GOLDEN INVESTMENT OPPORTUNITY

Open AUCTION of

COMMERCIAL PLOTS

G-13 & G-14

2 Years Easy Installments Plan

10% DISCOUNT ON LUMP SUM PAYMENT





ONLY FOR INFORMATION

Ministry of Housing & Works
Federal Government Employees
Housing Authority

15 & 16 SEPTEMBER 2026

Aura Grande Enclave, Main Margalla Road E-11, Islamabad



ONLY FOR INFORMATION

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INTRODUCTION

Federal Government Employees Housing Authority (erstwhile Foundation), an organization established in 1989 under auspices of Ministry of Housing and Works, has been transformed into an authority through FGEHA Act 2020.

Mandate of FGEHA is to plan and develop housing schemes for serving and retired Federal Government Employees and other specified groups.

Since inception, the authority has provided thousands of plots/housing units/apartments to all segments of Government Servants in Islamabad, Karachi & Peshawar.

Section 3(4) of FGEHA Act, 2020 declares FGEHA as a local authority in specified areas with the responsibility of providing all public services & facilities and grant all approvals for building plans, engineering designs, completion certificates etc. The specified are as include sectors G-12, G-13, G-14, G-15, F-12, F-14, F-15 and any other sectors/areas allocated by the Federal Government or acquired by the authority for accomplishment of its mandate.

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INTRODUCTION

Sectors G-13 and G-14 are situated at the prime location in Islamabad close to New Islamabad Airport, Peshawar Road, Rawalpindi and proposed route of Rawalpindi/ Islamabad Ring Road; hence termed as the Gateway to Islamabad. The prime location of these sectors enhances their value and significance from commercial perspective as these sectors would be the new business hub of the Capital. The fast pace of development and efficient provision of essential public services and facilities have made these sectors the most sought after commercial hubs in the capital city.

The upcoming auction scheduled for **15 & 16 September 2026** offers a great opportunity for investors and business fraternity to invest in commercial plots in sector G-13 & G-14, Islamabad.

FGEHA looks forward to a meaningful participation of business community in the auction and wishes them best of luck!

FGEHA.....Committed to Excellence

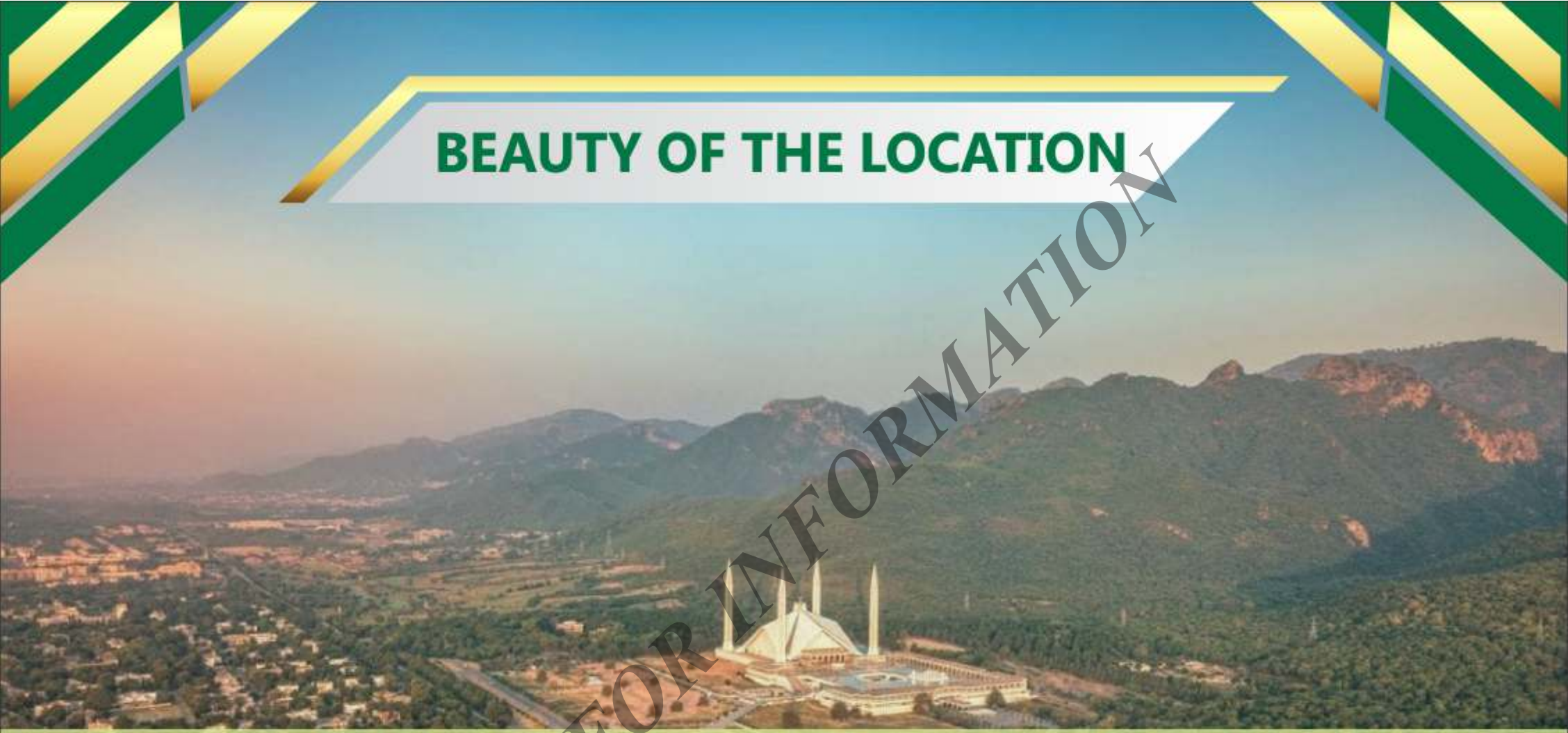
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FGEHA ..... COMMITTED TO EXCELLENCE



