 (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 RESIDENTIAL  
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 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 \_\_\_\_\_ 2020.

**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

1. All persons of Pakistani origin living abroad and having 18 years age are eligible for the membership of Overseas Pakistanis Foundation.
2. 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.
3. 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/Iqma)
4. Overseas Pakistani is liable to get new membership in case the country of employment or residence is changed.

## INSTRUCTIONS

1. Attached two passport size coloured photograph
2. Write your name on the back of your photographs.
3. Form may be Filled in English.
4. Membership fee in the form of Cash, \$ Cheque, Personal cheque, Money order and Postal order shall not be acceptable.
5. 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.<br>Ph: (021) 34534868. Fax: (021) 35160802 |
| Lahore:                        | 1-M, Gulberg-III, Ferozepur Road, Lahore.<br>Ph # 042-99230837-41, Fax No. 042-99230409                                  |
| Peshawar:                      | Plot No. 33, Sector B-I, Phase B, Near NBP, Hayatabad Branch, Peshawar<br>Ph: (091) 9217215 Fax: (091) 5828101           |
| Quetta:                        | House No. 1-A, Block No. 4, Satellite Town, Quetta.<br>Ph: (081) 9211641 Fax: (081) 9211642                              |
| Mirpur:                        | 2-G, Sector D/3, East Issam Plaza, Allama Iqbal Road, Mirpur (AJ&K)<br>Ph: (05827) 921485, Fax: (05827) 921487           |
| Multan:                        | 123/ABC, Shama Plaza, Nishtar Chowk, Old Bahawalpur Road, Multan<br>Ph: (061) 9239060, Fax: (061) 4519060                |

## رکنیت کی شرائط

- 1۔ ہر وہ ملک مقیم پاکستانی نژاد خواہن و حضرات جن کی عمر 18 سال سے زائد ہے۔ اور ریز پاکستانیز فاؤنڈیشن کی رکنیت حاصل کر سکتے ہیں۔
- 2۔ 23 مارچ 1979ء کے بعد ہر وہ ملک جانے والے پاکستانی کارکن جو پرنٹنگور ریٹ آف ایمگریشنز میں رجسٹرڈ ہیں اور انہوں نے اپنی ایف ڈی پی فونڈ میں مروجہ رجسٹریشن فیس جمع کروائی تھی وہ اپنی ایف کے رکن تصور رکھے جاتے ہیں۔ انہیں دو بارہ رکنیت فیس مبلغ 2000/- روپے جمع کروانے کی ضرورت نہیں ہے۔ اپنی ایف ممبر شپ کارڈ کے حصول کے لیے موجودہ پاسپورٹ کے پہلے دو سرے اور ویزہ/اقامہ اور پرنٹنگور والے صفحات کی انکوپل بعد شاخ کارڈز/ایکلیپ اور پاسپورٹ سائز دو عدد رنگین حالیہ تصاویر ارسال کرنا ہونگی۔ اگر پرنٹنگور پچھلے پاسپورٹ پر ہے تو اس پاسپورٹ کے پہلے، دوسرے اور پرنٹنگور والے صفحات کی کاپی منسلک کریں۔
- 3۔ سمندر پار پاکستانی جس نے ہر وہ ملک روانگی سے قبل پرنٹنگور ریٹ آف ایمگریشنز سے اجازت حاصل نہیں کی تھی وہ اپنی ایف رکنیت فارم کے ساتھ مبلغ 2000/- روپے کا بینک ڈرافٹ/ایف ڈی پی بنام اپنی ایف اسلام آباد بھجوا کر رکنیت کارڈ حاصل کر سکتا ہے نیز ہر وہ ملک رہائش کا دستاویز کی ثبوت بھی فراہم کرنا ہوگا۔ (ریڈیزس پر مبنی/اقامہ اور ویزہ)
- 4۔ ملک تبدیل کرنے کی صورت میں ممبر شپ کارڈ دو بارہ 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 سرورج پر کریں۔
- 3۔ فارم انگریزی میں پُر کرنے کی کوشش کریں۔
- 4۔ رکنیت فیس نقدی، ڈالر چیک، ڈی پی چیک یا پوسٹل منی آرڈر کی شکل میں قبول نہ ہوگی۔
- 5۔ مبلغ 2000/- روپے کا بینک ڈرافٹ/ایف ڈی پی پاکستان کے کسی بھی بینک سے ہی واجب الادا ہونا چاہیے۔

