



**PESHAWAR DEVELOPMENT AUTHORITY
DIRECTORATE OF ESTATE MANAGEMENT
REGI MODEL TOWN ZONE-IV OFFICE PESHAWAR**

No. 08.01.40/Part-I

Dated Peshawar the 07/07/2025

To

The Dy: Director Advertisement Media Cell,
Peshawar Development Authority,
Hayatabad Town, Peshawar.

Subject: AUCTION OF SCHOOL BUILDINGS IN ZONE-IV REGI MODEL TOWN PESHAWAR

Enclose please find herewith copies of auction notice & Detail Terms & Conditions regarding auction of school buildings in Zone-IV Regi Model Town Peshawar. The auction notice shall be published in the National daily newspapers as per policy in vogue. The detail terms and conditions with auction notice may also be uploaded on KPPRA and PDA website, please.

**DEPUTY DIRECTOR (E.M.)
Regi Model Town, PDA**

Dated Peshawar, the 07/07/2025

Endst: No: 08.01.40/ 4749

Copy forwarded: -

1. The Additional Director General, RMT, PDA.
2. The Director, EM RMT /Chairman Auction Committee, PDA.
3. The Director Finance PDA.
4. The Director (P&D) PDA.
5. The Dy Director (BCA) RMT PDA
- ✓ 6. The Deputy Director (IT) Cell, PDA. With the request to upload the detailed terms & conditions on KPPRA & PDA websites.
7. The P.S.O to Director General, PDA Hayatabad Peshawar.
8. The In charge E-Bidding, PDA

**DEPUTY DIRECTOR (E.M.)
Regi Model Town, PDA**

PESHAWAR DEVELOPMENT AUTHORITY
PDA Site Office Zone-IV, Regi Model Town, Peshawar

Notice for Re-Auction of Newly Constructed School Buildings in Zone-IV, Regi Model Town, Peshawar

Peshawar Development Authority intends to re-auction the following built up school buildings in Regi Model Town Peshawar on Lease basis as per detail given against each on 22-07-2025 at 1100 Hrs. in Peshawar Development Authority Zone-IV, Office at Regi Model Town, Peshawar.

S. No	Description	Size of Plot	Reserved Price per School	Call Deposit
1.	Newly Constructed School Building No.1 at Zonal Center, Zone-IV, Regi Model Town, Peshawar.	10.17-Kanal	Rs. 5,00,00,000/- (Rupees Five Crore) (Non-refundable) Premium + Rs. 2,50,000/- (Rupees Two Lac, five thousand only) per month rent (with 25% increase after every 03 years)	Rs. 2.5 million (Rupees Twenty-five lacs)
2.	Newly Constructed School Building No.2 at Zonal Center, Zone-IV, Regi Model Town, Peshawar.	10.17-Kanal	Rs. 5,00,00,000/- (Rupees Five Crore) (Non-refundable) Premium + Rs. 2,50,000/- (Rupees Two Lac, five thousand only) per month rent (with 25% increase after every 03 years)	Rs. 2.5 million (Rupees Twenty-five lacs)

Interested parties having reputed educational background/School Franchises are required to submit Call Deposit amounting to PKR 2.5 million (Rupees twenty-five lacs only) in shape of Call Deposit from scheduled banks of Peshawar in the name of Director General, Peshawar Development Authority latest by one day prior to auction date.

- i. Auction will be conducted in accordance with PDA Auction Regulations-2021 and subsequent amendments.
- ii. Interested parties are required to submit Call Deposits of the amount as specified above from any scheduled Banks in Peshawar in the name of Director General, Peshawar Development Authority at the latest by one day prior to auction date.
- iii. The lease period will be 33 years.
- iv. The call deposit of the three highest bidders will be retained for 14 days.
- v. Those who have an educational background / school franchises will be eligible to participate in the auction for which they have to produce proof.
- vi. The successful bidder will be issued an offer letter, and he will be required to deposit 35% of the bid amount within 10 working days, failing which the call deposit amount shall be forfeited.
- vii. The successful bidder will be required to deposit the balance 65% of the bid amount within 60 days of the issuance of the lease letter, failing which the offer shall stand withdrawn and 35% deposited amount shall also be forfeited.
- viii. Detailed terms and conditions of the Auction can be downloaded from PDA Website (www.pda.kp.gov.pk).
- ix. Hard copy of the terms and conditions can also be seen/obtained from the office of the undersigned during working hours.

