

PUBLIC NOTICE FOR AUCTION / SALE
OF HOUSE NO 45, BLOCK -C/3 GULBERG-III, LAHORE

1. The Official Liquidator, SME Bank Limited (In official liquidation) invites sealed bids, from the interested parties, for the auction/sale of House Property located at **HOUSE NO 45, BLOCK -C/3 GULBERG-III, LAHORE measuring 4 Kanals, 7 Marals & 113 Sq ft** on “as is where is basis.
2. The subject auction/sale of the property is being undertaken as per sanction of the Hon’ble Islamabad High Court (IHC) vide an order dated Feb 11, 2026 in C.O. No. 16-2024 for winding up; and shall be subject to confirmation by the Hon’ble IHC.
3. Interested parties can obtain further details relating to ownership document/status of the said property from **Mr. Rashid-ul-Ghafoor**, In-Charge Service Division, SME Bank HO, 56-F, Nazimuddin Road, F-6/1, Blue Area, Islamabad, **Cell No. 03335549743**, before the date of submission of sealed bids for purchase of said House Property.
4. The interested parties must furnish a bank draft/pay order for surety/earnest money of Rs.22 million (Rupees Twenty-Two Million) in favor of “SME Bank Ltd.” with their bid offer. The pay order/demand draft shall be refundable to the bidding parties except successful bidder. No offer will be accepted without surety/earnest amount; thus, the bid offer without surety/earnest money shall be liable to be rejected straight away.
5. Sealed Bid Offers should reach at the below address by post or by hand on or **before March 26, 2026** up to 03:30 pm and shall be opened in the presence of bidders/their representatives on same day at 04:00 pm.
6. The Bid Offer has to be submitted in a sealed envelope, marked as "Bid for Auction of House Property Gulberg-III Lahore and "Confidential". Copy of CNIC, complete address and phone/cell numbers must be mentioned in the bid offer. In case the offer is from a company/firm/ organization, the bid offer has to be signed by the representative duly authorized by the company/firm.
7. If successful bidder fails to comply with the payment mode / schedule, within given time period from receipt of bid acceptance letter, SME Bank shall have the right to invoke the penalty clauses including the forfeiture of ‘surety/earnest money’ as provided under “**terms & conditions document**” for sale of aforesaid Office Premises”.
8. Bid will remain valid for 90 days from the date of opening of sealed bid. As to be decided by the Bank, Pay Order/Demand Draft of all un-successful parties shall be released within 90 days from the date of opening of the sealed bid.
9. This advertisement along with detailed terms and conditions etc. are available on PPRA website at www.ppra.org.pk as well as SME Bank (In official Liquidation) website www.smebank.org.
10. The Official Liquidator reserves the right to reject any or all bids as per PPRA rule 33 (Rejection of bids).

The Official Liquidator
SME Bank Ltd. (In official Liquidation)
Head Office 56-F,
Nazimuddin Road, F-6/1,
Blue Area, Islamabad,

**TERMS & CONDITIONS FOR
SALE OF HOUSE NO 45, BLOCK -C/3 GULBERG-III, LAHORE**

1- Brief Introduction:

SME Bank Limited (In official liquidation) is a financial institution owned by the Federal Government having its registered office at 56-, Nazim-ud-Din Road, F-6/1, Blue Area, Islamabad. The SME Bank Ltd. (In official liquidation) owns the subject House Property as detailed below and offers to sell it through open auction process.

2- Description of the House Property:

Ownership:

i. The House No 45. Block -C/3, Gulberg-III Lahore being offered for sale is in the ownership and possession of SME Bank Ltd. The Bank shall be responsible for handing over the possession / transfer of the aforesaid House Property on or after entire payment by successful bidder.

ii. Area:

(as per approved building plan)

