

# AUCTION CATALOGUE

LAHORE DEVELOPMENT AUTHORITY

LEASE SITES



# INTRODUCTION

Experience a once-in-a-lifetime opportunity presented by the Lahore Development Authority. On Feb 10th, 2026, seize the chance to acquire prime commercial properties strategically located within various LDA housing schemes through an open auction.

This exclusive event offers esteemed businesses and commercial entities the chance to invest in highly desirable locations across Lahore. Properties available include those situated at prominent centers like the commercial building for lease in Finance & Trade Center M.A Johar Town , Petrol Pump Sites, Marquee Sites, Sports Complex in Ladies Saloon & Resturant Sites & Sport Sites in LDA schemes, Lahore.

Inside this informational booklet, discover detailed property listings, precise locations, and comprehensive auction terms and conditions. We extend a warm invitation to all interested parties to participate actively in this auction, seize these exceptional opportunities, and secure your stake in Lahore's burgeoning commercial landscape.



Auction will be held on **10th Feb, 2026** at 10:00am  
at Convention Centre, Expo Centre, Johar Town, Lahore.

# TABLE OF CONTENT

PETROL PUMP SITES FOR LEASE

02

MARQUEE SITES FOR LEASE

04

COMMERCIAL BUILDING SITES FOR LEASE

09

SPORTS COMPLEX SITES FOR LEASE

10

Terms & Conditions of Auction

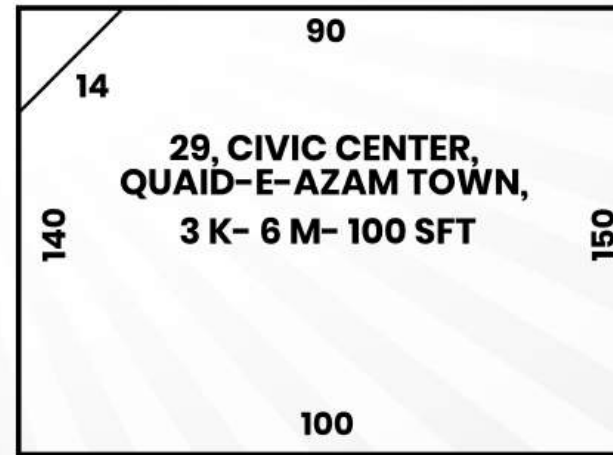
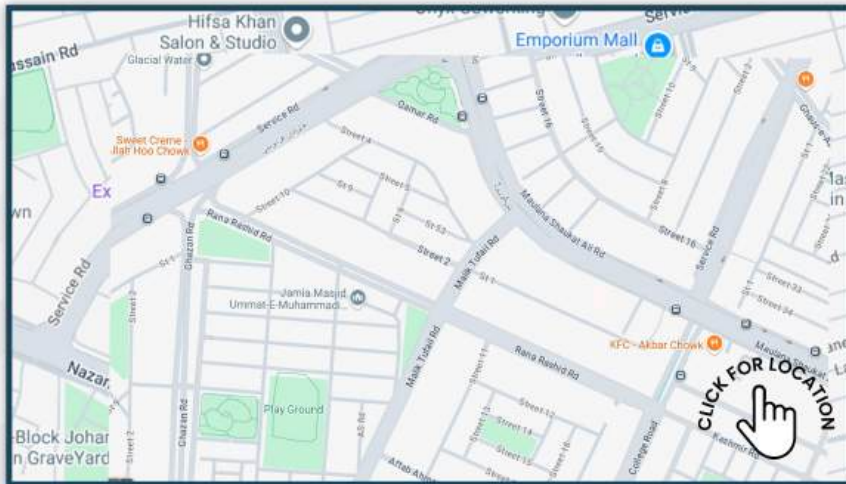
15



# LEASE SITES

## PETROL PUMP SITES

SR.NO	LOCATION	AREA (APPROX)	LEASE PERIOD	EARNEST MONEY(RS.)	BID STARTING PRICE PER ANNUM
1	29, CIVIC CENTER, QUAID-E-AZAM TOWN, LAHORE	03K-06M-100Sft.	5+5 Years Lease (3 Month Grace Period)	10,000,000	25,000,000

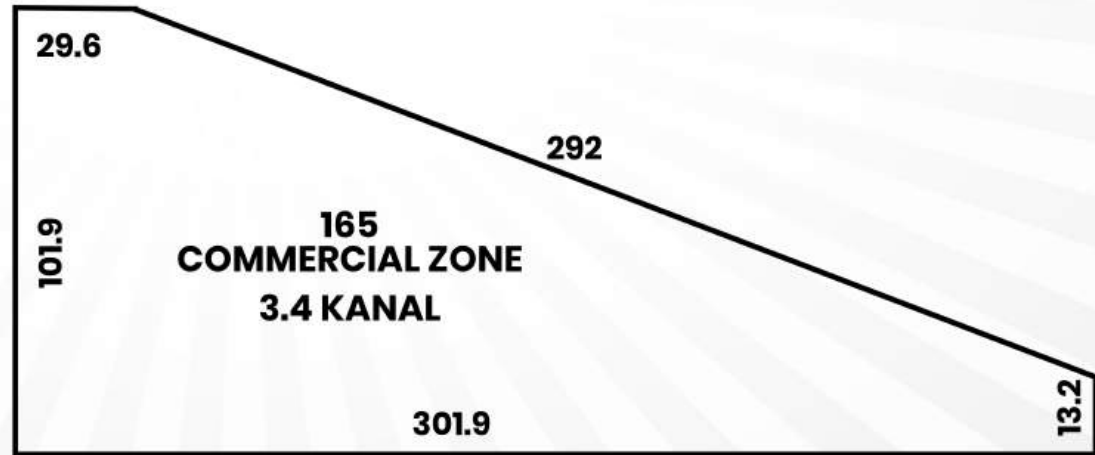
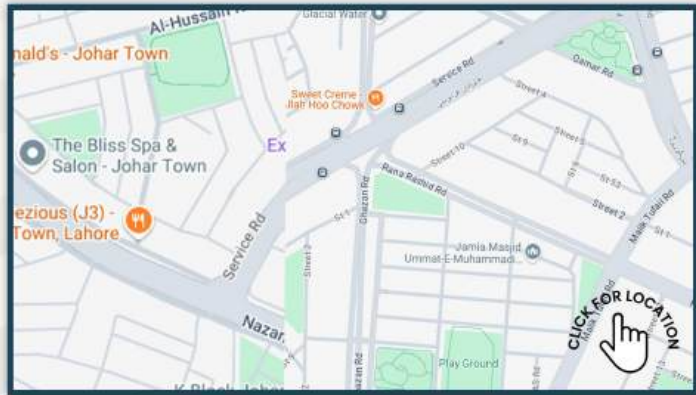




