

BID DOCUMENT
INVITATION FOR SEALED BID AUCTION OF
BANK/COMMERCIAL PLOT IN OPF HOUSING
BUDHNI ROAD, PESHAWAR.

Overseas Pakistanis Foundation (OPF) is established under the Emigration Ordinance, 1979 as Not for Profit Company under the Companies Act, 1913 (now Companies Act, 2017, Section-42) working under Ministry of Overseas Pakistanis & HRD, Government of Pakistan. OPF intends to auction 01 bank/commercial plot Circular Road, OPF Housing Scheme Budhni Road, Peshawar on “**As is Where is**” basis and invites sealed bids from interested overseas Pakistanis & General Public under “Sealed Bid Auction Method”.

The OPF Housing Scheme Budhni Road, Peshawar comprises of residential and commercial plots, allotted to overseas Pakistanis. The development work of the scheme is completed.

A. SCOPE:

The plot, are being offered on “AS IS WHERE IS” basis for auction on standard terms and conditions applicable at the time of invitation or amended time to time, subject to OPF Bye-laws and other SOPs duly approved by the OPF and PDA Bye-Laws.

1. Plot Description:

Detail of plot presented for auction along with the reserved value is as under:

Plot Block/Street	Plot Size	Status	Use of Land	Total Price of Plot
Bank / Commercial Circular Road	15 Marla	15 Marla	For Commercial use only	38,250,000

INSTRUCTIONS TO BIDDERS FOR SUBMISSION OF SEALED AUCTION BID:

1. Bidders must submit sealed bids under Single-Stage-One-Envelope procedure, which should reach the office of Director General, Housing & Works by **11:00 am on 29th January, 2024**. Bid(s) received afterwards shall NOT be entertained.
2. Bidders must submit filled “Application Form” enclosed as **Annexure – A** along with provision of all requisite information and documentation.
3. Bids must be submitted on the required form with no alterations/changes according to the procedures described herein. Bids submitted in any other manner or which fail to furnish all information can be rejected at discretion of the management.
4. Bids must be sealed and marked as “**Sealed Bid for Plot Bank/Commercial in OPF Housing Scheme, Budhni Road, Peshawar**”. Clearly mentioning the plot size against which the bids submitted.
5. Bids will be opened by the management at 1400 hrs on the same day i.e. **29th January, 2024** in presence of Bidders who wish to attend the bidding process.
6. The bidder shall submit bid and quote price [**not less than the reserve value**] of the plot in PAK RUPEES [lump sum] without fraction.
7. The bid against plot shall be considered as cancelled if quoted price will be less than the reserve value of the said plot.
8. Bidders must deposit the full quoted bid price of plot [**not less than reserve value**] along with processing fee of **Rs. 15,000/-** (separately) against plot in shape of **Pay Order/Demand Draft** in the

name of “**Overseas Pakistanis Foundation**” along with the bid documents/application form.

9. Upon acceptance of a bid, the bid deposit of the successful bidder shall be adjusted against the plot.
10. Bids though email/fax shall not be accepted. Incomplete, late and bids without the Pay Order/Demand Draft of quoted bid price and processing fee shall not be accepted and entertained.
11. Bid shall be filled out legibly with all erasures, strikeouts and corrections initialed by the person signing the bid and must be manually signed. Any negligence on part of the bidder in preparing the bid confers no right for withdrawal or modification of the bid.
12. OPF reserves the right to accept or reject any or all bids prior to acceptance of bids as per the PPRA Rule.
13. In case of any dispute, the decision of OPF’s management shall be final and not challengeable in any court of law.

B. PAYMENT MODALITY:

- a. The bidders require to deposit the 100% of quoted bid price along with the application form.
- b. The quoted bid price shall be final price of plot however, upon possession, if any extra land with plot is identified (incase), cost of said land shall be paid by successful bidder/allottee as per the rate of quoted bid value per Kanal. Moreover, any other charges levied in future shall be also paid by the successful bidder/allottee.
- c. The successful bidder shall be required to make complete applicable taxes on receipt of confirmation from OPF’s management. In case of non- payment of taxes within 10 working days, the bid offer shall stand automatically cancelled and the bid amount shall be forfeited (in case successful bidder failed to submit genuine justification of the delay).

