



Left Bank Canals Area Water Board, Badin
Phulleli Canal Division, Badin
Camp Office @ Left Bank Barrage Colony, Hyderabad
Phone No.022-9210343 Website: www.sida.org.pk



No. TC/G-55/ 785 of 2023, Badin, Dated: 22 / 11 / 2023

NOTICE FOR AUCTION FOR LEASE/RENT

Consequent upon Judgment dated 23.08.2023 in C.P No.D-1531 of 2021 passed by Honorable High Court of Sindh, Circuit Court, Hyderabad and maintained by Honorable Supreme Court of Pakistan by Order dated 13.09.2023 in Civil Petition No.3421 of 2023 coupled with modifying order passed on 14.11.2023 by Honorable High Court of Sindh in C.P. No.D-1661 of 2023, the Honorable Court has been pleased to utilize the following premises in Auction for lease/rent basis.

S.No.	Premises	Area	Location
01	Plot No.10/A-1	area 1027.72 sq. yards	Deh Fouj Gah, near Pathan Colony, Hyderabad, Taluka City Hyderabad, District Hyderabad.

In compliance of above orders of the Honorable Court, offers/bids are invited in sealed envelopes from the interested parties for a period of three years. The minimum reserve price of lease for said premises for commercial purpose is fixed at **Rs.510,000/-** per month. The bid forms as well as terms and conditions for lease/rent of the said premises can be obtained from office of Executive Engineer, Phulleli Canal Division, Badin, Camp Office @ Left Bank Barrage Colony, Hyderabad located near Pathan Colony, Hyderabad on payment of **Rs.10,000/-** (non-refundable) up to 13th December 2023 on any working day during office hours or can be downloaded from the SPPRA website and payment of said fee shall be paid on or before the closing date. The last date of submission of offer/bid is fixed on 14th December 2023 upto 12.30 PM and the same shall be opened on the same day at 02.00 p.m. in the office of under-signed.

TERMS AND CONDITIONS OF AUCTION

- 1- The total market value of the subject premises as obtained is Rs.138,742,200.00; and, valuation for lease/rent per months has been obtained as per market value according to which, minimum reserve price of rent of the subject premises for commercial purpose is fixed at **Rs.510,000/- per month**.
- 2- All participants will have to deposit 10% of the rent amount for three years in advance through a Pay Order i.e. worth **Rs.1.836 Million** as Security in favor of Executive Engineer, Phulleli Canal Division, Badin, Camp Office @ Left Bank Barrage Colony, Hyderabad clearly giving offer/bid.
- 3- The offer/bids shall be received in sealed envelope.
- 4- The sealed envelope shall consist of capital letters.
- 5- The offer/bids without Pay Order shall not be accepted /entertained.
- 6- The Auction for lease/rent of the premises shall be conducted on as and where on basis (only premises) and only the highest bid will be accepted and such bidder shall be declared as successful.
- 7- The participants can visit the subject premises during the period upto 13.12.2023 after publication of the notice in the newspapers.
- 8- The successful bidder has to make payments of 25% of the total value of bid amount within seven days including the payment made in advance through Pay Order. Further 25% amount must be paid within a month and remaining 50% payment must be paid within six months in two equal instalments starting from date of acceptance of bid. The percentage of the amount as aforementioned is out of entire lease/rent amount for three years. However, the successful bidder shall also have rights to pay the whole amount of bid in lump sum.
- 9- The lease deed/rent agreement of the said premises shall be executed and the possession of the premises shall be handed over after payment of 50% of the total amount as per schedule or in lump sum. However, it is made clear that since the said premises were leased/rented out and finally the lease/rent agreement had already been expired in the year 2007 and at present the premises consisting of a Platinum Petrol Pump by the Ex-Lessee Mr. Iqbal Memon (now encroacher), and the said encroacher is liable to vacate the said premises within 45 days from the date of auction for lease/rent as undertaken by him being Managing Partner, Dealer Pakistan State Oil Co. Ltd. Platinum Petroleum Service through letter dated 20th September, 2023.
- 10- That there is an ATM machine of the Allied Bank of Pakistan installed at some area of the subject premises, as such, the authority has right to permit/continue such ATM machine already installed, with certain terms and conditions between the concerned Bank and the authority which may include financial implication or to get it removed. However, the lessee would have no right in this respect from all four corners and/or to sublet or execute sub-lease in respect of any part/portion of the subject premises.

