



**AUCTION FOR LEASE RIGHTS TO ESTABLISH AND
OPERATE SKY VIEW FOOD PROMENADE AT
ISLAMABAD INTERNATIONAL AIRPORT**

TERMS & CONDITIONS

1. PLACE OF BUSINESS

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2. BUSINESS OPERATIONS

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3. ELIGIBILITY OF BIDDERS

[illegible]

4. ADVANCE TAX

[illegible]

5. REBATE AND EXTENSION OF LEASE

[illegible]

6. INSURANCE

The undersigned hereby certifies that the foregoing information is true and correct to the best of his knowledge and belief, and that he has not been convicted of a crime involving moral turpitude within ten years prior to the date of his application for admission to the United States.

7. NON-EXCLUSIVE RIGHTS

m r d A m d

8. EARNEST MONEY

Each corresponding document number 02 shall correspond CNIC and corresponding to
corresponding in the form of the Order of the **Pakistan Airports Authority**. The A
Commenced from the date of the A
document shall be **Fifteen (15) days** from the date of the

9. ACCEPTANCE / REJECTION OF BIDS

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10. PAYMENT SCHEDULE

10.1. PREMIUM

Primum amount shall be determined on the basis of the following formula: $P = (R \times A) / 3$

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$$P = (R \times A) / 3$$

Where

P = Primum

R = Rate of interest per annum

A = Area of the plot in square meters

Primum amount shall be paid in three equal installments of one-third each.

The Primum amount shall be paid in three equal installments of one-third each. The first installment shall be paid within 10 days of the execution of the lease deed. The second installment shall be paid within 10 days of the execution of the lease deed. The third installment shall be paid within 10 days of the execution of the lease deed.

OR

1st installment shall be paid within 10 days of the execution of the lease deed.

2nd installment shall be paid within 10 days of the execution of the lease deed.

3rd installment shall be paid within 10 days of the execution of the lease deed.

10.2. ANNUAL GROUND RENT (AGR)

AGR shall be determined on the basis of the following formula: $AGR = (R \times A) / 3$

AGR shall be determined as follows:

10% of the market value of the plot for the first 10 years.

10% of the market value of the plot for the next 10 years.

10% of the market value of the plot for the next 10 years.

The AGR shall be paid in three equal installments of one-third each.

150% of the market value of the plot for the first 10 years.

100% of the market value of the plot for the next 10 years.

11. TIMELINE FOR LEASE EXECUTION

The lease deed shall be executed within Thirty (30) days of the execution of the lease deed.

12. TIMELINES FOR COMPLETION OF PROJECT

- The project shall be completed within Thirty (30) days of the execution of the lease deed.
- The project shall be completed within Three Months of the execution of the lease deed.
- The project shall be completed within Two years of the execution of the lease deed.

13. NON UTILIZATION CHARGES

- The non utilization charges shall be determined on the basis of the following formula: $Rs.100/-$ per square yard per month.

- [illegible]

- a. All the above sites shall be leased out on "as it is" basis.
- b. The lessee shall be responsible for obtaining all necessary permissions from the relevant authorities for the use of the land. The lessee shall be responsible for obtaining all necessary permissions from the relevant authorities for the use of the land.
- c. The lessee shall be responsible for obtaining all necessary permissions from the relevant authorities for the use of the land. The lessee shall be responsible for obtaining all necessary permissions from the relevant authorities for the use of the land.
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- g. The lessee shall be responsible for obtaining all necessary permissions from the relevant authorities for the use of the land. The lessee shall be responsible for obtaining all necessary permissions from the relevant authorities for the use of the land.
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BIFURCATION PLAN OF PLOT NO. B-116 RESERVED FOR AERO FOOD CASTLE AT IIAP, ISLAMABAD

