

OPEN AUCTION 5 Star Hotel Plots





CAPITAL DEVELOPMENT AUTHORITY



INVESTOR - FRIENDLY ENVIRONMENT

Government of Pakistan has recently initiated various mega Projects which are creating investment and employment opportunities in the country.

Pakistan is a country on the move with opportunities for investors, both local and international.

Business regulations have been overhauled along liberal lines facilitating Foreign investment that has led to an increase in remittances and the same feature is a hall mark of business friendly environment in the country.





Meet the World in Islamabad

Islamabad - the capital city of Pakistan, is a region-wide symbol of progress, innovation and one of the most beautiful cities in the South Asian region.

A meticulously planned city by internationally acclaimed town planners of their age, The Doxiadis Associates.

Islamabad is a rapidly growing capital in terms of real estate and construction sector. During the past years, Islamabad has become investment magnet due to conducive law and order situation. Not only this, the city is also a focal point for various development agencies with heads of the states and dignitaries from various nations frequently visiting the beautiful capital all around the year. The capital also has a diplomatic enclave where all the diplomatic missions from around the world are located. Owing to all these factors, Islamabad is now becoming a lively and bustling metropolis, ideal for investment especially wrt Hospitality Sector / Hotel industry. Hospitality sectors remains an area wherein there is a huge potential for investment and profitability.





INVESTOR - FRIENDLY DECISIONS BY CDA BOARD

1. Rebate of 10% shall be applicable on the total premium if full payment is made within one month of the provisional bid acceptance letter, excluding token money.
2. The payment schedule has been extended from one year to two years with full payment within 2 years (6 equal installments of remaining 75%)
3. The possession shall be available after payment of 75 percent of premium, subject to provision of a valid Bank Guarantee (corresponding to the remaining amount).
4. Successful bidders can apply for the approval of building plans after deposit of initial 25% within stipulated time period issued by the Authority. However, the building plan approval or requirement for fulfillment of further conditions are not to be mixed with the payment of Premium / Payment timelines.
5. Tax will be collected on pro-rata basis or as per the applicable Finance Act.
6. Service Area: (for all plots except filling station) service area such as lift shafts, MEPH /HVAC duct and floors, emergency stairs etc shall not be included in to F.A.R.
7. Building Regulations: Islamabad Building Control Regulations 2020 (as amended in 2023) or as amended by CDA Board shall be applicable.
8. CDA will not charge any fee/charge for establishment of marketing and site office corresponding to approved period of construction given above at point 10.



TERMS & CONDITIONS

1. Site/location of the plot shall not be changed on any ground whatsoever at any stage. The bidder shall be bound to satisfy himself about the location, ground position and surroundings of the plot and no claim at a subsequent stage shall be entertained in this regard. Plots shall be auctioned on "AS IS WHERE IS" basis. Moreover, the payment of premium of the plot is neither subject to infrastructure development nor subject to delivery of possession.
2. The premium will be adjusted / charged according to actual size of the plot as determined at the time of handing over of possession.
3. The premium of the plot is to be paid as per the timelines given to the successful bidder as per the provisional bid acceptance letter. The successful bidder has to deposit 25% of the premium (after adjustment of token amount) within 30 days. After the lapse of 30 days, the provisional offer letter shall stand withdrawn, with the automatic cancellation of the successful bid. After the lapse of 30 days, the bidder shall have no claim over the property.
4. The Auction Committee also reserves the right to reject any bid after assigning reasons which will be made a part of auction proceedings.
5. The Auction Committee/CDA management reserves the right to disqualify any bidder after announcement and proper recording of the proceedings and assigning reasons of disqualification.
6. Auction results shall not be final unless approved by the Board of Capital Development Authority and a highest bid at auction shall not per se accrue any right in favour of the bidder. The approval of the

TERMS & CONDITIONS

bid would be further subject to payment of applicable taxes, duties or surcharge by the bidder that are levied on such auction under the prevalent law. Non payment of such taxes /duties or surcharges, etc, within the specified period shall result in proceedings for withdrawal of the accepted bid.

7. The CDA Board will decide acceptance or rejection of the bid within 20 working days of auction and in case of rejection CDA shall return the pay order against token money within 20 days after the decision of the Board.
8. For the cancelled properties in this Auction on account of non-payment of premium, Authority is only to return the principal amount (minus the forfeited amount). No claim on account of interest shall be entertained.
9. The plot shall not be restored if the successful bidder defaults on the payment of initial 25% within 30 days. In case the plot is cancelled as per Restoration Policy 2014 (after failure of remaining payment corresponding to installments), the highest bidder has the option to apply for restoration of the plot within 1 year of its cancellation by the competent authority. The application for restoration has only to be submitted at One Window Counter at the CDA Facilitation Center.
10. Subject to payment of full premium and other taxes, the leasehold rights in the commercial plots are transferable on payment of "Transfer Fee" as fixed by the Authority from time to time and as per prevailing ILDR.
11. Nonconforming use of the site or building shall render the defaulter liable to pay such penalties as are

TERMS & CONDITIONS

prescribed in the prevalent laws, rules and regulations of CDA, and may result in cancellation of the allotment.