C. OTHER TERMS AND CONDITIONS:

1. The invitation for sealed bid is open to overseas Pakistanis & General Public.
2. If any person intends to bid/offer on behalf of an overseas Pakistani, he/she shall be required to submit a special power of attorney or a sealed (embossed) resolution or authorization from the overseas Pakistani authorizing him/her to submit bid/offer on his/her behalf.
3. All bidders shall be required to submit the requisite documentation as per the OPF policy and practice at later stage.
4. Site / location of the plots shall not be changed on any ground whatsoever at any stage. Bidders are invited, urged, and cautioned to inspect the plot prior for submission of the bid. The failure of any bidder to inspect, or to be fully informed as to the location, ground positions, legal status and surroundings of the plot offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid after the bid opening. The bidder shall be bound to satisfy himself about the plot as described under “Plot Description” and no claim at a subsequent stage shall be entertained in this regard.
5. In the event of withdrawal of bid by the bidder for whatever reason, the deposited amount may be refunded after deduction of 10% of bid amount.
6. In case two or more participants have placed an equal highest bid, an additional round of bidding will be organized for them on same date or only within 03 working days (if mutually agreed). The starting price of the additional round will shall be the highest bid of the first round.
7. Any decision of OPF’s management regarding auction, acceptance or rejection of the bid, and forfeiture of bid money, shall be final and shall not be called into question by the bidder at any forum/court of law.
8. The correspondence shall be at the address indicated by the bidder/attorney and it will be sole responsibility of bidders to communicate any change in address to the OPF. If the successful bidder

does not receive any intimation from the OPF within 07 working days, he himself shall have to contact to the OPF to inquire about the status of his bid.

9. All Government taxes, levies and charges in respect of the plot shall be solely borne by the Allottee whenever the same becomes applicable or due.
10. The plot shall be used for the purpose allotted for.
11. OPF reserves the right to amend these terms and conditions, as shall be judiciously required from time to time, compliance whereof shall be binding on the successful bidder/Allottee.
12. The demand draft / pay order submitted against the plot will be returned to the unsuccessful bidders without any compensation or markup etc.

Annexure – A

Application Form for Participation in Auction of Bank / Commercial plot at OPF Housing Scheme Budhni Road, Peshawar.



File No: _____

Date: _____

Bidder Name: _____

S/o: _____

Resident of: _____

Postal address: _____

CNIC: _____ (copy enclosed)

Passport No: _____ (copy enclosed) Email: _____

OPF Membership Card No: _____ (copy enclosed) Contact (Mobile No.): _____

I hereby request my participation in the auction and deposit amount of Rs. _____ as full quoted bid price through Demand Draft dated: _____ for purchase of Bank / Commercial Plot measuring _____ Circular Road against my Bid valuing _____ (100% plot price) at OPF Housing Scheme Budhni Road, Peshawar. By virtue of this application, I hereby assure the following:

- 1) To ensure payment of taxes within the scheduled date and time.
- 2) In case of default, the OPF has right to forfeit and can take action and I shall not approach any court of law.
- 3) In case of rejection of my bid, for whatever reasons, the amount / DD deposited shall be released, as per conditions laid down in bid document. After which I shall have no claim whatsoever against OPF.

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

Dated _____

Signature: _____

Applicant Name: _____

BID DOCUMENT
INVITATION FOR SEALED BID AUCTION OF
COMMUNITY CENTRE & CLUB PLOT IN OPF HOUSING
BUDHNI ROAD, PESHAWAR.

Overseas Pakistanis Foundation (OPF) is established under the Emigration Ordinance, 1979 as Not for Profit Company under the Companies Act, 1913 (now Companies Act, 2017, Section-42) working under Ministry of Overseas Pakistanis & HRD, Government of Pakistan. OPF intends to auction 01 Community Centre & Club plot Circular Road, OPF Housing Scheme Budhni Road, Peshawar on **“As is Where is”** basis and invites sealed bids from interested overseas Pakistanis & General Public under “Sealed Bid Auction Method”.

The OPF Housing Scheme Budhni Road, Peshawar comprises of residential and commercial plots, allotted to overseas Pakistanis. The development work of the scheme is completed.

A. SCOPE:

The plot, are being offered on “AS IS WHERE IS” basis for auction on standard terms and conditions applicable at the time of invitation or amended time to time, subject to OPF Bye-laws and other SOPs duly approved by the OPF and PDA Bye-Laws.