# LEASE SITES

## PETROL PUMP SITES

SR.NO	LOCATION	AREA (APPROX)	LEASE PERIOD	EARNEST MONEY(RS.)	BID STARTING PRICE PER ANNUM
2	165, COMMERCIAL ZONE, LDA AVENUE-I, LAHORE	3.4-Kanal	5+5 Years Lease (3 Month Grace Period)	4,000,000	10,000,000

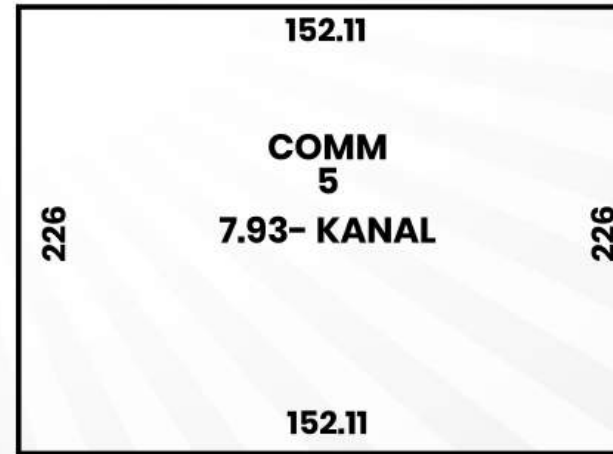
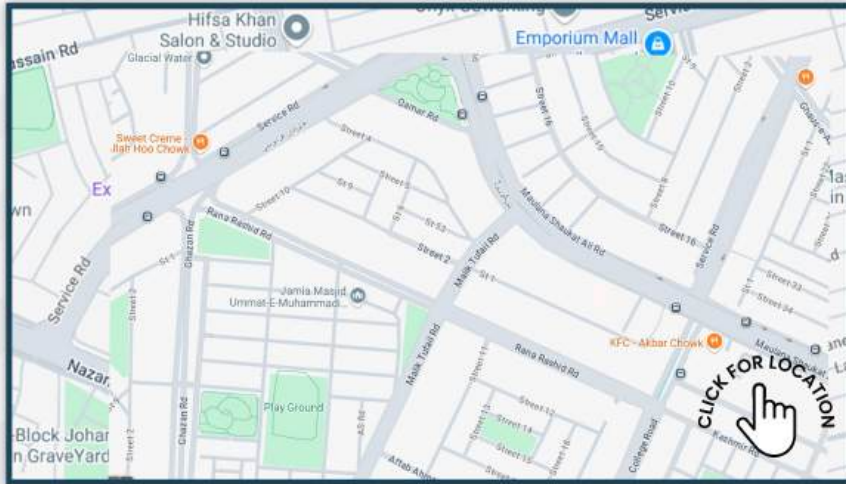




# SITES FOR LEASE

## MARQUEE

SR.NO	LOCATION	AREA (APPROX)	LEASE PERIOD	EARNEST MONEY(RS.)	BID STARTING PRICE PER ANNUM
3	5, Civic Center, Block, Quaid-e-Azam Town/ Township	7.93-Kanal	10 Years Lease (3 Month Grace Period)	5,000,000	12,000,000

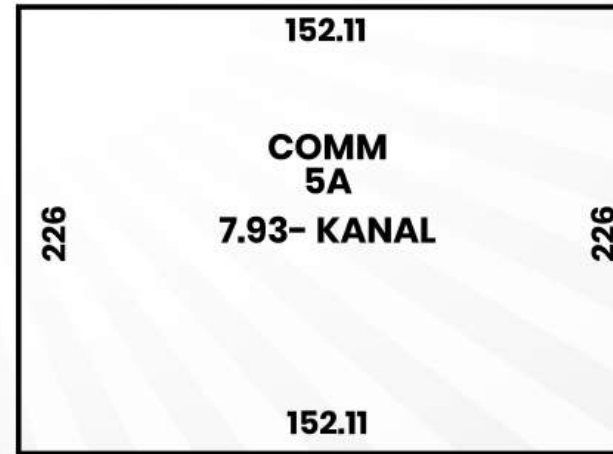
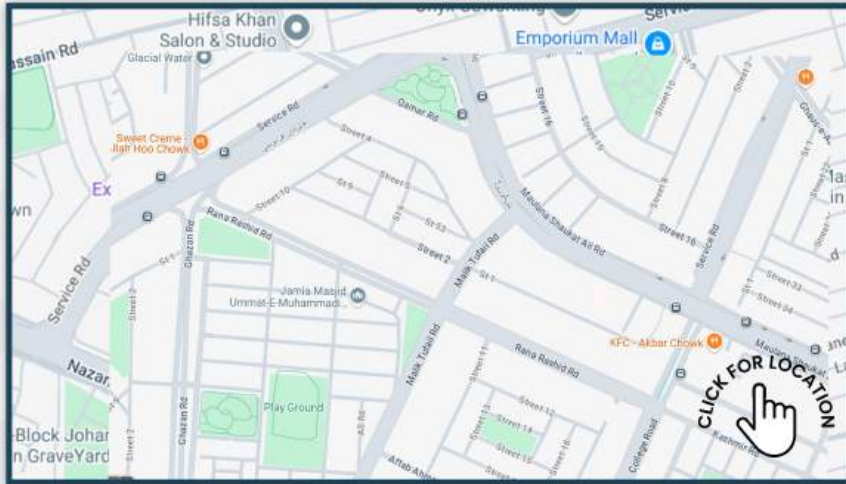




