



OVERSEAS PAKISTANIS FOUNDATION
(HOUSING & WORKS DIVISION)

TERMS AND CONDITIONS
FOR AUCTION OF COMMERCIAL PLOTS
OF
OPF HOUSING SCHEME, CHITTERPARI,
MIRPUR, AZAD KASHMIR
02-12-2021

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

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

AUCTION OF COMMERCIAL PLOTS AT OPF HOUSING SCHEME, CHITTERPARI, MIRPUR, AJ&K

INTRODUCTION

Commercial plots of various sizes in OPF Housing Scheme, Chitterpari, Mirpur, 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 2nd December, 2021, at 1430 Hours.

LOCATION

OPF HOUSING SCHEME, CHITTERPARI, MIRPUR:

OPF Housing Scheme Chitterpari Mirpur (AJ&K), has an ideal and accessible location. The scheme is located on Main Mangla Road, adjacent to Mohtarma Benazir Bhutto Shaheed Medical College. The scheme is located only 2 km outside Mirpur City and is spread over an area of 5710 kanals (714 acre) which encompasses 2877 residential and 187 commercial plots. It is a fully developed housing scheme having all modern civic facilities like roads, electricity, water supply, sewerage, gas, telephone, and sewage treatment plant. The scheme also has a school and parks. Colonization of the scheme is beginning to take place rapidly.

ELIGIBILITY

1. Only resident card holders / domicile holder of state of Azad Jammu & Kashmir are eligible to participate in the auction. 60% quota is reserved for Overseas Pakistanis belonging to AJ&K and 40% quota is reserved for the Non-Overseas Pakistanis belonging to AJ&K. Overseas Pakistanis must have a valid OPF membership card / valid visa. Overseas Pakistanis can also participate through their authorized nominee. Non-Overseas Pakistanis are required to deposit an additional amount of Rs.15,000/- (non-refundable) as Non-Overseas Pakistanis charges.
2. Participant Overseas Pakistanis or their authorized persons as well as Non-Overseas Pakistanis will have to get participation token against each plot they wish to bid against, from the following offices of OPF after depositing a demand draft / pay order (refundable) amounting to Rs. 03.0 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, Mirpur (AJ&K),
House No. 60-A, Block 5-A, Near Jamia Masjid D4, Sector D-4, Mirpur
(AJ&K)
Ph: 05827-920469 and 05827-920470,
3. Tokens will also be available at the venue of auction till 1300 Hours on the day of auction. Specimen of application form for issuance of token is provided at **Annex-I**, and token slip / receipt are provided at **Annex-II**.
 4. Overseas Pakistanis can authorize any person to participate in auction on his/her behalf. He/she will be required to submit an Authority Letter as per the specimen provided at **Annex-III**, along with application form, before the 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 to Rs.2000/- as OPF membership fee, alongwith the filled-in membership application form **Annex-IV**.
 6. Overseas Pakistanis who have returned to Pakistan permanently can also participate in the auction, if the date of auction falls within three years of their permanent return to Pakistan.
 7. One token will be applicable for one plot/bid only. Bidders are required to obtain additional token(s) for participating in further bid(s). One applicant can also apply for more than one commercial plot.
 8. The price of auction brochure is Rs. 2,000/- (non-refundable), which can be obtained from OPF Head Office, Islamabad, and from OPF Regional Office, Mirpur, AJ&K.

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 (approx.) of plot in marla, corner / non-corner, location map and dimensions etc., of OPF Housing Scheme, Chitterpari, Mirpur, AJ&K are provided at **Annex-V**.
2. The Auction Committee reserves the right to withdraw any plot from the auction without assigning any reason.
3. The Auction Committee can disqualify any bid without assigning any reason.

4. 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.
5. 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.
6. 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.
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 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.200/- per sq.m. by each bidder / participant.

MODE OF PAYMENT

1. The successful bidders of plots will be required to deposit 50% of the bid value within ten (10) days from the date of receipt of bid acceptance letter and remaining 50% amount within the next twenty (20) days, failing which the bid will stand rejected automatically and the amount of token money deposited will be confiscated.
2. The demand draft / pay order submitted against the token will be returned to the unsuccessful bidders without any compensation or markup etc.
3. Further taxes (CVT, advance tax, Government duties etc.) dues, shall be paid by the successful bidder as per the terms and conditions of the bid after the acceptance of the bid.
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.
5. 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.