Total Area	04-Kanals, 07-Marlas & 113 Sqft				
Covered Area	Ground Floor Main House		4743 Sqft		
	First Floor main House		440 Sqft		
	Servant Quarter Main House		264 Sqft		
	Annexe Building		3320 Sqft		
	Annexe Servant Quarter		173 Sq Ft		
Type of Area	Residential				
Facility	Electricity and Gas				
Ground Floor main House	First Floor Main House			Servant QTR Main House	
Description	Qty	Description	Qty	Description	Qty
Bed Rooms	5	Room	1	Rooms	2
Drawing Room	1	Bath	1	Bath	1
Study Room	1	Mumty	1		
Tv Lounge	1				
Stores	2				
Kitchen	1				
Front Verandah	1				
Passages	3				
Stair Case	1				
Car Porch	1				
Covered Area GF	4743 Sqft	Covered Area FF	440 Sqft	Covered Servant Qtr	265 Sqft

Annexe Building

Annexe Servant Quarter

Description	Qty	Description	Qty
Rooms	9	Room	1
Baths	9	Bath	1

Drawing/Dinning	1		
Covered Area GF	3320 Sqft	Covered Area FF	173 Sqft

iii. Physical Structure / Status:

- The available Infrastructure facilities include water, electricity, roads & sewerage etc.
 - The house property shall be auctioned / sold on the basis of “as is where basis is”.
 - **A portion of backyard (5 marlas) being used by a Mobile Cellular Company for SIGNALS TOWER on rental basis; if required by the purchaser, the Company will shift the TOWER and vacate the specified 5 marlas place latest by June 30, 2026**
- iv The subject auction/sale of the property is being undertaken as per sanction of the Hon’ble Islamabad High Court (IHC) vide an order dated Feb 11, 2026 in C.O. No. 16-2024 for winding up; and shall be subject to confirmation by the Hon’ble IHC.

3- ELIGIBILITY.

- i. The auction is open to all Pakistani individual nationals, whether residing in Pakistan or abroad.
- ii. Companies/firms and societies registered in Pakistan under the relevant laws can also Participate in the auction.

4- MODE OF AUCTION

The bidders would be required to submit a Sealed Bid Offer for purchase of aforesaid House Property at the given address on or before the bid submission **date i.e. March 26, 2026**. The bid will be offered in terms of rupees for total price of the House Property.

5- MODE OF PAYMENT

After conclusion of bids evaluation process, successful bidder / party shall be communicated the decision of the competent authority regarding his / her bid offer by way of bid acceptance letter within 90 days from the date of opening of sealed bids. Payment of bid amount shall be made as per schedule given below:

- i. The successful bidder will be required to deposit 25% of the total bid amount offered for purchase of said House Property after adjusting the earnest money through pay order /DD in favor of SME Bank Ltd within 15 days from the date of bid acceptance letter. Thereafter, a sale/purchase agreement containing terms and condition of sale stipulated here in this document shall be executed between the Bank and successful bidder within 3 days from deposit of first 25% of total bid amount.
- ii. The successful bidder shall deposit 2nd tranche equivalent to 50% amount of total bid amount through pay order in favor of SME Bank Ltd within 45 days from the date of bid acceptance letter.
- iii. The successful bidder shall be required to make 3rd tranche for full & final payment of remaining bid amount at the time of transfer & possession of said House Property to his / her name / nominee, within 90 days from the date of bid approval letter.
- iv. The Bank will ensure the necessary transfer / possession of said House Property in the name of successful bidder / his nominee within 90 days from the date of bid approval letter.

6- Penalty:

- i. Non-payment of first 25% of total bid amount within the given time line will result in the automatic cancellation of his/her bid offer and earnest / surety money of Rs.22 million shall be forfeited instantly.
- ii. In case of failure of payment of 2nd & 3rd tranches within the given time lines, the bank may impose additional fine equivalent to 10 % of unpaid tranche, besides forfeiture of earnest / surety money, amount deposited in first tranche and cancellation of the bid offer.
- iii. Final decision in this regard especially at i & ii above would rest with the Bank.
- iv. In case of any nonperformance of bank's obligation for transfer / possession of said House Property in the name of successful bidder / his/ her nominee within the given time period, the bank shall be liable to refund the entire amount deposited by the successful bidder.

