©ptcl

GOLDEN INVESTMENT OPPORTUNITY

PTCL PROPERTIES AVAILABLE FOR SALE AT IDEAL LOCATIONS

> LAST DATE FOR SUBMISSION 13TH NOVEMBER 2023





Properties suited for Housing Schemes, Commercial & Shopping Plazas, Educational Institutions, Hospitals, Cinema & Multiplex, and Industrial utilization

TERMS AND CONDITIONS, PROPERTY DETAILS AND BID DOCUMENTS DOWNLOADABLE FROM WWW.PTCL.COM.PK/PROPERTIES FOR QUERIES AND INFORMATION HELPLINE: +92 3311009449 EMAIL: SAMEER.NAEEM@PTCLGROUP.COM

Pakistan Telecommunication Company Limited

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INTRODUCTION

M/s Pakistan Telecommunication Company Limited (PTCL), incorporated under the laws of Pakistan, is the largest integrated information communication technology company of Pakistan. PTCL intends to sell its twelve properties through transparent and competitive two-stage bidding process on "As is" basis.



PTCL is soliciting competitive offers from individuals/Firms/Companies interested in purchasing properties located at prime locations in nine different cities. All 12 properties being offered for sale are free from any type of encumbrance and have clear titles. Details of the properties are given below:

	Property Number	City/Town	Site Name	Sq
	1	Gujranwala	DC Road, Near Al-Noor Shopping Mall, Gujranwala	
	2	Gujranawala	PTCL Telephone Exchange Vanianwala, Sialkot Bypass Road, Adjacent to Beaconhouse Palm Tree Campus, Gujranwala	
	3	Faisalabad	PTCL Open Plot, Near Kiren Valley Housing Colony, Millat Town, Faisalabad	
	4	Faisalabad	PTCL Colony, Chiniot-Chak Jhumra Road, Chak Jhumra, Near Allied School, Faisalabad	
	5	Sadiqabad	PTCL Telephone Exchange, Hospital Road, Near THQ Hospital, Sadiqabad	
	6	Multan	PTCL Open Plot, Near Total Parco Regional Office, Industrial Estate Highway, Multan	
	7	Multan	PTCL Regional Telecom Training School, Near First Quality Chemicals (Business Office), Industrial Estate Highway, Multan	
	8	Bahawalpur	Dr. Raja Road, Near Royal Cadet Public School, Bahawalpur	
	9	Sialkot	PTCL Open Plot, Near Nuevo Enterprises Industry, Syed Faiz ul Hassan Road, Alo Mahar, Sialkot	
	10	Okara	Shah Din Road, Near Madina Marriage Hall, Okara	
	11	Kasur	Kachehri Road, Near DCO House, Kasur	
-	12	Attock	Near Army Golf Course, Attock	

Note:

*1 Kanal = 605 Square Yards

The cost will be charged according to actual size of the plot as determined at the time of handing over the possession.

Area

Kanal*Marla

64K-18M

11K-16M

21K-6M

21K-3M

24K

16K

25K-19M

22K-13M

13K-10M

13K-6M

q. Yards

39,264

7,144

12,886

4,386

14,520

9,680

15,700

10,769

8,174

8.046

TERMS AND CONDITIONS



1. The Auction is open to all Pakistanis (residing in Pakistan or Abroad) and registered firms, companies, societies and trusts etc, hereinafter referred to as "Firms".

2. The Individuals/Firms are allowed to offer bids for any number of properties. However, separate Property Bid Form along with demand draft/PO (refundable) specified for each property will have to be deposited on account of earnest money.

a. Stage I : Sealed Bids

The interested Individuals/Firms will submit **Sealed Bids** on the specified **Property Bid Form** for each property which can be downloaded from PTCL website.

www.ptcl.com.pk/properties

i. Sealed Bid will be accompanied with a copy of CNIC and a Demand Draft or Pay Order in favor of **Pakistan Telecommunication Company Limited** of the following amounts as Earnest Money.

