



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

**TERMS AND CONDITIONS**  
**FOR AUCTION OF COMMERCIAL PLOTS**  
**OF**  
**OPF HOUSING SCHEME “OPF VALLEY”**  
**ZONE-V, ISLAMABAD**  
**12<sup>th</sup> FEBURARY, 2021**

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

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## **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 Zone-V, Islamabad is ideally located adjacent to Gulberg Greens. The scheme is assessable from Gulberg Green as well as from Japan Road near University of Lahore. OPF Valley, Zone-V, Islamabad spreads over an area of 5000 kanals, having 2146 commercial plots and an area of 100 kanal reserved for commercial area. Scheme is fully developed with all modern civic facilities. Colonization is starting and taking place rapidly.
4. Commercial plots measuring 75 sq.yards to 18000 sq.yards of OPF Valley Zone-V, Islamabad are being offered “**AS IS WHERE IS**” basis for allotment through auction. The auction will take place at OPF Head Office Sector G 5/2, Islamabad on 12<sup>th</sup> February, 2021. The auction will start at 1100 hrs and shall continue till completion of the proceedings.
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. 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. Token money for each plot will be as under;
  - Rs. **1 million** for plots of up to **75 to 150 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) participating in the auction are required to obtain tokens (**Annex - I**) against each plots 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 by sending bank draft / pay order amounting Rs.2000/- as OPF membership fee along with filled in membership form **Annex - IV**.

## **SCOPE**

1. Site / location of the plot shall not be changed on any ground 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.
2. The Auction Committee reserves the right to withdraw any plot from the auction without assigning any reason thereof.
3. The Auction Committee also reserves the right to reject any bid without assigning any reason thereof.
4. The Auction Committee / OPF 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.
5. 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, etc, within the period specified in this behalf will result in automatic cancellation of acceptance of bid, for the time being in force.
6. The OPF management shall decide acceptance or rejection of the bid within 07 days of auction and in case of rejection shall refund the amount within 15 days (excluding holidays) after the decision of the OPF management.
7. 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 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 plot. which will form the basis for calculating the total premium of the price of 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) 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 deposit the total premium as per the following schedule;
  - **For Plots measuring 75 to 150 sq.yards:**

Full payment within 15 working days of issuance of Bid Acceptance Letter after adjusting the token money alongwith the applicable taxes and Government duties. 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 4 working days of issuance of Bid Acceptance Letter. Remaining 50% shall be payable within 03 years (i.e. in 12 quarterly installments) of issuance of Bid Acceptance Letter. In case the successful bidder pays the remaining 50% premium within 30 days (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.
  - **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 4 working days of issuance of Bid Acceptance Letter. Remaining 75% shall be payable within 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 30 days (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 confiscated on behalf of OPF.
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 OPF from time to time.
2. OPF shall not be responsible for any loss / damages to the allottees in case any unauthorized service line is laid by any agency other than OPF.
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 - V)** 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)

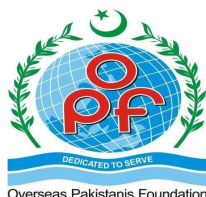
**TOKEN SLIP & RECEIPT FOR PARTICIPATION IN THE AUCTION**  
**OF COMMERCIAL PLOTS**

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. \_\_\_\_\_  
E.mail address: \_\_\_\_\_
8. Permanent Address (in Pakistan): \_\_\_\_\_  
\_\_\_\_\_ Contact No. \_\_\_\_\_  
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. \_\_\_\_\_  
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 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 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 \_\_\_\_\_ 2021.

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

**WITNESS:**

1. \_\_\_\_\_

\_\_\_\_\_  
Attach attested copy of CNIC (NADRA)

2. \_\_\_\_\_

\_\_\_\_\_  
Attach attested copy of CNIC (NADRA)

## OVERSEAS PAKISTANIS FOUNDATION



اورینز پاکستانی 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 پر کرنے سے پہلے رکنیت کے بارے میں ہدایات اور شرائط پڑھ لیجئے:-

Name of applicant:

[illegible]

ورخواست و بندوگام

**Father's / Husband's Name:**

[illegible]