# SITES FOR LEASE

## MARQUEE

SR.NO	LOCATION	AREA (APPROX)	LEASE PERIOD	EARNEST MONEY(RS.)	BID STARTING PRICE PER ANNUM
4	5A, Civic Center, Block, Quaid-e-Azam Town/ Township	7.93-Kanal	10 Years Lease (3 Month Grace Period)	5,000,000	12,000,000

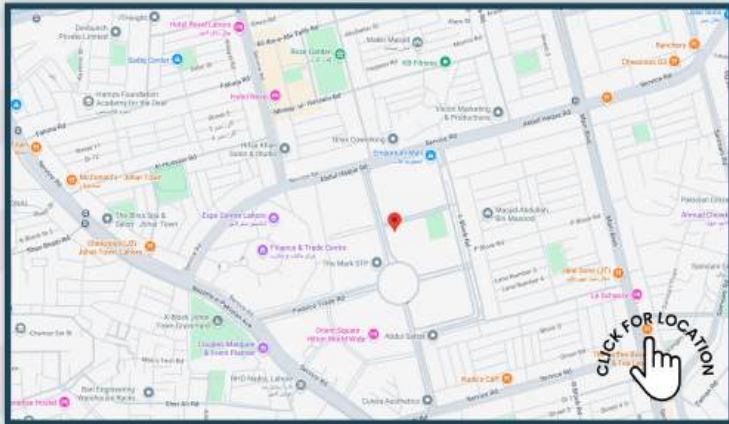




# SITES FOR LEASE

## MARQUEE

SR.NO	LOCATION	AREA (APPROX)	LEASE PERIOD	EARNEST MONEY(RS.)	BID STARTING PRICE PER ANNUM
5	76, 77, 78, Finance & Trade Center, M.A. Johar Town	5 Kanal 16.12 Marla	10 Years Lease (3 Month Grace Period)	7,200,000	18,000,000



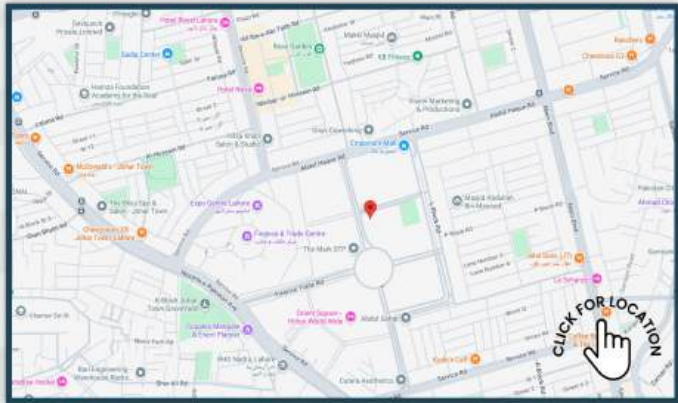
29.55	31.76	31.12
24.53	76 805 - SQM	24.53
24.53	77 811 - SQM	226
36.53	32.79	31.54
		226
		78 811 - SQM
		226



# SITES FOR LEASE

## MARQUEE

SR.NO	LOCATION	AREA (APPROX)	LEASE PERIOD	EARNEST MONEY(RS.)	BID STARTING PRICE PER ANNUM
6	411 to 416 & 443 to 448 , Block-D/II, M.A. Johar Town	09-Kanal, 06 Marla	10 Years Lease (3 Month Grace Period)	16,000,000	40,000,000



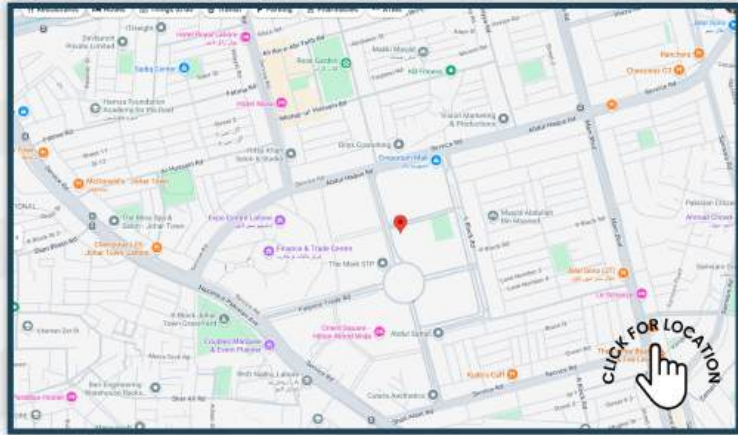
24	13.50	24	13.50	24	13.50	24	13.50	24	13.50	24	13.50
24	416 324 SQM	24	415 324 SQM	24	414 324 SQM	24	413 324 SQM	24	412 324 SQM	24	411 324 SQM
24	13.50	24	13.50	24	13.50	24	13.50	24	13.50	24	13.50
24	448 324 SQM	24	447 324 SQM	24	446 324 SQM	24	445 324 SQM	24	444 324 SQM	24	443 324 SQM
24	13.50	24	13.50	24	13.50	24	13.50	24	13.50	24	13.50



# SITES FOR LEASE

## MARQUEE

SR.NO	LOCATION	AREA (APPROX)	LEASE PERIOD	EARNEST MONEY(RS.)	BID STARTING PRICE PER ANNUM
7	25, 26, 27, Block-A1, Gujjarpura Scheme, Lahore	06 Kanal, 01-Marla, 31-Sft	10 Years Lease (3 Month Grace Period)	2,400,000	6,000,000



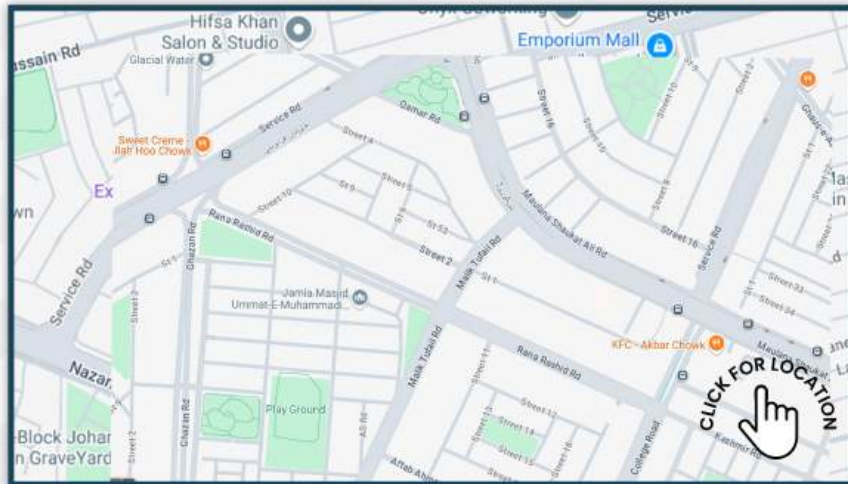
4.25	19.55	19.45	20	4.25
44	25	26	27	45
	1099.40 SQM	923.88 SQM	1095.48 SQM	
	47.35	47.35	47.35	
	19.55	19.45	23	



