



# AUCTION

26 May 2021

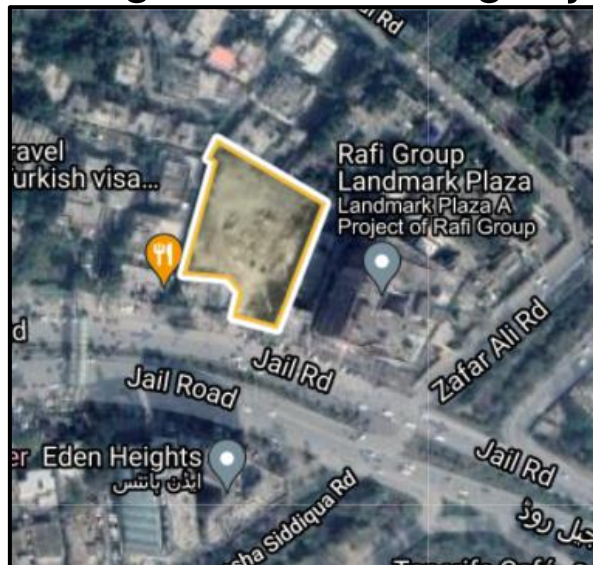




## Plot Details

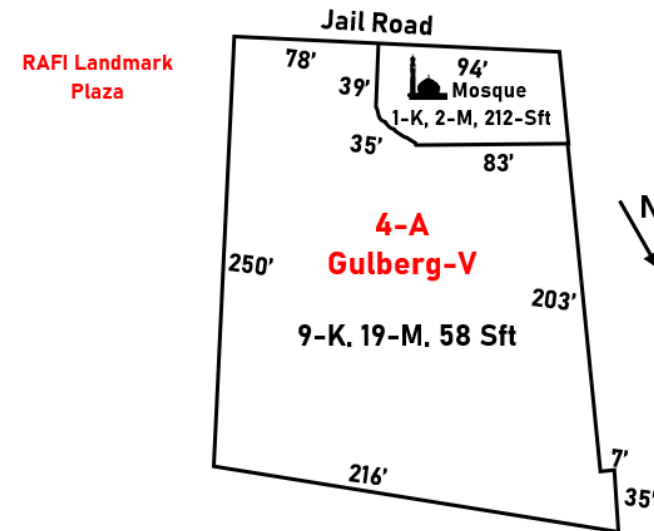
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
1	4-A	Jail Road	Gulberg-V	Commercial	9 Kanal 18 Marla 58 Sft	45,00,000	8,96,67,000

### Google Earth Imagery



Google Location: [LDA Auction 26-05-2021 - Google My Maps](#)

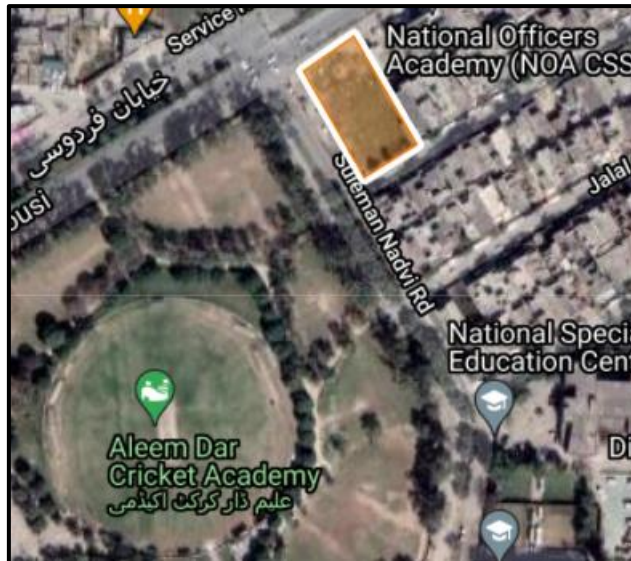
### Part Plan / Dimensions



## Plot Details

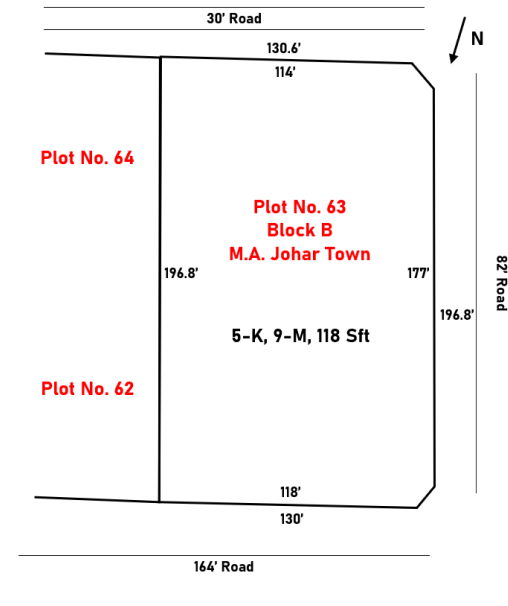
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
2	63	B	M.A. Johar Town	Commercial (Corner)	5 Kanal 9 Marla 180 Sft	38,00,000	4,17,10,000

### Google Earth Imagery



Google Location: [LDA Auction 26-05-2021 - Google My Maps](#)

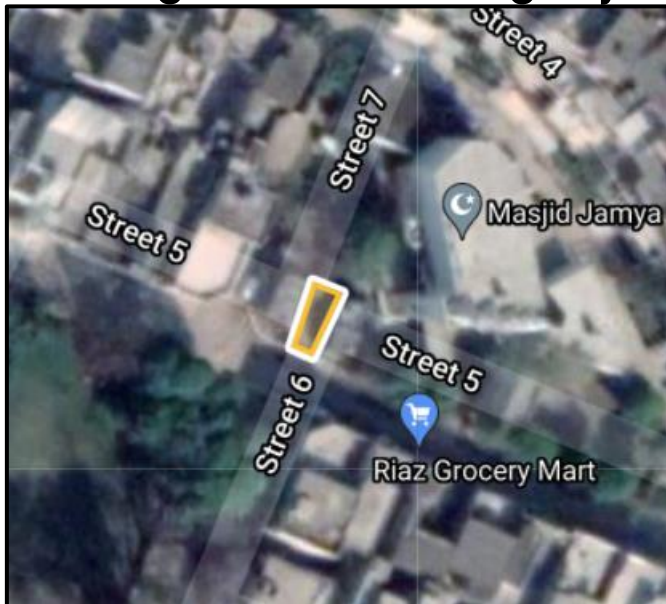
### Part Plan / Dimensions



## Plot Details

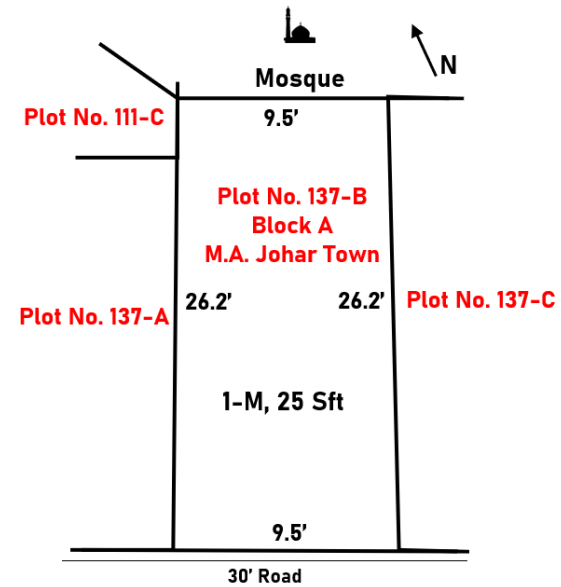
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
3	137-B	A	M.A. Johar Town	Commercial	1 Marla 25 Sft	19,50,000	2,20,000