Plot Description:

Detail of plot presented for auction along with the reserved value is as under:

Plot Block/Street	Plot Size	Status	Use of Land	Total Price of Plot	Payment Along with Application	Balance Payment 75%
Community Centre & Club	11.00 Kanal	Open	For Community Centre & Club	198,000,000	25%	06 quarterly instalment within one and half year

B. INSTRUCTIONS TO BIDDERS FOR SUBMISSION OF SEALED AUCTION BID:

1. Bidders must submit sealed bids under Single-Stage-One-Envelope procedure, which should reach the office of Director General, Housing & Works by **11:00 am on 29th January, 2024**. Bid(s) received afterwards shall NOT be entertained.
2. Bidders must submit filled “Application Form” enclosed as **Annexure – A** along with provision of all requisite information and documentation.
3. Bids must be submitted on the required form with no alterations/changes according to the procedures described herein. Bids submitted in any other manner or which fail to furnish all information can be rejected at discretion of the management.
4. Bids must be sealed and marked as **“Sealed Bid for Plot Community Centre & Club in OPF Housing Scheme, Budhni Road, Peshawar”**.
5. Bids will be opened by the management at 1400 hrs on the same day i.e. **29th January, 2024** in presence of Bidders who wish to attend the bidding process.
6. The bidder shall submit bid and quote price [**not less than the reserve value**] of the plot in PAK RUPEES i.e 25% of the quoted price along with application.
7. The bid against plot shall be considered as cancelled if quoted price will be less than the reserve value

of the said plot.

8. Bidders must deposit the 25% of quoted bid price of plot [**not less than reserve value**] along with processing fee of **Rs. 15,000/-** (separately) against plot in shape of **Pay Order/Demand Draft** in the name of "**Overseas Pakistanis Foundation**" along with the bid documents/application form.
9. Upon acceptance of a bid, the bid deposit of the successful bidder shall be adjusted against the plot.
10. Bids though email/fax shall not be accepted. Incomplete, late and bids without the Pay Order/Demand Draft of quoted bid price and processing fee shall not be accepted and entertained.
11. Bid shall be filled out legibly with all erasures, strikeouts and corrections initialed by the person signing the bid and must be manually signed. Any negligence on part of the bidder in preparing the bid confers no right for withdrawal or modification of the bid.
12. OPF reserves the right to accept or reject any or all bids prior to acceptance of bids as per the PPRA Rule.
13. In case of any dispute, the decision of OPF's management shall be final and not challengeable in any court of law.

C. PAYMENT MODALITY:

1. The bidders require to deposit the 25% of quoted bid price along with the application form and remaining 75% within one and half year in 6 equal quarterly installments for the plot reserved for Community Center.
2. The quoted bid price shall be final price of plot however, upon possession, if any extra land with plot is identified (incase), cost of said land shall be paid by successful bidder/allottee as per the rate of quoted bid value per marla. Moreover, any other charges levied in future shall be also paid by the successful bidder/allottee.
3. The successful bidder shall be required to make complete applicable taxes within on receipt of confirmation from OPF's management. In case of non- payment of taxes within 10 working days, the bid offer shall stand automatically cancelled and the bid amount shall be forfeited (in case successful bidder failed to submit genuine justification of the delay).

D. OTHER TERMS AND CONDITIONS:

1. The invitation for sealed bid is open to overseas Pakistanis & General Public.
2. If any person intends to bid/offer on behalf of an overseas Pakistani, he/she shall be required to submit a special power of attorney or a sealed (embossed) resolution or authorization from the overseas Pakistani authorizing him/her to submit bid/offer on his/her behalf.
3. All bidders shall be required to submit the requisite documentation as per the OPF policy and practice at later stage.
4. Site / location of the plot shall not be changed on any ground whatsoever at any stage. Bidders are invited, urged, and cautioned to inspect the plot prior for submission of the bid. The failure of any bidder to inspect, or to be fully informed as to the location, ground positions, legal status and surroundings of the plot offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid after the bid opening. The bidder shall be bound to satisfy himself about the plot as described under "Plot Description" and no claim at a subsequent stage shall be entertained in this regard.
5. In the event of withdrawal of bid by the bidder for whatever reason, the deposited amount may be refunded after deduction of 10% of bid amount.
6. In case two or more participants have placed an equal highest bid, an additional round of bidding will be organized for them on same date or only within 03 working days (if mutually agreed). The starting price of the additional round will shall be the highest bid of the first round.

7. Any decision of OPF's management regarding auction, acceptance or rejection of the bid, and forfeiture of bid money, shall be final and shall not be called into question by the bidder at any forum/court of law.
8. The correspondence shall be at the address indicated by the bidder/attorney and it will be sole responsibility of bidders to communicate any change in address to the OPF. If the successful bidder does not receive any intimation from the OPF within 07 working days, he himself shall have to contact to the OPF to inquire about the status of his bid.
9. All Government taxes, levies and charges in respect of the plot shall be solely borne by the Allottee whenever the same becomes applicable or due.
10. The plot shall be used for the purpose allotted for.
11. OPF reserves the right to amend these terms and conditions, as shall be judiciously required from time to time, compliance whereof shall be binding on the successful bidder/Allottee.
12. The demand draft / pay order submitted against the plot will be returned to the unsuccessful bidders without any compensation or markup etc.