- Property Number 1 (DC Road Gujranwala) Rs. 05 Million
- Property Number 5 (Sadiqabad)
- Property Number 8 (Bahawalpur)
- Other nine Properties

Rs. 05 Million Rs. 02 Million Rs. 01 Million each

ii. Above mentioned Demand Draft/PO will be returned to unsuccessful bidders of Stage-I within 7 working days after the closure date which is 13th of November 2023. iii. Bids with deficient information or without earnest money will be rejected. iv. Highest 75% of the total bids for each property will qualify for participation in Stage-II (Open Auction).

b. Stage II : Open Auction

i. The successful bidders of Stage-I will be duly notified in writing for participation in Open Auction (Stage-II) along with the Auction Date and Venue.

ii. Open Auction will be held in or nearby cities of the respective properties.

iii. For participation in the Open Auction, prominent "Token Numbers" will be issued to each participant after deposit of a Token Amount (DD/PO) which will be intimated in the above-mentioned notification.

iv. The token amount (DD/PO) shall also be returned to the unsuccessful participants within 7 working days after the auction.

Z



Successful Bidder will be notified through "Bid Acceptance Letter" only after the approval of PTCL Board of Directors.

PTCL Management reserves the right to reject any bid at any stage of the auction process without assigning any reason and without any obligation on PTCL. Consequent upon PTCL Board's decision to be communicated through **"Bid Acceptance Letter**", the successful bidder of Stage-II shall deposit 25% of the total amount of Bid Price (after adjusting the payment already made) within fifteen (15) working days. The bid offer shall stand cancelled, and the deposited amount forfeited, if the payment is not made within the due date.

75% of Bid price shall be deposited within 90 working days after the "**Bid Acceptance Letter**".

In case the successful bidder wishes to pay 100% of the offered amount (including already paid amount) in lumpsum, within 15 working days of the Bid Acceptance letter, a rebate of 3% on the Bid price of the property will be granted.

The demand draft of unsuccessful bidders of Stage-I and Stage-II will be returned within 7 working days respectively.

All applicable taxes and allied charges for Buyer and Seller will be paid by the successful bidder and PTCL respectively.

Withholding tax will be deducted by PTCL, if applicable as per prevailing tax rules.

After the transfer of property and handing over the possession to the successful bidder, subsequent utilization of the property will be sole responsibility of the buyer, in conformity with the applicable byelaws, duties/taxes and the approvals required from the relevant authority.

Prospective Bidders interested in submitting offer(s) can visit the properties from 10:00 am to 5.00pm daily.

Details of PTCL on-site representatives to facilitate visits are given below:

Property Number	Site Name	Contact person	Cell#
1	DC Road Gujranwala	Muhammad Qasim Muhammad Rashid	0300-6314404 0300-8381266
2	Vanianwala, Gujranwala	Muhammad Saleem Muhammad Rashid	0331-5712305 0300-8381266
3	Millat Town, Faisalabad	Muhammad Akhtar Kamran Mughal	0323-7291320 0300-0509255
4	Chak Jhumra, Faisalabad	Muhammad Rafiq Kamran Mughal	0331-5735849 0300-0509255
5	Hospital Road, Sadiqabad	Nawab Khan Shahid Rasheed	0331-7762158 0300-0224363
6	Industrial Estate Highway, Multan	Noor Khan Mian Muhammad Sadiq	0344-3051115 0300-6301604
7	RTTS Industrial Estate Highway, Multan	Talib Hussain Sajjad Haider Noor Khan Mian Muhammad Sadiq	0333-6154934 0331-6921217 0344-3051115 0300-6301604
8	Dr. Raja Road, Bahawalpur	Anees Khan Sajjad Haider Muhammad Asif	0335-6837500 0331-6921217 0300-0224392
9	Alo Mahar, Sialkot	Ahmad Fraz Naveed Iqbal Shahid Imran	0331-7324720 0300-9613622 0300-0224373
10	Shah Din Road, Okara	M. Sarwar Ahmed Ali Rehan	0331-7761624 03004893583
11	Kachehri Road, Kasur	Syed Fida Hussain Shahzad Shaukat	0301-6829001 0300-0224394
12	Near Army Golf Course, Attock	Muhammad Riaz Hassaan Bin Zia	0334-6611811 0300-0224167

For further support and assistance, if any, you can also reach out to: Adnan Anwar 0333-5380660 M Shakeel Anwar 0336-5555719

SITE VISITS

Bid forms can be downloaded from PTCL website "www.ptcl.com.pk/properties"

Proposals shall be submitted in hard copy through courier and the envelope should be prominently marked as shown below.

Proc.8-3/2/101023/3460 - Sale of PTCL Properties

Manager General Procurement Business Support Procurement Department C-2, Block C, PTCL Office, Sector G-8/4,Islamabad

2 2 T \mathbf{m}



Last date for submission of bid forms is 13th November 2023.