12. CDA is not responsible for any loss/damages to the allottees in case any authorized / unauthorized service line is laid by any agency.
13. In the event of cancellation or surrender of the plot for recorded reason, the deposited amount of premium shall be refunded after forfeiture of 10% of the total premium of the plot
14. Any decision of Authority regarding auction, acceptance or rejection of bid, forfeiture of token money, 10% of total premium deduction or any other matter in relation to auction/allotment of plots shall be final.
15. The correspondence shall be at the address indicated by the bidder /attorney and it will be his/her responsibility to communicate any change in address to the Authority. If the successful bidder(s) do not receive any intimation from the Authority within 15 days, They shall contact the Authority regarding the status of the bid.
16. The bidder will be deemed to have read and accepted the terms and conditions enumerated in this booklet and the Annexures and would be bound by these CDA's regulations.
17. Non Payment of premium amount, government taxes, allied duties as mentioned in provisional Bid Acceptance Letter will put the plot liable for cancellation.

TERMS & CONDITIONS

18. Overseas Investors/Firms must obtain tokens online 1 day prior to auction day by ensuring deposit of Rs. 100 million as token money in Account Nos:

MCB Bank Limited

CAPITAL DEVELOPMENT AUTHORITY,CDA

PK46MUCB0527767141001138

0527767141001138

Askari Bank Limited

CAPITAL DEVELOPMENT AUTHORITY

PK84ASCM0001871650000024

Habib Bank Limited

CAPITAL DEVELOPMENT AUTHORITY

PK16HABB 0006027000325701

The authentication of credit of token money prior to auction will enable applicants to participate in auction

19. Roshan Digital Account (RDA) Channel is also available for Overseas Pakistanis for payment
Successful bidder/allottee will be bound to start construction of hotel within year after obtaining possession of plot





Time to Invest in Hospitality Sector

Whether for business, pleasure, city life or adventure, Islamabad welcomes you; Experience the best opportunity by investing in capital of the future, the time is now, the place is Islamabad.

In a major step towards the execution of infrastructure projects and boosting investment in Hospitality sector in Islamabad, CDA is giving opportunity to the national and international Investors to buy best sites for Five star hotels at prime locations of Sector F-5, adjacent to Marriott hotel and PNCA (Pakistan National Council of Arts).