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BEAUTY OF THE LOCATION



These commercial plots are located in the prestigious sector G-13 & G-14 Islamabad offer a great business opportunity for investors. These Commercial plots are ideal for multi-purpose shops, restaurants, banks, clinics, offices and residential units etc. These economic centers are conveniently located and surrounded by built up houses and meeting all daily needs of the residents.

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PREAMBLE

1. Islamabad is one of the most inviting spots for investment for the real estate developers living in Pakistan and abroad. There are numerous prospects for safe and secure investment in these commercial plots located in the sector of G-13 & G-14, Islamabad.

2. A fast-track one-window facility is available to facilitate dues deposit, possession procedure, building plan approval and to address the related issues of the potential clients.

3. Commercial plots located in sector of G-13 & G-14 are term of 33 years extendable for another two terms of 33 years each, on standard terms and conditions applicable at the time of each renewal of lease.

4. The auction will take place as given here under:

Venue:- Aura Grande Enclave

Main Margalla Road E-11, Islamabad

Dated: 15 & 16 September 2026

The proceedings shall commence at 10:00 A.M. and shall continue till the conclusion of the auction activity.

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INVESTMENT OPPORTUNITIES

- Corporate Offices Plot located in Mauve Area, G-13/4 Islamabad.
- Commercial Plots located in Markaz G-14, Islamabad.
- Class-III Shopping centers plots located in Sectors G-13/3, G-14/2, G-14/3 & G-14/4 Islamabad.

ONLINE INFORMATION

G-13 & G-14

5 MINUTE DRIVE:
GT ROAD/PESHAWAR ROAD

10 MINUTE DRIVE:
M1-M2 MOTORWAY

15 MINUTE DRIVE:
New Islamabad Airport



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INVESTORS-FRIENDLY DECISIONS BY FGEHA

1. Rebate of 10% shall be applicable on the total premium if full payment is made within one month from issuance of the provisional bid acceptance letter, excluding token money.

2. The payment schedule has been extended from one year to two years with full payment within 2 years (6 equal installments of remaining 75%).

3. The possession shall be available after payment of 75 percent of premium, subject to provision of a valid Bank Guarantee (Corresponding to the remaining amount).

4. Success ful bidders can apply for the approval of building plans after deposit of initial 25% within stipulated time period issued by the Authority. However, the building plan approval or requirement for fulfillment of further conditions is not to be mixed with the payment of Premium/Payment timelines.

5. Tax will be collected on pro-rata basis or as per the applicable Finance Act.

6. Service Area: (for all plots except filling station) service area such as lift shafts, MEPH/HVAC duct and floors, emergency stairs etc shall not be included into F.A.R.

7. FGEHA will not charge any fee/charge for establishment of marketing and site office corresponding to approved period of construction given above.

8. Building Regulations: Islamabad Building Control Regulations 2020 (as amended in 2023) or as amended by CDA/FGEHA Board shall be applicable.

