

**AZAD GOVERNMENT OF THE STATE OF JAMMU & KASHMIR
MUZAFFARABAD**

BROCHURE

Open Auction of AKLASC's owned properties

(Land and Buildings) at District Neelum



**AZAD KASHMIR LOGGING & SAWMILLS CORPORATION (AKLASC)
MUZAFFARABAD (AJ&K)**

(GOVERNMENT AGENCY)

Azad Kashmir Logging & Sawmills Corporation (AKLASC) Head Office Bank Square Chatter Muzaffarabad (AJ&K)
Phone # 05822-921085, 921689 Email: 101muhammadnaem@gmail.com

BROCHURE

For Open Auction of AKLASC's owned properties

(Land and Buildings) in District Neelum

ON 16-05-2019 at 11:30 AM.

In case of unsuccessful auction, next auction will be held on

May 28, 2019 than June12, 2019 at 11:30 AM

AT

AKLASC Office Complex Bank Square Chatter

Muzaffarabad



**AZAD KASHMIR LOGGING & SAWMILLS CORPORATION (AKLASC)
MUZAFFARABAD (AJ&K)**

(GOVERNMENT AGENCY)

INDEX

Sr. #	Title of Pages	Page No.
A	Introduction	3
B	Eligibility Criteria	4
C	Scope	5
D	Mode of Auction	6
E	Mode of Payment	7
F	General Conditions	8
REQUIREMENT		
Annexure – A	Requirement of documents for issuance of Token	9
Annexure – B	Application for issuance of token	10
Annexure – C	Token Slip and Receipt	11
Annexure – E	Provisional Acceptance of Bid	12
Annexure – F	Undertaking	13
Annexure – G	Advertisement	14

(A) Introduction

Azad Kashmir Logging & Saw-mills Corporation (AKLASC) is an autonomous body being controlled and managed by the Govt. of Azad Jammu & Kashmir and formed under AKLASC Act. 1974. AKLASC intends to sell its properties (Land & Buildings) at District Neelum.

District Neelum is the most attractive tourism and hiking place of Azad Jammu & Kashmir. It offers numerous investment opportunities to the investors who manage Hotels, Tourist Resorts and hiking platforms. It is also suitable for Govt. Departments to be utilized for catering their needs of building infrastructure. AKLASC owned open land at different such locations which can be used for a profitable business activity.

The brief description of these Lands is given below:-

I. Kundal Shahi (Land & Buildings)

Sr. #	Particulars	Specification of Land
1.	Area of Land:	11 Kanal 8 Marlas
2.	Location:	Prime location at the entrance of Kundal Shahi Bazar aprox. 60 yards front on main road and two side entrance at the junction of Neelum and Jagran rivers. Back view Neelum river.
3.	Khasra Nos.:	96, 93, 94, 102, 102/01, 103, 104, 105, 111, 134
4.	Office Building and Store:	60 x 22 RCC Structure (Year of completion 2001)
5.	Building:	120 x 50 RCC Structure (Year of completion 2010)
6.	Storekeeper room and Shed:	62 x 20 CGI Sheets (Year of completion 1990)
7.	Store room:	36 x 15 CGI Sheets (Year of completion 1990)
8.	Building:	81.7 x 32.7 CGI Sheets Wooden Structure Stone walls (Year of completion 1972)

II. Authmuqam

Sr. #	Particulars	Specification of Land
1.	Area of Land	05 Kanal 8 Marlas
2.	Location:	Near District Complex Opposite Regional Forest Office.
3.	Khasra No.	245, 240

III. **Sharda-I**

Sr. #	Particulars	Specification of Land
1.	Area of Land	02 Kanal
2.	Location	Near the residence of District Forest Office Sharda front view the entire city of Sharda back view dense forest.
3.	Khasra No.	295

Sharda-II (Commercial)

Sr. #	Particulars	Specification of Land
1.	Area of Land	01 Kanal
2.	Location	Near Tourism Rest House Sharda. Front view of Neelum river and back village Sharda bazar.
3.	Khasra No.	395

(I) These Lands and properties are being offered on “**AS IS WHERE IS**” basis for the sale through open auction on standard terms and conditions and also subject to allied conditions which are enumerated hereinafter.