7- General Terms:

- i. The interested parties shall be bound to satisfy himself/themselves about the location, House Property status, surroundings thereof, and ownership documents / status of the House Property before offering bid price. No claim / complaint in this regard at subsequent stage shall be entertained.
- ii. The interested parties will be deemed to have read and accepted the terms / conditions enumerated in this document and would be bound by these selling terms.
- iii. Sealed bid should be submitted on the prescribed format (Annexure-I). If any person is authorized 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 as per specimen at Annexure- II 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.
- iv. The Bank reserves the right to withdraw the auction notice / process of aforesaid House Property without assigning any reason. SME Bank Ltd reserve the right to reject any or all bids as per PPRA rule 33 (Rejection of bids).
- v. The Bank reserves the right to amend / delete/ add any of the provisions contained herein, which shall be shared / published well before the date for submission of the sealed bid.
- vi. All expenses & costs for transfer, including but not limited to, the registration charges, stamp duty, department charges, advance tax applicable for filer & non filer computed on the basis of sale price at the time of sale of property by auction and any other applicable taxes, costs & expenses with respect to the preparation of sale legal documentation and legal services of a Lawyer for the transfer of the property shall be borne by the successful bidder.
- vii. Subsequent to the date of transfer /taking over of the property, payment of all charges/dues payable to the different departments including tax authorities will be the responsibility of the purchaser / successful bidder.
- viii. All payments shall be made through Bank Drafts / Pay Orders / Deposits-at-Call in favor of "SME Bank Ltd.
- ix. Bank shall issue NOC to the concerned authorities / offices for transfer of the utilities / facilities in the name of Successful bidder /party or authorized / nominated person.

**The Official Liquidator
SME Bank Ltd. (In official Liquidation)**

**SPECIMEN FOR SUBMISSION OF BID FOR PURCHASE OF HOUSE
PROPERTY LOCATED HOUSE NO 45, BLOCK -C/3 GULBERG-III, LAHORE**

1. Name of Bidder -----and legal status-----
2. Name of Father / Husband -----
3. National Identity Card Number -----
(Attach attested photocopy).
4. Address: -----
5. Phone Numbers: Office:----- Res.----- Mob:-----
6. E-mail Address: -----

In case the bidder is not in a position to participate in the auction personally, the following particulars of the attorney be supplied.

1. Name of Attorney -----
2. Name of Father/Husband -----
3. National Identity Card No. -----
(Attach attested photocopy) -----
4. Address: -----
6. E-Mail Address: -----

I/we hereby enclose Bank Draft / Pay Order, Deposit at Call No. -----
Dated ----- drawn on / issued by (Name of Bank and its branch
for Rs.-----/- as bid security for participation in the
auction /sale after having read and accepted the terms and conditions of auction/sale of the said
House Property.

I/We hereby offer a total price of Rs. _____ for the purchase of House Property located
**HOUSE NO 45, BLOCK -C/3 GULBERG-III, LAHORE measuring 4 Kanals, 7 Marals
& 113 Sq ft** and undertake to abide by all the terms and conditions mentioned in the
advertisement and terms & condition of auction/sale of House Property.

Signature of the Bidder / Attorney Holder

In case the bidder is participating in the auction on behalf of some other interested persons as well then, their particulars should also be given.

** Power-of-Attorney as per format (Annexure-II) from one of the interested persons will be acceptable.

SPECIAL POWER OF ATTORNEY

Know all men by these present that _____ son/daughter/wife of _____ CNIC # _____ adult aged _____ years, resident of hereby appoint Mr./Mrs./Miss _____ Son/wife/daughter of Mr. _____ resident of _____ and holder of CNIC 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 auction of House Property located at **HOUSE NO 45, BLOCK -C/3 GULBERG-III, LAHORE, measuring 4 Kanals, 7 Marals & 113 Sq ft** owned by the SME Bank as per terms and conditions publish in daily News Papersdated.....

AND WHEREAS I am / we are unable to participate in the auction personally on the scheduled dates;

I / WE HEREBY appoint the above-named person as my / our attorney and authorize his / her to put up it in bid process for 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 _____ 20____.

Signature

Executants (Attach copy of CNIC)

Witness No. 1. _____
(Attach copy of CNIC)

Witness No. 2. _____
(Attach copy of CNIC)

Note: This power-of attorney should be on non-judicial stamp paper of proper value duly attested by Notary Public / Magistrate / Civil Judge.