

## **Peshawar Development Authority**

### **TERMS & CONDITIONS FOR AUCTION OF SCHOOL BUILDINGS IN ZONE-IV, REGI MODEL TOWN**

Peshawar Development Authority intends to outsource 2-Nos school buildings through open auction constructed on a land measuring 10.17 Kanal each at Zone-IV in Regi Model Town Peshawar on Premium nonrefundable + Monthly Rent lease basis as Per detail given below. The open auction will take place on 15-04-2025 at 1100 Hrs in the PDA office Zone-4, at Regi Model Town, Peshawar.

S.NO	Description	Size of plot	Reserved Price per School	Call Deposit
1.	School Building constructed on Plot at Zonal Center, Zone-IV Regi Model Town, Peshawar (Newly constructed).	10.17 Kanals	Rs.5,00,000,00/- (Non-refundable premium) with Rs. 2,50,000/- per month rent with 25% increase after every 3 years.	Rs 25 lacs
2.	School Building constructed on plot at Zonal Center, Zone-IV Regi Model Town, Peshawar (Newly constructed).	10.17 Kanals	Rs. 5,00,000,00/- (Non-refundable premium) with Rs. 2,50,000/- per month rent with 25% increase after every 3 years.	Rs 25 lacs

Interested parties are required to submit Call Deposit amounting to PKR. 2.5 million (Rupees 25 lacs only) in shape of Call Deposit from scheduled banks of Peshawar in the name of Director General, Peshawar Development Authority latest by one day prior to auction date.

#### **TERMS & CONDITIONS:**

1. Auction will take place on the basis of premium to be determined through open/competitive bidding process.
2. Total Period of lease will be (33-Years) only.
3. The highest quoted bid shall be submitted to Director General for approval who reserved the right to accept or reject the bid with cogent reason.
4. The successful bidder will be issued an offer letter and he will be required to deposit the balance amount within 02 months of the issuance of the offer letter, failing which the offer shall stand withdrawn and call deposit shall also be forfeited.
5. The successful bidder is bound to pay monthly rent in advance on or before fifth of each month failing which a surcharge @ 1.45% per day shall be levied on defaulted amount. In case of failure to deposit consecutive three (3) month's rent, the lease shall be liable to cancellation with forfeiture of deposited amount.
6. The rent shall be increased by 25% after every 3 years.
7. The School / Institution shall have its own Board of Governor and the Director General PDA or his nominee shall be a permanent member of the Board.

8. The successful bidder will have to deposit all the prevalent taxes (Federal / Provincial) under intimation to PDA.
9. The successful bidder shall submit plan for construction of additional building at his own cost, if required, for approval in accordance with the PDA Building Regulation and shall abide by all the rules/regulation, accordingly.
10. The successful bidder will use the leased building only for School, in case of any non-conformative use the lease agreement shall stand terminated.
11. The successful bidder shall be responsible for acquisition of necessary permission/licenses and NOCs, etc from the relevant government agencies for carrying out the prescribed business in the leased out land/building.
12. The successful bidder shall be responsible for acquisition of utility connection and payment of monthly bills.
13. The successful bidder shall be abiding by the terms and conditions of lease and other rules framed by the Authority from time to time, otherwise the competent Authority reserve the right to cancel the lease and take over possession of the property under the Rules.
14. That in the event of any dispute arising between the parties, the Director General, PDA will act as the umpire of the arbitration whose verdict shall be final and binding on both the parties.
15. The successful bidder shall observe 3% PDA employees' quota for grant of admission to PDAs employee's sons/daughter, free of all charges & monthly fee etc.
16. In case of non-compliance of any of the above clauses, the lease agreement shall be liable to cancellation and forfeiture of the deposited amount in favor of PDA.
17. The lessee shall not be allowed to carry out any addition/alteration in the school building without prior approval of the Authority.
18. PDA reserve the right to inspects the premises through its authorized officer / official any time during the lease period.
19. Peshawar Development Authority has the sole ownership of the leased property and reserves the right to take over the premises back on One Month prior notice.
20. On expiry of lease period the successful bidder shall handover the possession of the premises to this Authority, after clearance of all utility bills and other payable dues.