9. Building construction timelines:

Plot Size Commercial	Timeline Completion
Upto 1000 sq.yds.	3 Years
From 1001 to 3000 sq. yds.	4 Years
From 3001and above	5 Years

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TERMS AND CONDITIONS

1. Site / location of the plot shall not be changed on any ground whatsoever at any stage. The bidder shall be bound to satisfy himself/herself/themselves about the location, ground position and surroundings of the plot and no claim at a subsequent stage shall be entertained in this regard as the plots are being auctioned on "AS IS WHERE IS" basis. Moreover, the payment of premium of the plot is neither subject to infrastructure development nor subject to delivery of possession.

2. The premium will be charged according to actual size of the plot as determined at the time of handing over possession.

3. In the event of cancellation or surrender of the plot for whatever reason, the deposited amount of premium shall be refunded after forfeiture of 10% of the total premium of the plot.

4. The Auction Committee reserves the right to withdraw any plot from the auction without assigning any reason thereof.

5. The Auction Committee/FGEHA management also reserves the right to reject any bid without assigning any reason thereof.

6. The Auction Committee/FGEHA management reserves the right to disqualify any bidder after announcement and proper recording of the proceedings and assigning reasons of disqualification.

7. Auction results shall not be final unless approved by the Executive Board of Federal Government Employees Housing Authority and the highest bid at auction shall not per se accure any right in favour of the bidder. The approval of the bid would be further subject to payment of applicable taxes, duties or surcharge by the bidder that are levied on such auction under the prevalent law and non-payment of such taxes/duties or surcharges, etc., within the specified period shall result in cancellation of the accepted bid.

8. The Executive Board shall decide acceptance or rejection of the bid and in case of rejection FGEHA shall refund / retured the token money within 15 working days after the decision of the Board.

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TERMS AND CONDITIONS

9. Subject to payment of full premium and other dues, the leasehold rights in the plots are transferable on payment of "Transfer Fee" as fixed by the Authority from time to time.

10. Non-conforming use of the site or building shall render the defaulter liable to pay such penalties as are prescribed in the prevalent laws, rules and regulations, and may also result in cancellation of the allotment as well.

11. FGEHA shall not be responsible for any loss / damages to the allotees in case any unauthorized service line is laid by any agency.

12. The decision of Authority shall be final regarding auction, acceptance or rejection of bid, for feature of token money, 10% of total premium deduction or any other matter in relation to auction / allotment of plots etc.

13. The correspondence shall be at the address indicated by the bidder / attorney and it will be his/her responsibility to communicate any change in address to the Authority. If the successful bidder does not receive any intimation from the Authority within 15 days. The successful bidder shall have to contact the Authority to inquire about the status of his/her bid.

14. The bidder will be deemed to have read and accepted the terms and conditions enumerated in this brochure & the Annexure and would be bound by these conditions.

15. After being declared as the highest bidder any subsequent request of bid withdrawal will lead to forfeiture of the token money.

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ELIGIBILITY

1. The auction is open to all Pakistani nationals, whether residing in-land or abroad. Companies/firms and societies registered in Pakistan under the relevant laws can also participate in the auction. Foreign nationals and companies can participate in the auction with the prior permission from the Ministry of Interior, Government of Pakistan.

2. The plot will be leased for a period of 33 years extendable for another two terms of 33 years each, on standard terms and conditions applicable at the time of each renewal of lease.

3. Token money for plot in each category will be:

- **Corporate Offices Plot** — **10 Million PKR**
- **G-14 Markaz** — **5 Million PKR**
- **Class-III Shopping Centers** — **2 Million PKR**

4. The person(s)/companies/firms participating in the auction are required to obtain tokens (Annexure-D) by providing Pay Order for plots as mentioned above from the DDO Finance Wing, FGEHA, G-10/4 Islamabad on or before the auction upon fulfilling the prescribed requirements as per Annexure-A and submitting the application at Annexure-B of this Brochure. Tokens can also be purchased before the start of auction on event date/venue.

5. Token used in successful bid shall be adjusted in the first installment and therefore cannot be used in subsequent bids. Additional token(s) shall be required to participate in auction of additional plot(s). All unsuccessful tokens can be used for subsequent bidding of the same category or will be refunded/returned to the token holder.

6. If a person intends 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 at the time of purchase of token, as per specimen at Annexure-C 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 from SECP.