والد شوهر کا نام —

**Profession abroad.**[illegible]

بیرون ملک پشہ —

NICOP/CNIC/POC NO: گیس فراڈز و قومی شناختی کارڈز ایجنسیوں کے لیے پاکستان اور بھارت کے درمیان

Date of first departure abroad

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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پہلی بار بیرون ملک

2020.05.10

**Present valid passport no:**

Date of issue of present passport

[illegible]

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موجودہ ریاستوں کی

1215

Issuance place of passport: (کاپی منسلک کریں)

[illegible]

یا سپورٹ کا مقاصد اجراء —

**Address abroad and phone no:**

[illegible]

بیرون ملک سے اور فون نمبر

E-mail address:

[illegible]

ای میل کو پتہ —

**Permanent address in Pakistan and phone no:**

[illegible]

پاکستان میں مستقل خط اور فون نمبر۔

میں اور میرا کتا نیز کاؤ کاٹھن کاڑ کی مار کے ہٹا دیتا ہے۔ اسی میں از چشم پاشی قلم منسلک 2000ء کے سال تک دریافت اسے آواز دہرے اور بازے سے سلب ہر

فصلک کر رہا رہی ہوں۔ نیز میں اقرار کر چکا کرتی ہوں کہ ہر روئے مجھے کو ایک مجھے صم کے مطابق درست ہیں ہمارے میں نے رکنیت کی شرائط کا پورا پورا سمجھنا ہیں۔ درخواست دہندہ کے حلقہ

## 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/Iqama)
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. Ph: (021) 34534868. Fax: (021) 35160802
Lahore:	1-M, Gulberg-III, Ferozepur 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 دن ملک میں پاکستانی تزاو خاتین و حضرات جن کی عمر 18 سال سے زائد ہے۔ اور مینر پاکستانی تزاو خاتین کی رکنیت حاصل کر سکتے ہیں۔
- 2۔ 23 مارچ 1979ء کے بعد ہر دن ملک جانے والے پاکستانی کارکن جو پرنٹنگ ریٹ آف ایمگریشن میں رجسٹرڈ ہیں اور انہوں نے اولی ایف وٹیفیکیشنڈ میں مروجہ رجسٹریشن فیس جمع کر دینی تھی وہ اولی ایف کے رکن بن سکتے ہیں۔ انہیں دو 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، اوپر والا قادم اور پرنٹنگ والے صفحات کی انکوال بعد شامی کارڈز انکلیپ اور پاسپورٹ سائز دو عدد رنگین حالیہ تصاویر ارسال کرنا ہوں گی۔ اگر پرنٹنگریٹنگ پاسپورٹ پر ہے تو اس پاسپورٹ کے پہلے، دوسرے اور پرنٹنگ والے صفحات کی کاپی منسلک کریں۔
- 3۔ سمنہ پرا پاکستانی جس نے ہر دن ملک روانگی سے قبل پرنٹنگ ریٹ آف ایمگریشن سے اجازت حاصل نہیں کی تھی وہ اولی ایف رکنیت فارم کے ساتھ مبلغ 2000/- روپے کا بینک ڈرافٹ اپنے رازدہ نام اولی ایف اسلام آباد بھیجا کر رکنیت کارڈ حاصل کر سکتا ہے نیز ہر دن ملک واپس کارڈ سٹاؤن پر ہی شوت بھی فراہم کرنا ہوگا۔ (رہنڈیٹس پر مت لا قادم اوپر) 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 شہر و مقرر پر لکھیں۔
- 3۔ فارم انگریزی میں پُر کرنے کی کوشش کریں۔
- 4۔ رکنیت فیس نقدی، ڈالر چیک، ڈائی چیک یا پوسٹل آرڈر کی شکل میں قبول نہ ہوگی۔
- 5۔ مبلغ 2000/- روپے کا بینک ڈرافٹ اپنے رازدہ پاکستان کے کسی بھی بینک سے ہی واجب الادا ہونا چاہیے۔

## رابطہ:- انچارج رجسٹریشن

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

## علاقائی دفاتر

اور سیز پاکستانی تزاو خاتین

کراچی: پلاٹ نمبر 20/A-2، بلاک 6، پی ایچ ایس، نزد بینک الحبیب 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 1/B، فیروز پور چیمبرز، بینک حیات آباد برانچ، پشاور۔