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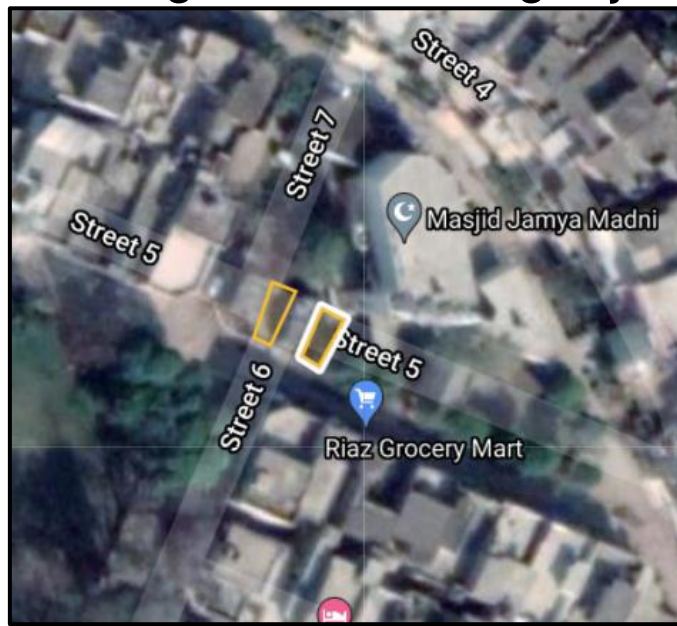
### Part Plan / Dimensions



## Plot Details

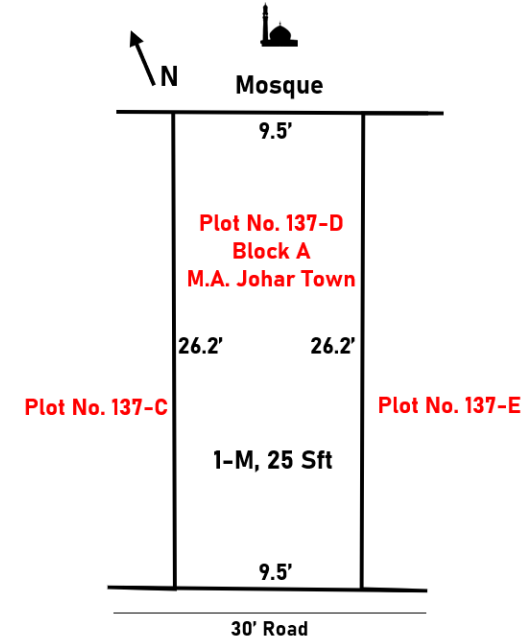
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
4	137-D	A	M.A. Johar Town	Commercial	1 Marla 25 Sft	19,50,000	2,20,000

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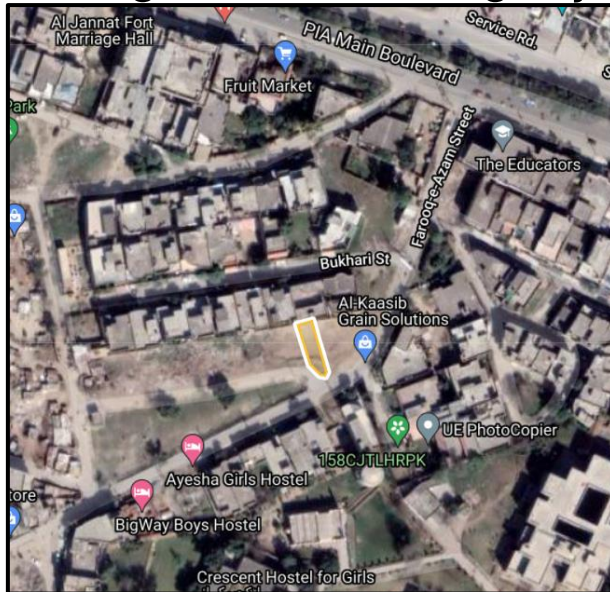
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## Plot Details

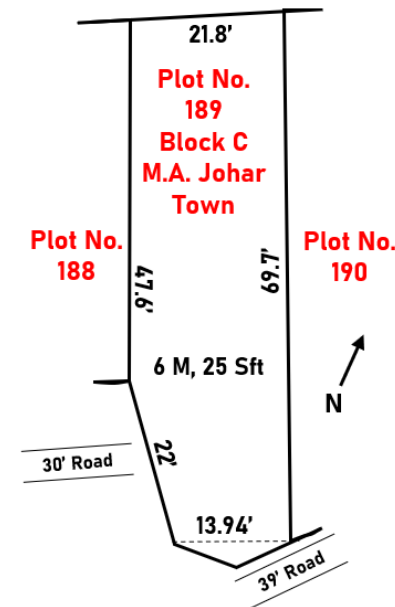
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
5	189	C	M.A. Johar Town	Commercial	6 Marla 62 Sft	27,50,000	17,30,000

### Google Earth Imagery



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### Part Plan / Dimensions

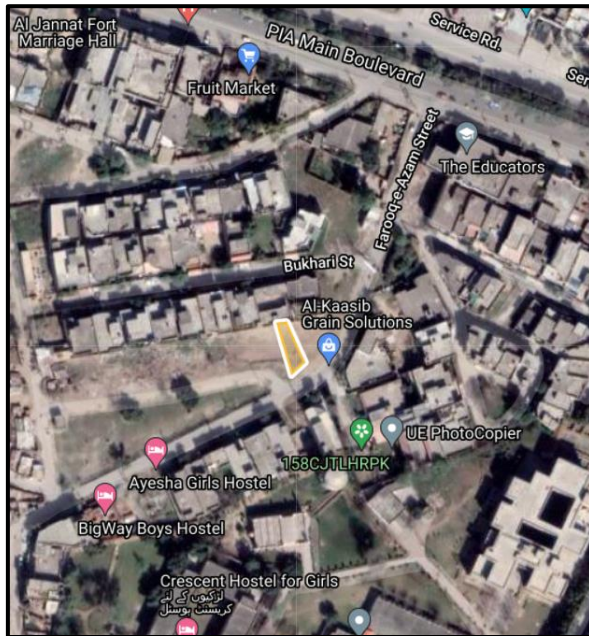




## Plot Details

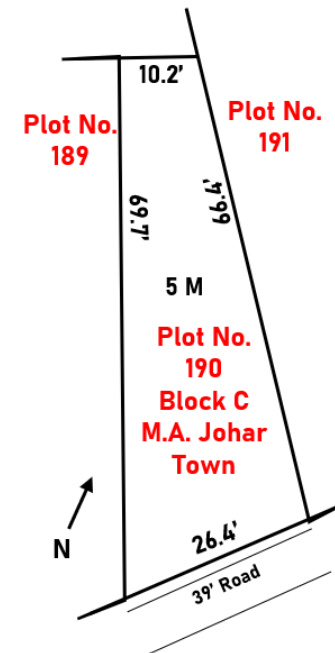
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
6	190	C	M.A. Johar Town	Commercial	5 Marla	27,50,000	13,80,000

### Google Earth Imagery



Google Location: [LDA Auction 26-05-2021 - Google My Maps](#)