# SITES FOR LEASE

## COMMERCIAL BUILDING

SR.NO	LOCATION	AREA (APPROX)	LEASE PERIOD	EARNEST MONEY(RS.)	BID STARTING PRICE PER ANNUM
8	Commercial Building, Block FTC, M.A. Johar Town	12.12-Kanal (Constructed 3.11-Kanal & Covered Area 80975 Sft)	25 Years Lease (Including 1 year Grace Period)	14,000,000	34,000,000



**Commercial Building,  
Block FTC, M.A. Johar  
Town**

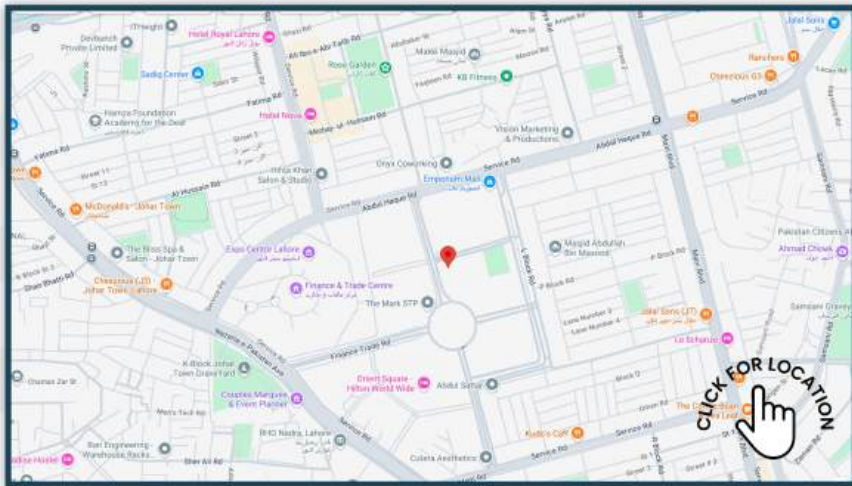
**12.12- KANAL**



# SITES FOR LEASE

## SPORTS COMPLEX

SR.NO	LOCATION	AREA (APPROX)	LEASE PERIOD	EARNEST MONEY(RS.)	BID STARTING PRICE PER ANNUM
9	Ladies Saloon Sports Complex in Sabzazar		5 Years Lease (3 months Grace Period)	250,000	400,000

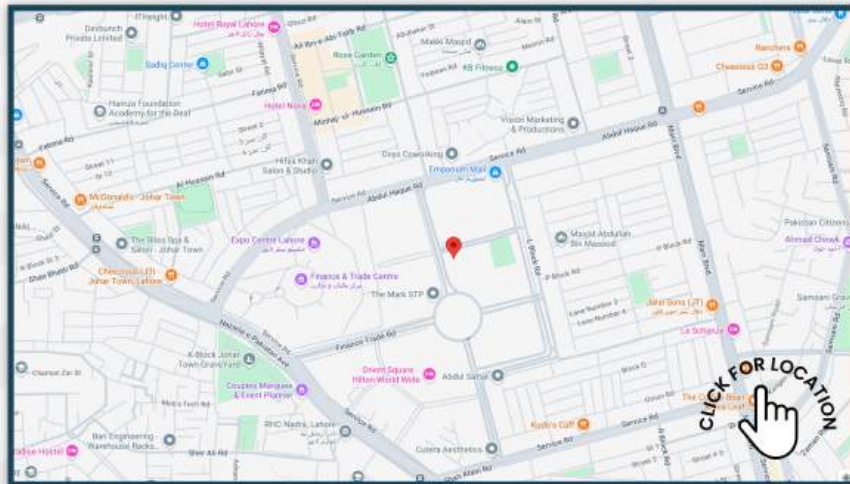




# SITES FOR LEASE

## SPORTS COMPLEX

SR.NO	LOCATION	AREA (APPROX)	LEASE PERIOD	EARNEST MONEY(RS.)	BID STARTING PRICE PER ANNUM
10	Resturant Site Sports Complex in Tajpura	800-Sft	5 Years Lease (3 months Grace Period)	250,000	600,000

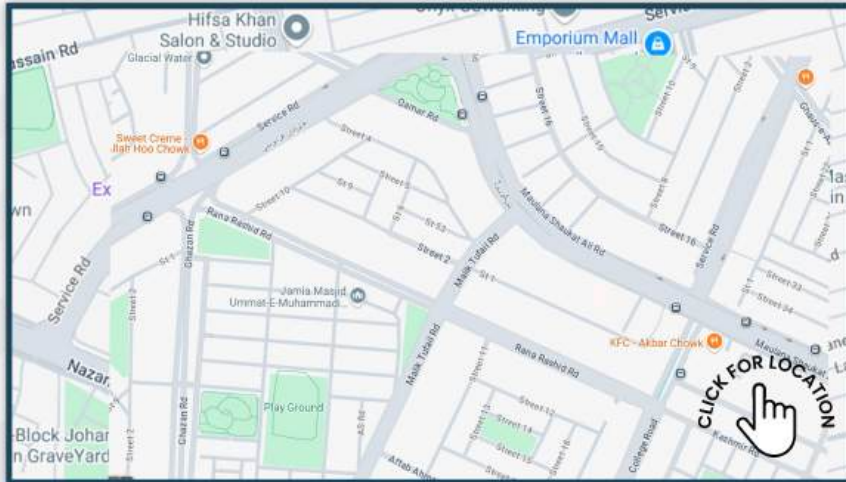




# SITES FOR LEASE

## SPORTS COMPLEX

SR.NO	LOCATION	AREA (APPROX)	LEASE PERIOD	EARNEST MONEY(RS.)	BID STARTING PRICE PER ANNUM
11	Ladies Saloon Sport Complex in Tajpura	1280-Sft	5 Years Lease (3 months Grace Period)	250,000	400,000