A/ndi
03/07/2025
HOUSING OFFICER (HQ)
Peshawar Development Authority
Zone-IV, Regi Model Town Peshawar

PESHAWAR DEVELOPMENT AUTHORITY

Terms & Conditions for Auction of Newly Constructed School Buildings in Zone-IV, Regi Model Town, Peshawar

Peshawar Development Authority intends to outsource 02-Nos. School Buildings through open auction constructed on a land measuring 10.17 Kanal (each) at Zone-IV in Regi Model Town Peshawar on Premium (non-refundable) + Monthly Rent on lease basis as per detail given below. The open auction will take place on 22 / 07 / 2025 at 1100 hour in the PDA office Zone-4, at Regi Model Town, Peshawar.

S. No.	Description	Size of Plot	Reserved Price per School	Call Deposit
1.	Newly Constructed School Building No.1 at Zonal Center, Zone-IV, Regi Model Town, Peshawar.	10.17-Kanal	Rs.5,00,00,000/- (Rupees Five Crore) (Non-refundable) Premium + Rs. 2,50,000/- (Rupees Two Lac, five thousand only) per month rent (with 25% increase after every 03 years)	Rs. 2.5 million (Rupees Twenty-five lacs)
2.	Newly Constructed School Building No.2 at Zonal Center, Zone-IV Regi Model Town, Peshawar.	10.17-Kanal	Rs.5,00,00,000/- (Rupees Five Crore) (Non-refundable) Premium + Rs. 2,50,000/- (Rupees Two Lac, five thousand only) per month rent (with 25% increase after every 03 years)	Rs. 2.5 million (Rupees Twenty-five lacs)

Interested parties having reputed educational background/School Franchises are required to submit Call Deposit amounting to PKR 2.5 million (Rupees Twenty-five lacs only) in shape of Call Deposit from scheduled banks of Peshawar in the name of Director General, Peshawar Development Authority latest by one day prior to auction date.

TERMS & CONDITIONS:

1. Auction will take place on the basis of premium to be determined through open/competitive bidding process.
2. Total period of lease will be (33-Years) only.
3. The call deposit of the three highest bidders will be retained for 14-days.
4. Those who have an educational background / school franchises will be eligible to participate in the auction for which they have to produce proof.
5. The successful bidder will be issued an offer letter and he will be required to deposit 35% of the bid amount within 10 working days, failing which the call deposit amount shall be forfeited.
6. The successful bidder will be required to deposit the balance 65% of the bid amount within 60 days of the issuance of the lease letter, failing which the offer shall stand withdrawn and 35% deposited amount shall also be forfeited.
7. The highest quoted bid shall be submitted to the Director General for approval who reserved the right to accept or reject the bid with cogent reason.
8. The successful bidder is bound to pay monthly rent in advance on or before fifth of each month failing which a surcharge @ 1.45% per day shall be levied on defaulted amount. In case of failure to deposit consecutive three (3) month's rent, the lease shall be liable to cancellation with forfeiture of deposited amount.
9. The rent shall be increased by 25% after every 3 years.
10. The School / Institution shall have its own Board of Governor and the Director General PDA or his nominee shall be a permanent member of the Board.
11. The successful bidder will have to deposit all the prevalent taxes (Federal / Provincial) under intimation to PDA.
12. The successful bidder shall submit plan for construction of additional building at his own cost, if required, for approval in accordance with the PDA Building Regulation and shall abide by all the rules/regulation, accordingly.
13. The successful bidder will use the leased building only for School, in case of any non-conformative use the lease agreement shall stand terminated.

14. The successful bidder shall be responsible for acquisition of necessary permission/licenses and NOCs, etc from the relevant government agencies for carrying out the prescribed business in the leased out building.
15. The successful bidder shall be responsible for acquisition of utility connection and payment of monthly bills.
16. The successful bidder shall be abiding by the terms and conditions of lease and other rules framed by the Authority from time to time, and shall be bound to operationalize the school within 06 months of the approval otherwise the competent Authority reserve the right to cancel the lease and take over possession of the property under the Rules.
17. That in the event of any dispute arising between the parties, the Director General, PDA will act as the final authority of the arbitration whose verdict shall be final and binding on both the parties.
18. The successful bidder shall observe 3% PDA employees' quota for grant of admission to PDAs employee's sons/daughter, free of all charges & monthly fee etc.
19. In case of non-compliance of any of the above clauses, the lease agreement shall be liable to cancellation and forfeiture of the deposited amount in favor of PDA.
20. The lessee shall not be allowed to carry out any addition/alteration in the school building without prior approval of the Authority.
21. PDA reserve the right to inspect the premises through its authorized officer / official any time during the lease period.
22. Peshawar Development Authority has the sole ownership of the leased property and reserves the right to take over the premises back on One Month prior notice.
23. On expiry of lease period the successful bidder shall handover the possession of the premises to this Authority, after clearance of all utility bills and other payable dues.


DEPUTY DIRECTOR
Peshawar Development Authority
Zone-IV, Regi Model Town Peshawar