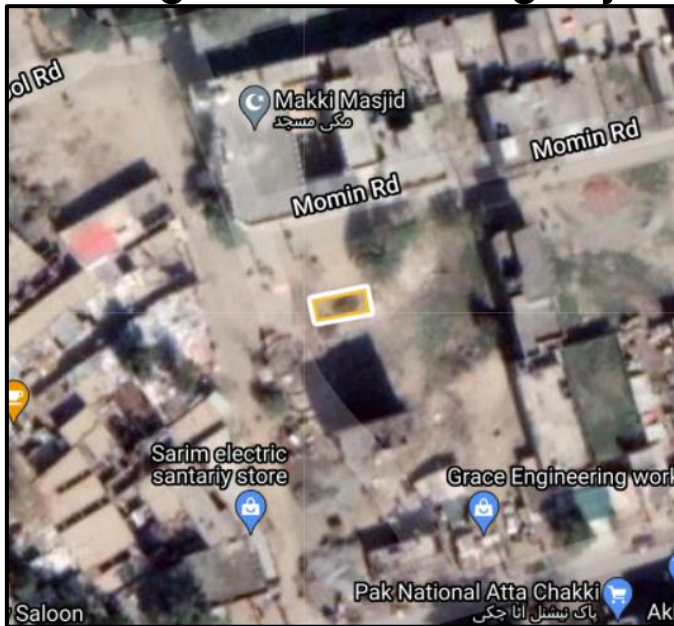
### Part Plan / Dimensions



## Plot Details

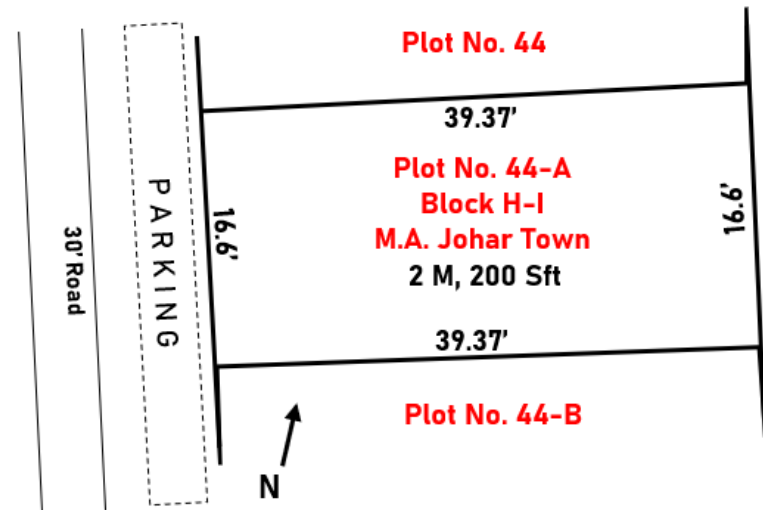
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
7	44-A	H-I	M.A. Johar Town	Commercial	2 Marla 200 Sft	30,00,000	8,70,000

## Google Earth Imagery



Google Location: [LDA Auction 26-05-2021 - Google My Maps](#)

## Part Plan / Dimensions





## Plot Details

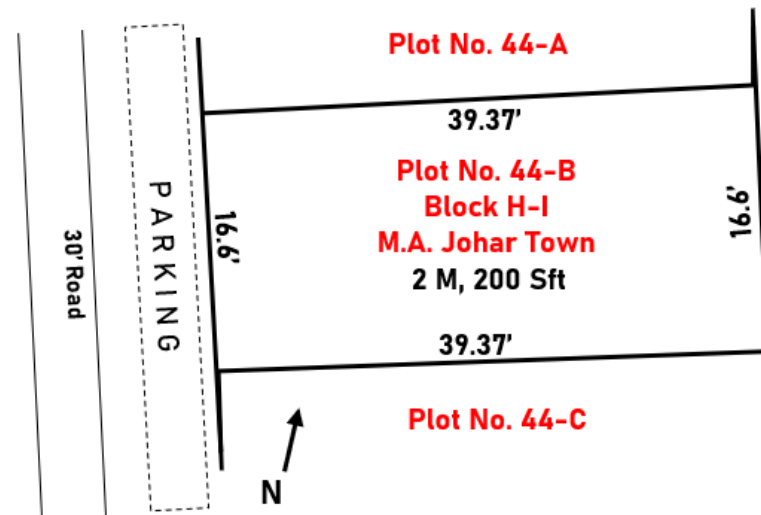
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
8	44-B	H-I	M.A. Johar Town	Commercial	2 Marla 200 Sft	30,00,000	8,70,000

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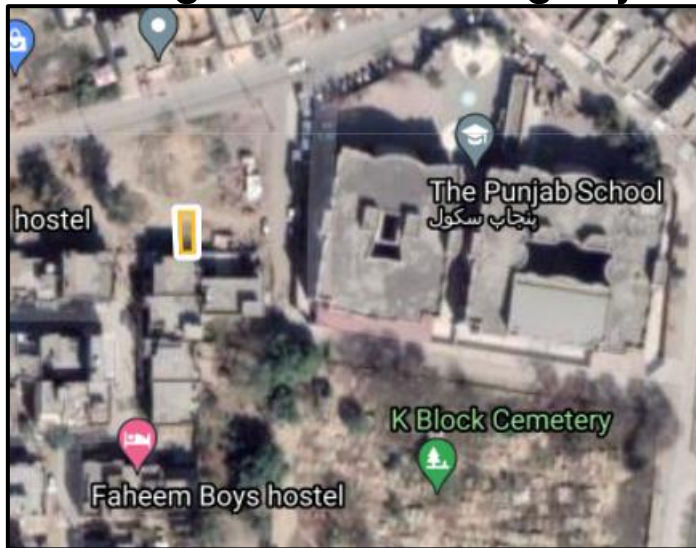
### Part Plan / Dimensions



## Plot Details

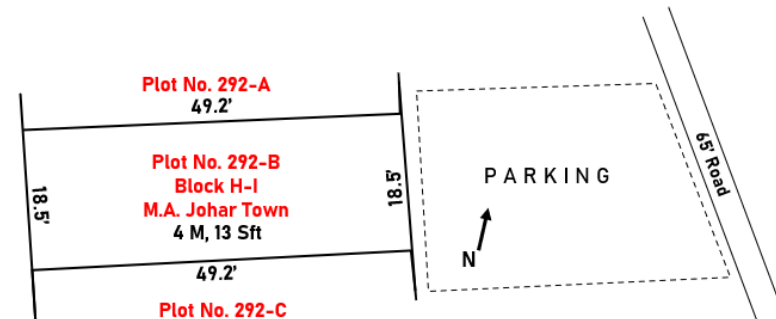
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
9	292-B	K	M.A. Johar Town	Commercial	4 Marla 13 Sft	40,50,000	18,50,000

### Google Earth Imagery



Google Location: [LDA Auction 26-05-2021 - Google My Maps](#)

### Part Plan / Dimensions

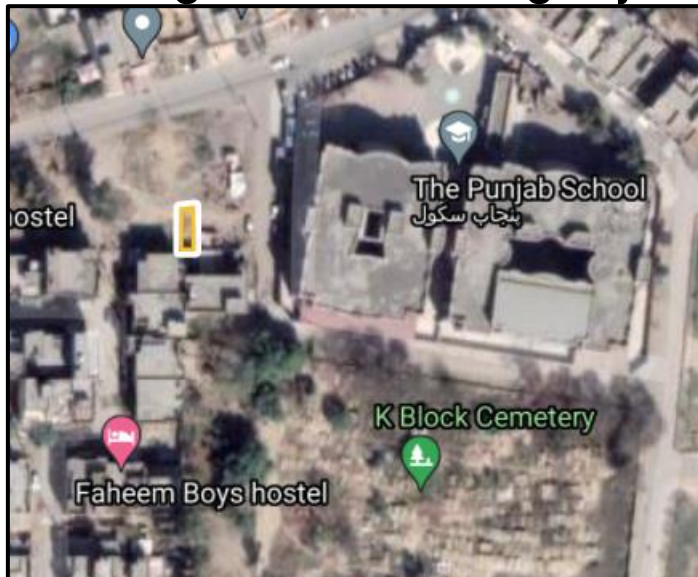




## Plot Details

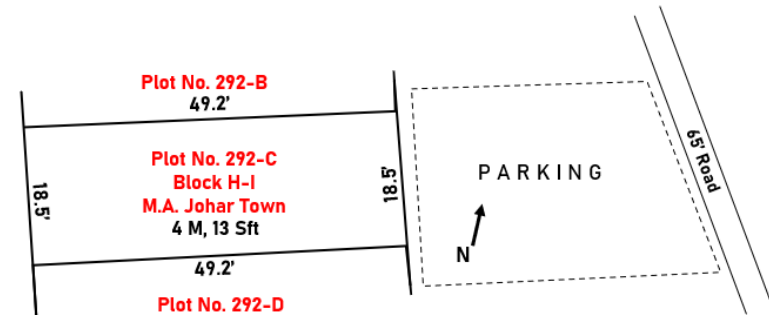
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
10	292-C	K	M.A. Johar Town	Commercial	4 Marla 13 Sft	40,75,000	18,55,000

