



GRAND AUCTION

24TH JANUARY 2024

LEASE RIGHTS

LAHORE DEVELOPMENT AUTHORITY

INTRODUCTION

Auction of Commercial Plots/Shops located in Finance & Trade Center Johar Town, Jail Road Gulberg, Allama Iqbal Town, Sabzazar, Acid Market (Do Moria Pul), Mustafa Town, Jubilee Town, Gulshan-e-Ravi & Packages Quarter Area.

Auction of Residential Plots located in M.A. Johar Town, Jubilee Town & Tajpura Schemes.

Auction of Educational Sites, Health Sites & Public Utility Sites located in M.A. Johar Town, AWT Phase-II, OPF, Lake City, Bahria Town, Khayaban-e-Khair-ud-Din, Naz Town & Tajpura Schemes.

Auction of Lease Rights of Rooftop Restaurant Sites located in Park & Shop Parking Plaza, Allama Iqbal Town & D-Point Parking Plaza Shah Alam Market, 1st Floor of Park & Ride Parking Plaza, Gulberg-III, Marquee Site located in Jubilee Town & Parking Site located in Quaid-e-Azam Town Scheme.

Auction will be held on 24th January, 2024 at 10am
at LDA'S Community Center, 9 Civic Center, New Garden Town, Lahore.

SCAN OR CLICK



DIRECTIONS
AUCTION VENUE

TABLE OF CONTENTS

● Rooftop, Park & Shop Plaza, Allama Iqbal Town.....	4
● Rooftop, D-Point Plaza, Shah Alam Market	6
● 1 st Floor Park & Ride Plaza, Gulberg-III.....	8
● Marquee Site, Jubilee Town	10
● Parking Site, Quaid-e-Azam Town	12
● Terms & Conditions of Auction	14

ROOFTOP RESTAURANT

ALLAMA IQBAL TOWN

[Back to
Table of Contents](#)

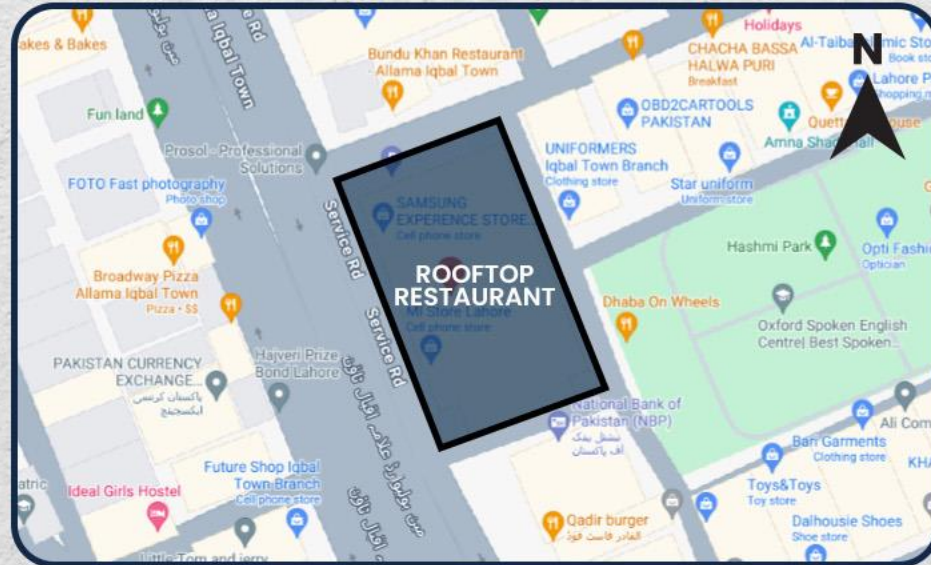


ROOFTOP RESTAURANT ALLAMA IQBAL TOWN

[Back to Table of Contents](#)

Sr. No.	Site	Scheme	Lease Period	Earnest Money (Rs.)	Bid Starting Price Per Site per Annum (Rs.)
1	Rooftop Restaurant, Park & Shop Parking Plaza, Moon Market	Allama Iqbal Town	07 Years	3,250,000	6,500,000