For any query or clarification, Bidders may call Helpline: +92 331 1009449 or send email at "sameer.naeem@ptclgroup.com"

PROPERTIES DETAILS

C T T T T

DC Road, Near Al-Noor Shopping Mall, Gujranwala

General Information of the Property



Khasra No. 2466/858, 859, 860, 866, 2465/858, 855, 853, 854, 2469/867, 868/1, 868/2, Khewat No.108, 810, Khatoni No. 116, 117, 858, Mutation No.22355, 22356, Moza Fattu Mand, Tehsil Gujranwala, District Gujranwala. 39,264 -Sq. Yards.

32.183713, 74.19053

https://maps.app.goo.gl/RCtBFCzeSYbncPgD6

Frontage: 400 ft. (Approx.), Depth: Irregular

Satellite Images



"Satellite Image showing the nearby properties / amenities'



"Satellite image showing the driveby properties / amenities"

Significance of Location

The property is situated on D.C. Road, Guiranwala. Other notable properties in the vicinity includes Al Noor Shopping Mall, Gulzar Hospital and Emporium Shopping Mall. The property is well linked with necessary infrastructure, including roads, transportation, and public amenities.

Pictorial Representation





"Front view of the property"

"Inside view of the property"

PTCL Telephone Exchange Vanianwala, Sialkot Bypass Road, Adjacent to Beaconhouse Palm Tree Campus, Gujranwala

General Information of the Property







"Satellite Image showing the nearby properties / amenities"



"Satellite image showing the drive by properties / amenities

Significance of Location

The property is situated on Sialkot Bypass, Moza Vanianwala. The other important properties in the vicinity are Beaconhouse Palm Tree Campus, Butt Flour Mills, and Informatics Group of Colleges. The property is well linked with necessary infrastructure, transportation, and public amenities.

Pictorial Representation





"Front view of the property"

"Inside view of the property"

PTCL Open Plot, Near Kiran Valley Housing Colony, Millat Town, Faisalabad.

General Information of the Property



Significance of Location

Located in the district of Faisalabad, the property is well linked with necessary road infrastructure, transportation, and public amenities, etc. Prominent housing societies like Ismail Green Valley, Millat Town Block E, Kiran Valley, are located near the property. In addition, the property is near the Motorway M3 interchange.

Pictorial Representation

Satellite Images

"Satellite Image showing the nearby properties / amenities"

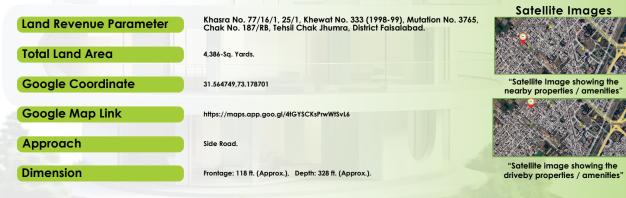
"Satellite image showing the driveby properties / amenities"



"Front view of the property"

Chiniot-Chak Jhumra Road, Near Allied School, Chak Jhumra, Faisalabad.

General Information of the Property



Significance of Location

Located on famous Chiniot-Chak Jhumra Road near Allied School. Other prominent landmarks near this property are Sports Complex, Jinnah Park, and Jhumra Railway Station. Overall, the said property possesses all necessary infrastructure like roads, transport, public amenities, etc.

Pictorial Representation





"Front view of the property"

PTCL Telephone Exchange, Hospital Road, Near THQ Hospital, Sadiqabad.

General Information of the Property



Satellite Images



"Satellite Image showing the nearby properties / amenities'



"Satellite image showing the driveby properties / amenities"

Significance of Location

The property is situated on the confluence of Hospital Road and Kacha Sadiqabad Road, which is one of the main commercial areas in Sadiqabad. Most important landmark is THQ Hospital located just across the road. Railway Station, Water Supply Road, and Nishtar Chowk are situated within a few minutes' drive. Closeness of the Karachi-Lahore-Peshawar Road makes the property very significant.

Pictorial Representation





"Front view of the property"

PTCL Open Plot, Near Total Parco Regional Office, Industrial Estate Highway, Multan.

General Information of the Property







"Satellite Image showing the nearby properties / amenities"



"Satellite image showing the driveby properties / amenities"

Pictorial Representation

Significance of Location

Located very close to important Industries like JS Enterprise and Maqbool Textile Mills Ltd. renders this property most suitable for any industrial utilization. Victoria Memorial Hospital, District & Session Courts, and Sher Shah Road are situated within a few minutes' drive. The property is abundantly served with industrial infrastructure. Upon completion of under construction bridge, the accessibility of the area will tremendously improve.