Annexure – A

Application Form for Participation in Auction of Community Centre & Club plot at OPF Housing Scheme Budhni Road, Peshawar.



File No: _____

Date: _____

Bidder Name: _____

S/o: _____

Resident of: _____

Postal address: _____

CNIC: _____ (copy enclosed)

Passport No: _____ (copy enclosed) Email: _____

OPF Membership Card No: _____ (copy enclosed) Contact (Mobile No.): _____

I hereby request my participation in the auction and deposit amount of Rs. _____ as full quoted bid price through Demand Draft dated: _____ for purchase of Community Centre & Club Plot measuring _____ Circular Road against my Bid valuing _____ (100% plot price) at OPF Housing Scheme Budhni Road, Peshawar. By virtue of this application, I hereby assure the following:

- 1) Payment of remaining 75% of quoted bid price within one & half year in 6 equal quarterly installments.
- 2) To ensure payment of taxes within the scheduled date and time.
- 3) In case of default, the OPF has right to forfeit and can take action and I shall not approach any court of law.
- 4) In case of rejection of my bid, for whatever reasons, the amount / DD deposited shall be released, as per conditions laid down in bid document. After which I shall have no claim whatsoever against OPF.

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

Dated _____

Signature: _____

Applicant Name: _____

BID DOCUMENT
**INVITATION FOR SEALED BID AUCTION OF HEALTH
CENTRE PLOT IN OPF HOUSING BUDHNI ROAD,
PESHAWAR.**

Overseas Pakistanis Foundation (OPF) is established under the Emigration Ordinance, 1979 as Not for Profit Company under the Companies Act, 1913 (now Companies Act, 2017, Section-42) working under Ministry of Overseas Pakistanis & HRD, Government of Pakistan. OPF intends to auction 01 Health Centre plot Circular Road, OPF Housing Scheme Budhni Road, Peshawar on “As is Where is” basis and invites sealed bids from interested overseas Pakistanis & General Public under “Sealed Bid Auction Method”.

The OPF Housing Scheme Budhni Road, Peshawar comprises of residential and commercial plots, allotted to overseas Pakistanis. The development work of the scheme is completed.

A. SCOPE:

The plot, are being offered on “AS IS WHERE IS” basis for auction on standard terms and conditions applicable at the time of invitation or amended time to time, subject to OPF Bye-laws and other SOPs duly approved by the OPF and PDA Bye-Laws.

1. Plot Description:

Detail of plot presented for auction along with the reserved value is as under:

Plot Block/Street	Plot Size	Status	Use of Land	Total Price of Plot
Health Centre	1.65 Kanal	Open	For Health Centre use	29,700,000

INSTRUCTIONS TO BIDDERS FOR SUBMISSION OF SEALED AUCTION BID:

1. Bidders must submit sealed bids under Single-Stage-One-Envelope procedure, which should reach the Director General, Housing & Works by **11:00 am** on **29th January, 2024**. Bid(s) received afterwards shall NOT be entertained.
2. Bidders must submit filled “Application Form” enclosed as **Annexure – A** along with provision of all requisite information and documentation.
3. Bids must be submitted on the required form with no alterations/changes according to the procedures described herein. Bids submitted in any other manner or which fail to furnish all information can be rejected at discretion of the management.
4. Bids must be sealed and marked as **“Sealed Bid for Plot Health Centre in OPF Housing Scheme, Budhni Road, Peshawar”**.
5. Bids will be opened by the management at 1400 hrs on the same day i.e. **29th January, 2024** in presence of Bidders who wish to attend the bidding process.
6. The bidder shall submit bid and quote price [**not less than the reserve value**] of the plot in PAK RUPEES [lump sum] without fraction.
7. The bid against plot shall be considered as cancelled if quoted price will be less than the reserve value of the said plot.
8. Bidders must deposit the full quoted bid price of plot [**not less than reserve value**] along with processing fee of **Rs. 15,000/-** (separately) against plot in shape of **Pay Order/Demand Draft** in the name of **“Overseas Pakistanis Foundation”** along with the bid documents/application form.