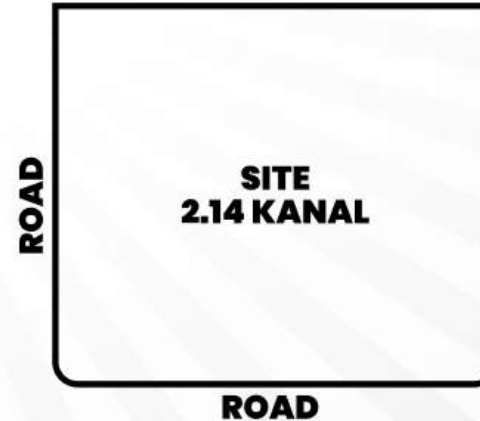
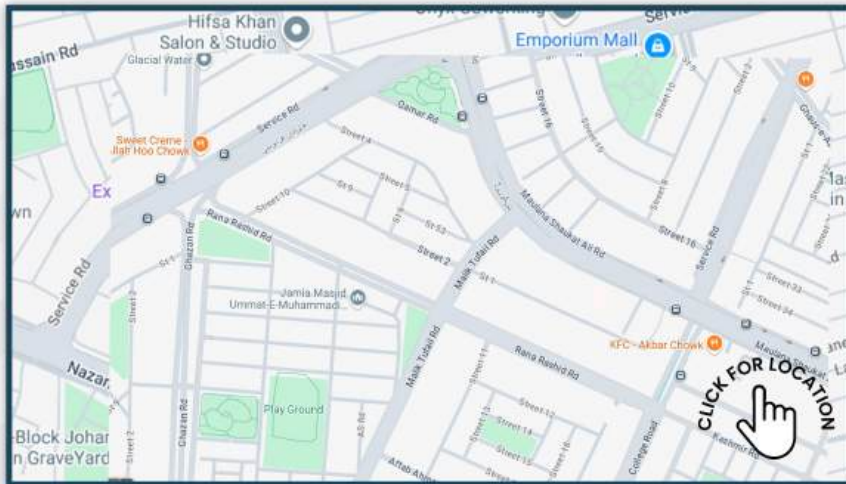




# SITES FOR LEASE

## SPORTS

SR.NO	LOCATION	AREA (APPROX)	LEASE PERIOD	EARNEST MONEY(RS.)	BID STARTING PRICE PER ANNUM
12	Public Utility Site, Umer Block, Dawood Residencia	2.14 Kanal	5 Years Lease (3 months Grace Period)	720,000	1,800,000

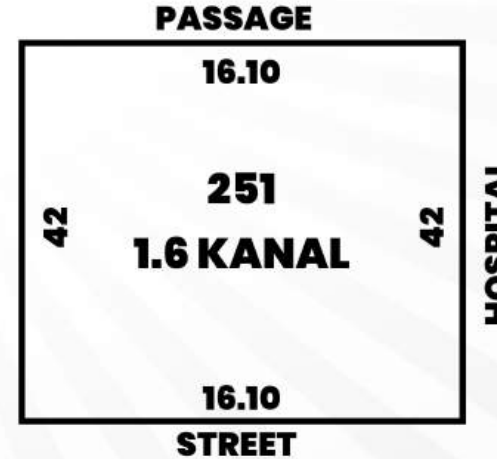
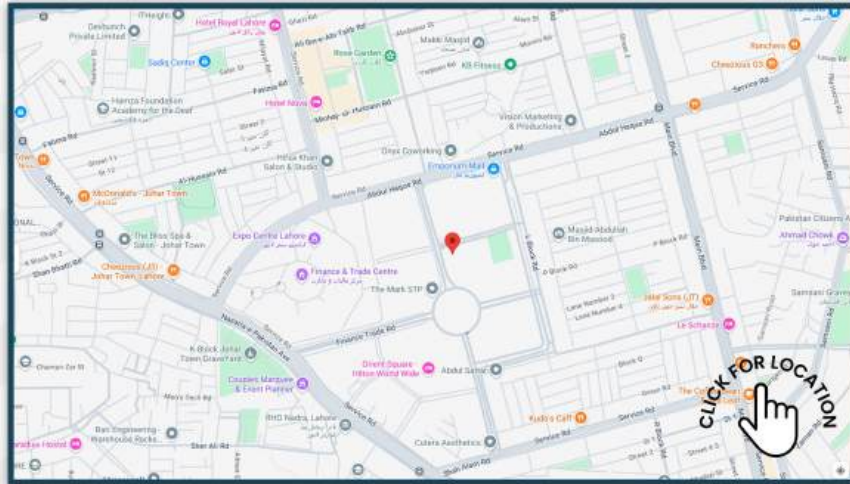




# SITES FOR LEASE

## SPORTS

SR.NO	LOCATION	AREA (APPROX)	LEASE PERIOD	EARNEST MONEY(RS.)	BID STARTING PRICE PER ANNUM
13	Plot No. 251, Block-F, M.A. Johar Town, Lahore	1.6-Kanal	5 Years Lease (3 months Grace Period)	720,000	1,800,000



# TERMS & CONDITIONS OF AUCTION

## PETROL PUMP SITES

Every participant of the auction shall bring three copies of his/her Computerized National Identity Card.

2. Interested bidders shall have to deposit earnest money equivalent to forty percent (40%) or more of the Bid Starting Price of the lease site mentioned against each lease site in advance in the form of cash / pay order in favour of "LDA UD-Wing" at the bank booth established at the venue of the auction. Cheques will not be accepted. The earnest money deposited by the unsuccessful bidders shall be refunded.

3. Concerning area, location and size of the Petrol Pump Sites, the same shall be leased out on "As it is, Where it is" basis. In case of 29-Civic Center Quaid-e-Azam Town, the existing canopy, machinery and under-ground fuel tank is also the property of the Authority.