ISLAMABAD

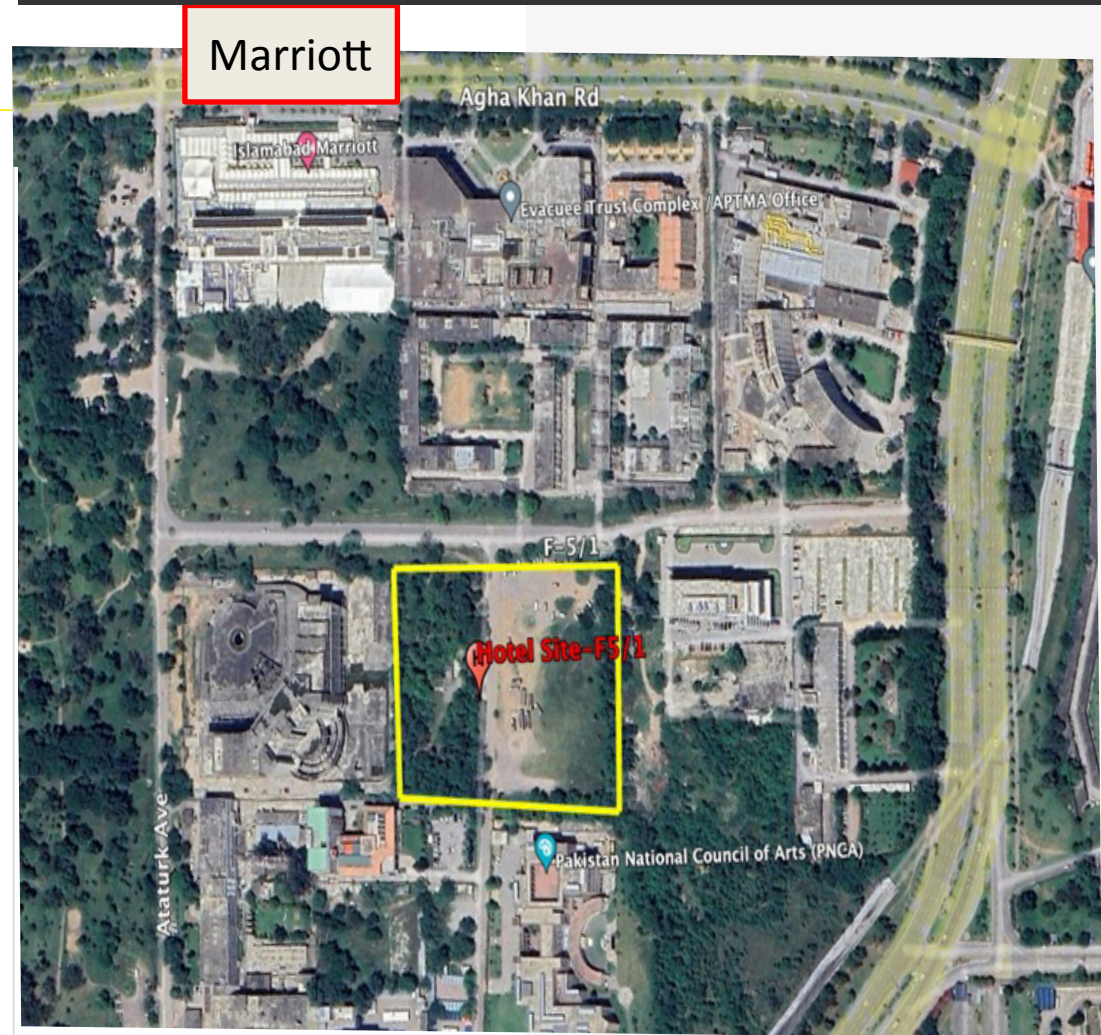
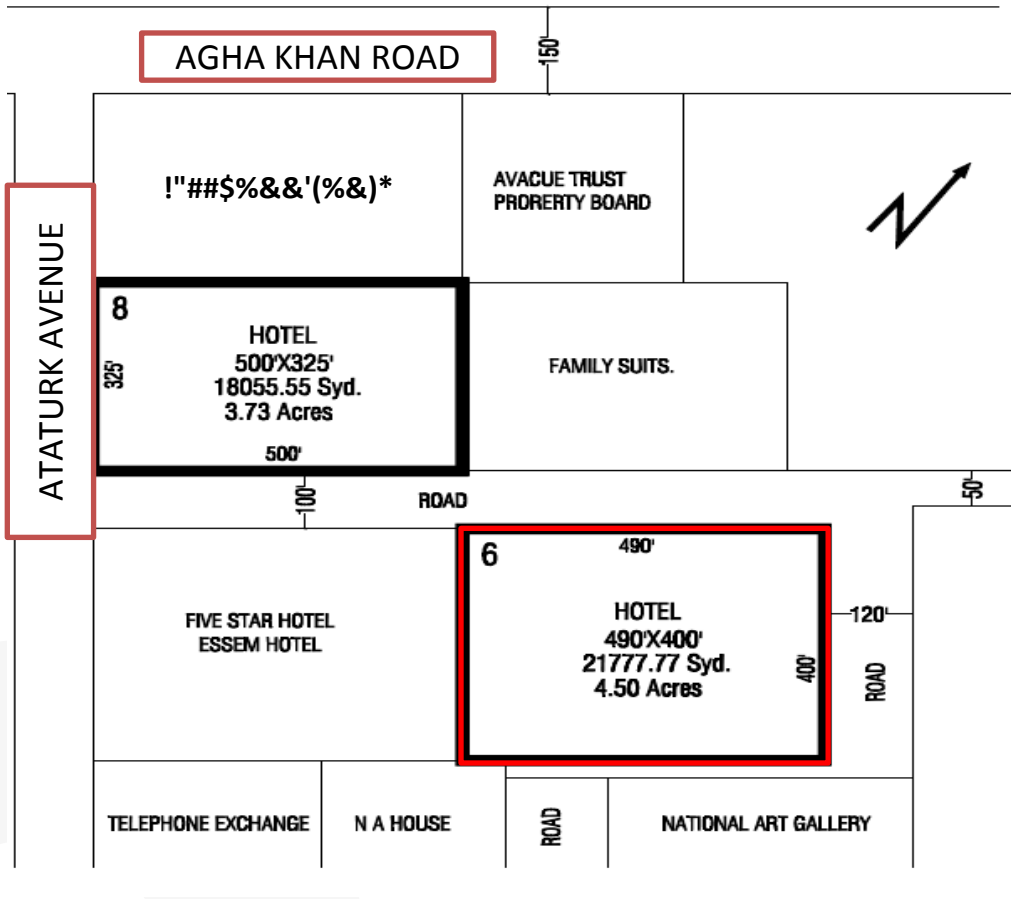
Luxury Hotels
F-5/1

