

## ACCEPTANCE OR REJECTION OF AUCTION RESULTS— AUCTION OF COMMERCIAL PLOTS HELD ON May 25, 2010.

9673/1180A/BM  
/24-5-10 & 25-  
5-10

Deputy Financial Advisor-II explained to the Board that due to financial down turn the bids against commercial plots recorded on lower side as already expected. Out of 20 plots put to auction, bids against 17 plots were received. Anticipating market conditions before conduct of auction margin of safety upto 10% below reserve prices was placed with the prior approval of the Board to facilitate the CDA Board to accept maximum bids. Auction results reveals that bids achieved against some plots are higher and to some plots were lower than the reserve prices.

The bids of following plots found on higher side as compared to reserve prices or in other words remained within the 10% margin below the reserve prices, hence were recommend for acceptance:-

**Table-A**

S. N o.	Particulars of Plot	Highest Bid Achieved (RS.)	%age higher or below the reserve price
1	#8 (88x100=888.88 sq.yd) F-11 Markaz	353,000	20.70% higher
2	#3-Y (80x150=1333.33 Sq. yd) G-7 Markaz	107,000	231.46% higher
3	# 14 (100x150=2500 Sq. yd) G-8 Markaz	120,000	At par
4	#11 (150x80=1333 sq. yd) D-12	69,000	8% below
5	#1-M(40x40=177.78 sq. yd) G-11/1	124,000	4.6%% below
6	#4 (80x50=311.11 sq. yd) G-11/1	88,000	32.30% Below
7	#19 (60x80=533.33 sq. yd) G-10 (I & T)	64,000	9.8% below
8	#2 (40x130)=577.78 sq. yd) I-11/3 (Whole sale market)	59,000	3.5% higher
9	#26 (40x80=355.55 sq. yd) I-11/3 (Cloth market)	63,000	10.52% higher
10	#33-A (30x10=33.33 sq.yd) I-11/4	185,000	82.27% higher
11	#447 (933 sq. yd) I-9	26,000	8.33% higher

However, bids against the following two plots although recorded on lower side beyond the 10% margin below reserve prices but were proposed to be accepted conditionally in case the bidder accepts to raise their bids up to bids received against similar plots in same auction.

<b>Table-B</b>					
S.#	Particulars of Plot	Reserv e Price (RS)	Highest Bid Achieved (RS)	%age below the reserve price	Bid to be matched (RS)
1	#10 (150x80=1333 sq. yd) D-12 markaz	75,000	61,000	18.67%	69,000
2	#1-B (177.78 sq. yd) G-11/1	130,000	113,000	13.07%	124,000

Nevertheless, bids against following 3 out of 4 plots were found on lower side as compared to their reserve prices and recommended to be rejected out rightly. The bid against Plot No.16-F Markaz F-8 @ Rs.220,000/- Per Sq. Yd. was found to be lower than the compatible plot of Markaz F-11 was not acceptable. It was also discussed that since the Kachari is being shifted, the plot should be offered for auction at an appropriate time after the shifting of kachari to its new position.

**Table-C**

S.#	Particulars of Plot	Reserve Price (RS)	Highest Bid Achieved (RS)	%age below the reserve price
1	# 16-F (60x75=500 Sq. yd) F-8 Markaz	177,733	220,000	23.78% higher
2	#35 (80x200=1777.77 sq.yd) G-11 Markaz	315,000	135,000	57.14% below
3	#448 (40x130=2400 sq. yd) I-9 Industrial	24,000	13,000	45.83% below
4	#48 (38.08 kanal) Murree Road (Orchard Scheme)	2,500,000	1,250,000	50% below

The Board examined the auction results in detail and expressed its dissatisfaction over the bids achieved against both Markaz plots of Sector D-12. The bid of Rs.64,000/- PSY offered against I & T Centre plot No. 19, Sector G-10 as compared to reserve price of Rs.71,000/- PSY was also not found reasonable.

#### **Decision**

The Board examined the recommendations of the Auction committee and every bid was discussed in detail, thereafter it was decided that all the bids received at par/higher than the reserve prices were accepted except offered against plot No. 16-F, F-8 markaz. The Board however further observed that the reserve price for plot No. 16-F, Markaz F-8 was not realistically evaluated with reference to market value of the said plot with reference to the location. Therefore, decided to reject the offered bid for the plot in question although it was higher than reserve price. Finally, Board decided to accept bids offered against the following 07 plots. All other bids deemed to have been rejected.