(II) The open public auction of these Lands properties shall take place at AKLASC Office Complex Bank Square Chatter Muzaffarabad on **Tuesday May 16, 2019.** The auction process will start sharp at 11:30 A.M. In case of unsuccessful auction next date consecutively are May 28,, 2019 than June 12, 2019.

(B) Eligibility Criteria:

The auction will be open to **all Kashmiri nationals, State Institutions and Govt. Departments** whether residing in Pakistan or abroad. The Companies/Firms and Societies duly registered under the law of AJK are eligible to participate in the auction of the aforesaid properties. However, interested Govt. Departments shall be preferred in purchase of these properties.

(C) Registration Criteria:

The persons/companies/firms/legal entities interested to participate in the auction of above said properties shall be required to submit their applications (form at **Annexure-B**) and to get them registered with AKLASC to participate by depositing bid money in the shape of PO/DD/CD as under:-

- | | | |
|------|-------------------------------|----------------------------------|
| i. | Kundal Shahi(Land & Building) | Rs. 2.00 million |
| ii. | Authmuqam | Rs. 0.60 million |
| iii. | Sharda | Rs. 0.30 million (for each Land) |
- i. A token will be issued as a proof of the registration to take part in auction process.
- ii. After the complete scrutiny of application form the authorized committee shall issue the token to the bidder. Brochure for Registration/Tokens will also be available at the auction venue and can be purchased even before the start of auction. Only those intending bidders shall be admitted to participate in auction process who shall secure registration plus token before the start of auction. The amount deposited for registration shall be adjusted against the total bid price in case of the successful bidder. All other tokens shall be released and refunded within 07 days to the unsuccessful bidders after completion of bidding process.

(D) SCOPE

- i. These properties are being offered for sale on “**AS IS WHERE IS BASIS**” The bidder shall satisfy himself about the ownership, locations, ground positions and surroundings of these properties as described in introduction part.
- ii. The Auction Committee duly notified by the Government shall be authorized and competent to conduct auction process and to make all such decisions for a fair competition in a transparent manner. The committee shall have the right to reject any/all bid(s) without assigning any reason thereof.

- iii. The Auction Committee shall have the right to disqualify any bidder and to amend/delete any of the provisions contained therein to any extent or to add new terms and conditions at the time of auction as deemed expedient in the public interest without assigning any reason.
- iv. Highest bidder will be announced on the spot.
- v. Acceptance letter will be issued within 15 days after the approval of **BoD of AKLASC (Govt. of AJK)** on receipt of 50% bid price of the property. AKLASC Board shall be competent authority to decide the acceptance or rejection of the bid within 15 day of auction. In case of rejection of bid the amount deposited with AKLASC will be refunded within 15 days. If the amount deposited by the bidder is not refunded by the AKLASC within 30 days (in case of rejection of the bid), the amount of profit received by the AKLASC on such deposit will also be paid to the bidder along-with the amount deposited by the bidder subject to the decision of the Board of Directors AKLASC.

(E) MODE OF AUCTION

In addition to aforesaid conditions mentioned in introductory part there shall be an open public auction of aforesaid Lands in the following manner:-

- i. The Auction Committee will set out the initial/basic call out price for each property.
- ii. The bidders present at the venue will call out their bids verbally through open auction process which shall be ended up at the last highest call out bid.
- iii. The bidder will offer/cost/sale price of the Land in terms of rupees per kanal for open land and offer lump sum price separately for Buildings and Sheds.
- iv. The Committee will provisionally announce the results of bidding process by declaring successful and highest bidder on the spot subject to formal approval by the **BoD** later on.
- v. In no case, additional name(s) will be added other than mentioned in token slip and clubbing of more than one token shall not be allowed.