- 11- In case of default in payment of any instalment within specified time period as above, the acceptance of offer/bid shall be deemed as cancelled and the paid amount shall be returned within one month after deduction of 15% or as applicable at that time, whichever is higher.
- 12- The lease/rent amount of the premises will be enhanced as 10% of the actual rent per month on every year and/or as per applicable law/rules at the relevant time and period.
- 13- Income tax and other taxes shall be applicable as per existing Government Rules.
- 14- The offers/bids shall be submitted in sealed envelope along with Pay Order and Declaration on stamp paper worth Rs.500.
- 15- The Authority means the Managing Director, Sindh Irrigation & Drainage Authority and Procuring Agency includes Executive Engineer, Phulleli Canal Division, Badin Camp Office @ Left Bank Barrage Colony, Hyderabad. The Authority/Procuring Agency shall have sole right to accept or reject any or all the offers/bids or finding any omission, violation of the process or any law etc. or the decision of high-ups of the Department without assigning any reasons thereto and same shall not be challengeable before any forum.
- 16- The Authority/Procuring Agency may cancel the bidding process at any time prior to the acceptance of an offer/bid.
- 17- Intimation of the cancellation of bidding process shall be given promptly to all bidders and bid security shall be returned along with such intimation.
- 18- All the bidders in attendance shall sign an attendance sheet before opening of the bids/offers/sealed envelopes.
- 19- The offers/bids submitted after the time prescribed as well as those not opened and read out at bid opening, due to any procedural flaw, shall not be considered, and shall be returned without being opened.
- 20- The sealed envelopes of the offers/bids submitted by the interested parties shall be opened in presence of the participants on **14.12.2023** at **02.00 p.m.** at the above mentioned place.
- 21- Bids shall be submitted on the place, date and time and in the manner specified in the auction notice for lease/rent and bidding documents and any bid submitted late due to any reason whatsoever, shall not be considered by the procurement committee.
- 22- The procuring agency may extend the deadline for submission of bids only, if one or all of the following conditions exist;

(1) Fewer than three bids have been submitted and procurement committee is unanimous in its view that wider competition can be ensured by extending the deadline. In such case, the bids submitted shall be returned to the Bidders un-opened;

- (2) If the procuring agency is convinced that such extraordinary circumstances have arisen owing to law and order situation or a natural calamity that the deadline should be extended;

The advertisement of such extension in time shall be made in a manner similar to the original advertisement

- 23- The deed for lease/rent of the subject premises shall be signed by the successful bidder with the Authority on certain terms and conditions prescribed in the lease deed/rent agreement for a period of **three years**.
- 24- Offer/bid security shall be released to the unsuccessful bidders once the contract has been signed with the successful bidder or the validity period has expired.


EXECUTIVE ENGINEER
Phulleli Canal Division
Badin

BID/OFFER

I _____ s/o, w/o, d/o _____

CNIC# _____ NTN # _____

Resident of _____

do hereby submit that I am interested to participate in the auction proceedings for lease/rent of the premises viz. Plot No.10/A-1 area 1027.72 sq. yards, situated in Deh Fouj Gah, near Pathan Colony, Hyderabad, Taluka City Hyderabad, District Hyderabadas per the terms and conditions of auction for lease/rent already communicated to the interested parties.

I offer a total sum of Rs. _____ as my bid/offer for above mentioned property.

Dated ____/____/2023

Signature _____

Name _____

Father Name _____

CNIC _____

NTN No _____

Postal Address _____

Telephone _____


Executive Engineer
Phulaj Canal Division
Badin.

DECLARATION

I _____ s/o, w/o, d/o _____

CNIC# _____ NTN # _____

Resident of _____

do hereby affirm that I have carefully read and understood the terms and conditions regarding auction for lease/rent of the premises viz. Plot No.10/A-1 area 1027.72 sq. yards, situated in Deh Fouj Gah, near Pathan Colony, Hyderabad, Taluka City Hyderabad, District Hyderabad for lease/rent and I will abide by all the rules and regulations in connection with the said auction. I am also submitting a pay Order No _____ dated _____ of Rs _____ drawn from _____ Hyderabad in favor of Executive Engineer, Phulleli Canal Division, Badin, Camp Office at Left Bank Barrage Colony, Hyderabad.

Dated ____/____/2023

Signature _____

Name _____

Father Name _____

CNIC _____

NTN No _____

Postal Address _____

Telephone _____

- Note:-To be submitted on stamp paper of Rs.100 duly notarized by the notary public.


Executive Engineer
Phulleli Canal Division
Badin.