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

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

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

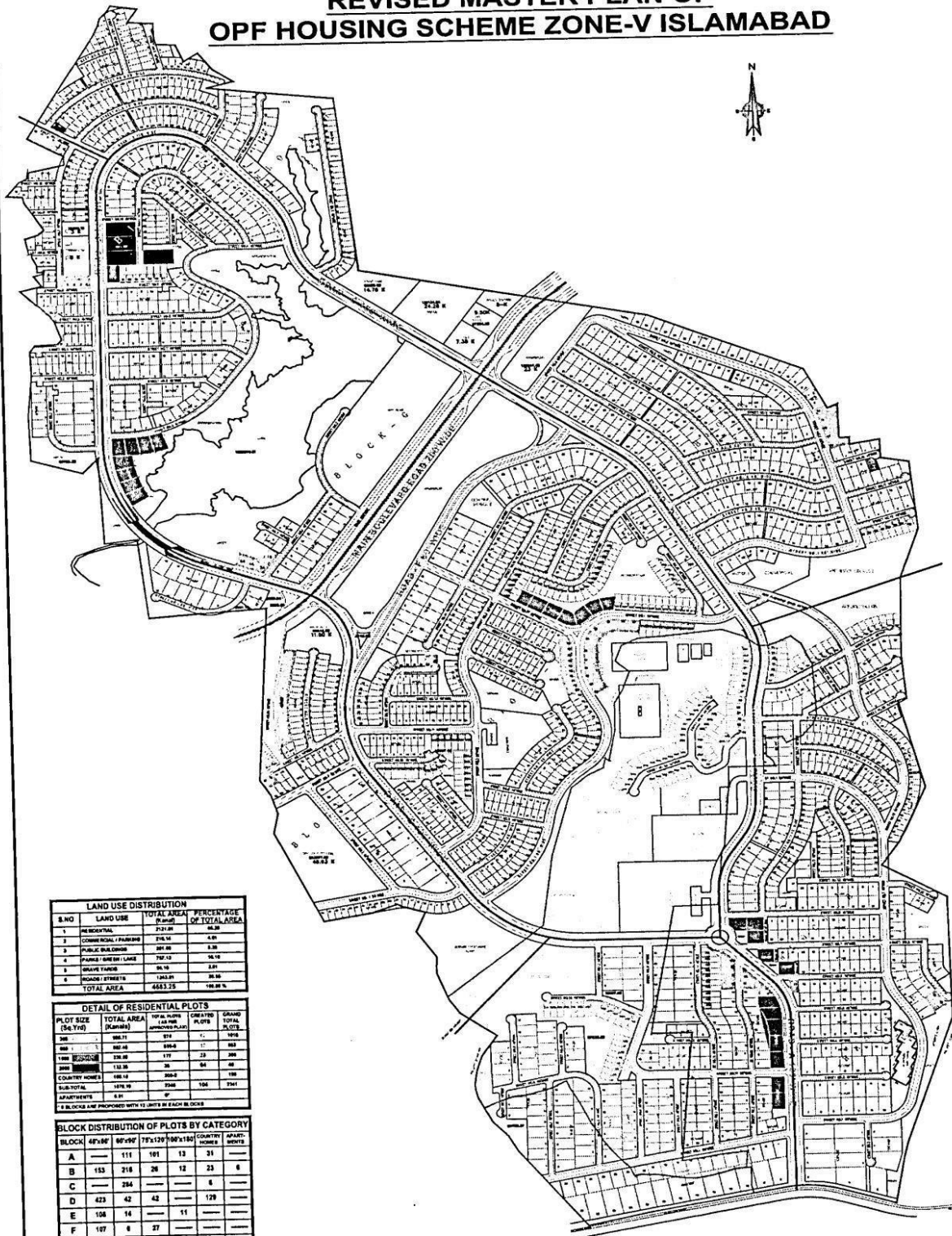
میرپور (آزکشیہ): 2-G، سیکٹر D/3، ایسٹ عصام پلازا، نزد علامہ اقبال روڈ، میرپور (آزکشیہ)

