

## AUCTION NOTICE

The Drainage and Reclamation Institute of Pakistan (DRIP), Pakistan Council of Research in Water Resources (PCRWR), Tando Jam, invites interested parties to participate in an online open public auction for the leasing of its fruit orchards (Banana, Mango, Guava, and Jujube) on an “as is, where is” basis through the EPADS portal (<https://www.epads.gov.pk>). Interested parties may visit the orchards at DRIP Tando Jam during office hours prior to participating in the auction.

### **Terms & Conditions**

1. **Auction Method:** The orchards shall be leased through an online open public auction on the e-Pak Acquisition and Disposal System (EPADS). The deadline for submission of e-bids is June 30, 2026, at 11:00 AM. E-bids will be opened on June 30, 2026, at 11:30 AM at DRIP, PCRWR, Tando Jam, in the presence of bidders or their authorized representatives. Bidders must register on the EPADS portal and submit bids electronically; manual bids will not be accepted. Participants may submit and revise their offers through their EPADS accounts until the closing date. The EPADS system shall automatically determine the highest bidder after the auction deadline for consideration of approval.
2. **Eligibility:** Any individual, agricultural firm, or registered company based in the Lower Sindh region, possessing valid identification (CNIC), NTN/GST registration (if applicable), adequate financial capacity (supported by bank statement of the last 2-3 year's), and relevant orchard management experience of 3–5 years, may participate in the auction.
3. **Lease Period:** The lease shall be valid for three (03) years, from 01 July 2026 to 30 June 2029.
4. **Initial Bid Price:** The initial bid price shall start as **Lot-I** (Banana-9 acres) Rs. 400,000/- per acre per year; **Lot-II** (Mango-3 acres) Rs. 350,000/- per acre per year; **Lot-III** (Mango-6 acres) Rs. 250,000/- per acre per year; and **Lot-IV** (Guava & Jujube - 2 acres) Rs. 150,000/- per acre per year). The bids below initial bid price for each lot will not be entertained. Each lot shall be auctioned separately, and bidders may participate in one or more lots.
5. **Annual Increment:** The lease amount shall be subject to an annual increase of Rs. 15,000 per acre for each lot in the second year (01 July 2027 – 30 June 2028) and the third year (01 July 2028 – 30 June 2029).
6. **Earnest Money:** All bidders shall submit Rs. 50,000/- as earnest money (bid security) for each lot in the form of a Pay Order/Demand Draft/ Bank Transfer in favor of the Director General, DRIP, PCRWR, Tando Jam. Bids without earnest money shall be rejected. The earnest money of first three bidders for each lot will be withheld for 15 days. The earnest money of unsuccessful bidders shall be refunded without interest. The earnest money of highest bidder shall be returned after successful completion of lease period. However, it shall be forfeited in case of withdrawal of bid, default, or failure to sign or execute the lease agreement within the stipulated time.

7. **Security Deposit:** The successful bidder shall deposit a security amount equivalent to 5% of the total bid amount of respective lot within seven (07) days of issuance of the bid acceptance letter. Failure to deposit the required amount within the stipulated time shall result in cancellation of the award and forfeiture of the earnest money. The security deposit shall be refundable upon satisfactory completion of the lease period, subject to adjustment or forfeiture against any dues, non-payment, losses, damages, or breach of the lease agreement.
8. **Lease Agreement:** The successful bidder shall execute a formal lease agreement on e-stamp paper worth Rs. 1,000/- with DRIP, PCRWR, incorporating all terms, conditions, and payment obligations within 15 days of issuance of the bid acceptance letter. The copy of lease agreement containing detailed terms and condition may be downloaded from PCRWR website, EPADS or may be obtained from this office ([insert: detailed terms and condition](#)).
9. **Right to Accept or Reject Bids:** The competent authority reserves the right to accept or reject any or all bids at any stage without assigning reason. The authority may terminate the lease agreement of the successful bidder if contractual obligations are violated.
10. **Liability:** DRIP, PCRWR shall not be liable for any loss arising from natural calamities, pest infestations, adverse weather, market fluctuations, or government policy changes. Participation in the auction via EPADS constitutes unconditional acceptance of these conditions.