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 Overseas Pakistanis 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 the 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 this brochure and understood and accepted the terms and conditions at **(Annex-VI)** enumerated in the foregoing paragraphs, and the participant(s) 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 the 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 to complete it in all respect within a period of two years (depending upon the number of storeys allowed), from the date of issuance of NOC for taking over possession.



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. CNIC / NICOP No. _____
4. Date of Issue _____ Place of Issue _____
5. Passport No. _____ Date of Issue _____
6. OPF Membership No _____
7. Present Address (Abroad): _____
_____ Contact No. _____
email address: _____
8. Permanent Address: _____
_____ Contact No. _____
email 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. _____
4. Date of Issue _____ Place of Issue _____
5. Permanent Address (in Pakistan) with contact No: _____
_____ Contact No. _____
7. 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. _____ Lac (In
words: _____) on account of token money for
bidding against plot _____ measuring _____ sq meter (copy of authority letter
attached), and 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 _____ holder of CNIC / NICOP No. _____ has read and understood 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)

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

In the name of Mr./Mrs./Miss _____
holder of valid CNIC No. _____, resident of
_____ receipt of bank
draft / pay order No. _____ dated _____ drawn on
_____ amounting to Rs. _____ on account of
token money for bidding against plot _____ measuring _____ sq meter (copy
of authority letter attached), and 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 commercial plots at OPF Housing Scheme Chitterpari, Mirpur (AJ&K), 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 _____,
holder of valid CNIC / NICOP No. _____ Date of issue _____
Place of issue _____, Passport No. _____
Date of issue _____, OPF Membership No. _____.
Address (abroad): _____
_____ Contact No. _____

Permanent Address: _____
_____ Contact No. _____

do hereby authorize Mr./ Mrs./ Mst. _____ S/o, D/o,
W/o _____ holder of valid CNIC No.
_____ issued on _____ resident of
_____, Contact No. _____

to act on my behalf to the extent of powers given as under:

WHEREAS, I INTEND TO OFFER BID IN OPEN AUCTION OF COMMERCIAL PLOT ON "AS IS WHERE IS" BASIS 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 the above named attorney and authorize him/her 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. _____

Copy of CNIC attached

2. _____

Copy of CNIC attached

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/Iqma)
- 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 # 042-99230637-41, 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- بیرون ملک مقیم پاکستانی نژاد خواتین و حضرات جن کی عمر 18 سال سے زائد ہے۔ اور ریز پاکستان نژاد فاؤنڈیشن کی رکنیت حاصل کر سکتے ہیں۔
- 2- 23 مارچ 1979ء کے بعد بیرون ملک جانے والے پاکستانی کارکن جو پرنٹنگور ریٹ آف اینکیرمنٹس میں رجسٹرڈ ہیں اور انہوں نے او پی ایف ویلفیئر فنڈ میں مروجہ رجسٹریشن فیس جمع کروائی تھی وہ او پی ایف کے رکن تصور کئے جاتے ہیں۔ انہیں دو بارہ رکنیت فیس مبلغ 2000/- روپے جمع کروانے کی ضرورت نہیں ہے۔ او پی ایف ممبر شپ کارڈ کے حصول کے لیے موجودہ پاسپورٹ کے پہلے دو سرے اور 1/2 کا قادم اور پرنٹنگور والے صفحات کی نقول ہمہ شاخ کارڈز ناٹیکپ اور پاسپورٹ سائز دو عدد رکنین حالیہ تصاویر ارسال کرنا ہوں گی۔ اگر پرنٹنگور پچھلے پاسپورٹ پر ہے تو اس پاسپورٹ کے پہلے دو سرے اور پرنٹنگور والے صفحات کی کاپی منسلک کریں۔
- 3- سمندر پار پاکستانی جس نے بیرون ملک روانگی سے قبل پرنٹنگور ریٹ آف اینکیرمنٹس سے اجازت حاصل نہیں کی تھی وہ او پی ایف رکنیت فارم کے ساتھ مبلغ 2000/- روپے کا بینک ڈرافٹ اپنے رازر بنام او پی ایف اسلام آباد بھجوا کر رکنیت کارڈ حاصل کر سکتا ہے نیز بیرون ملک رہائش کا دستاویزی ثبوت بھی فراہم کرنا ہوگا۔ (ریزیڈنٹس پر مت لاگندہ اور 1/2)
- 4- ملک تبدیل کرنے کی صورت میں ممبر شپ کارڈ دوبارہ حاصل کرنا ہوگا۔