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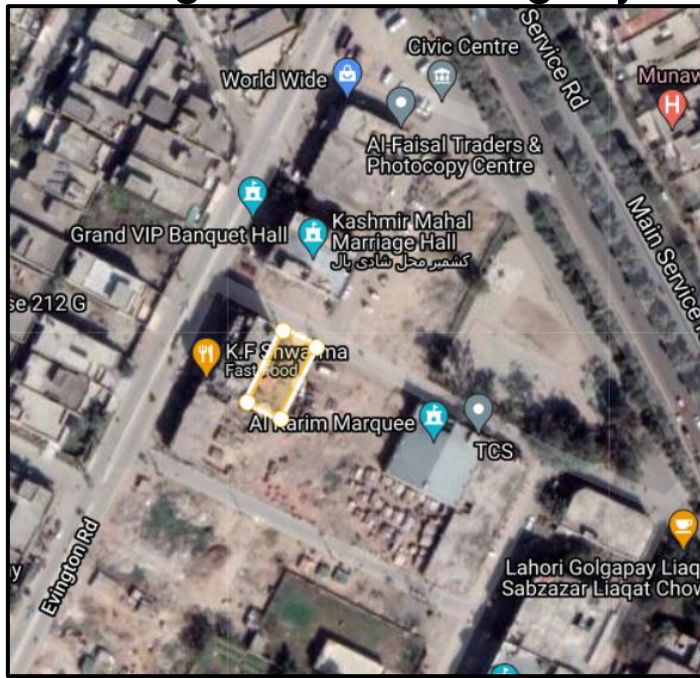
### Part Plan / Dimensions



## Plot Details

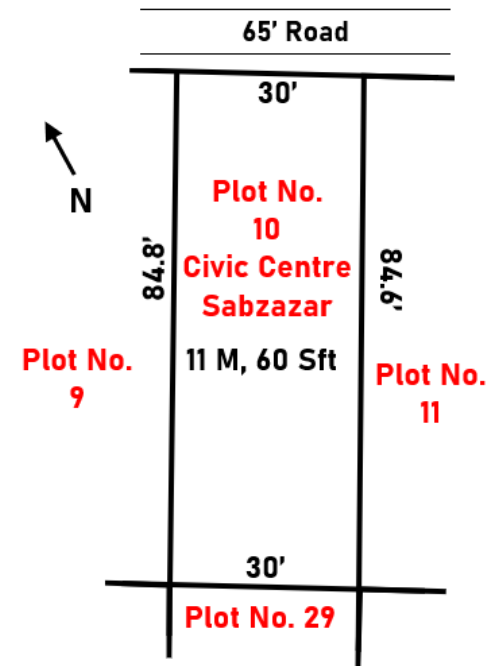
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
11	10	Civic Centre	Sabzazar	Commercial	11 Marla 60 Sft	32,00,000	36,10,000

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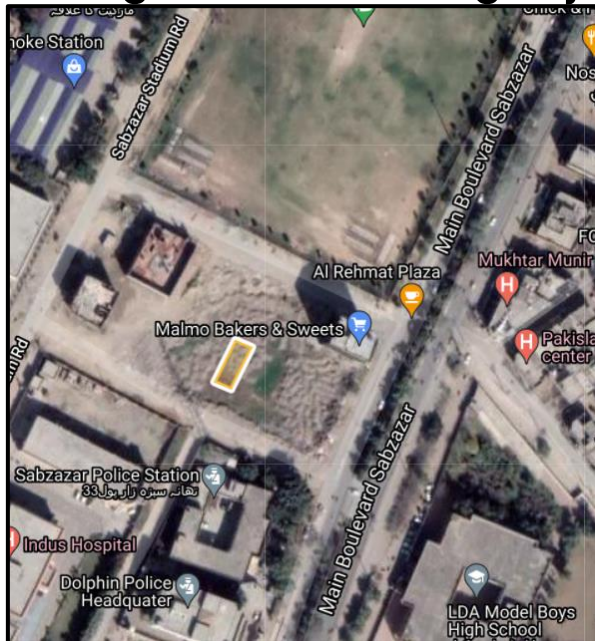




## Plot Details

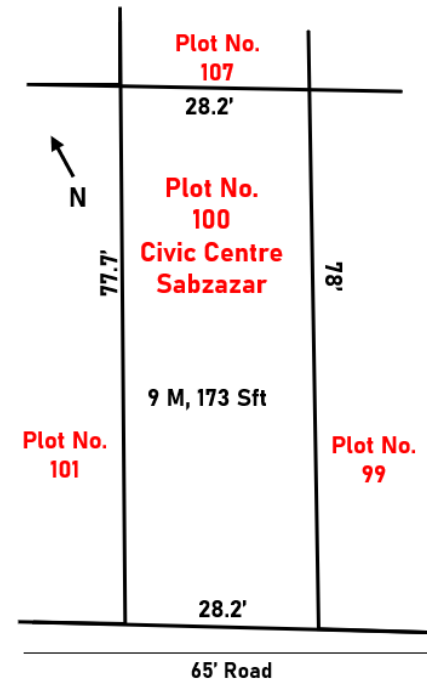
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
12	100	Civic Centre	Sabzazar	Commercial	9 Marla 173 Sft	30,00,000	29,35,000

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### Part Plan / Dimensions



## Plot Details

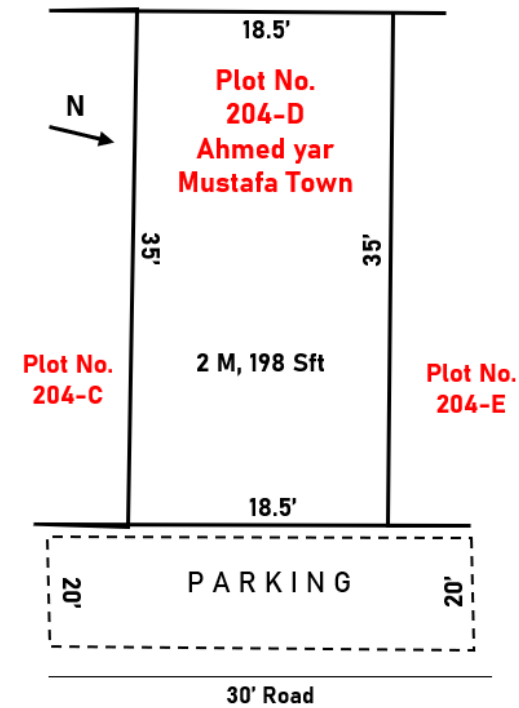
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
13	204-D	Ahmed Yar	Mustafa Town	Commercial	2 Marla 198 Sft	18,00,000	5,20,000

## Google Earth Imagery



Google Location: [LDA Auction 26-05-2021 - Google My Maps](#)

## Part Plan / Dimensions

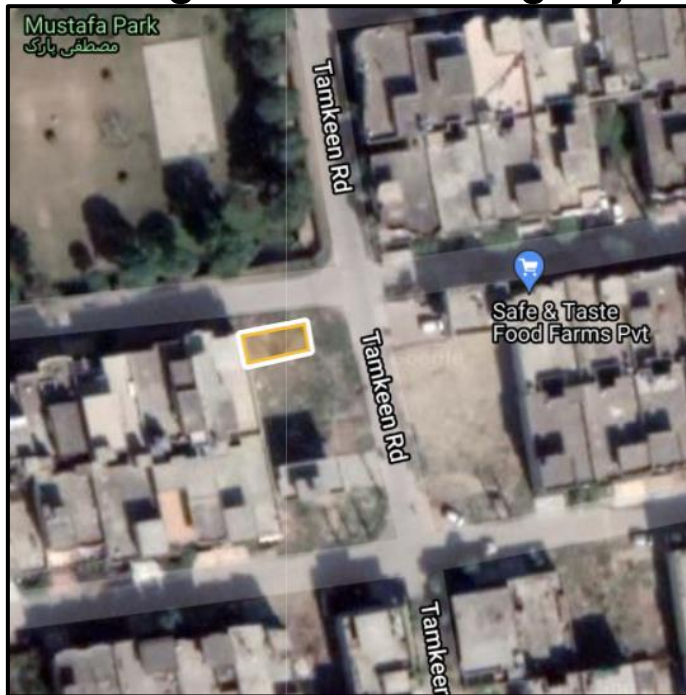




## Plot Details

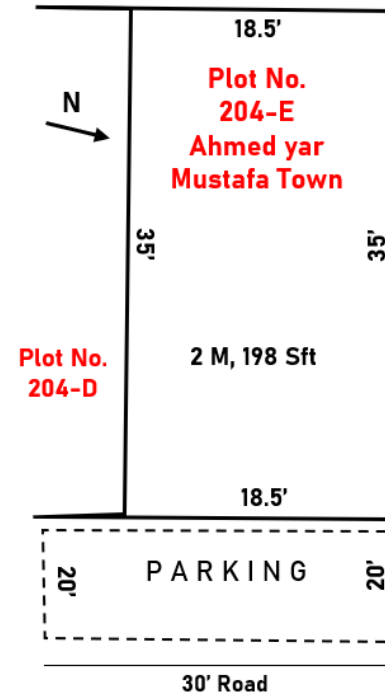
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
14	204-E	Ahmed Yar	Mustafa Town	Commercial (Corner)	2 Marla 198 Sft	22,00,000	5,35,000