**Hafiz Abdul Salam**  
**Regional Director**  
**DRIP, PCRWR**

## **Terms and Conditions**

The terms and condition for the Lease agreement are as under:

### **1. Lease Period**

**1.1** The lease is valid for a period of Three (3) years commencing from July 01, 2026 to June 30, 2029.

### **2. Lease Amount & Payment**

**2.1** Total Lease Amount: Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only).

**2.2** The lease amount shall increase annually by Rs. 15,000 per acre for the second and third lease years.

**2.3** Payments shall be made as per Annexure-A via Pay Order or Bank Transfer in favor of Director General / Regional Director DRIP, Tando Jam or cash in DRIP, Tando Jam official account.

**2.4** All payments, penalties, and conditions shall be binding, enforceable and any penalty in case of default must be paid as agreed compensation.

### **3. Earnest Money**

**3.1** The earnest money (bid security) of highest bidder shall be returned after successful completion of lease period. However, it shall be forfeited in case of withdrawal of bid, default, or failure to sign or execute the lease agreement within the stipulated time without prejudice to Party-I's right to take legal action. Consequently, the contract / bid will be awarded to next highest bidder as per PPRA rules.

### **4. Security Deposit / Performance Guarantee**

**4.1** The successful bidder shall deposit a security amount equivalent to 5% of the total bid amount of respective lot / orchard within seven (07) days of issuance of the bid acceptance letter. Failure to deposit the required amount within the stipulated time shall result in cancellation of the award and forfeiture of the earnest money.

**4.2** The security deposit shall be refundable upon satisfactory completion of the lease, subject to adjustment or forfeiture against any dues, non-payment, losses, damages, negligence or negligent management or breach of the lease agreement without prejudice to Party-I's right to recover additional damages or to terminate the Agreement.

**4.3** No interest or mark-up shall be payable.

### **5. Possession & Use:**

**5.1** Possession of the orchard shall be handed over after receipt of initial payment and security deposit.

**5.2** Party-II shall not sublet, transfer, or assign any rights in the leased orchard.

**5.3** Party-II shall not be authorized for inter-cropping or alternative use of the orchard land.

**5.4** Cutting, pruning, or removal of trees or dried branches without prior written approval of Party-I shall not be allowed. Furthermore, the disposal of pruned wood or branches is also not allowed.

**5.5** Party-II shall dispose off the waste, weeds and unwanted grass outside the DRIP Campus at own cost.

## **6. Irrigation, Fuel/ Electricity and Maintenance:**

**6.1** Canal Irrigation: Party-I shall provide canal water to all lessees through lift irrigation, operated on electricity or diesel, according to the schedule developed by Party-I. Party-II shall bear the cost of diesel, as and when required, whereas Party-I shall bear the electricity cost and shall be responsible for the repair and maintenance of the machinery and engines used for lift irrigation.

**6.2** Tube Well Irrigation: In case of canal closure or warabandi, Party-I shall provide a tube well facility to Party-II. Party-I shall bear the cost of electricity as well as the repair and maintenance of the tube well.

**6.3** Orchard Maintenance: All orchard maintenance, including upkeep of field watercourses, drainage, ring basins, weed control, and removal of unwanted grass, shall be the responsibility of Party-II.

**6.4** Labor for Routine Work: Party-II shall provide the necessary labor for routine de-siltation of the main watercourse from the outlet to the DRIP farm.

## **7. Pest Management & Harvesting:**

**7.1** Party-II shall be responsible for pest and disease control at own cost.

**7.2** Harvesting of fruit requires clearance of dues and written permission; Party-I may restrict harvesting in case of default.

## **8. Default & Termination:**

**8.1** Grace Period for Payment: A grace period of fifteen (15) days shall be allowed for Party-II to pay outstanding dues without penalty.

**8.2** Penalties for Late Payment: If payment is not made within 15 days, a 5% penalty will be charged. If it is still not paid after 15 more days, an additional 5% penalty will be added (total 10%). This will be enforceable under the agreement.

**8.3** Termination for Extended Delay: If payment is delayed beyond sixty (60) days, Party-I may terminate the lease agreement and forfeit the security deposit.

## **9. Risk & Liability:**

**9.1** The Orchard is leased on "as is, where is" basis.

**9.2** Party-I shall not be liable for losses due to Force Majeure or external factors.

**9.3** Party-II assumes all operational risks.

**10. Indemnity:** Party-II is fully responsible for any harm, loss, or issues related to the orchard, and Party-I (the owner/department) will not be held responsible.

