

**PUBLIC NOTICE FOR AUCTION / SALE
OF COMMERCIAL OFFICE LOCATED IN RABI SHOPPING CENTER
SADDAR HYDERABAD CONTONMENT**

SME Leasing Ltd invites sealed bids, from the interested parties, for the auction/sale of Office Premises (Office No. M-6, Mezzanine Floor, measuring 738 square feet, in Rabi Shopping Center built on Plot No. 41/496, Bohry Bazar Saddar, Hyderabad) on “**as is where is basis**”.

1. Interested parties can obtain further details relating to ownership document/status of the said property from **Mr. Ikram Danish (Cell No. 0321-2010772), Mr. Tariq Hussain (Cell No. 0307-2327645) and Mr. Sohail Imran (Cell No.0331-2758109); B-9-B/3, SITE AREA, KARACHI**, before the date of submission of sealed bids for purchase of said office premises.
2. The interested parties must furnish a Bank draft/pay order for surety/earnest money of Rs. 300,000 (Rupees Three Hundred Thousand) in favor of “SME Leasing 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.
3. Sealed Bid Offers should reach at the below address by post or by hand on or **before 17 August 2026** up to 03:30 pm and shall be opened in the presence of bidders/their representatives on same day at 04:00 pm.
4. The Bid Offer has to be submitted in a sealed envelope, marked as "Bid for Auction of Office Premises in Rabi Shopping Center, Hyderabad 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.
5. If successful bidder fails to comply with the payment mode / schedule, within given time period from receipt of bid acceptance letter, SME Leasing Ltd 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”.
6. Bid will remain valid for 90 days from the date of opening of sealed bid. As to be decided by the M/s SME Leasing Ltd. Pay Order/Demand Draft of all un-successful parties shall be released within 60 days from the date of opening of the sealed bid.
7. This advertisement along with detailed terms and conditions etc. are available on PPRA website at www.ppra.org.pk as well SME Leasing Ltd website www.smelease.com
8. SME Leasing Ltd reserves the right to reject any or all bids as per PPRA rule 33 (Rejection of bids).

SME Leasing Ltd
Registered Office: 56-F, Nazim-ud-Din Road, F-5/1, Blue Area,
Islamabad

TERMS & CONDITIONS FOR
SALE OF OFFICE PREMISES IN IN RABI SHOPPING CENTER
SADDAR HYDERABAD CONTONMENT

1- Brief Introduction:

SME Leasing Limited (SLL), incorporated in 2002 and listed on PSX in 2006, as Licensed by SECP as a Non-Banking Finance Company for extending lease facilities /working capital financing to small and medium enterprises in Pakistan, owns the subject Commercial Office as detailed below and offers to sell it through bidding process.

2- Description of Commercial Office:

Ownership:

I. The Office Premises (Office No. M-6, Mezzanine Floor, measuring 738 square feet, in Rabi Shopping Cetner built on Plot No. 41/496, Bohry Bazar Saddar, Hyderabad) being offered for sale is in the ownership and possession of SME Leasing. SME Leasing acquired the aforesaid property through execution of Indenture of Sub- Lease with Lessor / Builder, which was duly registered with the concerned Sub Registrar Hyderabad. SME Leasing shall be responsible for handing over the possession as well as execution of sale deed / Indenture of Sub- Lease, on or after entire payment by successful bidder.

II. **Area: 738 Sq Ft**

III. **Physical Structure**

- The Commercial Office shall be auctioned / sold on the basis of “as is where basis is”.

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 office premises at the given address on or before the bid submission date i.e. 17 August 2026. The bid will be offered in terms of rupees for total price of the office premises.

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 60 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 50% of the total bid amount offered for purchase of said Office Premises after adjusting the earnest money through pay order /DD in favor of SME Leasing 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 SME Leasing Ltd and successful bidder at the time payment of first 50% of total bid amount.
- ii. The successful bidder shall make 2nd tranche through Pay Order for full & final payment of remaining bid amount at the time of execution of sale deed / Indenture of Sub- Lease & possession of said office premises to his / her name / nominee, within 45 days from the date of bid acceptance letter.
- iii. The SME Leasing Ltd will ensure the necessary execution of sub-lease / possession of said office premises in the name of successful bidder / his nominee within 30 days from the date of bid acceptance letter.

7- Penalty:

- i. Non-payment of first 50% 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.300,000 shall be forfeited instantly.
- ii. In case of failure of payment of 2nd tranche within the given time lines, the SME Leasing Ltd 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 SME Leasing Ltd.
- iv. In case of any nonperformance of SME Leasing Ltd.'s obligation for execution of sub-lease / possession of said office premises in the name of successful bidder / his/ her nominee within the given time period, SME Leasing Ltd shall be liable to refund the entire amount deposited by the successful bidder.

8- General Terms:

- i. The interested parties shall be bound to satisfy themselves about the location, office premises status, surroundings thereof, and ownership documents / status of the office premises 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 SME Leasing Ltd reserves the right to withdraw the auction notice / process of aforesaid office premises without assigning any reason. SME Leasing Ltd reserve the right to reject any or all bids as per PPRA rule 33 (Rejection of bids)
- v. The SME Leasing Ltd 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 / open auction stage.
- 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. However, applicable taxes for the seller as well as the charges / fee, if any, for the previous mutation of said property in the name of SME Leasing may be borne by the SME Leasing.
- vii. After the date of execution of sub-lease /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 Leasing Ltd".
- ix. SME Leasing Ltd 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.

SME Leasing Ltd

**Registered Office: 56-F, Nazim-ud-Din Road, F-5/1, Blue Area,
Islamabad**

**SPECIMEN FOR SUBMISSION OF BID
FOR SALE OF OFFICE PREMISES IN IN RABI SHOPPING CENTER
SADDAR HYDERABAD CONTONMENT**

(Office No. M-6, Mezzanine Floor, measuring 738 square feet, in Rabi Shopping Cetner
built on Plot No. 41/496, Bohry Bazar Saddar, Hyderabad)

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 office premises.

I/We hereby offer a total price of Rs. _____ for the purchase of commercial office
(Office No. M-6, Mezzanine Floor, measuring 738 square feet, in Rabi Shopping Cetner built
on Plot No. 41/496, Bohry Bazar Saddar, Hyderabad Cantonment) owned by the SME Leasing
and undertake to abide by all the terms and conditions mentioned in the advertisement and
terms & condition of auction/sale of office premises.

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 commercial office (Office No. M-6, Mezzanine Floor, measuring 738 square feet, in Rabi Shopping Center built on Plot No. 41/496, Bohri Bazar Saddar, Hyderabad Cantonment) owned by the SME Leasing Ltd as per terms and conditions published in daily News Papers _____ dated _____

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.