Plot 6
Plot 8



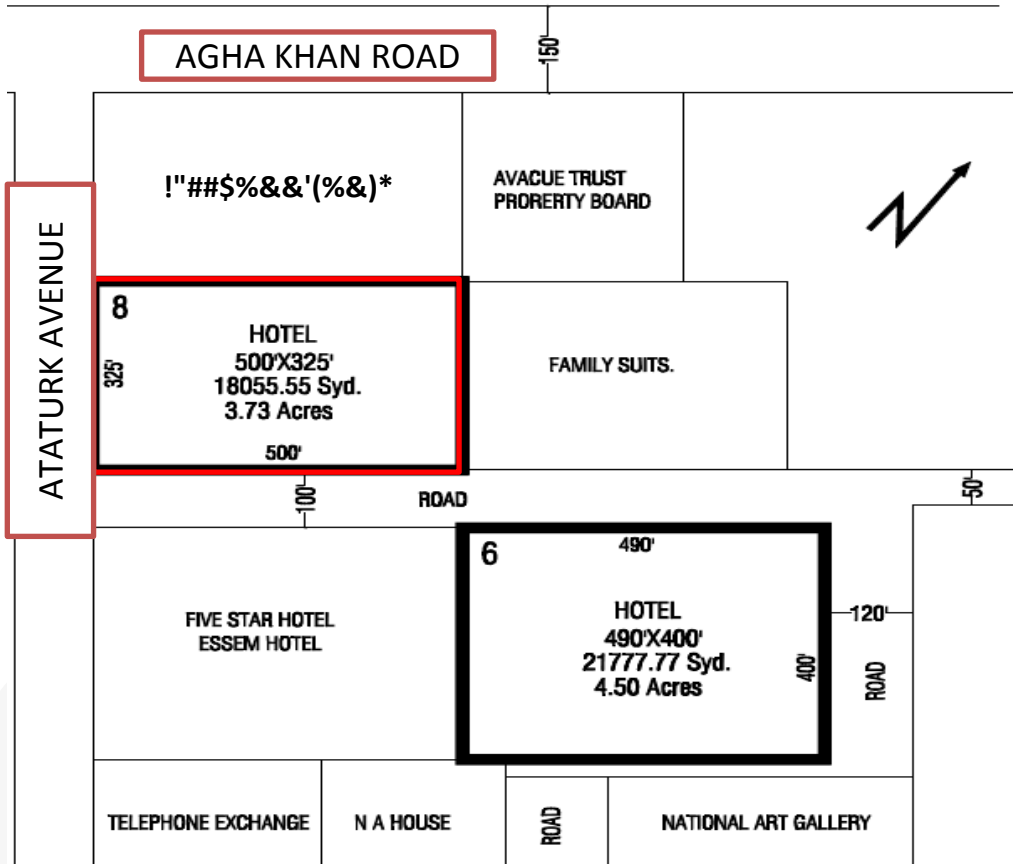
LUXURY HOTEL PLOTS

PLOT NO 6 - F-5/1



LUXURY HOTEL PLOTS

PLOT NO 8 - F-5/1



Marriott



Planning Parameters

Plot Number 6- Overview

Map - Plot 6



- ▶ Plot No. 6 is located in the heart of Islamabad, next to the Pakistan National Council of Arts (PNCA)
- ▶ Due to proximity with the Red Zone and the existing Marriott Hotel, this area has huge potential for establishment of a luxury hotel
- ▶ Infrastructure i.e. electricity, water, gas available
- ▶ The Islamabad building control regulations, 2020 (amended in 2023) shall be applicable.

Key Characteristics

- . Approved by the cabinet for auction
- . No court cases
- . unencumbered plot



KEY FACTS

Land area

21,777.77 Sq. Yds

Maximum Floor Area Ratio

1:6

Ground Coverage

70 percent

Sector

F 5-1

Dimensions

490'X400

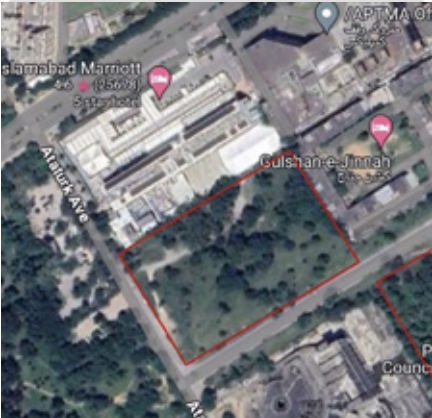
Planning Parameters

Plot Number 8- Overview

Islamabad map



- ▶ Plot No. 8 is located in the heart of Islamabad, adjacent to the Islamabad Marriott Hotel
- ▶ Due to proximity with the Red Zone and the existing Marriott Hotel, this area has huge potential for establishment of a luxury hotel
- ▶ Infrastructure i.e. electricity, water, gas available
- ▶ The Islamabad building control regulations, 2020 (amended in 2023) shall be applicable.