ہدایات

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

رابطہ:- انچارج رجسٹریشن

شعبہ بہبود و خدمات اور ریز پاکستان نژاد فاؤنڈیشن 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 ریز پاکستان نژاد فاؤنڈیشن

کراچی: پلاٹ نمبر 20/A-2، بلاک نمبر 6، پی ایچ ایس نزد بینک العلیب 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، بیکٹر 1/B، فیر، نزد پینٹل بینک، حیات آباد راج پشاور۔

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

کوئٹہ: مکان نمبر 1-A، بلاک نمبر 4، سٹلائٹ 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) 921487

ملتان: ABC/123، شیخ پلازہ، نیشنل چوک، اولڈ بہاول پور روڈ، ملتان۔

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

OPF HOUSING SCHEME, CHITTARPARI, MIRPUR (AJK)
LIST OF VACANT PLOTS (COMMERCIAL)

S.No.	Plot #	Street #	Area (Sq. M.)	Remarks
PHASE-II				
1	7	Main commercial center	161.00	7.70 Marla
2	8	Main commercial center	161.00	7.70 Marla
3	9	Main commercial center	161.00	7.70 Marla
4	10	Main commercial center	161.00	7.70 Marla
5	12	Main commercial center	161.00	7.70 Marla
6	49	Main commercial center	200.00	9.56 Marla
7	50	Main commercial center	200.00	9.56 Marla
8	51	Main commercial center	200.00	9.56 Marla
9	53	Main commercial center	157.50	7.53 Marla
10	54	Main commercial center	157.50	7.53 Marla
11	55	Main commercial center	195.00	9.33 Marla
12	57	Main commercial center	150.00	7.17 Marla
13	58	Main commercial center	150.00	7.17 Marla
14	59	Main commercial center	150.00	7.17 Marla
15	61	Main commercial center	150.00	7.17 Marla
16	62	Main commercial center	150.00	7.17 Marla
17	63	Main commercial center	132.50	6.34 Marla
18	67	Main commercial center	137.50	6.58 Marla
19	68	Main commercial center	132.50	6.34 Marla
20	70	Main commercial center	139.75	6.68 Marla



TERMS & CONDITIONS

1. Plot will be auctioned on “as is where is” basis.
2. 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.
3. No additional charge / markup or compensation shall be payable by the Overseas Pakistanis Foundation on any amount that have been retained by OPF on any ground / reasons.
4. The entire 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, within the given time period.
5. The actual amount paid by the successful bidders on account of bid 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 of 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.
6. If, at the time of handing over of possession, the plot is found to measure more or less than the area advertised / allotted, adjustment would be made accordingly, as per the bid rate / price.
7. 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).

8. 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 now 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.
9. In case of breach of any one or more of the above cited conditions by the bidder / allottee, and non-observance of the terms and conditions of the auction, the acceptance of bid / allotment will be liable to be withdrawn / cancelled after confiscating the 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 arbitrator and decide the matter. The decision of Managing Director, OPF, 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. Mirpur Development Authority (MDA), to complete it in all respect within the period of three years (depending upon the number of storeys allowed) from the date of issue of NOC for taking over possession.
12. No compensation etc. shall be allowed / provided by the competent authority except for a good and sufficient cause to be submitted in writing to 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 for 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 of essence 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. Mirpur Development Authority (MDA), from time to time.
16. The allotment is subject to the terms and conditions 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. Mirpur Development Authority (MDA).

Note: I, _____ S/o, D/o, W/o _____ holder of valid CNIC No. _____ has read and understood the terms & conditions of the auction, and have applied for the issuance of token. I will be bound to comply with all the terms and conditions of the auction.

Signature

Name: _____

Father Name: _____

CNIC No: _____