4. The Site shall be leased out for a term of 05-years (including initial three months grace period) extendable for another term of 05-years by mutual consent with an increase of 25% in the last payable rent after every 03-year provided that the lessee abides by all the terms and conditions of the lease deed. However, the total lease period shall not exceed 10-years.

5. Single bid may be considered by the Competent Authority if the bid offer is atleast ten percent (10%) above the bid starting price.

6. Highest bidder shall, within fifteen (15) days of auction day (including holidays), submit an undertaking on a non-judicial stamp paper showing his acceptance of the terms and conditions of lease. The undertaking shall include names and details of the persons (if any) on behalf of whom the bid was offered.

7. The Competent Authority reserves the right to accept or reject the highest bid without assigning any reason, and before such approval no rights would accrue to the highest bidder. A letter conveying confirmation of bid or rejection of the bid shall be issued to the highest bidder.

8. The successful bidder shall deposit three years' advance rent (including earnest money already deposited) within 30 days of the issuance of bid acceptance letter (including holidays). If the bidder fails to deposit this amount, the earnest money shall be forfeited and bid shall stand automatically rejected.

9. On completion of 3 (three) years, the Lessee shall pay the advance rent amount for the next two years, to the lessor within 15 days after the completion of 3 years. In case of extension of the term the lessee shall pay the advance lease rent for the first 3 years of the extended term within 15 days of the start of the term. Similarly, the advance lease rent for the last 2 years of the extended term shall be paid within 15 days after completion of 3 years.

10. In case of default, the Authority shall have the right to terminate the lease by giving 15 days' notice. Upon such termination the Authority shall take over the possession of the site along with all fixtures and auction the site including fixtures. The lease may also be terminated by mutual consent of the Lessor (Authority) and the Lessee.

11. The successful bidder/lessee shall sign the Lease Deed with LDA within a period of 45 days of the issuance of bid acceptance letter (including holidays). The Lessee shall pay all the applicable taxes including advance income tax on the lease amount. The Lessee shall also pay stamp duty, registration charges and all applicable dues on the registration of lease deed, if any.

12. Lease Term shall start from the "Effective Date" which shall be the 45th day/date of the issuance of the Bid Acceptance Letter.

13. In case of default in timely payment of the lease money or any payment under the lease agreement / regulations, 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 (2) months, the Competent Authority shall be at liberty to take necessary action e.g., sealing of the premises, and in case the default in such payment continues for more than six (6) months from the due date, the lease shall stand cancelled automatically and possession of the Property shall be retrieved in favour of the Authority.

14. The Lessee shall not sub-lease, sell, dispose of, mortgage or assign the site. In case of violation of this clause or any other clause hereof, the lease shall be terminated with immediate effect and the Lessor shall take over the possession of the site forthwith. However, the lessee can sublet tyre shop, tuck shop, service station or other allied services subject to observance of building bye-laws of LDA.

# TERMS & CONDITIONS OF AUCTION

15. The site shall be used only for petrol pump/CNG station alongwith allied services according to the applicable bye-laws of the Lahore Development Authority. The lessee can enter into agreement with Oil Management Company (OMC) for running a franchise (petrol pump outlet). If the lessee happens to be an Oil Management Company (OMC), it can enter into agreement with any party for running the dealership.
16. The Lease Holder shall be responsible for the payment of all the utility bills of the Lease Site accrued during the lease term.
17. The Lease Holder shall be responsible for any type of damage caused to the Lease Site during the lease term and shall pay for the damages as and when demanded by the Competent Authority. The Lease Holder shall also be responsible for any damages caused to the private property and life such as theft of any vehicle, fire incidents, deaths etc. The Authority shall not be responsible for damages caused due to unforeseen incidents in which there is no involvement of the Authority.
18. All the rates, taxes including property tax, assessments and any other fees, in respect of the lease site, claimable under any law for the time being enforced shall be paid by the Lease Holder. The Authority may require the lease holder either to pay such rates, taxes, assessments or fees directly or to deposit the same with the Authority.
19. 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/standards set out by the relevant laws.
20. After the expiry/termination of the lease term, the Lease Holder shall cease to run any business, remove his personnel, and hand over the possession of the lease site back to the Authority. The respective lease holders shall also be liable to handover possession of all immovable construction including constructed rooms/offices, installed tiles/flooring and underground fuel tanks to the Authority which shall be construed as property of the Authority and the respective lease holders shall ensure that the NOC issued by District Authority is intact and valid for atleast six months at the time of such expiry/termination of lease or they shall be liable to get the NOC extended for such period. In case of 29-Civic Center Quaid-e-Azam Town, the lease holder shall also hand over possession of the canopy and dispensers/machinery, in addition to the aforementioned installations, back to the Authority. In case of his failure to do so, the Authority shall take the possession at the risk and cost of the Lease Holder.
21. The Successful Bidder / Lease Holder shall be bound to accept all the terms and conditions of auction set by the Supreme Court of Pakistan and as contained in the Management of Properties of LDA (Lease Rights) Regulations, 2024. The matter of default, malpractices, violations and breach of the terms and conditions etc. shall also be governed under the guidelines of the Supreme Court of Pakistan and the governing regulations. If the right to terminate granted in the regulations is exercised by the lease holder within a period i.e., twice the grace period, the lessee shall also pay the lease rent of the grace period at the auction price.
22. LDA has made all out efforts with regard to correct publication of information e.g., size of lease site, bid starting price and earnest money. However, in case of any error or variation, the Bidder shall be bound to abide by the governing regulations.

# TERMS & CONDITIONS OF AUCTION

## LEASE RIGHTS OF COMMERCIAL BUILDING

Every participant of the auction shall bring three copies of his/her Computerized National Identity Card.

2. Interested bidders shall have to deposit earnest money equivalent to forty percent (40%) or more of the Bid Starting Price of the lease site mentioned against each lease site in advance, in the form of Cash or Demand Draft / Pay Order in favour of "LDA UD-Wing" at the bank booth established at the venue of the auction in order to participate in auction proceedings which shall be refundable to the unsuccessful bidders. Cheques will not be accepted.

3. Lease Site shall be auctioned on "As is, where is" basis.

4. The Commercial Building shall be leased initially for a period of 13 years which includes a 1-year grace period. An additional 12-year extension may be granted at the option of lessee, provided that there is no breach of the lease terms/agreement. Upon extension, the lessee shall be required to pay the difference in the security deposit (30% of the rent) based on the rent for the 14th year. The lease term shall not be extended further in any case.