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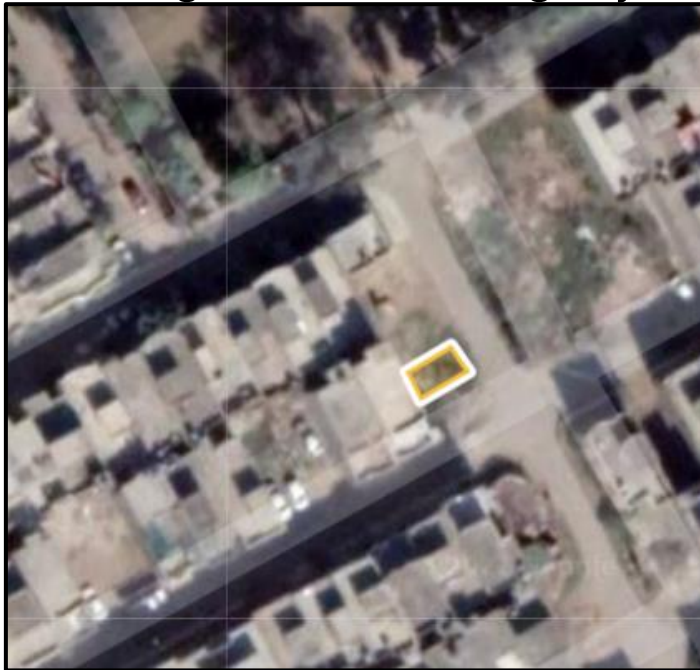
### Part Plan / Dimensions



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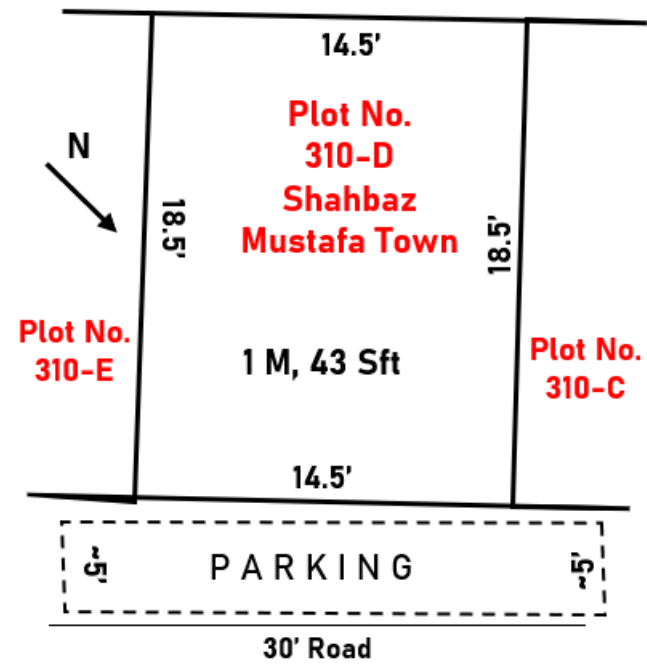
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
15	310-D	Shahbaz	Mustafa Town	Commercial	1 Marla 43 Sft	22,00,000	2,65,000

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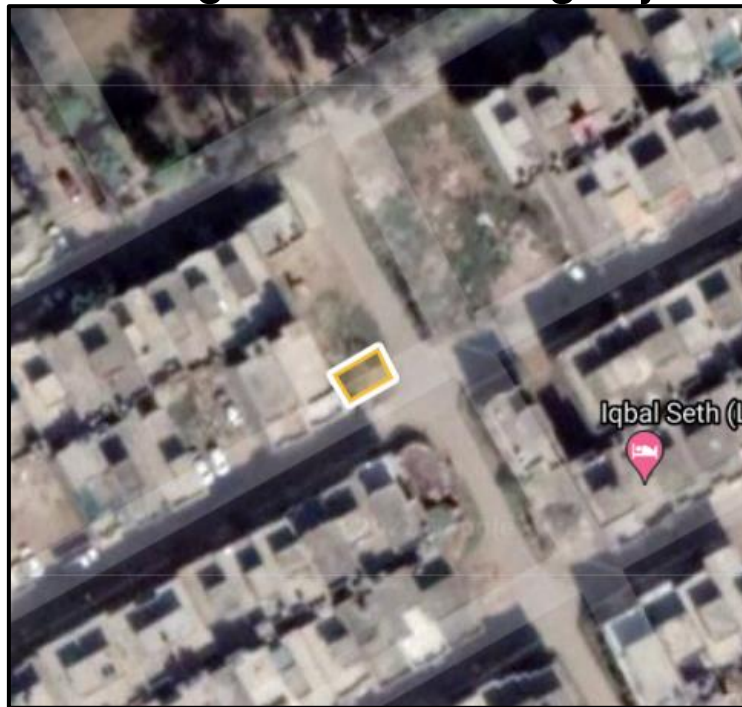
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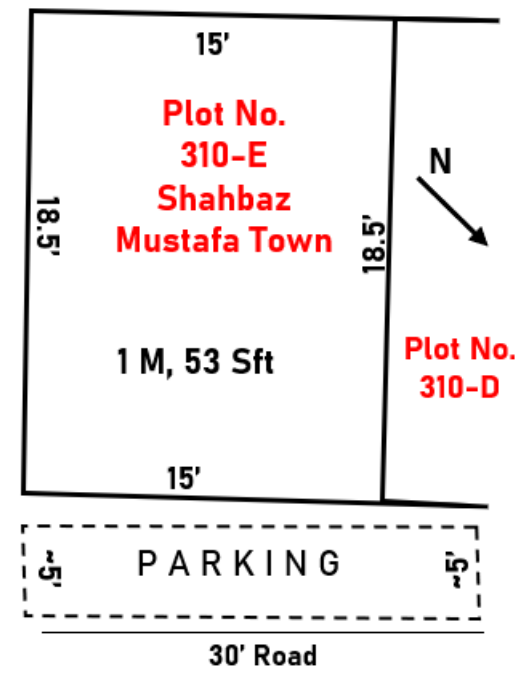
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
16	310-E	Shahbaz	Mustafa Town	Commercial (Corner)	1 Marla 53 Sft	25,00,000	3,10,000

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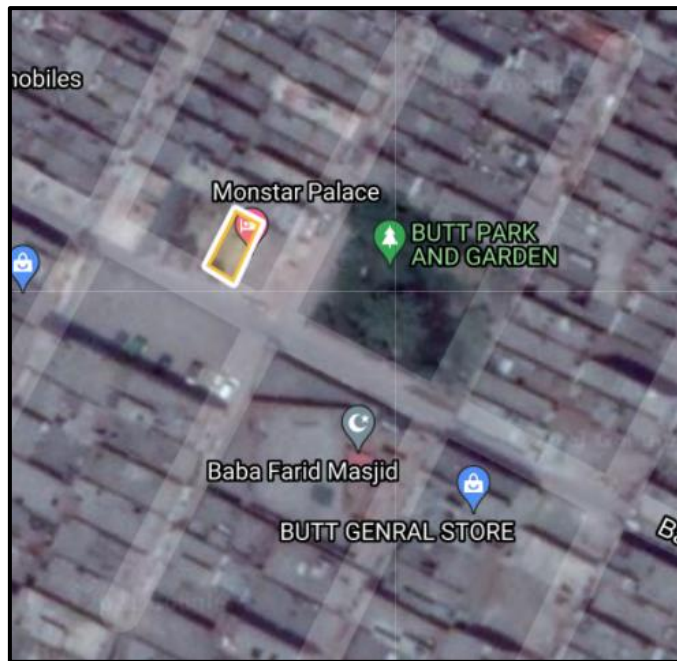