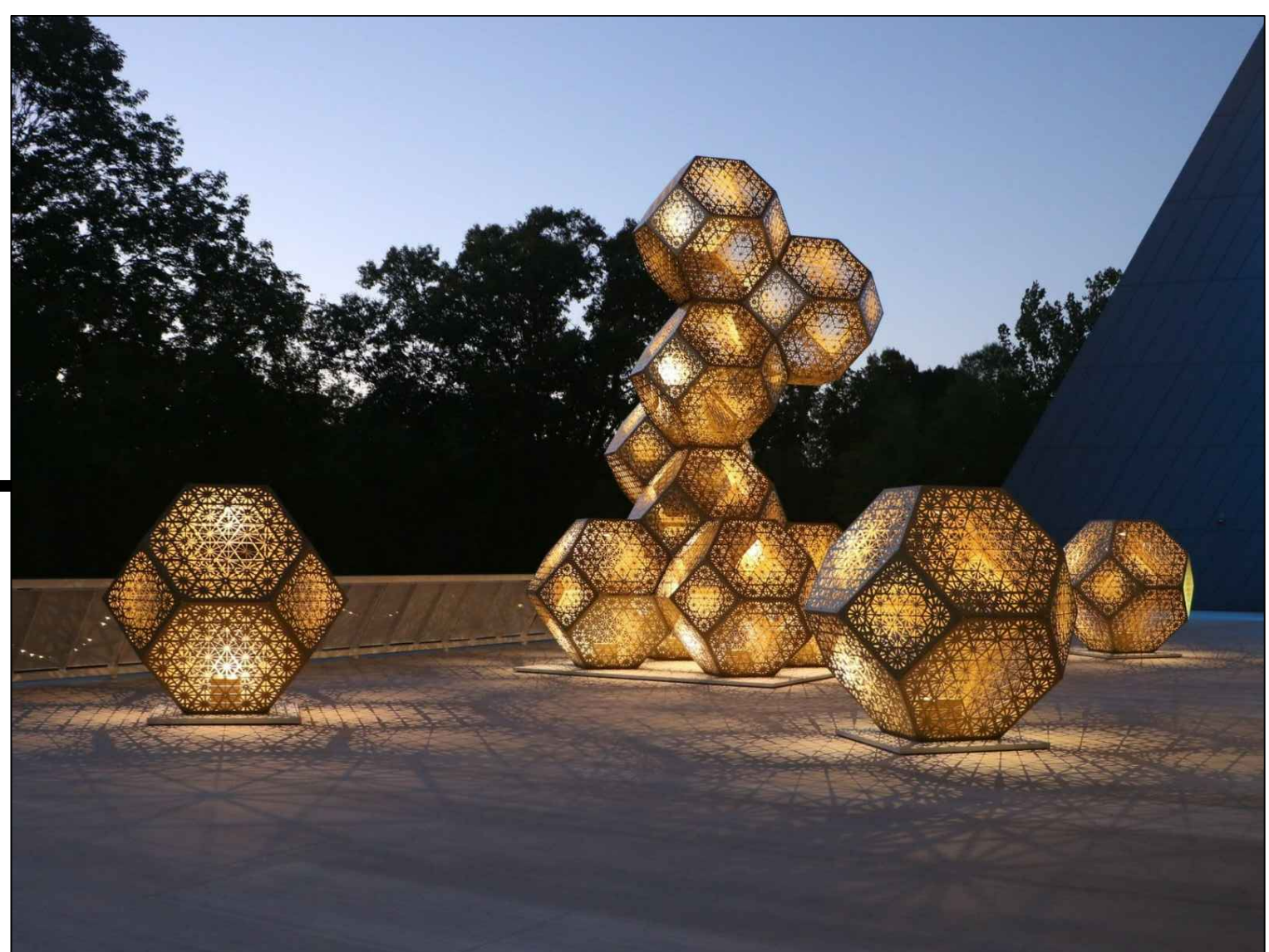
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