GRACE PERIOD OF 3 MONTHS



SCAN OR CLICK



FOR DIRECTIONS

ROOFTOP RESTAURANT

D-POINT, SHAH ALAM MARKET

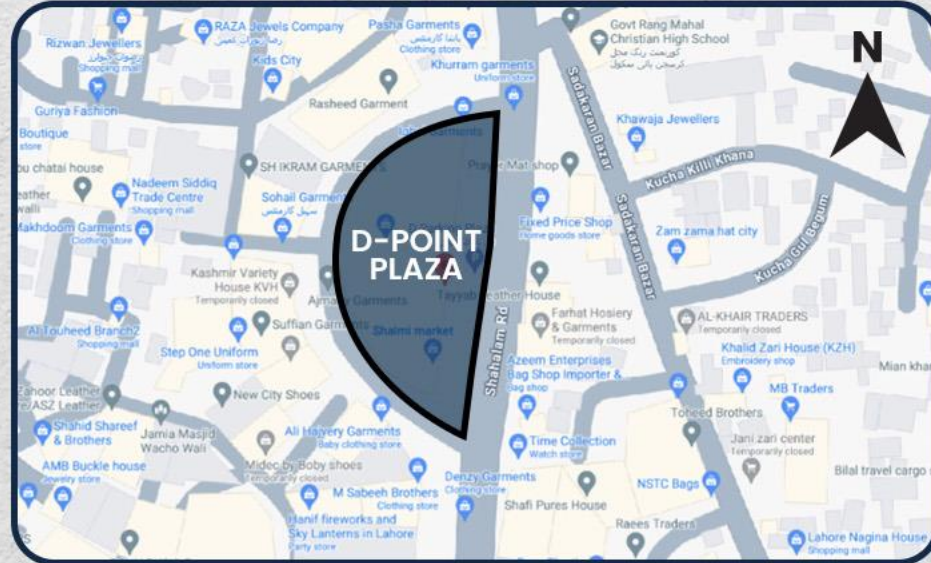
[Back to
Table of Contents](#)



ROOFTOP RESTAURANT D-POINT, SHAH ALAM MARKET

Sr. No.	Site	Scheme	Lease Period	Earnest Money (Rs.)	Bid Starting Price Per Site per Annum (Rs.)
2	Rooftop Restaurant, D-Point Parking Plaza, Shah Alam Market	Rang Mahal	07 Years	2,750,000	5,500,000

**GRACE PERIOD
OF 3 MONTHS**



SCAN OR CLICK



FOR DIRECTIONS

FIRST FLOOR

PARK & RIDE PARKING PLAZA

GULBERG-III

[Back to
Table of Contents](#)



FIRST FLOOR

PARK & RIDE PARKING PLAZA, GULBERG-III

Sr. No.	Site	Scheme	Total Area (Approx.) (Sqft.)	Lease Period	Earnest Money (Rs.)	Bid Starting Price Per Sqft. per Month (Rs.)
3	First Floor of Park & Ride Parking Plaza, Liberty Round about	Gulberg-III	8,000	05 Years	4,800,000	150/-

GRACE PERIOD OF 3 MONTHS



SCAN OR CLICK



FOR DIRECTIONS



MARQUEE SITE

JUBILEE TOWN

[Back to
Table of Contents](#)