## Plot Details

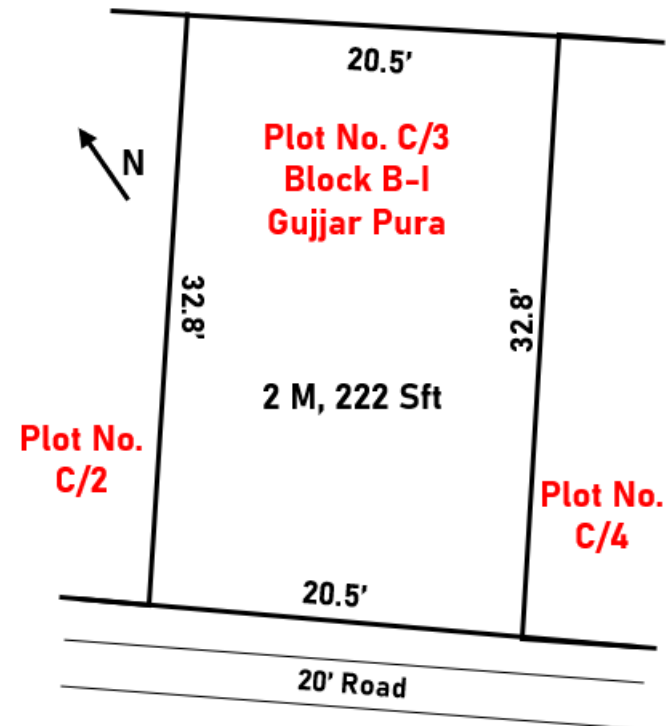
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
17	C/3	B-I	Gujjar Pura	Commercial	2 Marla 222 Sft	12,00,000	3,60,000

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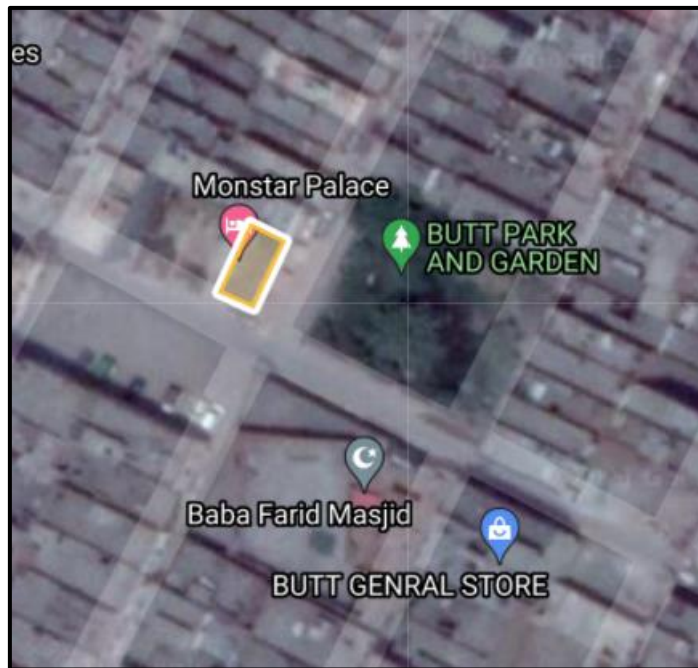
## Part Plan / Dimensions



## Plot Details

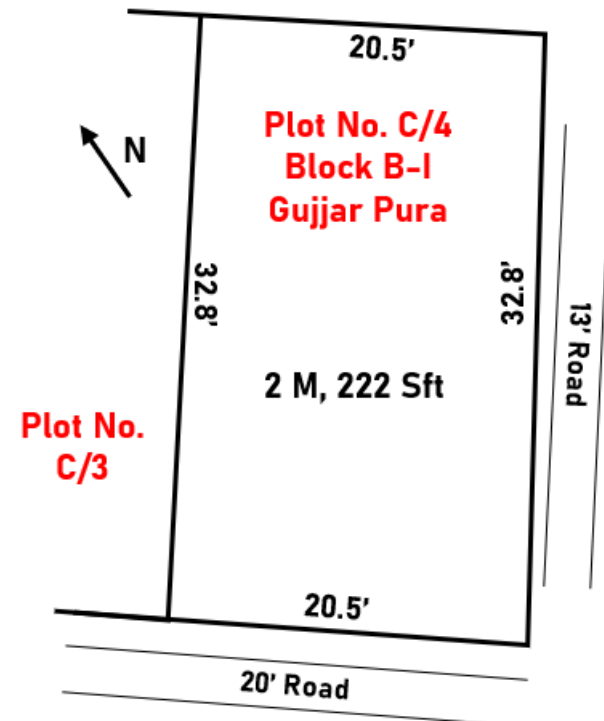
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
18	C/4	B-I	Gujjar Pura	Commercial (Corner)	2 Marla 222 Sft	12,00,000	3,60,000

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### Part Plan / Dimensions



## Plot Details

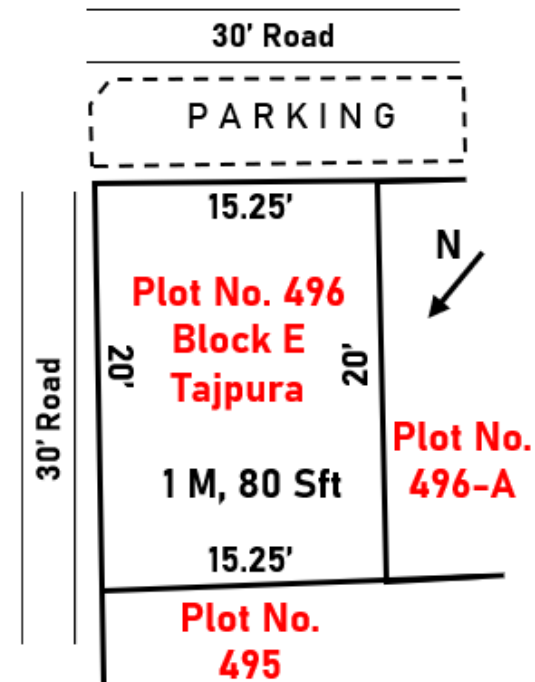
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
19	496	E	Tajpura	Commercial (Corner)	1 Marla 80 Sft	17,50,000	2,40,000

## Google Earth Imagery



Google Location: [LDA Auction 26-05-2021 - Google My Maps](#)

## Part Plan / Dimensions





## Plot Details

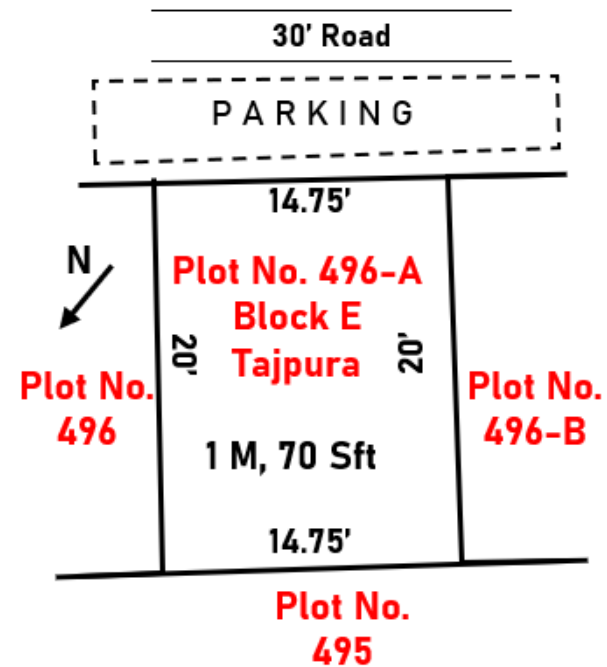
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
20	496-A	E	Tajpura	Commercial	1 Marla 70 Sft	16,50,000	2,20,000