**DY DIRECTOR E.M**  
**Regi Model Town**  
**Peshawar Development Authority**

**PESHAWAR DEVELOPMENT AUTHORITY**

**TERMS & CONDITIONS FOR AUCTION OF COMMERCIAL AND HOSPITAL (HEALTH FACILITY) PLOTS IN ZONE-III & ZONE-IV REGI MODEL TOWN.**

Peshawar Development Authority intends to auction 4 Nos plots earmarked for construction of commercial buildings and hospitals at Zone-III & Zone-IV in Regi Model Town Peshawar on ownership basis as Per detail given below. The open auction will take place on 17-04-2025 at 1100 Hrs in the PDA office Zone-4, at Regi Model Town, Peshawar.

<b>Sr. No:</b>	<b>Detail of Property</b>	<b>Size</b>	<b>Reserve / Base Price</b>	<b>Call deposit amount</b>
1	Sectorial Center-C Zone-3, RMT (Commercial)	04-Kanal	Rs. 60,000,000/- Per Kanal total reserve / base price of Plot comes to Rs. 240,000,000/-	Rs. 72,00,000/-
2	Sector C-III Zone-4, RMT (Commercial)	01.25-Kanal	Rs. 60,000,000/- Per Kanal total reserve / base price of plot comes to Rs. 75,000,000/-	Rs. 22,50,000/-
1	Sectorial Center-C Zone-3, RMT (Health Facility)	04-Kanal	Rs. 45,000,000/- Per Kanal total reserve / base price of plot comes to Rs. 180,000,000/-	Rs. 54,00,000/-
1	Sector-C-III Zone-4, RMT (Health Facility)	2.37-Kanal	Rs. 45,000,000/- Per Kanal total reserve / base price of Plot comes to Rs. 106,650,000/-	Rs. 32,00,000/-

Interested parties are required to submit Call Deposit from any scheduled Banks in Peshawar in the name of Director General, Peshawar Development Authority latest by one day prior to auction date.

**TERMS & CONDITIONS:**

1. Auction will take place on Ownership basis through open/competitive bidding process as per PDA Auction Regulations-2021 as amended in 2024.
2. The Highest bidder will be required to deposit the amount equal to 25% of bid amount in the PDA account within 10-days of communication of approval of the bid. The call deposit shall be adjusted in this amount.
3. If the bidder fails to deposit the required 25% of bid amount within 10-days, the bid shall be deemed automatically cancelled and the earnest money shall stand forfeited in favor of the Department / Authority.
4. The successful bidder /Firm shall deposit the balance 3/4<sup>th</sup> of the bid amount within a period of (2) months (60 days) of the issuance of offer/allotment letter.
5. In case of failure to deposit the requisite 3/4<sup>th</sup> amount within the stipulated period of one (2) months, (60 days) the highest bidder / firm will be liable to pay a surcharge @ 1.45 per day in addition to original amount. In case of non-payment of the 3/4<sup>th</sup> amount within 90 days with surcharge, the offer shall stand withdrawn with forfeiture of the deposited amount.
6. The acceptance of the highest bid would be subject to approval of Director General, PDA who reserves the right to accept or reject the bid after assigning cogent reason.
7. The call deposit of unsuccessful bidder will be returned back at the end of auction proceedings.