5. The Lease Holder shall be allowed to raise construction on the vacant area of the plot, for commercial purposes, subject to the condition that the total ground floor coverage involving both structures (existing and new building) shall not exceed sixty percent (60%) of the plot area under the relevant building bye-laws. The lease holder shall ensure that all building regulations are followed and parking requirements are fulfilled under the governing byelaws. Such construction is subject to the condition that after expiry/termination of lease term, the constructed structure shall also be treated as property of LDA and shall be handed over back to LDA. The lease holder shall be allowed to make addition/alterations at the existing floors, at his own risk and cost, and shall ensure that no structural change is made and safety of the existing structure is not compromised.

6. Single bid may be considered by the Authority if the bid offer is at least ten percent (10%) above the bid starting price.

7. Highest bidder shall, within fifteen (15) days of auction day (including holidays), submit an undertaking on a nonjudicial stamp paper showing his acceptance of the terms and conditions of lease. The undertaking shall include names and details of the persons (if any) on behalf of whom the bid was offered.

8. The prospective lessee shall be allowed to run any commercial activity that is permitted under the LDA Land Use Regulations, 2020.

9. The final bid shall be placed before the Competent Authority which reserves the right to accept or reject the highest bid without assigning any reason, and before such approval no rights would accrue to the highest bidder. A letter conveying acceptance of bid or rejection of the bid shall be issued to the highest bidder.

10. The Successful Bidder shall pay the approved lease money of 1st year (starting upon expiry of grace period) in advance, after adjusting the earnest money already deposited, and the advance income tax u/s 236-A of the ITO-2001, within thirty (30) days from the date of issuance of the Bid Acceptance Letter. The Successful Bidder shall also pay thirty (30) percent of one year's approved lease money as Security Deposit, within thirty (30) days from the date of issuance of the Bid Acceptance Letter, which shall be refunded to the Successful Bidder after the expiry of the lease term, after getting necessary clearances from LESCO, SNGPL, WASA and other utility companies, and after deductions of any outstanding bill / fee, dues etc. from the same. In case of failure of the successful bidder to deposit the above-mentioned amounts within specified time, the already deposited earnest money shall be forfeited in favour of the Authority.

11. The Successful Bidder shall also pay yearly in advance the lease money for the remaining period along with eight percent (8%) increase per annum on the last paid lease money within thirty (30) days from the date of expiry of period for which last rent was paid. In case of default in timely payment of the lease money or any payment under the lease agreement / regulations, 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 (2) months, the Competent Authority shall be at liberty to take necessary action e.g., sealing of the premises, and in case the default in such payment continues for more than six (6) months from the due date, the lease shall stand cancelled automatically, security shall be forfeited and possession of the Property shall be retrieved in favour of the Authority.

# TERMS & CONDITIONS OF AUCTION

12. The Successful Bidder shall be required to sign a lease agreement with the Authority, after payment of the 1st year's lease money and within forty-five (45) days of the issuance of the Bid Acceptance Letter. For this purpose, the Successful Bidder shall pay the applicable Stamp Duty under the Stamp Act, 1899 and submit the Lease Agreement, duly printed on stamp papers, to the Authority. The Successful Bidder shall be responsible for registration of the Lease Agreement with the SubRegistrar/Rent Controller concerned and payment of all dues and expenses in connection with the execution and registration of the Lease Agreement.
13. Lease Term (inclusive of the grace period) shall start from the "Effective Date" which shall be the 45th day/date of the issuance of the Bid Acceptance Letter.
14. The lease holder shall not encumber or mortgage the ownership rights of the Authority in any manner whatsoever.
15. The Lease Holder shall not be allowed to sub-lease the site as a whole to a third party.
16. The Lease Holder shall have no right to use the Lease Site for any purpose other than for which it has been approved by the Competent Authority.
17. The Lease Holder shall be responsible for the payment of all the utility bills of the Lease Site accrued during the lease term.
18. The Lease Holder shall be responsible for any type of damage caused to the Lease Site during the lease term and shall pay for the damages as and when demanded by the Competent Authority. The Lease Holder shall also be responsible for any damages caused to the private property and life such as theft of any vehicle, fire incidents, deaths etc. The Authority shall not be responsible for damages caused due to unforeseen incidents in which there is no involvement of the Authority.
19. All the rates, taxes including property tax, assessments and any other fees, in respect of the lease site, claimable under any law for the time being enforced shall be paid by the Lease Holder. The Authority may require the lease holder either to pay such rates, taxes, assessments or fees directly or to deposit the same with the Authority.
20. 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/standards set out by the relevant laws.
21. The Competent Authority, upon request of the Lease Holder and payment of lease transfer fee equal to thirty (30) percent of the last paid annual lease rent, may allow transfer of the lease rights of a Lease Site to a third party provided that the total lease term shall not exceed the original lease term and all the terms and conditions of the lease agreement shall apply on the subsequent lease holder. In such case, the transferee of the lease rights shall be required to sign an agreement with the Authority for the remaining lease period.
22. After the expiry/termination of the lease term, the Lease Holder shall cease to run any business, remove his personnel, and hand over the possession of the lease site alongwith the structure (buildings) to the Authority. The respective lease holder shall also be liable to handover possession of all immovable construction e.g., constructed rooms/offices, installed tiles/flooring, doors, cabinets and windows. In case of his failure to do so, the Authority shall take the possession at the risk and cost of the Lease Holder.
23. The Successful Bidder / Lease Holder shall be bound to accept all the terms and conditions of auction prescribed by the Authority and as contained in the Management of Properties of LDA (Lease Rights) Regulations, 2024. The matter of default, malpractices, violations and breach of the terms and conditions etc. shall be governed under the Management of Properties of LDA (Lease Rights) Regulations, 2024. If the right to terminate granted in the regulations is exercised by the lease holder within a period i.e., twice the grace period, the lessee shall also pay the lease rent of the grace period at the auction price.
24. LDA has made all out efforts with regard to correct publication of information e.g., size of lease site, bid starting price and earnest money. However, in case of any error or variation, the Bidder shall be bound to abide by the governing regulations.