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MODE OF AUCTION

1. The Auction shall be conducted through open bidding. The bid will be offered in terms of rupees per square yard, which will form basis to calculate total premium of the plot / site. Each bid will be raised by bidders by multiples of Rs.5,000/- per sq. yard or as determined by the auction committee. The bid start price will be informed for each Plot at the time of auction.

2. The bid will be expressed loudly/ openly with show of token number.

3. Provisional acceptance of the bid shall be issued in the name of person(s)/companies/firms in whose name token was issued.

4. Pay order deposited in advance by the participant will be released after the auction event to unsuccessful bidder(s) from the DDO Finance wing, FGEHA.

5. The Authority reserves the right to alter / amend the sequential order for auction of plots.

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MODE OF PAYMENT

1. Consequent upon Executive Board's decision to be communicated through "Provisional Bid Acceptance Letter" (Annexure-F), the successful bidder shall deposit 25% as down payment of the total amount of premium after adjusting the token money along-with proof of payment of applicable taxes (on the total amount of bid) within thirty(30) calendar days. Upon expiry of this period, the bid offer shall stand withdrawn and the token money shall stand forfeited. However, intimation to this effect will be made to the bidder through an official letter.

2. The payment schedule has been relaxed by the Authority for upto 2years i.e. total of 6 equal installments over a period of 2 years.

3. Remaining 75% of the premium shall be payable in 6 four-monthly installments as given

   1st installment (12.5% of the premium within 4 months of issuance of Bid Acceptance Letter)

   2nd installment (12.5% of the premium) within 8 months of issuance of Bid Acceptance Letter)

   3rd installment (12.5% of the premium within 12 months of issuance of Bid Acceptance Letter)

   4th installment (12.5% of the premium within 16 months of issuance of Bid Acceptance Letter)

   5th installment (12.5% of the premium within 20 months of issuance of Bid Acceptance Letter)

   6th installment (12.5% of the premium within 24 months of issuance of Bid Acceptance Letter)

Note:

In case of failure to pay the due installment and applicable taxes, within given time period, the bid acceptance letter shall stand withdrawn / cancelled and 10% of the total premium shall be forfeited. However, intimation to this effect will be made to bidder through an official letter with recorded reason and following processes as mentioned in CDA restoration policy 2014/ applicable restoration policy adopted by FGEHA (this will be applicable if the highest bidder default on the payment of remaining installments). Failure to pay initial 25% of premium within 30 days shall render the plot for automatic cancelation.

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MODE OF PAYMENT

4. After acceptance of the bid, the allottee shall submit an undertaking on judicial stamp paper of Rs. 100/-. (Specimen available at Annexure-E).

5. In case the successful bidder wishes to pay the remaining amount in lump sum, with in 30 days of the bid acceptance letter, a rebate of 10% on total premium will be granted, excluding token money.

6. On receipt of full amount of premium and all applicable taxes etc. within the specified time, the allotment letter will be issued as per Annexure-G containing detailed terms and conditions of allotment. Upon issuance of allotment letter, the allottee will be required to take over possession of the plot within 30 days, failing which the possession shall be deemed to have been taken over by him.

7. In addition to the premium, Annual Ground Rent (AGR) shall be payable without demand, in advance, in the first month of every year, at the prescribed rate. The rate of AGR in respect of all the plots shall be increased by 15% after every three years or as determined by the FGEHA Managements from time to time.

8. All payments shall be made through Bank Drafts / Pay Orders / Deposits-at-Call in favour of" FGE Housing Authority, Islamabad". Bank charges on transactions of out-station bank drafts will be borne by the bidder/allottee.