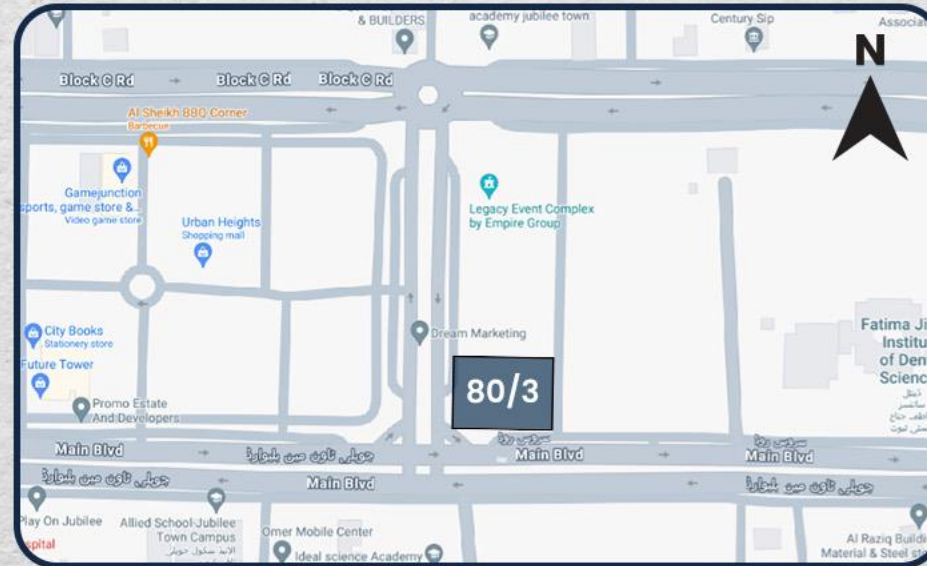
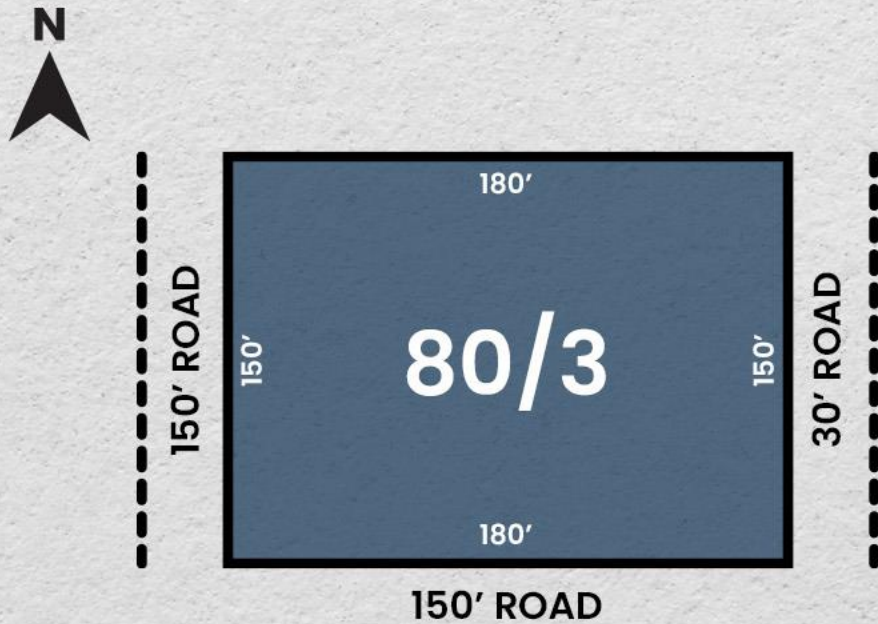


MARQUEE SITE

JUBILEE TOWN

[Back to Table of Contents](#)

Sr. No.	Site	Block	Area of Plot	Lease Period	Earnest Money (Rs.)	Bid Starting Price Per Site per Annum (Rs.)
4	80/3	Civic Center	6 Kanal	05 Years	5,000,000	14,800,000



SCAN OR CLICK



FOR DIRECTIONS



PARKING SITE

QUAID-E-AZAM TOWN

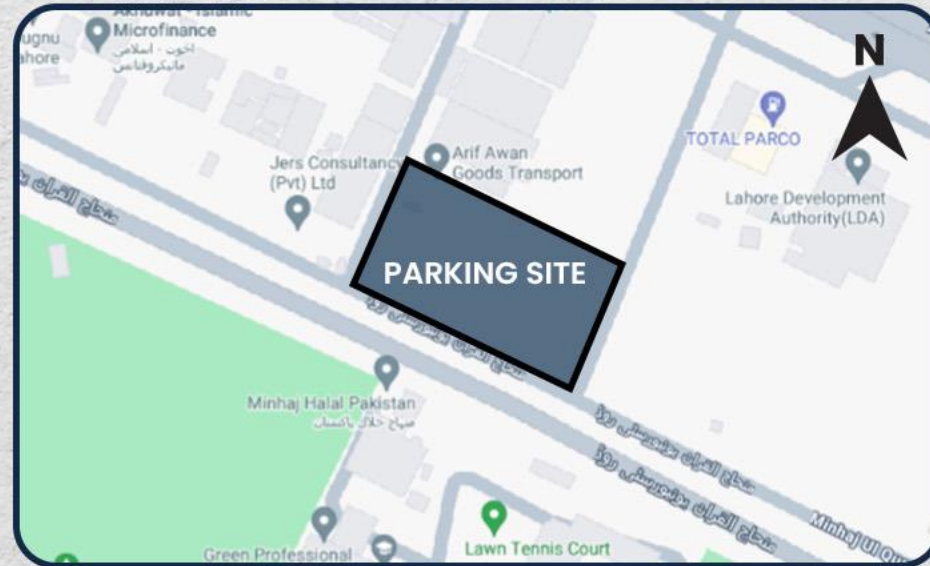
[Back to
Table of Contents](#)