## رابطہ:- انچارج رجسٹریشن

شعبہ: ہیروود خدمات اور سیز پاکستانیز فاؤنڈیشن شاہراہ جہوریات، جی 5/2 پوسٹ بکس نمبر 1470  
پشاور کوڈ 44000 اسلام آباد پاکستان فون: (051) 9203267, (051) 9048288-9  
فیکس: (051) 9211613، ای میل: regn@opf.org.pk, www.opf.org.pk

## علاقائی دفاتر

## اور سیز پاکستانیز فاؤنڈیشن

کراچی: پلاٹ نمبر 20/A-2 بلاک نمبر 6 پی ای سی ایچ ایس نزد بینک الحبيب 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، بکٹر 1/B، فیر، نزد نیشنل بینک، حیات آباد راجہ پشاور۔

فون: (091) 9217215 فیکس نمبر (091) 5828101

کوئٹہ: مکان نمبر 1-A، بلاک نمبر 4، سٹارٹ ٹاؤن کوئٹہ

فون: (081) 9211641 فیکس نمبر (081) 9211642

میرپور (آزاد کشمیر): 2-G سیکٹر D/3، ایسٹ عصام پلازہ، علامہ اقبال روڈ، میرپور (آزاد کشمیر)

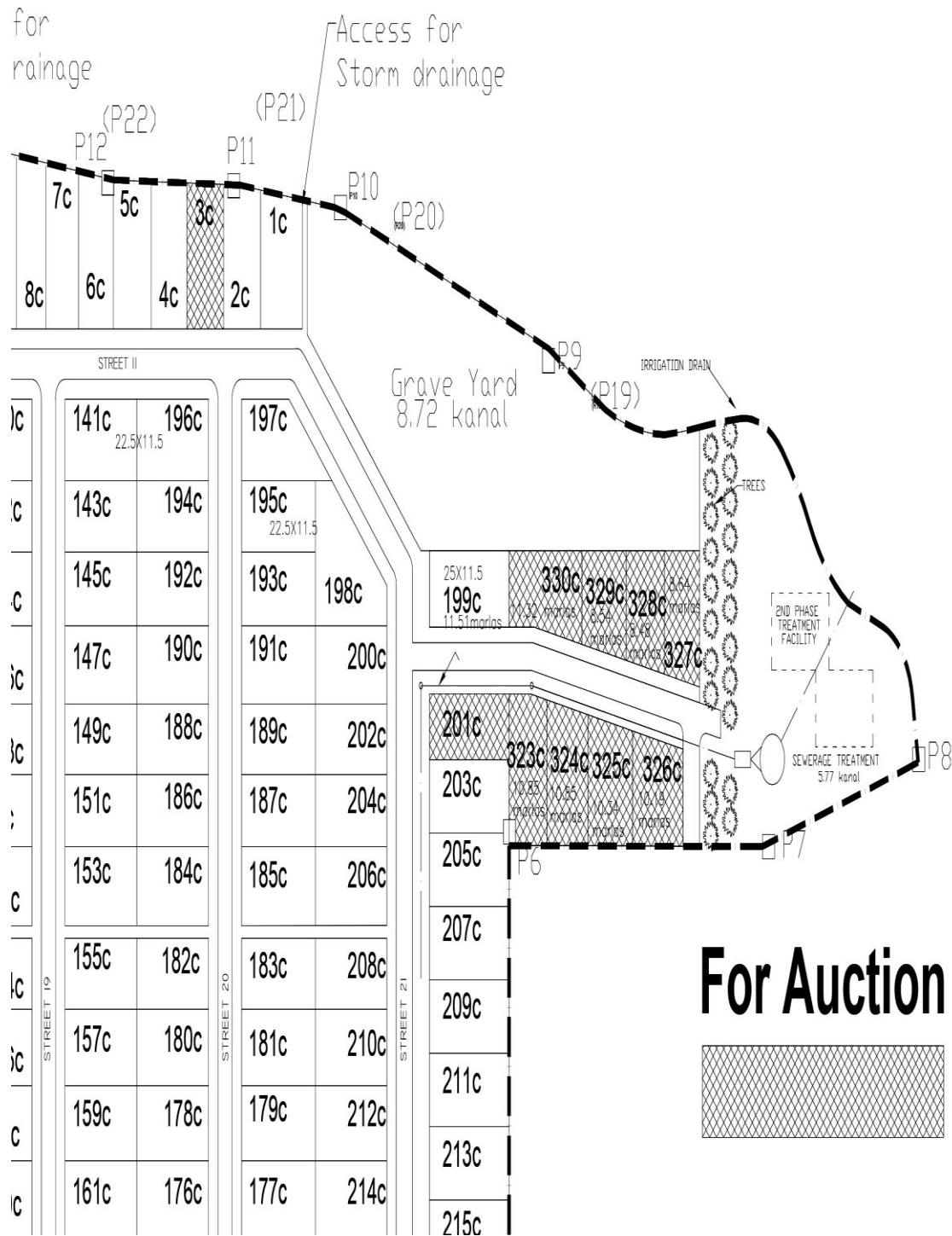
فون: (05827) 921487 فیکس نمبر (05827) 921485