"Front view of the property"

"Inside view of the property"

PTCL Regional Telecom Training School, Near First Quality Chemicals (Business Office), Industrial Estate Highway, Multan.

General Information of the Property



Significance of Location

The property is situated near Industrial Estate Highway and approachable through link road.

Satellite Images



"Satellite Image showing the nearby properties / amenities"



"Satellite image showing the driveby properties / amenities"

Pictorial Representation





"Front view of the property"

Dr. Raja Road, Near Royal Cadet Public School, Bahawalpur.

General Information of the Property



Satellite Images



"Satellite Image showing the nearby properties / amenities'



"Satellite image showing the driveby properties / amenities"

Significance of Location

The property is located on Dr. Raja Road in Bahawalpur. The prominent landmarks in the area close to the property are General Bus Stand/Laary Adda, Royal Cadet Public School, Bright Force Academy. Important landmarks like Islamia University Bahawalpur, Victoria Hospital, and Noor Mahal are situated within a few minutes' drive. Very well served with communication infrastructure.

Pictorial Representation





"Front view of the property"

"Inside view of the property"

PTCL Open Plot, Near Nuevo Enterprises Industry, Syed Faiz Hassan Road, Alo Mahar, Sialkot.

General Information of the Property





Satellite Images



"Satellite Image showing the nearby properties / amenities"



"Satellite image showing the driveby properties / amenities"

Significance of Location

Located at a stone throw away from Daska-Sialkot Road. Important Housing Societies are being developed around this property.

Pictorial Representation





"Front view of the property"

Shah Din Road, Near Madina Marriage Hall, Okara.

General Information of the Property



Khasra No. 49/4, 5, 7, Khewat No. 1321, Khatoni No. 2503/1 (1995-96), Mutation No. 11190, Chak No. 2/4-L, Tehsil & District Okara. 13,713-Sq. Yards. 30.806579, 73.429327 https://maps.app.goo.gl/1dQUKaQGzXxeZGRT6 Shah Din Road. Frontage: 182 ft. (Approx.), Depth: Irregular.

Significance of Location

Located on well known commercial road i.e. Shah Din Road. A number of Housing Societies have developed in the surroundings of the property.

Satellite Images





"Satellite image showing the driveby properties / amenities"

Pictorial Representation





"Front view of the property"

General Information of the Property



Significance of Location

Property No.

The property is situated in the center of the city at Kachehri Road, near DCO House, Kasur. Important Government Offices and District Courts are located nearby.

Satellite Images



"Satellite Image showing the nearby properties / amenities'



"Satellite image showing the driveby properties / amenities"

Pictorial Representation





"Front view of the property"

Near Army Golf Course, Attock.

General Information of the Property



Khasra No. 1457/290, Khewat No. 571, Khatoni No. 1030 (2001-02), Mutation No. 6629, Moza Baryar, Tehsil Attock, District Attock.

8,046-Sq. Yards.

33.755927 ,72.366093

https://maps.app.goo.gl/RU2hSrZ2c6VNZFeg8

Inside Road.

Frontage: West: 500 ft. (Approx.), and East: 550 ft. (Approx.) Depth: Irregular.

Significance of Location:

Dimension

The property is situated near Army Golf Course in Attock. Triangular shaped plot, well served with two link roads.

Satellite Images



"Satellite Image showing the nearby properties / amenities"



"Satellite image showing the driveby properties / amenities"

Pictorial Representation





"Front view of the property"

"Inside view of the property"

SAMPLE BID FORM



SAMPLE

BID FORM - PROPERTY No

	Properly Title:
or Individuals:	S/o
	Address:
or Company/Firm:	
Company Name:	Reg No:
Contact No.:	NTN #:
Authorized Person Name:	\$/O.
CNIC #: (Copy to be attached	I) Email:
Contact No.:	Address:
Offered Price for the Subject P	
Pak Rupees (in figures)	
ak Rupees (in words)	
Indertaking	
Judentaking	
. I have read and understoo	d the details of the property.
	onditions as elaborated in the auction notice.
-	ct property is being offered on "As Is" basis.
Demand Draft/PO #:	Bank Name: amounting to

Signature (& Stamp in case of Firm) Date