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

ملتان: 123/ABC، شام پلازا، نیشتر چوک، اولڈ بہاولپور روڈ، ملتان۔

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

# **REVISED MASTER PLAN OF OPF HOUSING SCHEME ZONE-V ISLAMABAD**



LAND USE DISTRIBUTION			
S.NO.	LAND USE	TOTAL AREA (Sq. Yds)	PERCENTAGE OF TOTAL AREA
1	RESIDENTIAL	2121.88	48.31
2	COMMERCIAL / PUBLIC USE	216.14	4.81
3	PUBLIC BUILDING	287.88	6.38
4	PUBLIC MARKET / LAND	752.13	16.59
5	GRASSY / PARKS	36.16	0.81
6	ROADS / STREETS	1243.91	27.56
	<b>TOTAL AREA</b>	<b>4353.25</b>	<b>100.00 %</b>

DETAIL OF RESIDENTIAL PLOTS			
PLOT SIZE (Sq. Yds)	TOTAL AREA (Sq. Yds)	TOTAL PLOTS (APPROXIMATE)	GRAND TOTAL PLOTS
200	400.00	200	1000
400	800.00	200	200
1000	1000.00	100	100
2000	2000.00	50	50
COUNTRY HOMES	100.00	100	100
<b>GRAND TOTAL</b>	<b>4353.25</b>	<b>2500</b>	<b>2500</b>
APARTMENTS	6.01	17	17

\* 1 BLOCKS ARE PROPOSED WITH 12 UNITS IN EACH BLOCK

BLOCK DISTRIBUTION OF PLOTS BY CATEGORY					
BLOCK	APART.	100'x120'	120'x120'	COUNTRY HOMES	APART. HOMES
A	111	101	13	21	—
B	153	216	26	12	23
C	284	—	—	—	—
D	423	42	42	—	129
E	108	14	—	11	—
F	107	8	27	—	—
G	81	178	8	4	7
H	174	28	—	—	—
<b>TOTAL</b>	<b>1018</b>	<b>843</b>	<b>205</b>	<b>46</b>	<b>158</b>
<b>AREA (SQUARE)</b>	<b>396.71</b>	<b>882.48</b>	<b>230.88</b>	<b>132.35</b>	<b>160.16</b>
					<b>6.81</b>

MASTER PLAN	
DATE: / /	
BY: / /	
FOR: / /	
SCALE: 1:1000	

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

<b>S. No</b>	<b>Plot No.</b>	<b>Area Of Plot (Sq. Yrd.)</b>	<b>Street</b>
1	F - 1	166.66	Circulation (Road D)
2	F - 2	138.88	Circulation
3	F - 3	138.88	Circulation
4	F - 4	138.88	Circulation
5	F - 5	138.88	Circulation
6	F - 6	166.66	Circulation (Street No. 07)
7	F - 16	96.22	Circulation
8	F - 17	96.22	Circulation
9	F - 18	96.22	Circulation
10	F - 19	96.22	Circulation
11	F - 20	96.22	Circulation
12	C - 1	130.23	Circulation (Road - B)
13	C - 2	138.88	Circulation
14	C - 3	138.38	Circulation
15	C - 4	138.38	Circulation
16	C - 5	138.88	Circulation
17	C - 6	191.89	Circulation (Road - B)
18	C - 7	109.66	Circulation
19	C - 8	110.66	Circulation
20	C - 9	136.21	Circulation
21	C - 10	81.78	Circulation
22	C - 11	78.82	Circulation
23	C - 12	118.65	Circulation
24	1	800	Main Boulevard 200' Wide
25	2	800	Main Boulevard 200' Wide
26	3	800	Main Boulevard 200' Wide
27	4	800	Main Boulevard 200' Wide
28	5	800	Main Boulevard 200' Wide
29	6	800	Main Boulevard 200' Wide
30	7	800	Main Boulevard 200' Wide
31	8	800	Main Boulevard 200' Wide
32	9	800	Main Boulevard 200' Wide
33	10	800	Main Boulevard 200' Wide
34	Commercial Complex	13949.71	Main Boulevard 200' Wide
35	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 12-02-2021 at OPF Head Office, Shahrah-e-Jamhuriat, Sector G-5/2, 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 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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