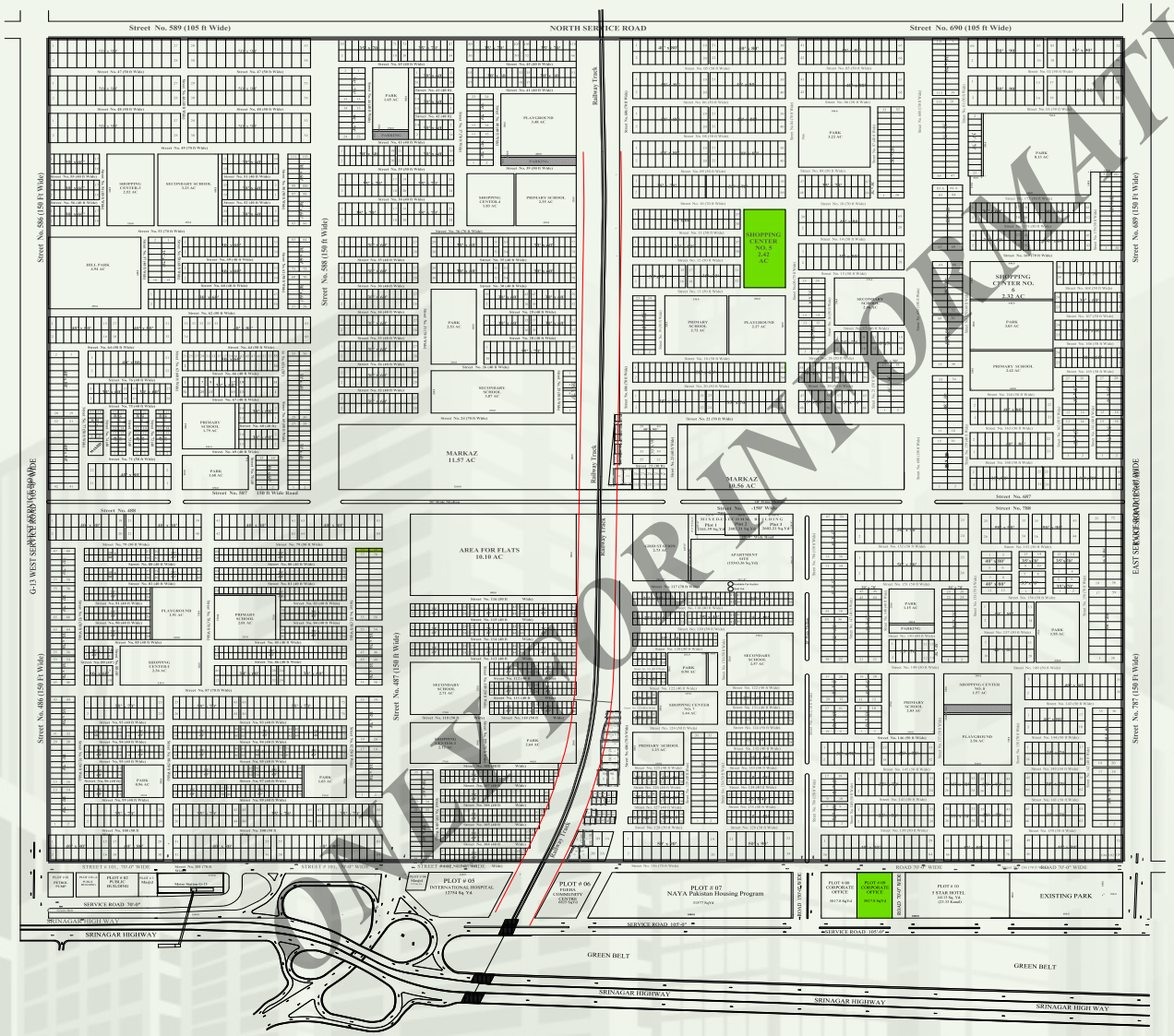
9. Allottee(s) are liable to pay all taxes like Advance Tax, CVT and/or others as may be applicable and thereafter submit proof to the Authority within the prescribed time along with premium, failing which acceptance of bid letter shall be treated as withdrawn.

10. Premium payments are to be made within the prescribed timelines as mentioned in provisional Bid Acceptance Letter.

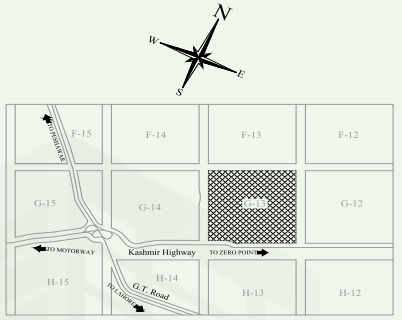
11. In case the bidder fails to pay balance / particular installment(s) for 30 working days along with delayed charges, the provisional bid acceptance letter shall be withdrawn/cancelled.