8. The successful bidder shall be liable to deposit income tax in PDA account. Furthermore, all taxes, cases, fees and other levies by provincial or federal Government will be solely born by the successful bidder.
9. That in case the allottee desire to surrender the plot, the allottee shall give one-month prior notice to the department, the call deposit and 20% of the other paid amount shall be forfeited in favour of the department.
10. That in benefice error in the identity or description of land comprising the plot will be itself does not annul the allotment order nor shall any compensation be claimed in respect of such an error.
11. That all arrears of land revenue or any other charges imposed under any law for the time being in force in respect of the land comprising the plot shall be payable by allottee recoverable on arrears of land revenue.
12. Upon receipt of entire cost and amount the plot will be demarcated and possession shall be handed over to the successful bidder.
13. The allottee will be allowed the construction of the building as per Building by-laws and submit detailed Building plan, architectural design of the project including structure design / sanitation and electrical design to BCA, PDA as per byelaws immediately after taking possession of plot.
14. That the successful bidder shall complete the building as per approved plan within 5-years period and will functionalize the same within 06 months of the completion of construction.
15. That the successful bidder / firm / allottee if failed to complete the construction of the building within a period of three (5) years, the allottee/firm/successful bidder shall be liable to pay a penalty to be called the "Non-User Charges" to this authority at the prescribed rates which shall be calculated from the date on which the specified period is expired and shall continue till such time when the construction is completed.
16. In the case of any default/non-conformative use, the allotment will be withdrawn and the structure, if any, will be confiscated and no compensation will be paid.
17. The allottee shall not use the plot/building/premises for any purpose other than prescribed in the terms & conditions.
18. The allottee shall not Sub-divide the plot or alter its dimensions in any manner whatsoever. Nor shall he part with the possession, or let out the plot or any part thereof.
19. The Plot shall be transferrable on depositing the prescribed fees and taxes either before construction or completion of construction. However, if transfer is allowed before or during construction the new transferee shall complete the construction in the remaining time of original period of construction.
20. The successful bidder shall be responsible for acquisition of necessary permission/licenses and NOCs etc; from the relevant Government agencies for carrying out the prescribed business.
21. The successful bidder shall be responsible for acquisition of utility connections and payment of monthly bills.
22. The successful bidder shall be abiding by the terms and conditions of allotment of PDA and other rules framed by the Authority from time to time, otherwise the competent Authority reserve the right to cancel the allotment and take over possession of the property under the Rules.
23. That in case of violation / breach of any clause above PDA reserves the right / power authority to cancel the allotment and resume the possession under the mandate of Khyber Pakhtunkhwa Public Property (Removal of Encroachment Act) 1977.

**DY DIRECTOR E.M**  
**Regi Model Town**  
**Peshawar Development Authority**

**PESHAWAR DEVELOPMENT AUTHORITY**

**AUCTION OF INSTALLATION & OPERATION OF AMUSMENT PARK AT CENTRAL PARK REGI MODEL TOWN**

Peshawar Development Authority intends to auction the installation and operation of Amusement Park in Central Park Regi Model Town Peshawar through open auction on 17.04.2025 at 11.00 a.m at PDA Zone-4, Office Regi Model Town.

Specification of work	Reserved/Base price	Call Deposit
Installation and operation of Amusement Park at Central Park Regi Model Town Peshawar	Rs 15,000,000/-as premium	Rs 500,000/- per month rent with 10% annual increase.

**TERM & CONDITION**

- Total period of lease for the amusement park shall be Ten (10) years only.
- The lease rights of the Amusement park shall be awarded through open public auction in order to determine the premium to be paid to the lessor Peshawar Development Authority. In addition to the determined premium, ground rent @ Rs.500,000/-Per Month shall be paid to the lessor (PDA) by the lessee on or before 5th of each month failing which, a surcharge shall be levied at the rate of 1.45% per day. Delay of more than 90-days shall lead to cancellation of lease agreement and forfeiture of Security.
- The Rent shall be increased by 10% after every year.
- The parties shall be required to deposit Rs.01-Milion (Rupees Ten Lacs Only) as Call Deposit for participating in the bidding process.
- Call Deposit of the Highest Bidder will be retained while other Call Deposits shall be released.
- The bid quoted by the highest bidder shall be submitted to the Director General, Peshawar Development Authority for approval who reserves the right to accept or reject any / all bids on cogent reason(s).
- If the highest quoted bid is accepted, the call deposit will be withheld as security and the bidder would be required to deposit the premium into the account of Director General, Peshawar Development Authority within thirty (30) Days of the issuance of Offer Letter failing which the offer shall stand withdrawn and the Call Deposit be forfeited in favor of the Authority.
- Possession of the premises shall be given after depositing the total premium amount and execution of Lease Agreement with PDA.
- Time period of lease shall be counted from the date of depositing the total premium which shall not be later than Fifteen (30) days of issuance of Offer Letter. The monthly rent will commence from the date of operation of amusement park.
- The lessee shall be responsible for installation and operation of at least the following amusement facilities in the park and shall charge the fee as per detail mentioned below: -