**11. Inspection & Compliance:**

**11.1** Party-I may inspect the Orchard at any time.

**11.2** Compliance with Instructions: Party-II shall comply with instructions / directions issued by Party-I from time to time through written notices. In case of non-compliance, Party-I may impose penalties or proceed with termination of lease agreement.

**12. Dispute Resolution:**

**12.1** Any dispute shall be referred to Party-I's Competent Authority (Regional Director, DRIP, PCRWR or any officer designated by Chairman PCRWR) in writing within 7 days. Party-II shall continue performing all obligations during dispute resolution.

**13. General Provisions:**

**13.1** This Agreement shall not create any partnership, joint venture, agency, or employer–employee relationship between the Parties.

**13.2** Party-II shall not claim any legal right, title, or interest in the land, property, or orchard. No request for extension beyond the lease period shall be entertained.

**13.3** Party-II shall vacate the orchard immediately upon termination or expiry of the contract.

## LEASE AGREEMENT

This Agreement is made on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 for the Lease of \_\_\_\_\_ Orchard \_\_\_\_\_ Acres at DRIP Farm, Tando Jam.

### **Between**

**Drainage and Reclamation Institute of Pakistan (DRIP)**, under Pakistan Council of Research in Water Resources (PCRWR), Tando Jam, (Hereinafter referred to as "**Party-I**" or "**Lessor**")

### **And Highest Successful Bidder**

Mr. \_\_\_\_\_, S/O \_\_\_\_\_, CNIC No. \_\_\_\_\_,  
Cell No. \_\_\_\_\_ Resident of \_\_\_\_\_, District \_\_\_\_\_  
(Hereinafter referred to as "**Party-II**" Or "**Lessee**").

Now, Therefore, Both parties hereby agree to the following terms and conditions:

## **2. Lease Period**

**1.1** The lease is valid for a period of Three (3) years commencing from July 01, 2026 to June 30, 2029.

## **2. Lease Amount & Payment**

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**13.3** Party-II shall vacate the orchard immediately upon termination or expiry of the contract.

**14. Signatures:** IN WITNESS WHEREOF, the Parties have executed this Agreement

**Party-I (Lessor)**

**Party-II (Lessee)**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Designation: \_\_\_\_\_

CNIC: \_\_\_\_\_

Seal/Stamp: \_\_\_\_\_

Address: \_\_\_\_\_

Witness-  
1: Name \_\_\_\_\_

Witness-2:  
Name \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Designation: \_\_\_\_\_

CNIC No. \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**15 Annexure-A (Payment Schedule):**

(To be attached separately with detailed installment plan)

**Annexure-A****Payment Schedule for Orchard Lease****Lease of:** \_\_\_\_\_ Orchard (\_\_\_\_ Acres)**Lessor (Party-I):** DRIP, PCRWR, Tando Jam**Lessee (Party-II):** \_\_\_\_\_

<b>S. No.</b>	<b>Payment Description</b>	<b>Amount (Rs.)</b>	<b>Due Date</b>	<b>Remarks</b>
1	Initial Payment / Advance	_____	Upon award of lease	Required for possession of orchard
2	Security Deposit (5% of total lease)	_____	Within 7 days of acceptance	Refundable or adjustable against dues, non-payment, loss or breach
3	1st Installment (Year 1 – 1st Payment)	_____	_____	First installment of Year 1 lease payment
4	2nd Installment (Year 1 – 2nd Payment)	_____	_____	Second installment of Year 1 lease payment
5	3rd Installment (Year 1 – 3rd Payment)	_____	_____	Completion of Year 1 lease payment
6	4th Installment (Year 2 – 1st Payment)	_____	_____	First installment of Year 2 lease payment
7	5th Installment (Year 2 – 2nd Payment)	_____	_____	Second installment of Year 2 lease payment
8	6th Installment (Year 2 – 3rd Payment)	_____	_____	Completion of Year 2 lease payment
9	7th Installment (Year 3 – 1st Payment)	_____	_____	First installment of Year 3 lease payment
10	8th Installment (Year 3 – 2nd Payment)	_____	_____	Second installment of Year 3 lease payment
11	9th Installment (Year 3 – 3rd Payment)	_____	_____	Final installment of lease payment
12	Penalty (if applicable)	_____	As applicable	5% penalty for delay after 15 days
13	Penalty (if applicable)	_____	As applicable	10% penalty for delay exceeding 30 days or continued default
14	Final Clearance / Handover	_____	End of Lease Term	Required for final settlement and orchard handover