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## Plot Details

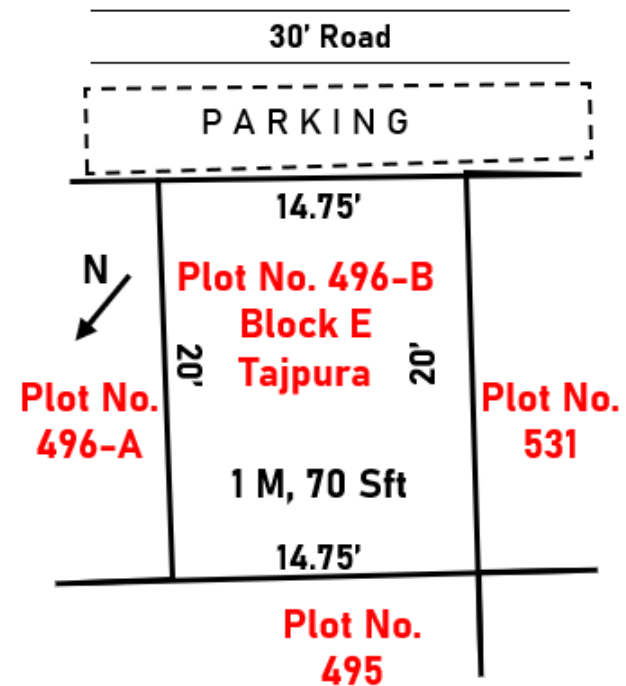
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
21	496-B	E	Tajpura	Commercial	1 Marla 70 Sft	16,50,000	2,20,000

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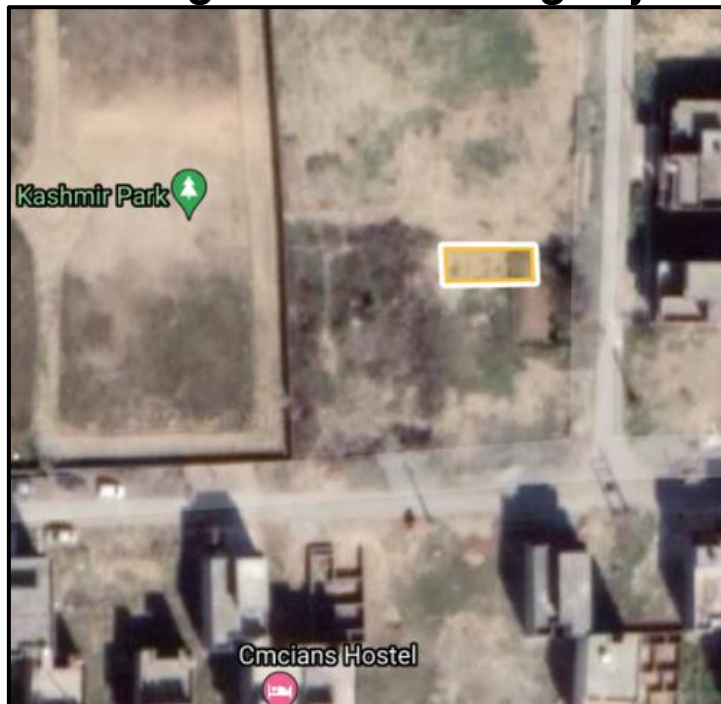
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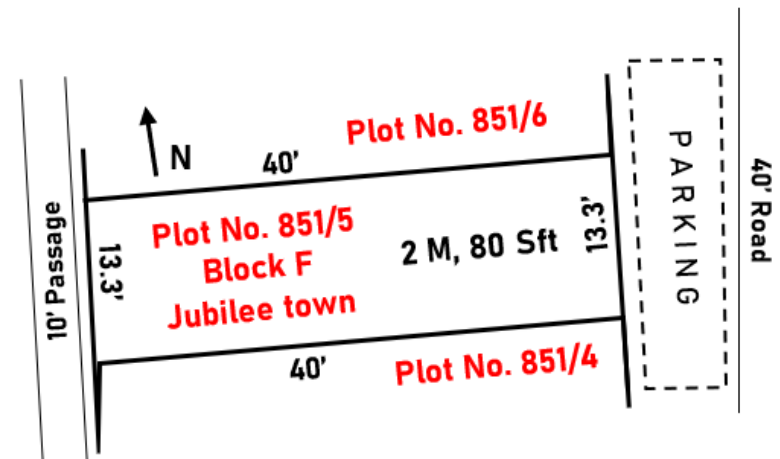
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
22	851/5	F	Jubilee Town	Commercial	2 Marla 80 Sft	17,50,000	4,15,000

## Google Earth Imagery



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## Part Plan / Dimensions





## Plot Details

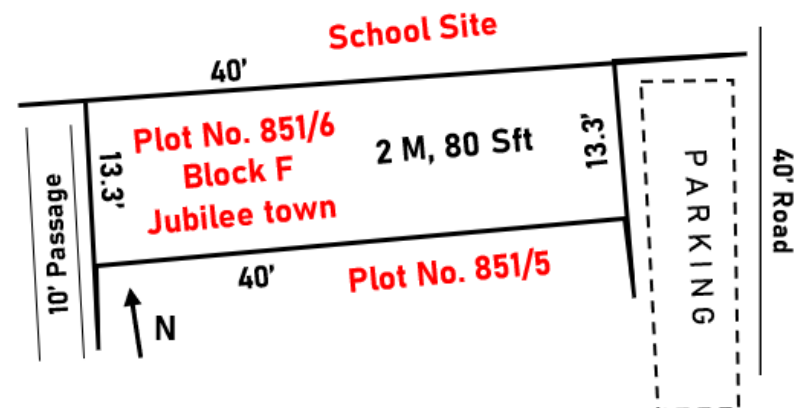
Sr. No.	Plot No.	Block	Scheme	Category	Area	Bid Starting Price per Marla (Rs.)	Earnest Money (Rs.)
23	851/6	F	Jubilee Town	Commercial	2 Marla 80 Sft	17,50,000	4,15,000

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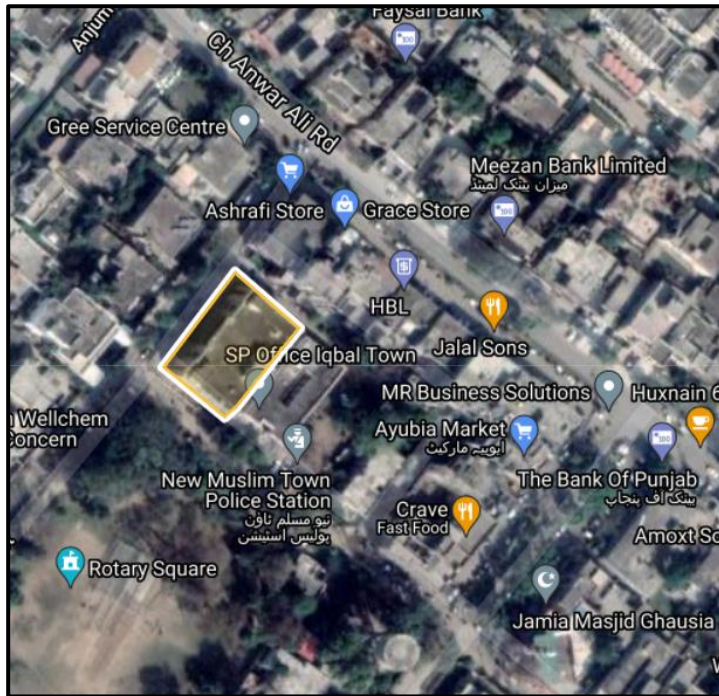
## Part Plan / Dimensions



# New Muslim Town Community Centre

Sr. No.	Plot No.	Block	Scheme	Area	Bid Starting Lease per Annum (Rs.)	Earnest Money (Rs.)
24	239	A	New Muslim Town	3 Kanal 7 Marla 50 Sft	78,00,000	39,00,000

## Google Earth Imagery



## Details

No. of Floors: 3 (Basement, Ground, First)

No. of Halls: 2 (Ground, First)

Facilities: 200 KVA Generator, Lift

Google Location: [LDA Auction 26-05-2021 - Google My Maps](#)