<b>(i) Roller Coasters</b>	<b>Rs.100/- P/Person</b>
<b>(ii) Ferris Wheels</b>	<b>Rs.100/- P/Person</b>
<b>(iii) Spinning Rides</b>	<b>Rs.100/- P/Person</b>
<b>(iv) Play Zones</b>	<b>Rs.50/- P/Person</b>
<b>(v) Dodging Car</b>	<b>Rs.100/- P/Person</b>
<b>(vi) Parrot boat</b>	<b>Rs.100/- P/Person</b>
<b>(vii) Plane Tower</b>	<b>Rs.60/- P/Person</b>
<b>(viii) Jumping Castle</b>	<b>Rs.50/- P/Person</b>
<b>(ix) Kiddies Train</b>	<b>Rs.50/- P/Person</b>

11. The lessee shall be allowed to install one ice cream/Cone machine and one tuck shop within the permitted space as per site map for the visitors / children.
12. The lessee shall be allowed to increase the rates of rides / facilities at the rate of maximum of 10% after every one year with due approval of the Authority.
13. The lessee would be allowed to install any other amusement facility/machinery in the park within the space allocated to it as per approved site map and not beyond. Moreover, the minimum safety distance between two amusement facilities as well as the minimum working space is to be ensured by the lessee.
14. Any additional amusement facility to be installed shall be subject to permission from the lessor (PDA) however, the same shall not be allowed beyond the space already allocated for the amusement machinery.
15. The rates of fee to be levied for any additional facility shall be approved from the lessor (PDA).
16. The lessee shall be required to get the facility and the equipment installed in the premises inspected every year from an engineering firm duly registered with the Pakistan Engineering Council and furnish the Safety Certificate to the Lessor (PDA) failing which the operations shall be liable to be stopped till production of the required safety certificate.
17. The lessee will be required to deploy trained personnel under the supervision of a qualified mechanical engineer at all time while carrying out operations of the amusement park.
18. The lessee shall be required to keep the highest standards of safety for the people visiting and using the amusement facilities and shall provide any / all safety gears required for using the facilities.
19. Safety of the amusement facilities shall be the sole responsibility of the lessee and in case of any injury or accident to the user of amusement facilities, the lessee shall be bound to pay penalty to the injured person at the rate decided by the government falling which, the same shall be adjusted from the deposited amount of the lessee and the lease agreement shall stand cancelled forthwith.
20. The lessee shall require to keep the premises neat and clean and shall be responsible for its upkeep.
21. The lessee shall be himself responsible for installation of all utilities and paying their bills.
22. The lessor (PDA) shall not be responsible in case of any accident either natural of man-made and the lessee will not be entitled to any compensation either financial or in terms in lease period.
23. The lessee shall be bound to pay any / all taxes either federal or provincial levied by the government from time to time.

24. The lessee shall not be allowed to sublet the lease to any other person, firm or company.
25. The lessor (PDA) shall have the right to inspect the premises through authorized / officials and the lessee shall be bound to extend full and unconditional permission and support to the inspecting personnel.
26. The lessee shall be bound to levy the fee as approved by the Authority and any overcharging shall be liable to imposition of fine as decided by the Authority. However, habitual overcharging will lead to cancellation of lease agreement with forfeiture of deposited amount.
27. The lessee shall only be allowed to establish the following necessary facilities for operation of the amusement Park: -
  - a) 01-No Manager Room (12 x 12)
  - b) 04-Nos Ticket Booths for the rides (4 x 4)
28. The premises is the sole property of the lessor (Peshawar Development Authority) and upon expiry of the lease period, the lessee shall be required to vacate the premises along with de-installation of the equipment / machinery failing which forceful vacation shall be carried out under NWFP Removal of Encroachment Act 1977 along with removal of the machinery at the risk and cost of the lessee.
29. On expiry of the lease period, the premises shall be put to open public auction, however, the existing lessee shall be given the first right of refusal.
30. The terms and conditions can be downloaded from PDA website [www.pda.gov.pk](http://www.pda.gov.pk).