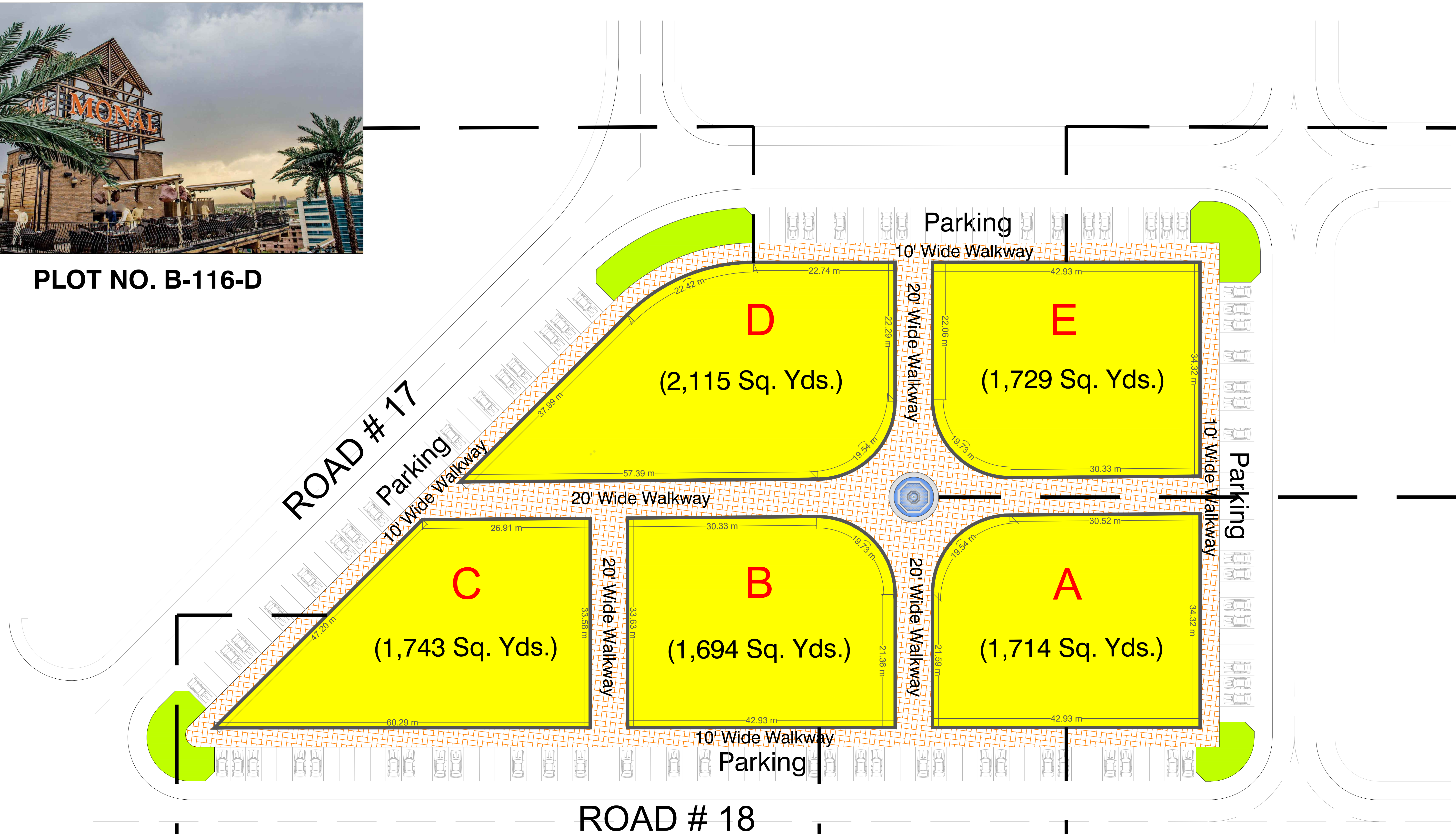
PLOT NO. B-116-D