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SECTOR G-13 OVER VIEW

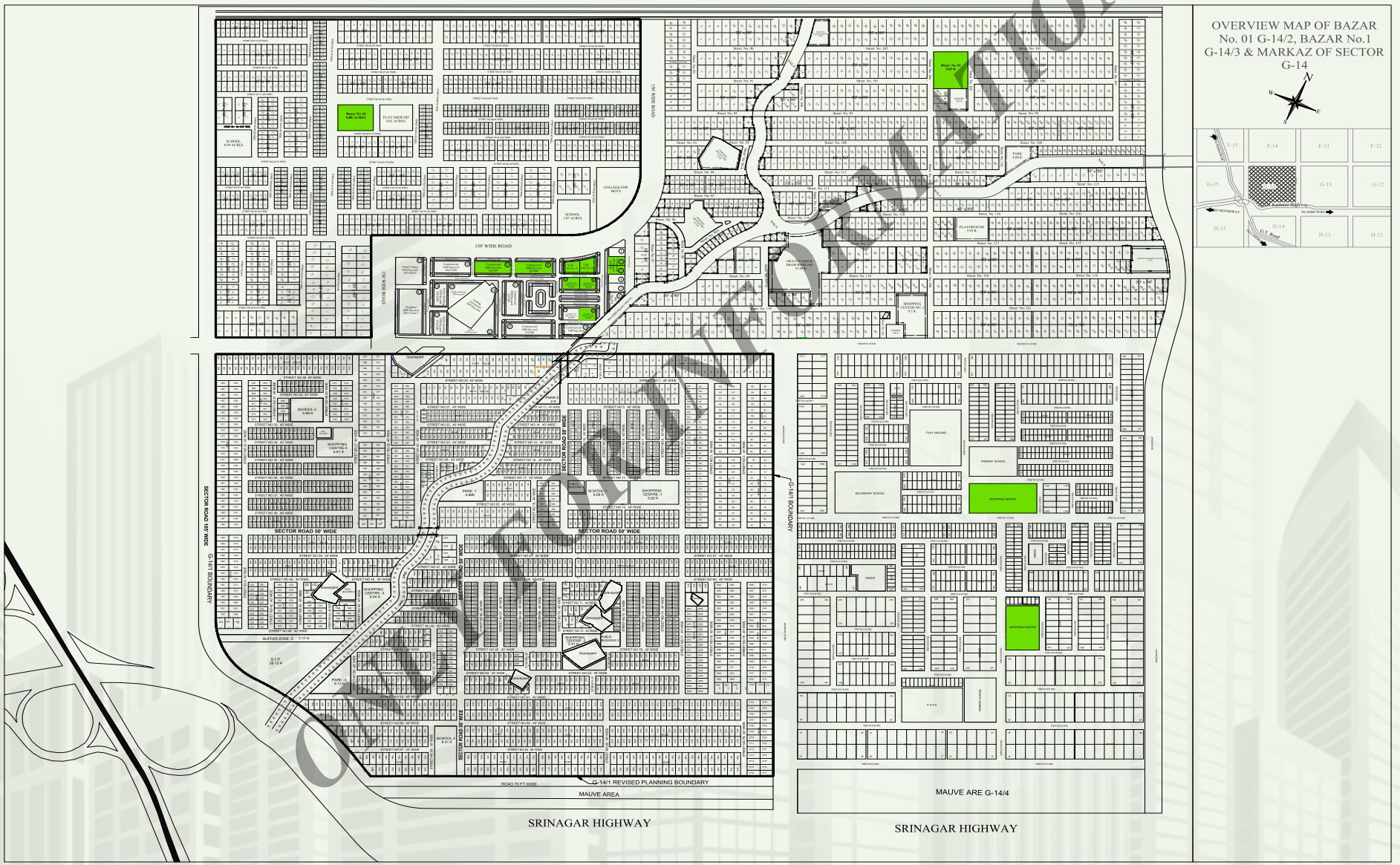


OVERVIEW MAP OF BAZAR No. 01 G-14/2, BAZAR 5 AND MAUVE AREA OF SECTOR G-13



OVERVIEW INFORMATION

SECTOR G-14 OVER VIEW



OFFICIAL EDITION

COMMERCIAL PLOTS IN MARKAZ SECTOR G-14*

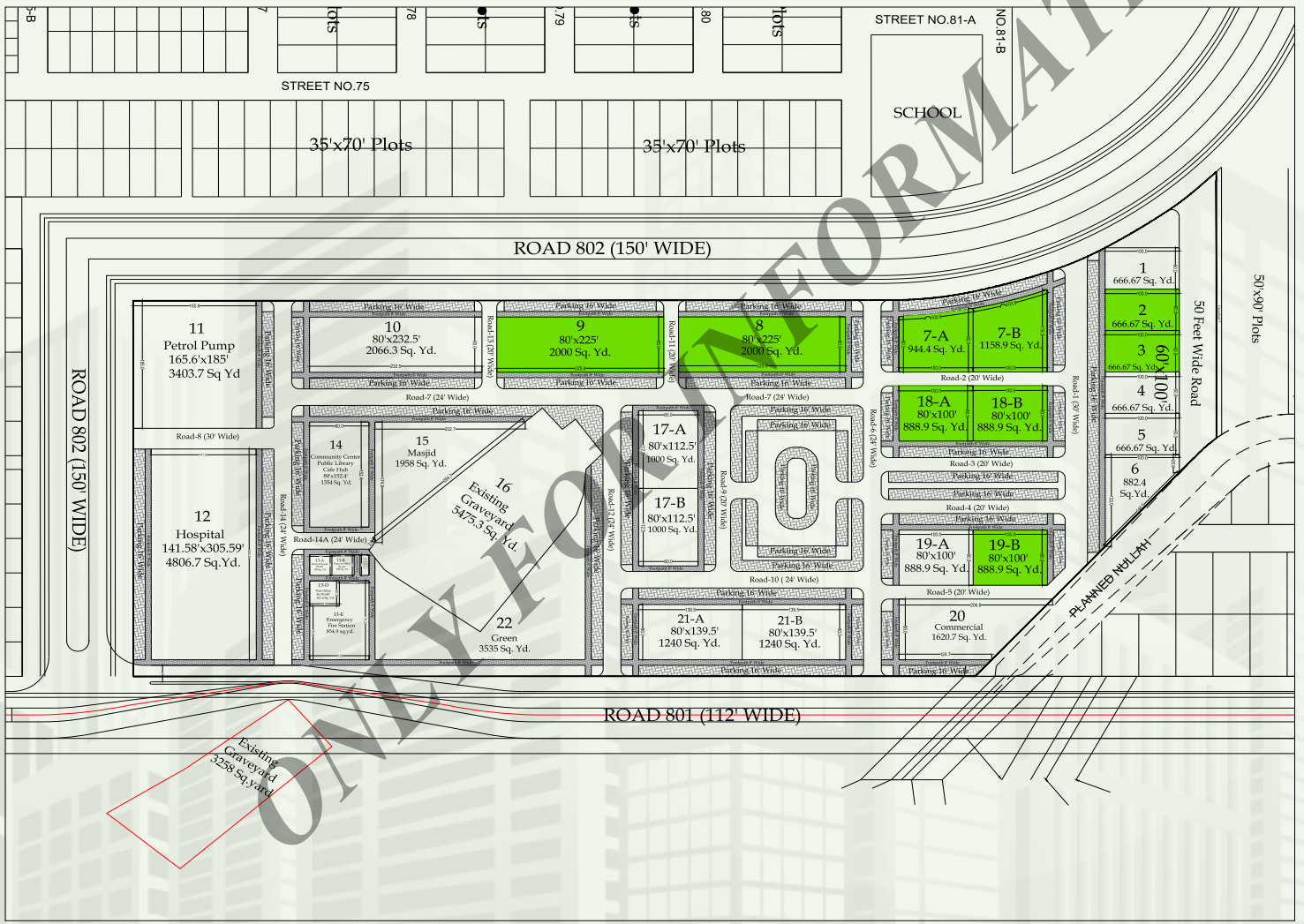
SR	PLOT NO	USE	SIZE (SQ.YDS)	DIMENSION	FAR
1	2	Commercial	667	60’ x 100’	1:5 LG+G+5 OR G+6
2	3	Commercial	667	60’ x 100’	1:5 LG+G+5 OR G+6
3	7-A	Commercial	944.5	ODD SIZE	1:6 LG+G+7 OR G+8
4	7-B	Commercial	1158.9	ODD SIZE	1:6 LG+G+7 OR G+8
5	8	Commercial	2000	80’ x 225’	1:6 LG+G+7 OR G+8
6	9	Commercial	2000	80’ x 225’	1:6 LG+G+7 OR G+8
7	18-A	Commercial	888.9	80’ x 100’	1:5 LG+G+5 OR G+6
8	18-B	Commercial	888.9	80’ x 100’	1:5 LG+G+5 OR G+6
9	19-B	Commercial	888.9	80’ x 100’	1:5 LG+G+5 OR G+6

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* Please refer to section 8.3 (Marakiz) for details Planning parameters.