**DY DIRECTOR (EM)**  
Regi Model Town, PDA

**PESHAWAR DEVELOPMENT AUTHORITY**  
**REGI MODEL TOWN, ZONE-IV OFFICE, PESHAWAR**

**AUCTION OF COMMERCIAL, HEALTH PLOTS, SCHOOL BUILDINGS AND AMUSEMENT PARK IN REGI MODEL TOWN PESHAWAR**

Peshawar Development Authority intends to auction the following Commercial, Health Plots, School buildings and Amusement Park in Regi Model Town Peshawar on ownership and Lease basis as per detail given against each property on 17-04-2025 at 1100 Hrs. in Peshawar Development Authority Zone-IV, Office at Regi Model Town, Peshawar.

<b>Sr. No:</b>	<b>Detail of Property</b>	<b>Size</b>	<b>Reserve / Base Price</b>	<b>Call deposit amount</b>	<b>Mode of Auction</b>
1	Commercial Plot at Sectorial Center-C Zone-III, Regi Model Town, Peshawar.	04-Kanals	Rs. 60,000,000/- Per Kanal total reserve / base price of Plot comes to Rs. 240,000,000/-	Rs. 72,00,000/-	Ownership
2	Commercial Plot at Sector C-III Zone-IV, Regi Model Town, Peshawar.	01.25 Kanal	Rs. 60,000,000/- Per Kanal total reserve / base price of plot comes to Rs. 75,000,000/-	Rs. 22,50,000/-	Ownership
3	Health Facility Plot at Sectorial Center-C Zone-III, Regi Model Town, Peshawar.	04-Kanals	Rs. 45,000,000/- Per Kanal total reserve / base price of plot comes to Rs. 180,000,000/-	Rs. 54,00,000/-	Ownership
4	Health Facility plot at Sector-C-III Zone-4, Regi Model Town, Peshawar.	2.37-Kanals	Rs. 45,000,000/- Per Kanal total reserve / base price of Plot comes to Rs. 106,650,000/-	Rs. 32,00,000/-	Ownership
5	School Building constructed on Plot at Zonal Center, Zone-IV Regi Model Town, Peshawar (Newly constructed).	10.17 Kanals	Rs.5,00,000,00/- (Non-refundable premium) with Rs. 2,50,000/- per month rent with 25% increase after every 3 years.	Rs. 25,00,000/-	33 years Lease basis
6	School Building constructed on plot at Zonal Center, Zone-IV Regi Model Town, Peshawar (Newly constructed).	10.17 Kanals	Rs. 5,00,000,00/- (Non-refundable premium) with Rs. 2,50,000/- per month rent with 25% increase after every 3 years.	Rs. 25,00,000/-	33 years Lease basis
7	Installation and operation of Amusement Park in Central Park at Zone-III Regi Model Town,	5.20 Kanals	Rs: 150,00,000/- (nonrefundable premium) with Rs: 5,00,000/- rent per month with 10% annual increase.	Rs.10,00,000/-	10-Years Lease basis.



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- i. Auction will be conducted in accordance with PDA Auction Regulations-2021 as amended.
- ii. Interested parties are required to submit Call Deposits of the amount as specified above from any scheduled Banks in Peshawar in the name of Director General, Peshawar Development Authority latest one day prior to auction date.
- iii. Detailed terms and conditions of the Auction can be downloaded from PDA Website ([www.pda.kp.gov.pk](http://www.pda.kp.gov.pk)).
- iv. Hard copy of the terms and conditions can also be seen/obtained from the office of the undersigned during working hours,

**DEPUTY DIRECTOR**  
**ESTATE MANAGEMENT**  
Regi Model Town, PDA  
Peshawar