PLOT NO. B-116-E



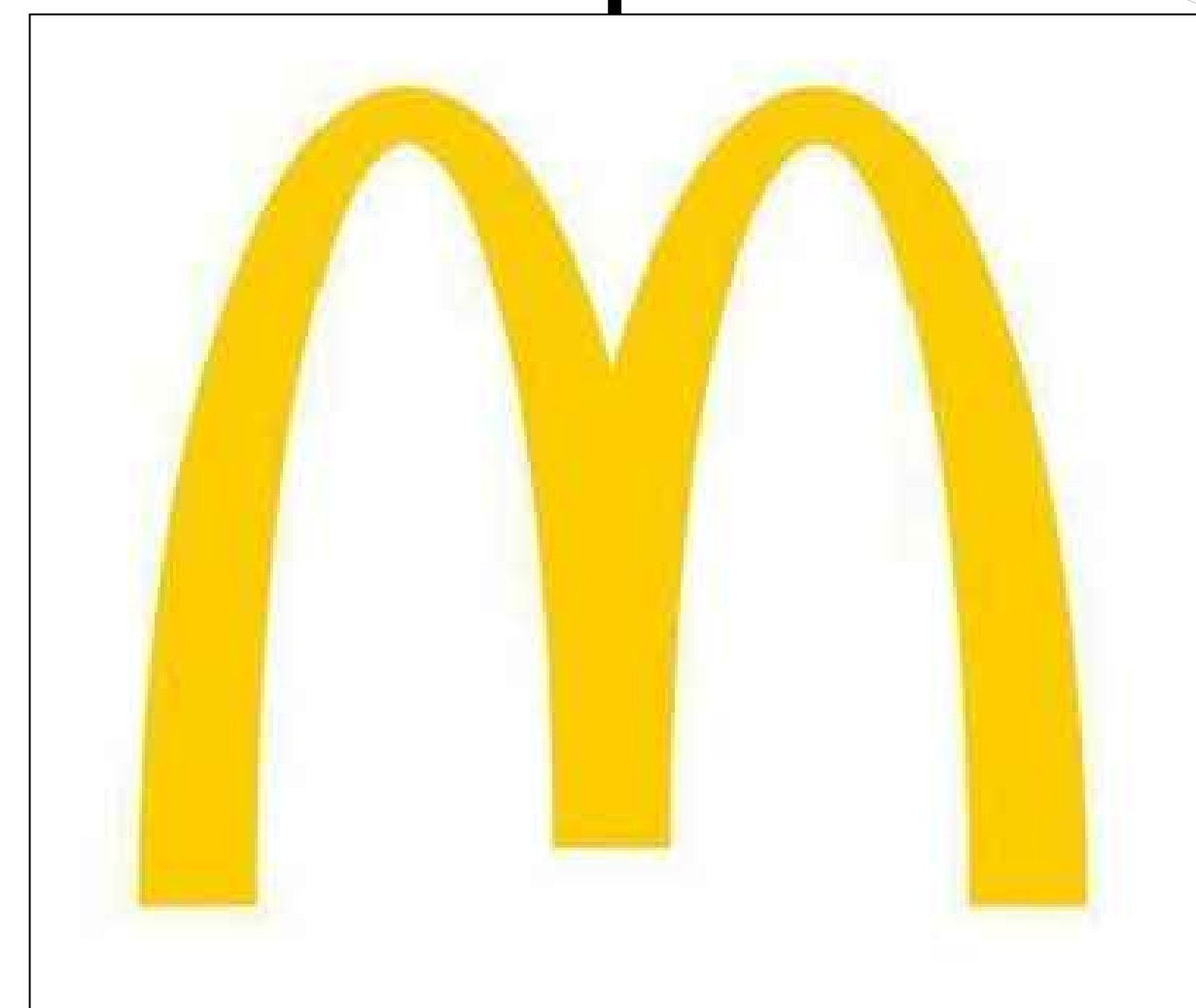
CASTLE SQUARE



PLOT NO. B-116-C



PLOT NO. B-116-B



PLOT NO. B-116-A

LEGEND

TOTAL NO. OF BIFURCATED PLOTS = 05
TOTAL NO. OF CAR PARKING = 150