S.No.	Particulars of Plot	Highest Bid Achieved (RS.)	%age higher or below the reserve price
1	#8 (88x100=888.88 sq.yd) F-11 Markaz	353,000	20.70% higher
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3	# 14 (100x150=2500 Sq. yd) G-8 Markaz	120,000	At par
4	#2 (40x130)=577.78 sq. yd) I-11/3 (Whole sale market)	59,000	3.5% higher
5	#26 (40x80=355.55 sq. yd) I-11/3 (Cloth market)	63,000	10.52% higher
6	#33-A (30x10=33.33 sq. yd) I-11/4	185,000	82.27% higher
7	#447 (933 sq. yd) I-9	26,000	8.33% higher



## ACCEPTANCE OR REJECTION OF AUCTION RESULTS— AUCTION OF RESIDENTIAL PLOTS HELD ON May 24, 2010.

9674/1180A/BM

/24-5-10 & 25-

5-10

Deputy Financial Advisor-II explained to the Board that due to financial down turn in the real estate, the bids against residential plots recorded on lower side as already expected. Out of 23 plots put to auction, bids against 21 plots were received. Anticipating market conditions before conduct of auction margin of safety up to 10% below reserve prices was placed with the prior approval of the Board to facilitate the CDA Board to accept maximum bids. Auction results reveals that bids achieved against some plots were higher and to some plots are lower than the reserve prices.

The bids of following plots found on higher side as compared to their reserve prices or in other words remained within the 10% margin below the reserve prices, hence were recommend for acceptance:-

Table-A

S. N o.	Particulars of Plot	Reserve Price (Rs.)	Highest Bid Achieved (Rs.)	%age higher or below the reserve price
1	# 166 (53x80=471 Sq. yd) G-10/3	35,500	35,000	1.41% below
2	#169 (53x80=471 sq.yd) G-10/3	35,500	35,500	At par
3	#58 (40x70=311.11 Sq. yd) G-10/2	35,500	32,000	9.9% below
4	#59 (40x70=311.11 sq. yd) G-190/2	35,500	34,000	4.2% below
5	#60(40x70=311.11 sq. yd) G-10/2	35,500	33,000	7.0% below
6	#61 (40x70=311.11 sq. yd) G-10/2	35,500	32,000	9.8% below
7	#62 (40x70=311.11 sq. yd) G-10/2	35,500	34,500	2.8% below
8	#65 (40x70)=311.11 sq. yd) G-10/2	35,500	32,000	9.86% below
9	#97 (30x70=233.33 sq. yd) G-10/2	35,500	37,000	4.22% higher
10	#98 (30x70=233.33 sq.yd) G-10/2	35,500	37,500	5.6% higher
11	#99 (30x70=233.33 sq. yd) G-10/2	35,500	36,500	2.8% higher
12	#100 (30x70=233.33 sq. yd) G-10/2	35,500	36,500	2.8% higher
13	#101 (30x70=233.33 sq. yd) G-10/2	35,500	36,500	2.8% higher
14	#35 (40x80=356 sq. yd) D-12/3	24,500	22,500	8.16% below
15	#37(40x80=356 sq. yd) D-12/3	24,500	22,000	10.29% slightly out of 10% margin

It was highlighted by the DFA-II that following 3 plots were also put in last auction held in March 2009 but no bids were received at all at that time due to poor response from public owing to deteriorating socio-economic condition of the country. If bids received in instant case are compared with the prices of previous auction held in Nov 2008, then present bids seem to be on lower side. However, since in the past no bids were received against these plots at all, therefore, bids received in instant auction were recommended for special consideration by the Board.

Table -B



Nevertheless, bids against following 3 out of 4 plots were found on lower side as compared to their reserve prices and recommended to be rejected outrightly. The bid against Plot No. 16-F Markaz F-8 @ Rs 220,000/- Per Sq. Yd. was found to be lower than the compatible plot of Markaz F-11 was not acceptable. It was also discussed that since the Kachari is being shifted, the plot should be offered for auction at an appropriate time after the shifting of kachari to its new position.

**Table-C**

S.#	Particulars of Plot	Reserve Price (RS)	Highest Bid Achieved (RS)	%age below the reserve price
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#### Decision

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Action: DEM-II  
DFA-II