ملتان: 123/ABC، شمع پلازہ، نیشنل چوک، اولڈ بہاولپور روڈ، ملتان۔

فون: (061) 9239060 فیکس نمبر (061) 4519060

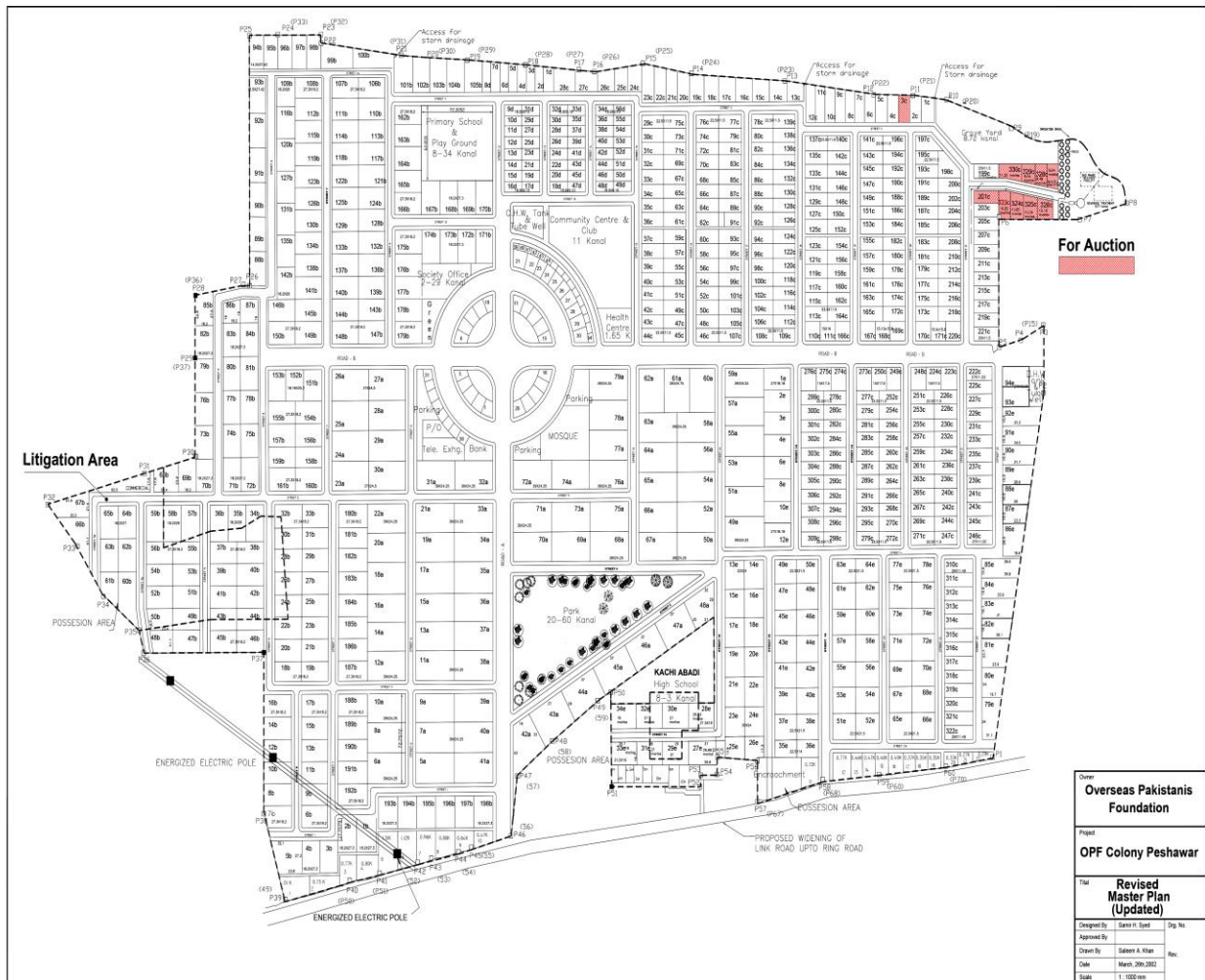
# **LOCATION OF RESIDENTIAL VACANT PLOTS IN OPF HOUSING SCHEME, BHUDNI ROAD, PESHAWAR**

Page-1





# MASTER PLAN OF OPF HOUSING SCHEME, BHUDNI ROAD, PESHAWAR





**OVERSEAS PAKISTANIS FOUNDATION**  
(Housing & Works Division)

**CONFIRMATION OF BID BY APPLICANT AGAINST RESIDENTIAL PLOT NO. \_\_\_\_\_, MEASURING \_\_\_\_\_ MARLAS SITUATED ON CIRCULAR ROAD, OPF HOUSING SCHEME, BUDHNI ROAD, PESHAWAR**

I hereby confirmed that I have participated in the open auction for residential plot held on 30-11-2020 at OPF Head Office, 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)

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No.OPF/3541/10/HD/\_\_\_\_\_, 2020

Mr.\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_.

Subject: **ACCEPTANCE OF BID FOR RESIDENTIAL 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 Residential / Commercial Plot No. \_\_\_\_\_, Block \_\_\_\_\_, measuring \_\_\_\_\_ Marlas.

3. In order to proceed further for issuance of offer of allotment letter, you are requested to deposit 50% of the total value of the bid i.e. Rs. \_\_\_\_\_ within four (04) from receipt of this letter and remaining 50% of the total value of the bid will have to be deposited within 15 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 colored photographs (1" x 1")
- c) Phone No, 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.

**TERMS & CONDITIONS**

1. The possession of the plot will be handed over to the successful bidder / allottee after clearance of all the dues within 15 days 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 the 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 50% 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. Peshawar Development Authority (PDA) to complete it in all respect within period of three 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. Peshawar Development Authority (PDA) 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. Peshawar Development Authority (PDA).

**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.

Signature

Name: \_\_\_\_\_

Father Name: \_\_\_\_\_

CNIC No: \_\_\_\_\_

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