PARKING SITE

QUAID-E-AZAM TOWN

Sr. No.	Site	Block	Area of Plot	Lease Period	Earnest Money (Rs.)	Bid Starting Price Per Site per Annum (Rs.)
5	Parking Site	Civic Center	18 Kanal	05 Years	2,500,000	5,000,000



SCAN OR CLICK



FOR DIRECTIONS

TERMS & CONDITIONS OF AUCTION

1. The term of lease of the Rooftop Restaurants shall be for 07 years which shall not be extendable in any case.
2. The term of lease of the 1st Floor, Park & Ride Plaza, Gulberg shall be for 05 years which shall not be extendable in any case.
3. The term of lease of the Marquee Site shall be for 05 years which shall not be extendable in any case.
4. Every participant of the auction shall bring three attested copies of his/her Computerized National Identity Card.
5. Every participant of the auction shall have to deposit the earnest money in advance, in the form of cash/ pay order/ demand draft in the name of "LDA U.D. Wing" at the booth of Allied Bank Ltd. established at the venue of the auction.
6. Lease Rights of Roof Tops shall be auctioned on "As is, Where is" basis.
7. The highest bid shall be approved or rejected by the Competent Authority, on the recommendation of Sales & Allotment Committee who is competent to accept / reject the bid without assigning any reason, and before such approval no rights would accrue to the highest bidder.
8. Clause 7 would not apply in case of pendency of litigation or grant of status quo order by any Court of Law.
9. The Sales & Allotment Committee would have the right to exclude any site from the auction without assigning any reason.
10. A letter conveying acceptance or rejection of the bid shall be issued within 15 days of the decision by the Competent Authority.
11. The Successful Bidder shall pay the approved lease amount of one (1) year in advance in respect of the Property within thirty (30) days of the issuance of Bid Acceptance Letter.same.

[Back to
Table of Contents](#)

TERMS & CONDITIONS OF AUCTION

12. The Successful Bidder shall pay 30% of one year's approved lease money as a Security within thirty (30) days of the issuance of the Bid Acceptance Letter of auction, after adjusting the Earnest Money already deposited. This Security shall be refunded to the Successful Bidder after the expiry of the lease term, after getting necessary clearances from LESCO and other utility companies, and after deductions of any outstanding fee, dues, liabilities etc. from the same.
13. If the bidder fails to deposit any or both of the amounts mentioned at Clause 11 & 12, the already deposited amount shall be forfeited.
14. The Lease Term of the Property shall start from the date / day (The Effective date) as determined by the Competent Authority.
15. Three Months' Grace Period shall be extended to the successful bidder in case of Rooftop Restaurants and 1st Floor, Park & Ride Plaza, Gulberg.
16. The Successful Bidder shall also pay yearly in advance the lease money for the remaining period along with 10% increase per annum on the existing lease money within fifteen (15) days from the Effective Date each year. In case of default in timely payment of the lease money or any payment under the lease agreement or regulations governing the lease agreement, the surcharge at the rate of 1.45% per month shall be applicable on the defaulted amount. In case the default in such payment continues for more than two (02) months, the lease shall be deemed to have been cancelled and the possession of the Property shall be resumed in favour of the Authority.
17. The Successful Bidder would be bound to pay Advance Income Tax on lease money and any other Government duties and taxes.

[Back to
Table of Contents](#)

TERMS & CONDITIONS OF AUCTION

18. The Successful Bidder shall execute a Lease Agreement with the Authority, through its authorized representative, before taking possession of the Property. A copy of the draft of the Lease Agreement shall be provided to the Successful Bidder along with the Bid Acceptance Letter. After payment of the 1st year's lease money, the Successful Bidder shall submit the Lease Agreement, printed on stamp papers having applicable stamp duty under the Stamp Act, 1899, within thirty (30) days of the issuance of the Bid Acceptance Letter. The Successful Bidder shall sign the Lease Agreement, and get it registered with the concerned Sub-Registrar/Rent Controller under the applicable laws and at his own expense. The terms and conditions of that agreement will also be binding on the Successful Bidder.
19. Before or at the time of execution of the Lease Agreement, the Lease Holder shall handover the signed cheques, in advance, of each years' lease money payable by the Lease Holder, as a guarantee, to the office of Director Housing – X, LDA.
20. After signing the Lease Agreement, the Lease Holder shall be responsible for the payment of all the utility bills of the Property during the lease term.
21. The Lease Holder shall be responsible for any type of damage caused to the Property during the lease term and shall pay for the damages as and when demanded by the Competent Authority. Moreover, the Authority shall not be responsible for damages caused due to unforeseen incidents in which there is no involvement of the Authority. The Lease Holder shall also bear the damages caused due to his negligence such as theft of any vehicle, fire incidents, deaths etc.
22. The Lease Holder cannot transfer any rights or interest in the Property to a third party whether partial or complete.
23. The Lease Holder shall have no right to use the Property for any other purpose apart from the specified purpose.

