

# OPEN AUCTION

Commercial & Residential



NATIONAL POLICE FOUNDATION

**15th OCTOBER 2025**  
Gandhara Hall, F-9 Park, Islamabad



# INTRODUCTION

CDA is conducting auction of House No. 32, St No 28, Sector F-6/1, Islamabad situated in Islamabad and Commercial property No. 28 (Land & Building) Mahafiz Plaza Measuring 24 marla(S-64-R-28) situated in Main Bazar New Anarkali Lahore. This residential and Commercial Property is ownership of National Police Foundation and CDA is conducting auction on behalf of National Police Foundation.

The Auction will take place at Gandhara Citizen Club, F-9 Park, Islamabad on 15th October, 2025. The proceedings of auction shall be held on 11:00 am.

# ELIGIBILITY

1. The auction is open to all Pakistani nationals, whether residing in Pakistan or abroad after the provision of valid NICOP.
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 as under:

(White Token).	(20 Million - Residential Property).
(Red Token).	(30 Million - Commercial Building).
5. The Individual(s) / firms / companies participating in the auction are required to obtain tokens (Annex-C) by providing Pay Order of Rs. 20/30 million for the above mentioned categories from the AuctionCell (Estate Management - I & 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.

## ELIGIBILITY

6. Token used in successful bids shall be adjusted in the 25% installment that is to be paid next 10 days. All unsuccessful tokens will be returned to the token holder upon completion of the bidding process.
7. The token shall be submitted on the original Application Form annexed in this Brochure at Annex-B.
8. 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 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.

# TERMS & CONDITIONS

1. The bidder shall be bound to satisfy himself about the location, ground position and surroundings of the property and no claim at a subsequent stage shall be entertained in this regard. The properties shall be auctioned on '**AS IS WHERE IS**' basis.
2. The premium of the property is to be paid as per the timelines given in the payment modalities.
3. The National Police Foundation reserves the right to reject any bid after assigning reasons which will be made a part of auction proceedings.
4. The National Police Foundation Board reserves the right to disqualify any bidder after announcement and proper recording of the proceedings and assigning reasons of disqualification.
5. Auction results shall not be final unless approved by the National Police Foundation Board.
6. The highest bid at auction shall not per se accrue any right in favour of the bidder. The approval of the bid would be further subject to payment of applicable taxes, duties or surcharge , documentation fee, transfer charges etc by the bidder that are levied on such auction under prevalent law of National Police Foundation. Non payment of such taxes /duties or surcharges, documentation fee, Transfer charges etc, within the specified period shall result in proceedings for withdrawal of bid by National Police Foundation.

# TERMS & CONDITIONS

7. For the cancelled properties in this Auction on account of Non-payment , NPF Board is only to return the Principal amount(minus the forfeiture amount). No claim on account of interest shall be entertained.
8. In the event of cancellation or surrender of the property for recorded reason, the deposited amount of premium shall be refunded by NPF after forfeiture of 10% of the total premium of the property.
9. Any decision of Authority i.e. National Police Foundation Board 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 property shall be final.
10. 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 NPF. If the successful bidder does not receive any intimation from the NPF within 15 days, he/she him/herself shall have to contact the NPF to inquire about the status of his/her bid.
11. The bidder will be deemed to have read and accepted the terms and conditions enumerated in this booklet and the Annexure and would be bound by NPF policies.
12. Non – payment of premium amount , government taxes, allied duties, documentation fee, transfer charges etc as mentioned in Provisional sale certificate will put the bid liable for cancellation.

# PAYMENT MODALITIES

1. The successful bidder shall deposit 20 Million for residential property and 30 Million for Commercial property as token money at the spot.
2. 25% of the total premium (after adjustment of token money) within 10 days of bid acceptance.
3. Remaining 75% shall be deposited by the successful bidder within the next 20 days (total period one month).
4. All payments will be received by National Police Foundation as per schedule.
5. All applicable taxes, duties documentation fee, and transfer charges shall be borne by the successful bidder.
6. If bidder does not comply with payment schedule, bid will be cancelled by NPF as per its policy.
7. Provisional Sale Certificate will be issued by NPF being owner of property after auction proceedings to the successful bidder in auction.
8. For House No. 32, St No. 28, Sector F-6/1, Islamabad after full payment, National Police Foundation will issue Sale Certificate and being a conveyance deed case. NPF will ensure transfer of property to successful bidder in the officer of JSR through Sale Deed.

# PAYMENT MODALITIES

9. On the basis of Sale Deed implementation of property of successful bidder will be made within CDA Record.
10. For Commercial Property No. 28 (Land & Building) Mahafiz Plaza Measuring 24 marla (S-64-R-28) situated in Main Bazar New Anarkali Lahore after full payment NPF will issue sale certificate and ensue transfer of property to successful bidder in the office of sub registrar Data Ganj Buksh Town Lahore.
11. Possession of property will be handed over by NPF within 30 days after clearance of all dues and completion of all codal formalities.
12. Final approval of bids shall rest with the NPF Board.
13. NPF Board reserve the right to reject any or all bids without assigning any reason.

# MODE OF AUCTION

1. The Auction shall be conducted through open bidding. Each bid will be raised by bidders by multiples of Rs. **10 Million** for commercial & Residential properties. 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 National Police Foundation.
5. The Authority reserves the right to alter /amend the order for auction of plots.



## COMMERCIAL BUILDING AT ANARKALI BAZAR LAHORE



## RESIDENTIAL PROPERTY AT F-6/1 ISLAMABAD



House No. 32, Street 28,  
Sector F-6/1, Islamabad

Size: 1422.29 Sq. Yards





# REQUIREMENTS

## REQUIREMENTS OF DOCUMENTS FOR ISSUANCE OF TOKEN

### Category "A"(individual)

- i. Application for Token (AnnexB)
- ii. Bank Draft/Pay Order of Rs.20 million for residential property and 30 million for commercial building, In favor of National Police Foundation (NTN No.0787621-1).
- 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.N.I.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

**ANNEX B**

**TOKEN NO.**

## 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.\_\_\_\_\_

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 & 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.

In case the bidder is not in a position to participate in the auction personally, the following particulars of the Attorney be provided

- 1.Name\_\_\_\_\_CNIC No.\_\_\_\_S/o. D/o, W/o\_\_\_\_  
Address\_\_\_\_\_Tel. No.\_\_\_\_Cell No.\_\_\_\_\_

I, \_\_\_\_\_ hereby enclose Bank draft/Pay Order, Deposit at Call No. \_\_\_\_\_

Dated\_\_\_\_\_ drawn on/issued by (Name of Bank and its Branch)\_\_\_\_\_

for Rs.\_\_\_\_\_ as token money for participation in the auction after having read and accepted the terms and conditions of auction.

Signature \_\_\_\_\_

CNIC \_\_\_\_\_

Date \_\_\_\_\_



# TOKEN SLIP AND RECEIPT

**ANNEX C**

TOKEN NO. \_\_\_\_\_

## 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.\_\_\_\_\_

Receipt of Bank Draft/ Pay Order/ Deposit at Call\_\_\_\_\_

Dated Drawn on/ issued by (Name of Bank and its Branch) \_\_\_\_\_

for Rs. \_\_\_\_\_ is hereby acknowledged.

\_\_\_\_\_  
Signature

Name & Designation of Token Issuance Officer  
(official seal to be used)



Rs: 5000/-



# NATIONAL POLICE FOUNDATION

Deputy Director National Police Foundation

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