Key Characteristics

- . Approved by the cabinet for auction
- . Case in Supreme Court cleared
- . Unencumbered plot



KEY FACTS

Land area

18,055.55 Sq. Yds

Maximum Floor Area Ratio

1:6

Ground Coverage

70 percent

Sector

F 5-1

Dimensions

500'X325'

ELIGIBILITY

1. The auction is open to all Pakistani nationals, whether residing in Pakistan or abroad.
2. Companies / firm and societies registered in Pakistan under the relevant laws can also participate in the auction.
3. Foreign nationals and companies can participate in the auction after obtaining NOC from the Ministry of interior, Government of Pakistan.
4. Token money for plots will be rupees 100 Million.
5. The Individual(s) / firms / companies participating in the auction are required to obtain token of Rs. 100 million, prior to auction or on the same day of auction for plots of the above mentioned categories from the Auction Cell (Estate Management II), CDA Facilitation Center, G-7/2, Islamabad upon fulfilling the prescribed requirements per Annex-A and submitting the application at Annex-B of this Brochure. Tokens will also be available at the auction venue and can be purchased before the start of the auction.
6. Token used in successful bids shall be adjusted in the first installment.
7. The token shall be submitted on the original Application Form annexed in this Brochure at Annex-B.
If any person intends to participate in the auction on behalf of another person, company, firm or society, he/she will have to submit a special power of attorney at the time of purchase of token, as per specimen at
8. Annex-D or a sealed (embossed) resolution or authorization from the company, firm or society authorizing him/her to participate in the auction on its behalf along with a copy of certificate of incorporation or registration from SECP.

MODE OF AUCTION

1. The Auction shall be conducted through open bidding. The bid will be offered in terms of Rupees per square yard, which will form basis to calculate total premium of the plot /site. Each bid will be raised by bidders by multiples of Rs.5000/per sq.yard and above. The bid reserve price will be informed for each plot at the time of auction.
2. The bid will be expressed loudly/openly with show of token number.
3. Provisional acceptance of the bid shall be issued in the name of person(s) in whose name token was issued. Until the clearance of premium amount and Government taxes, no request for change in name /addition / deletion shall be entertained.
4. Pay order deposited in advance by the participant will be returned after the auction dates to unsuccessful bidder(s) from the Accounts Section, EMII.
5. The Authority reserves the right to alter /amend the order for auction of plots.

PAYMENT MODALITIES

1. Consequent upon CDA Board's decision to be communicated through "Provisional Bid Acceptance Letter", the successful bidder shall deposit 25% of the total amount of premium after adjusting the token money alongwith proof of payment of applicable taxes (on the total amount of bid) within 30 days. Upon expiry of this period, the bid offer shall stand withdrawn and the token money shall stand forfeited. Intimation to this effect will be made to the bidder through an official letter.
2. The payment schedule has been relaxed by the Authority for upto 2 years i.e, total of 6 quarterly instapayable over a period of 2 years.
3. Remaining 75% of the premium shall be payable in 6 four-monthly installments as giv
 - a) 1st installment (12.5% of the premium within 4 months of issuance of Bid Acceptance Letter)
 - b) 2nd installment (12.5% of the premium)within 8 months of issuance of Bid Acceptance Letter)
 - c) 3rd instalment (12.5% of the premium within 12 months of issuance of Bid Acceptance Letter)
 - d) 4th instalment (12.5% of the premium within 16 months of issuance of Bid Acceptance Letter)
 - e) 5th instalment (12.5% of the premium within 20 months of issuance of Bid Acceptance Letter)
 - f) 6th instalment (12.5% of the premium within 24 months of issuance of Bid Acceptance Letter)

Note: In case of failure to pay the due installment and /or applicable taxes within given time period, the acceptance of bid shall be cancelled/withdrawn and 10% of the total premium shall be forfeited.

However, intimation to this effect will be made to the bidder through an official letter with recorded reasons

PAYMENT MODALITIES

and following process as mentioned in CDA Restoration Policy 2014/applicable restoration policy (This will be applicable if the highest bidder defaults on the payment of remaining installments). Failure to pay initial 25% of premium within 30 days shall render the plot for automatic cancellation.