[Back to
Table of Contents](#)

TERMS & CONDITIONS OF AUCTION

24. The Authority shall have the right to inspect the Property and a penalty to upto Rs.10,000/- per day on each violation can be imposed by the Competent Authority.
25. In case of violation of any of the terms and conditions, lease shall be cancelled, the earnest money shall be forfeited and the Property shall again be put to auction to which the Lease Holder shall have no objection.
26. The Lease Holder will obtain permission/license for the purpose of running his business from the concerned Departments and will ensure to take all safety measures and observe all standards set out by the relevant laws.
27. The Lease Holder shall strictly follow Government orders/instructions in respect of timings, goods, products, food stuff, music, lighting & allied arrangements etc.
28. The Lease Holder shall provide hygienic food stuff and other materials of standard quality (where applicable).
29. The Lease Holder shall also be responsible for affixation of informatory symbols/signboards approved by relevant agencies/departments for the information of public.
30. After the expiry of the Term, the Lease Holder shall cease to run any business or receive any fees, remove his personnel, and hand over the possession of the Property to the Authority. In case of his failure, the Authority shall take the possession at the risk and cost of the Lease Holder.
31. Upon expiry of the lease term, the lease rights shall be offered through open auction subject to approval by the Auction Committee. The Right of First Refusal (Right to match the highest bid) shall be given to the existing lease holder of the property. The existing lease holder shall match the highest bid within 15 days of the auction.
32. The Lease Holder shall be responsible for provision of uninterruptable services such as cleanliness, emergency exits, horticulture, electricity, sewerage etc. and shall also take steps for anti-dengue sprays etc.

[Back to
Table of Contents](#)

TERMS & CONDITIONS OF AUCTION

33. The Lease Holder shall also be responsible for payment of Common Area Management Charges, where applicable, which shall include the charges for common area management services, administration, professional charges etc. in respect of the common area of the Property, if any. Successful Bidder shall also execute an agreement for common area management with the Authority.
34. The Lease Holder shall be responsible for the deputation of the security personnel for the protection of the Property and its allied facilities such as generators, lifts from theft or terrorist activity.
35. The Successful Bidder or the Lease Holder, as the case maybe, will not use name of the Authority in any shape or form on any stationery or the material printed for running business etc. at the Property.
36. The Lease Holder shall be responsible for the appointment of personnel looking after the affairs related to the nature of use of the Property, while the Authority reserves the right to raise objection on the appointment of any person whose conduct/act is unreasonable. On such objection the Lease Holder shall be bound to remove such person from the duty forthwith.
37. The Lease Holder shall look after the installations such as lifts, generators etc. and shall bear the expenses on their maintenance.
38. The Lease Holder shall not make any addition / alteration to the building structure (in case of constructed building or plaza) without explicit permission from the LDA.
39. In case of any violation by the Lease Holder, the Director Housing-X, LDA shall issue notice for its redressal. The Lease Holder shall inform the Authority after taking necessary steps for rectification of any default/violation within a period of seven (7) days otherwise the Authority shall be at liberty to take action.

[Back to
Table of Contents](#)

TERMS & CONDITIONS OF AUCTION

40. In case of any dispute, Director General or the Officer nominated by him shall act as the sole arbitrator whose decision shall be final and will not be challenged by either of the parties.

[Back to
Table of Contents](#)



**Lahore Development Authority
Lahore**

**DIRECTORATE OF HOUSING-X
(AUCTIONS & ALLOTMENTS)**



**Phone #: 042-99262307, 0322-8888460
Email: sales@lda.gop.pk
Website: www.lda.gop.pk/sales
Office Address: 467, D-II, Johar Town, Lahore.**