(F) MODE OF PAYMENT

- i. Successful bidder shall have to deposit 50% of the total bid price as an earnest money before the issuance of acceptance letter and given an undertaking for observing the remaining schedule of payment as per **Annexure- “F”**
- ii. The successful bidder after receipt of Bid Acceptance Letter **(Specimen available at Annexure-E)** shall deposit remaining 50 % of the total amount of bid/offer, by adjusting registration (token and earnest money) along-with the proof of payment of all applicable Government (Azad Jammu & Kashmir) taxes (local and withholding) within sixty (60) days.
- iii. In case of failure to make payment of entire bid price and/or applicable taxes, the letter of bid acceptance shall automatically stand withdrawn, registration/token money deposited with AKLASC shall be forfeited provided that the bidder shall be given an opportunity to show a reasonable ground of delay within 07 days of such delay and will be given one time chance to tender plausible excuse or explain reasons of failure with the request to fulfill commitments and liabilities. In such circumstances the authority (BoD AKLASC) shall be competent to recommend condonation of such delay or forfeiture and rejection of bid and the decision of Board of Directors shall be final.
- v. On receipt of full amount of bid/offer, allottee have to deposit transfer fee and all applicable taxes, etc. if any, payable, to the treasury of Azad Govt. of Jammu & Kashmir within the specified time, The case shall thereupon be forwarded for transfer of the said Lands/properties as per rules of the State prevailing at the time of transfer and transferee will be requested to take over possession of the Land within 30 days, failing which the possession shall be deemed to have been taken over by him.
- vi. All payments as part of auction proceeds shall be made through Bank Drafts/Pay Orders/Deposits-at-Call in favour of “Azad Kashmir Logging

& Saw-mills Corporation, Muzaffarabad AJK". Bank charges on transactions of outstation bank drafts will be borne by the bidder/transferee.

(G) General Conditions

- i. Subject to due payment of full amount of bid and other mandatory payments the ownership rights in the said properties shall be transferred on payment of "Transfer Fee" as fixed by the Govt. of Azad Jammu & Kashmir from time to time.
- ii. In the event of cancellation of bid by the bidder for whatever reason, the deposited amount shall be refunded after forfeiture of token money and 10% of the total amount deposited with AKLASC.
- iii. Any decision of authority regarding auction, acceptance or rejection of bid, forfeiture of token money, including forfeiture of 10% of total amount deposited with AKLASC shall be final and shall not be called into question by the bidders at any forum/court of law.
- iv. The correspondence shall be at the address indicated by the bidder/attorney and it will be sole responsibility of bidders to communicate any change in address to the Authority (AKLASC). If the successful bidder does not receive any intimation from the Authority (AKLASC) within 15 days, he himself shall have to contact to the Authority to inquire about the status of his bid.
- v. The bidder shall be deemed to have read and accepted all terms & conditions of auction of Land.

**Managing Director
AKLASC
Muzaffarabad (A-K)
Fax # 05822-921085
Ph # 05822-921689**

REQUIREMENT OF DOCUMENTS FOR ISSUANCE OF TOKEN

a- Category "A" (Individual)

- I. Application for Token (**Annex-B**).
- II. Bank Draft/Pay Order of Rs. _____million for Commercial Land.
- III. Attested Photostat of Computerized National Identity Card (CNIC).

b- Category "B" (State institution/Departments)

c- Category "C" (Firm/Company)

- I. Application for token (**Annex-B**).
- 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 CNIC of the Director/Partner or attorney participating in the auction along with sealed (embossed) authorization in his favour and NTN/certificate.

APPLICATION FOR ISSUANCE OF TOKEN

Managing Director,
Azad Kashmir Logging & Sawmills Corporation (AKLASC)
Office Complex, Chatter Muzaffarabad, AJK

(A) Individual

1. Name : _____
S/O, W/O, D/O : _____
CNIC No. : _____
NTN/certificate : _____
Cell No. : _____
Email address : _____
Mailing Address : _____

(B) State Institution/Departments

Name of Department: _____
Authorized Authority: _____
CNIC No: _____

(C) Company/Consortium/Firm:

Name of Company _____
Registration No. : _____
NTN/certificate : _____
Name & designation of person
participating auction : _____
Cell No. : _____
Email address : _____
Mailing Address : _____