4. In case the successful bidder wishes to pay the remaining amount in lumpsum, within 30 days of the bid acceptance letter, **a rebate of 10% on total premium will be granted, excluding token money.**
5. After acceptance of the bid, the allottee shall submit an undertaking on judicial stamp paper of Rs.30/-(Annex-E).
6. On receipt of full amount of premium and all applicable taxes etc. within the specified time, the allotment letter will be issued containing detailed terms and conditions of allotment.
7. In addition to the premium, Annual Ground Rent (AGR) shall be payable on commercial plots without demand, in advance, in the first month of every year, at the prescribed rate. The rate of AGR in respect of all the plots shall be increased by 15% after every three years or as determined by the CDA Board from time to time.
8. All payments shall be made through Bank Drafts/Pay Orders/Deposits-at-Call in favour of "Capital Development Authority, Islamabad" with a mention of property details. Bank charges on transactions of outstation bank drafts will be borne by the successful bidder/allottee.
9. Allottee(s) are liable to pay all taxes wherever applicable in prescribed manner and thereafter submit proof to the Authority within the prescribed time alongwith premium, failing which acceptance of bid letter shall be withdrawn after fulfilment of codal formalities.

PAYMENT MODALITIES

10. Premium payments are to be made within the prescribed timelines as mentioned in provisional Bid Acceptance Letter.
11. In case the bidder fails to pay balance / particular installment(s) for 30 working days along with delayed charges, the provisional bid acceptance letter shall be withdrawn / cancelled.

REQUIREMENTS

REQUIREMENTS OF DOCUMENTS FOR ISSUANCE OF TOKEN

Category "A"(individual)

- i. Application for Token (AnnexB)
- ii. Bank Draft/Pay Order of Rs.100/30/20/10 million for commercial plots
- iii. Attested Photostat of Computerized National Identity Card (C.N.I.C.).

Category "B"(Individual through Attorney)

- i. Application for token (AnnexB)
- ii. Bank Draft/Pay Order (of Rupees as above in category "A" in serial II.)
- iii. Power of Attorney (AnnexC).
- iv. Attested photocopies of C.N.I.C.of the applicant and the attorney.

Category "C"(Firm/Company)

- i. Application for token (AnnexB)
- ii. Bank Draft/Pay Order (of Rupees as above in category "A" in serial II).
- iii. Attested photocopy of certificate of incorporation/registration of partnership deed along with attested photocopy of C.NI.C. of the Director/Partner or attorney participating in the auction along with sealed (embossed)authorization in his favour.
- iv. In case of foreign nationals or companies, letter of permission from the Ministry of Interior, Government of Pakistan will be required.

APPLICATION FOR TOKEN

**CAPITAL DEVELOPMENT AUTHORITY
(ESTATE MANAGEMENT DIRECTORATE)**

Name of Bidder(s)

1. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____
2. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____
3. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____
4. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____
5. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____
6. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____
7. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____
8. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____
9. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____

SPECIAL POWER OF ATTORNEY

Know all men by this present that I _____ son/ daughter/ wife/ of _____ adult aged _____ years, resident of and holder of National Identity Card No. _____ do hereby appoint Mr/Mrs/Miss _____ Son/ Wife/ Daughter of Mr. _____ resident of _____ and holder of C.N.I.C. No. _____ as my/ our Attorney to act in my/ our name(s) and on my/ our behalf to the extent of power hereby given.

Whereas I/We intend to participate in the open auction of commercial plots in Islamabad;
AND WHEREAS I am/ we are unable to participate in the auction personally due to my/ our engagements on the scheduled dates;

I/WE HEREBY appoint the above-named person as my/our attorney and authorise him/her to offer bid at the auction on my/our behalf and to do all acts, deeds and things requisite for the purpose;

I/WE HEREBY undertake to ratify and confirm all acts, deed and things lawfully done or caused to be done by my/ our said attorney by virtue of the power hereby given and all such acts, deeds and things shall be deemed and construed to have been done or caused to be done by me/ us.

IN WITNESS WHEREOF I/We have set my/ our hand unto this deed this _____ day of _____, 2024.

Executants (Attach copy of NIC)

Witness No. 1. _____

Witness No. 2. _____

Note: This Power of Attorney should be on a non-judicial stamp paper pf Rs. 30 duly attested by Notary Public/ Magistrate/ Civil Judge.

UNDERTAKING

Know all men by this present that I Ms./ Mr./ Mrs. _____
son/ daughter/ wife/ of _____ resident of _____
_____ Phone _____ No. _____
_____ Cell No. _____ had participated in the Auction held on
_____ for purchase of Plot No. _____ measuring
_____ Sector _____ Islamabad.