9. Upon acceptance of a bid, the bid deposit of the successful bidder shall be adjusted against the plot.
10. Bids though email/fax shall not be accepted. Incomplete, late and bids without the Pay Order/Demand Draft of quoted bid price and processing fee shall not be accepted and entertained.
11. Bid shall be filled out legibly with all erasures, strikeouts and corrections initialed by the person signing the bid and must be manually signed. Any negligence on part of the bidder in preparing the bid confers no right for withdrawal or modification of the bid.
12. OPF reserves the right to accept or reject any or all bids prior to acceptance of bids as per the PPRA Rule.
13. In case of any dispute, the decision of OPF's management shall be final and not challengeable in any court of law.

B. PAYMENT MODALITY:

- a. The bidders require to deposit the 100% of quoted bid price along with the application form.
- b. The quoted bid price shall be final price of plot however, upon possession, if any extra land with plot is identified (incase), cost of said land shall be paid by successful bidder/allottee as per the rate of quoted bid value per marla. Moreover, any other charges levied in future shall be also paid by the successful bidder/allottee.
- c. The successful bidder shall be required to make complete applicable taxes within on receipt of confirmation from OPF's management. In case of non- payment of taxes within 10 working days, the bid offer shall stand automatically cancelled and the bid amount shall be forfeited (in case successful bidder failed to submit genuine justification of the delay).

C. OTHER TERMS AND CONDITIONS:

1. The invitation for sealed bid is open to overseas Pakistanis & General Public.
2. If any person intends to bid/offer on behalf of an overseas Pakistani, he/she shall be required to submit a special power of attorney or a sealed (embossed) resolution or authorization from the overseas Pakistani authorizing him/her to submit bid/offer on his/her behalf.
3. All bidders shall be required to submit the requisite documentation as per the OPF policy and practice at later stage.
4. Site / location of the plot shall not be changed on any ground whatsoever at any stage. Bidders are invited, urged, and cautioned to inspect the plot prior for submission of the bid. The failure of any bidder to inspect, or to be fully informed as to the location, ground positions, legal status and surroundings of the plot offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid after the bid opening. The bidder shall be bound to satisfy himself about the plot as described under "Plot Description" and no claim at a subsequent stage shall be entertained in this regard.
5. In the event of withdrawal of bid by the bidder for whatever reason, the deposited amount may be refunded after deduction of 10% of bid amount.
6. In case two or more participants have placed an equal highest bid, an additional round of bidding will be organized for them on same date or only within 03 working days (if mutually agreed). The starting price of the additional round will shall be the highest bid of the first round.
7. Any decision of OPF's management regarding auction, acceptance or rejection of the bid, and forfeiture of bid money, shall be final and shall not be called into question by the bidder at any forum/court of law.
8. The correspondence shall be at the address indicated by the bidder/attorney and it will be sole responsibility of bidders to communicate any change in address to the OPF. If the successful bidder does not receive any intimation from the OPF within 07 working days, he himself shall have to contact

to the OPF to inquire about the status of his bid.

9. All Government taxes, levies and charges in respect of the plot shall be solely borne by the Allottee whenever the same becomes applicable or due.
10. The plot shall be used for the purpose allotted for.
11. OPF reserves the right to amend these terms and conditions, as shall be judiciously required from time to time, compliance whereof shall be binding on the successful bidder/Allottee.
12. The demand draft / pay order submitted against the plot will be returned to the unsuccessful bidders without any compensation or markup etc.

Annexure – A

Application Form for Participation in Auction of Health Centre plot at OPF Housing Scheme Budhni Road, Peshawar.



File No: _____

Date: _____

Bidder Name: _____

S/o: _____

Resident of: _____

Postal address: _____

CNIC: _____ (copy enclosed)

Passport No: _____ (copy enclosed) Email: _____

OPF Membership Card No: _____ (copy enclosed) Contact (Mobile No.): _____

I hereby request my participation in the auction and deposit amount of Rs. _____ as full quoted bid price through Demand Draft dated: _____ for purchase of Health Centre Plot measuring _____ Circular Road against my Bid valuing _____ (100% plot price) at OPF Housing Scheme Budhni Road, Peshawar. By virtue of this application, I hereby assure the following:

- 1) To ensure payment of taxes within the scheduled date and time.
- 2) In case of default, the OPF has right to forfeit and can take action and I shall not approach any court of law.
- 3) In case of rejection of my bid, for whatever reasons, the amount / DD deposited shall be released, as per conditions laid down in bid document. After which I shall have no claim whatsoever against OPF.

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

Signature: _____

Dated _____

Applicant Name: _____