# New Muslim Town Community Centre

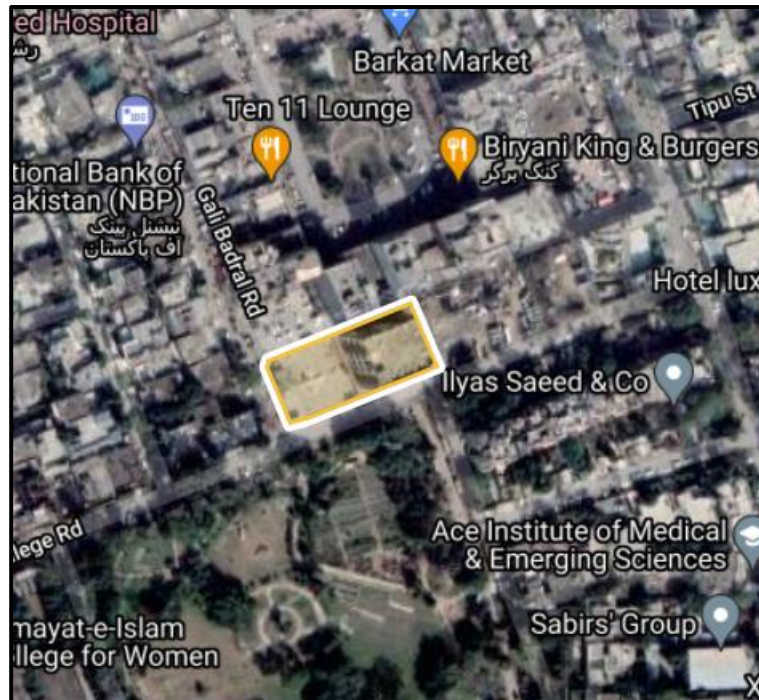




# New Garden Town Community Centre

Sr. No.	Plot No.	Block	Scheme	Area	Bid Starting Lease per Annum (Rs.)	Earnest Money (Rs.)
25	9	Civic Centre	New Garden Town	3 Kanal 9 Marla 36 Sft	2,37,60,000	79,20,000

## Google Earth Imagery



## Details

- No. of Floors:** 4 (Basement up to 2<sup>nd</sup> Floor)
- No. of Halls:** 3 (Ground, 1<sup>st</sup>, 2<sup>nd</sup> Floors)
- Halls'** 6500 Sft (Ground Floor)
- Covered Area:** 6875 Sft each (1<sup>st</sup> & 2<sup>nd</sup> Floor)
- Facilities:** 3 Kanal dedicated Parking reserved for the Community Centre, 200 KVA Generator, 2 x Lifts, Pre-Installed ACs, Chandeliers
- Google Location:** [LDA Auction 26-05-2021 - Google My Maps](#)

# New Garden Town Community Centre



# Terms & Conditions (Auction of Plots):

1. Interested bidders shall have to deposit earnest money mentioned against each plot in advance, in the form of cash or Demand Draft/ Pay Order in favor of “LDA UD-Wing” at the booth of Allied Bank Limited established at the venue of the auction in order to participate in auction proceedings which shall be refundable to the unsuccessful bidders.
2. Every participant of the auction shall bring three attested copies of his/her Computerized National Identity Card.
3. Interested bidders can appoint any other person to take part in the bid on their behalf. However, those persons who will take part in the bid on behalf of a company, firm or group shall have to submit the Authority Letter or Board's Resolution issued by the company, firm or group at the venue of auction.
4. Plots shall be auctioned on “as is, where is” basis.
5. Highest bidder shall have to deposit one-third (1/3<sup>rd</sup>) of the total cost of the plot including the earnest money in the form of cash or Demand Draft/ Pay Order within SEVEN (07) days (including holidays) of the auction proceedings. In case of default, the deposited earnest money shall be forfeited in favor of LDA.
6. The Competent Authority would make best possible efforts to take decision regarding acceptance or rejection of highest bid within 60-days of date of auction.
7. The Competent Authority can reject any bid without recording any reason.
8. Decision of the Competent Authority regarding bid acceptance or rejection will be final.
9. Successful bidder shall have to deposit remaining two-third (2/3<sup>rd</sup>) of the total cost of the plot in the form of cash or Demand Draft/ Pay Order within THIRTY (30) days (including holidays) of the date of approval from the Competent Authority.
10. Failure to deposit any amount within the stipulated time period shall result into cancellation of bid and any amount deposited shall be forfeited.
11. Successful bidders shall also pay Advance Income Tax and any other applicable taxes as per Government's policy.
12. Any other terms and conditions (if any) shall be readout to the participants at the venue of auction.
13. Successful bidders shall be bound to accept all the terms and conditions of auction.

# Terms & Conditions (Lease of Community Centres):

1. The term of lease shall be for Three (3) years which shall not be extendable in any case.
2. The Community Centre may be used for the purpose of holding social events like wedding events, birthday parties, seminars, conferences, official functions of government, non-government organizations and promotional events of companies. Anti-Social and Political events shall not be allowed.
3. Every participant of the auction shall bring three attested copies of his/her Computerized National Identity Card.
4. 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.
5. Lease Rights of Community Centres shall be auctioned on "as it is, where it is" basis.
6. The highest bid shall be approved or rejected by the Competent Authority, on the recommendation of Auction Committee, within 30 days of auction who is competent to accept/reject the bid without assigning any reason, and before such approval no rights would accrue to the highest bidder.
7. Clause 6 would not apply in case of pendency of litigation or grant of status quo order by any court of law.
8. The Auction Committee would have the right to exclude any site from the auction without assigning any reason.
9. A letter conveying acceptance or rejection of the bid shall be issued within 15 days of the decision by the competent authority.
10. 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.
11. SECURITY DEPOSIT  
The Successful Bidder shall pay 30% of one (1) 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 etc. from the same.
12. If the bidder fails to deposit any or both of the amounts mentioned at Clause 10 & 11, the already deposited amount shall be forfeited.
13. The Effective Date of agreement shall be the 30<sup>th</sup> day after the approval of bid by the competent authority.
14. 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.



15. 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 (Assets Management).
16. The Successful Bidder would be bound to pay Advance Income Tax on lease money and any other government duties and taxes.
17. 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 1<sup>st</sup> 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.
18. The Lease Holder shall strictly follow Government orders/instructions in respect of timings, fireworks, food stuff, gun firing, music, lighting & smoking etc.
19. The Lease Holder shall provide hygienic food stuff and other materials of standard quality.
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. The lease holder shall be required to get a separate connection for gas at his own expense.
21. Cooking will not be allowed in the premises of Community Center. However, facility of re-heating the already cooked food is available.
22. 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.
23. 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.

24. The Lease Holder cannot transfer any rights or interest in the Property to a third party whether partial or complete.
25. The Lease Holder shall have no right to use the Property for any other purpose apart from the specified purpose.
26. The Authority shall have the right to inspect the Property and check the rates being received at any time, and a penalty to upto Rs. 10,000/- per day on each violation can be imposed by the Competent Authority.
27. 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 any terrorist activity.
28. The monthly rent of 200-KVA generator installed at LDA Community Center New Muslim Town and LDA Community Centre New Garden Town shall be Rs. 50,000/- (Rupees fifty thousand only) which shall be paid to Lahore Development Authority in advance on quarterly basis in the form of Pay Order in favor of "LDA U.D. Wing" by the Lease Holder.
29. Maintenance of generator shall be the responsibility of lease holder and upon expiry of agreement the lease holder will hand over the generator possession to Lahore Development Authority in good working condition.
30. POL and change of lubricant will be responsibility of lease holder.
31. Deputy Director (EME), LDA shall carryout inspection of generator on quarterly basis and shall issue satisfactory certificate regarding condition of generator.
32. 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.
33. 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.
34. 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 related laws.
35. The Lease Holder shall also be responsible for affixation of informatory symbols/signboards approved by relevant agencies/departments for the information of public.
36. The official ceremony, functions/ auction of the LDA shall be arranged by the Lease Holder along with the refreshments at mutually agreed rate and terms. Moreover, Sound System shall also be provided by the Lease Holder.
37. LDA functions would be arranged up to four days a month during day hours with at least 15 days prior intimation to the Lease Holder.

38. 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.
39. The Lease Holder shall look after the installations such as lifts, generators etc. and shall bear the expenses on their maintenance.
40. The Lease Holder shall not make any addition/alteration to the building.
41. The Lease Holder shall be responsible for provision of uninterruptable services such as cleanliness, horticulture, electricity, sewerage etc, and shall also take steps for anti-dengue sprays etc.
42. In case of any violation by the Lease Holder, the Director Housing – X (Assets Management) 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.
43. 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.



# LAHORE DEVELOPMENT AUTHORITY LAHORE

**DIRECTORATE OF HOUSING-X  
(ASSETS MANAGEMENT)**

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