I do hereby undertake the following:

I/ we hereby certify that I/ we have read all the terms and conditions laid down in brochure such as Eligibility criteria, terms and conditions, payment modalities & well aware of the planning parameters & all other information given therein and I/we will abide by the Eligibility, criteria and all other terms and conditions which are final and are not to be revised by any competent forum. I/we, confirm that no legal right will accrue unless and until complete payment has been paid within given timelines as mentioned in the auction brochure/ letter.

- i. To ensure payment within the scheduled date and time.
- ii. That in case of default the Authority has the right to forfeit all the amount deposited before Auction.
- iii. In case of any default in payment schedule, Authority can take any action and I shall not approach any court of law.
- iv. In case of rejection of my Bid, for whatever reasons, the token money deposited vide _____ for Rs. _____ dated _____ on Bank _____ Branch _____ deposited in my Bank account no. _____ Branch _____ 15 days after the decision. After which I shall have no claim, whatsoever, against CDA.

Signature _____
CNIC _____
Contact _____

SAMPLE PROVISIONAL BID ACCEPTANCE LETTER

CAPITAL DEVELOPMENT AUTHORITY (ESTATE MANAGEMENT DIRECTORATE)

No. CDA/EM-II/ _____

Islamabad, October. ____, 2024

Subject: PROVISIONAL BID ACCEPTANCE LETTER

Dear Sir,

I am directed to inform that your bid of Rs. _____ per Sq. Yard in respect of Plot # _____, Islamabad, measuring _____ Sq. Yards, total premium thereof being Rs. _____/- has been accepted by the CDA Board in its meeting held on Date, _____. You are, therefore requested to submit an undertaking on judicial Stamp Paper of Rs.30/- (as per specimen provided at Annex-E of the Auction Brochure) for abiding by all the terms & conditions as prescribed in Auction Brochure.

2. Adjusting the sum of Rs. _____/- deposited by you as token money, you are now requested to deposit an amount of Rs. _____/- within 30 days starting from _____. Upon expiry of this period, the offer shall stand withdrawn and the token money shall be forfeited.
3. The amount of Rs. _____/- on account of balance 75% premium is to be paid by you in installments. The payment schedule is as under: -
 - i. 1st Quarterly Installment Rs. _____/- due on _____
 - ii. 2nd Quarterly Installment Rs. _____/- due on _____
 - iii. 3rd Quarterly Installment Rs. _____/- due on _____
4. In case you like to pay the remaining amount of premium in lump-sum, following rebate will be allowed: -
Paid within 30 days of bid acceptance letter, a rebate @ 10% of total Premium will be granted.
5. On receipt of the full amount of premium and all applicable taxes etc. within the specified time and after fulfillment of all codal formalities the allotment letter will be issued as per containing detailed terms and conditions of allotment.
6. You are liable to pay all taxes applicable whenever applicable in prescribed manner and thereafter submit proof (Paid, Duly Signed & Stamped CPR) to the Authority
with in the prescribed time along with required premium, failing which acceptance of bid letter shall be withdrawn.

 Signature

Director / Deputy Director-I.

Estate Management Directorate-II.

Margalla Hills
National Park
مارگلہ ہلز نیشنل پارک



Daman-e-Koh
دامن کوہ

Saidpur
سید پور

Nurpur
Shahan
نورپور شاہان

University Rd

Faisal Masjid
مسجد اسلام آباد
شاہ فیصل

Air University
Islamabad
ایئر یونیورسٹی
اسلام آباد

E-9

Rafiqi Rd

F-7
ایف - ۷

F-6
ایف - ۶

BLUE AREA
بلیو ایریا

G-6
جی - ۶

F-8
ایف - ۸

Islamabad
اسلام آباد

Rose And
Jasmine Garden
گلگاہ و پامین باغ

ISLAMABAD
CLUB

G-8
جی - ۸

Pakistan Monument
پاکستان

Shakarparian
National Park
شاکرپاریاں

NIH Allergy Center

F-10
ایف - ۱۰

G-9
جی - ۹

KRL Hospital
کے آر ایل ہسپتال

Shifa International
Hospitals Limited
شفا انٹرنیشنل
ہسپتال لمیٹڈ

International
Islamic
University
Islamabad...