(D) 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 of the bidder

Date: _____

COMMERCIAL TOKEN NO. _____

**Azad Kashmir Logging & Sawmills Corporation (AKLASC)
Office complex, Chattar Muzaffarabad. AJK.**

TOKEN SLIP AND RECEIPT

(A) Individual

1. Name : _____
S/O, W/O, D/O : _____
CNIC No. : _____
NTN/certificate : _____
Cell No. : _____
Email address : _____
Mailing Address : _____

(B) State Institution/Departments

Name of Department: _____
Authorized Authority: _____
CNIC No: _____

(C) Company/Consortium/Firm :

Name of Company _____
Registration No. : _____
NTN/certificate : _____
Name & designation of person
participating auction : _____
Cell No. : _____
Email address : _____
Mailing Address : _____

Receipt of Bank Draft/Pay Order/Deposit at Call 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)

Azad Kashmir Logging & Sawmills Corporation (AKLASC)
Office Complex, Chatter Muzaffarabad. AJK
Office of the Managing Director No _____ Dated _____.

Subject: - PROVISIONAL ACCEPTANCE OF BID IN RESPECT OF LAND AND BUILDINGS AT KUNDAL SHAHI, AUTHMUQAM & SHARDA DISTRICT NEELUM.

Dear Sir,

I am pleased to notify that your bid through open auction amounting to Rs. _____ per Kanal as cost/price of Land at _____ and Building at _____ in total Rs. _____ has been accepted by competent authority.

1. Consequently by making adjustment of Rs. _____ million which already deposited as registration/token money and 50% of the total auction price, you are now requested to please deposit remaining 50% of total auction price amounting to Rs. _____ within sixty (60) days after the issuance of acceptance letter with a contention that the bid offer will stand cancelled in case aforesaid is not deposited within the period mentioned herein above.

2. You are also liable to pay applicable taxes while depositing due payments in the manner and time-frame prescribed by Govt. of AJK. Therefore, proof of such deposit must accompany PO/DD/ Call Deposit for Land premium.

In case of failure to pay the due installment and/or applicable taxes, the acceptance of bid shall automatically stand withdrawn and 10% of the total premium or earnest money, whichever is higher shall be forfeited. No payment shall be accepted by the Authority without the proof of payment of applicable taxes.

Sincerely,

**Managing Director
AKLASC
Office Complex, Chatter
Muzaffarabad, AJK**

UNDERTAKING

KNOW ALL MEN BY THIS PRESENT THAT I, M/S _____ S/O _____ had participated in the Auction held on _____ for purchase of Land/Building at _____.

I do hereby undertake the following:-

- i. To ensure payment within the scheduled date and time.
- ii. That in case of default the Authority has the right to forfeit the entire amount deposited before auction.
- iii. In case of any default in payment schedule, authority can take any action and I shall not approach any court of law.
- iv. In case of rejection of my bid. For whatever reason, the token money deposited vide PO/DD/CD No. _____ for Rs. _____ Dated _____ drawn on Bank _____ Branch _____ may be deposited in my Bank A/C No. _____ Branch _____ within 07 days after the decision. After shall have no claim, whatsoever, against AKLASC.

Deponent

Witness-1 : _____

(Name/Address/CNIC #)

Witness-2 : _____

(Name/Address/CNIC #)



**AZAD KASHMIR LOGGING & SAWMILLS CORPORATION
(AKLASC)**

Auction

AKLASC intends to sell its properties (Land & Building) through open auction in district Neelum at Kundal Shahi, Authmuqam and Sharda on:

May 16, 2019 at 11:30 am.

In case of unsuccessful auction, next auction will be held consecutively on;

28-05-2019 then 12-06-2019 at 11:30 am

Venue: AKLASC Office Complex Bank Square Chatter Muzaffarabad

Brochure can be obtained from the Office of the Managing Director AKLASC Bank Square Chatter Muzaffarabad (AJK) on cash payment of Rs. 2000/-

Brochure can also be downloaded from website www.ajk.gov.pk and fee for Rs. 2000/- may be transferred online in AKLASC A/C No. 1464003007120606 NBP Chatter Br. Muzaffarabad (A-K)

**Managing Director AKLASC
Phone # 05822-921689, 921085**