# TERMS & CONDITIONS OF AUCTION

## LEASE RIGHTS OF RESTAURANT AND SPA/SALON SITES

Every participant of the auction shall bring three copies of his/her Computerized National Identity Card.

2. Interested bidders shall have to deposit earnest money equivalent to forty percent (40%) or more of the Bid Starting Price of the lease site mentioned against each lease site in advance, in the form of Cash or Demand Draft / Pay Order in favour of "LDA UD-Wing" at the bank booth established at the venue of the auction in order to participate in auction proceedings which shall be refundable to the unsuccessful bidders. Cheques will not be accepted.

3. Lease Sites shall be auctioned on "As is, Where is" basis.

4. The lease term of the Restaurants and Spa/Salon Sites shall be for five (05) years which includes a grace period of 3 months. The lease term shall not be extended in any case.

5. The Lease Holder shall have no right to use the Lease Site for any purpose other than that advertised.

6. The lessees shall be bound to install an independent electricity connection in its own name or a sub-meter (if management allows), at its own cost. In the event of a separate electricity connection, lessees shall be bound to get the electricity connection disconnected at the end of the lease term.

7. Single bid may be considered by the Competent Authority if the bid offer is at least ten percent (10%) above the bid starting price.

8. Highest bidder shall, within fifteen (15) days of auction day (including holidays), submit an undertaking on a non-judicial stamp paper showing his acceptance of the terms and conditions of lease. The undertaking shall include names and details of the persons (if any) on behalf of whom the bid was offered.

9. The Competent Authority reserves the right to accept or reject the highest bid without assigning any reason, and before such approval no rights would accrue to the highest bidder. A letter conveying acceptance of bid or rejection of the bid shall be issued to the highest bidder.

10. The Successful Bidder shall pay the approved lease money of 1st year (starting upon expiry of grace period) in advance after adjusting the earnest money already deposited, and the advance income tax u/s 236-A of the ITO-2001, within thirty (30) days from the date of issuance of the Bid Acceptance Letter. The Successful Bidder shall also pay thirty (30) percent of one year's approved lease money as Security Deposit, within thirty (30) days from the date of issuance of the Bid Acceptance Letter, which shall be refunded to the Successful Bidder after the expiry of the lease term, after getting necessary clearances from LESCO, SNGPL, WASA and other utility companies, and after deductions of any outstanding bill / fee, dues etc. from the same. In case of failure of the successful bidder to deposit the above-mentioned amounts within specified time, the already deposited earnest money shall be forfeited in favour of the Authority.

11. The Successful Bidder shall also pay yearly in advance the lease money for the remaining period along with eight percent (8%) increase per annum on the last paid lease money within thirty (30) days from the date of expiry of period for which last rent was paid. In case of default in timely payment of the lease money or any payment under the lease agreement / regulations, 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 (2) months, the Competent Authority shall be at liberty to take necessary action e.g., sealing of the premises, and in case the default in such payment continues for more than six (6) months from the due date, the lease shall stand cancelled automatically, security shall be forfeited and possession of the Property shall be retrieved in favour of the Authority.

# TERMS & CONDITIONS OF AUCTION

12. The Successful Bidder shall be required to sign a lease agreement with the Authority, after payment of the 1st year's lease money and within forty-five (45) days of the issuance of the Bid Acceptance Letter. For this purpose, the Successful Bidder shall pay the applicable Stamp Duty under the Stamp Act, 1899 and submit the Lease Agreement, duly printed on stamp papers, to the Authority. The Successful Bidder shall be responsible for registration of the Lease Agreement with the SubRegistrar/Rent Controller concerned and payment of all dues and expenses in connection with the execution and registration of the Lease Agreement.
13. Lease Term shall start from the "Effective Date" which shall be the 45th day/date of the issuance of the Bid Acceptance Letter.
14. The lease holder shall not encumber or mortgage the ownership rights of the Authority in any manner whatsoever. The Lease Holder shall not be allowed to sub-lease the Lease Site to a third party.
15. The Lease Holder shall be responsible for the payment of all the utility bills of the Lease Site accrued during the lease term.
16. The Lease Holder shall be responsible for any type of damage caused to the Lease Site during the lease term and shall pay for the damages as and when demanded by the Competent Authority. The Lease Holder shall also be responsible for any damages caused to the private property and life such as theft of any vehicle, fire incidents, deaths etc. The Authority shall not be responsible for damages caused due to unforeseen incidents in which there is no involvement of the Authority.
17. All the rates, taxes including property tax, assessments and any other fees, in respect of the lease site, claimable under any law for the time being enforced shall be paid by the Lease Holder. The Authority may require the lease holder either to pay such rates, taxes, assessments or fees directly or to deposit the same with the Authority.
18. 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/standards set out by the relevant laws.
19. The Competent Authority, upon request of the lease holder and payment of lease transfer fee equal to thirty (30) percent of the last paid annual lease rent, may allow transfer of the lease rights of a Lease Site to a third party provided that the total lease term shall not exceed the original lease term and all the terms and conditions of the lease agreement shall apply on the subsequent lease holder. In such case, the transferee of the lease rights shall be required to sign an agreement with the Authority for the remaining lease period.
20. After the expiry of the lease term, the Lease Holder shall cease to run any business, remove his personnel, and hand over the possession of the Lease Site along with all the inventory i.e., structure, fixtures, furniture, equipment, electric fittings etc. back to the Authority in running conditions failing which security amount will be forfeited and damages corresponding to the loss shall be levied on the Lease Holder.
21. The Successful Bidder / Lease Holder shall be bound to accept all the terms and conditions of auction prescribed by the Authority and as contained in the Management of Properties of LDA (Lease Rights) Regulations, 2024. The matter of default, malpractices, violations and breach of the terms and conditions etc. shall be governed under the Management of Properties of LDA (Lease Rights) Regulations, 2024. If the right to terminate granted in the regulations is exercised by the lease holder within a period i.e., twice the grace period, the lessee shall also pay the lease rent of the grace period at the auction price.
22. LDA has made all out efforts with regard to correct publication of information e.g., size of lease site, bid starting price and earnest money. However, in case of any error or variation, the Bidder shall be bound to abide by the governing regulation