G-11
جی - ۱۱

H-9
ایچ - ۹

I-8
ای - ۸

National
University of

Srinagar Hwy

FAIZABAD

Sohan
سوهان

NATIONAL
AGRICULTURAL
RESEARCH CENTER

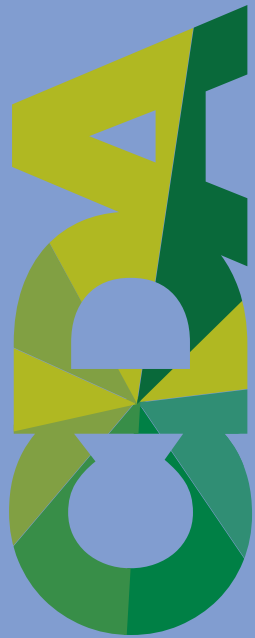
CHAK SHAHZAD
چک شہزاد

Lake
View Park
لیک ویو
پارک

Jimah Rd

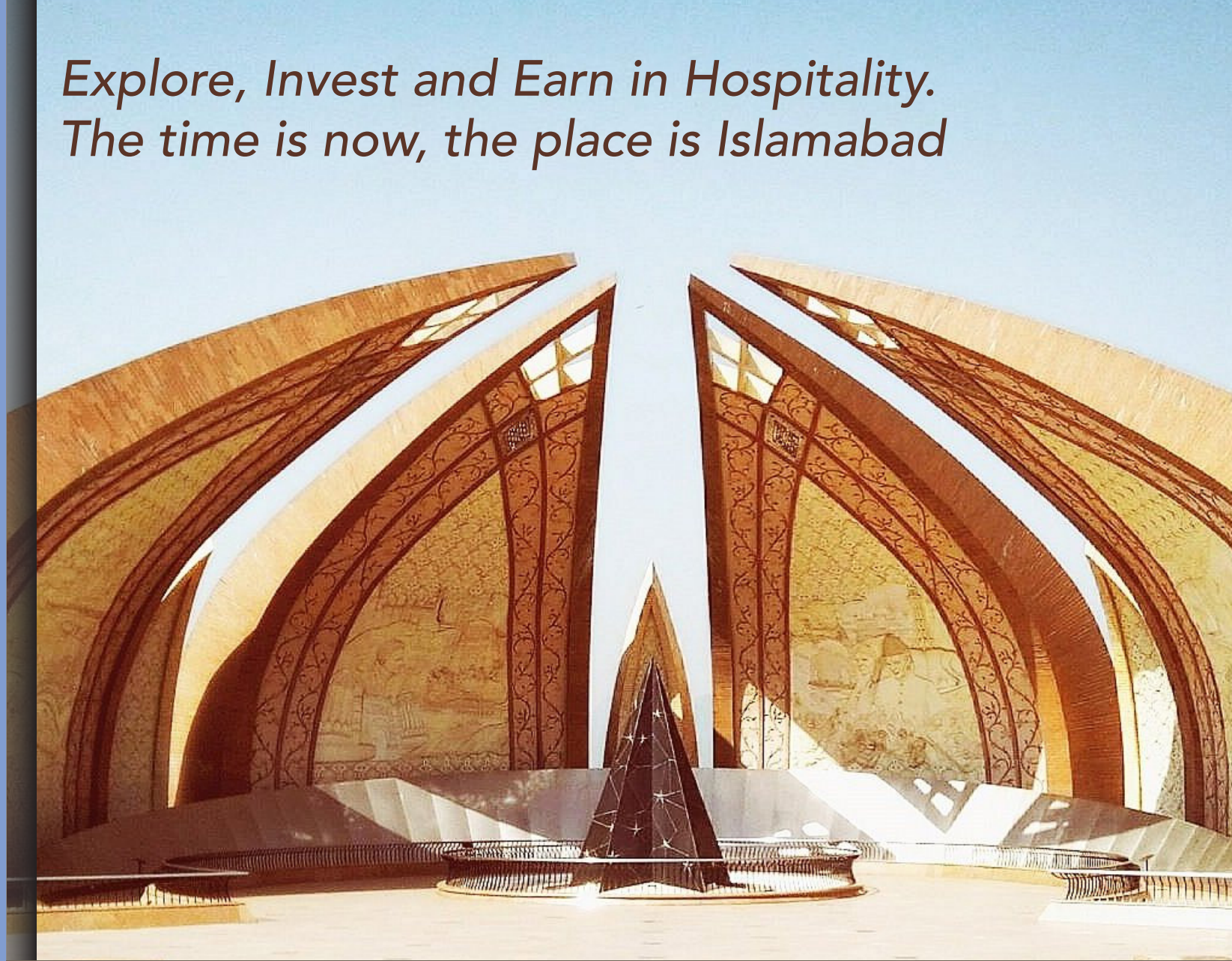
MALPUR

CH
BAKH



CAPITAL DEVELOPMENT AUTHORITY

*Explore, Invest and Earn in Hospitality.
The time is now, the place is Islamabad*



*For further information:
Directorate of Estate Management - II
Capital Development Authority, Islamabad
Visit: www.cda.gov.pk*