COMMERCIAL PLOTS

IN MARKAZ SECTOR G-14, ISLAMABAD



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COMMERCIAL PLOTS
IN BAZAR NO. 1, G-14/4**

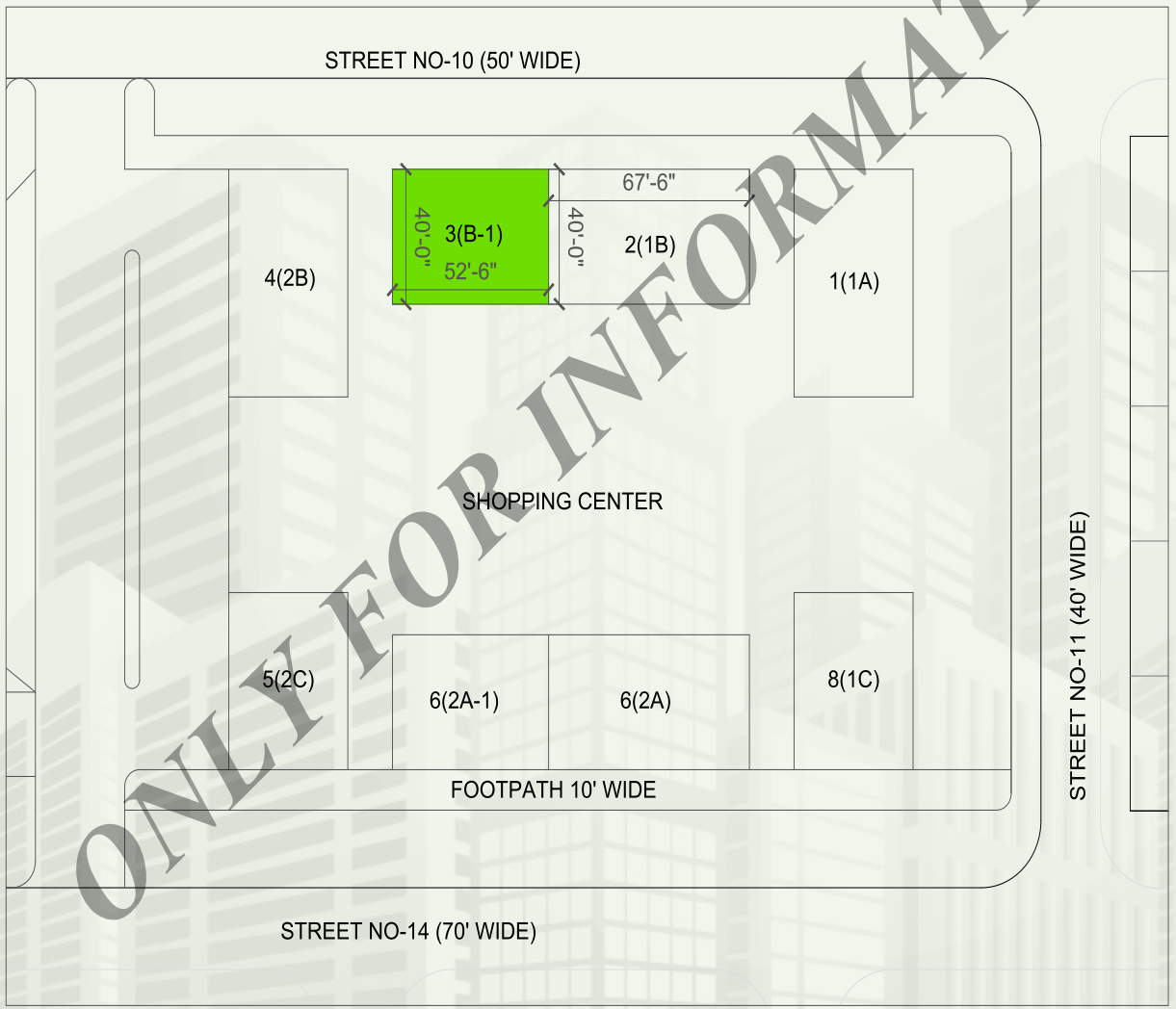
SR	PLOT NO	USE	SIZE (SQ.YDS)	DIMENSION	FAR
10	3(1B-1)	Commercial	233.33	52'-6'' x 40'	1:3 LG+G+01

** Please refer to section 8.4 (Class-lll shopping center) for details Planning parameters.

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COMMERCIAL PLOTS

BAZAR NO. 1, G-14/4, ISLAMABAD



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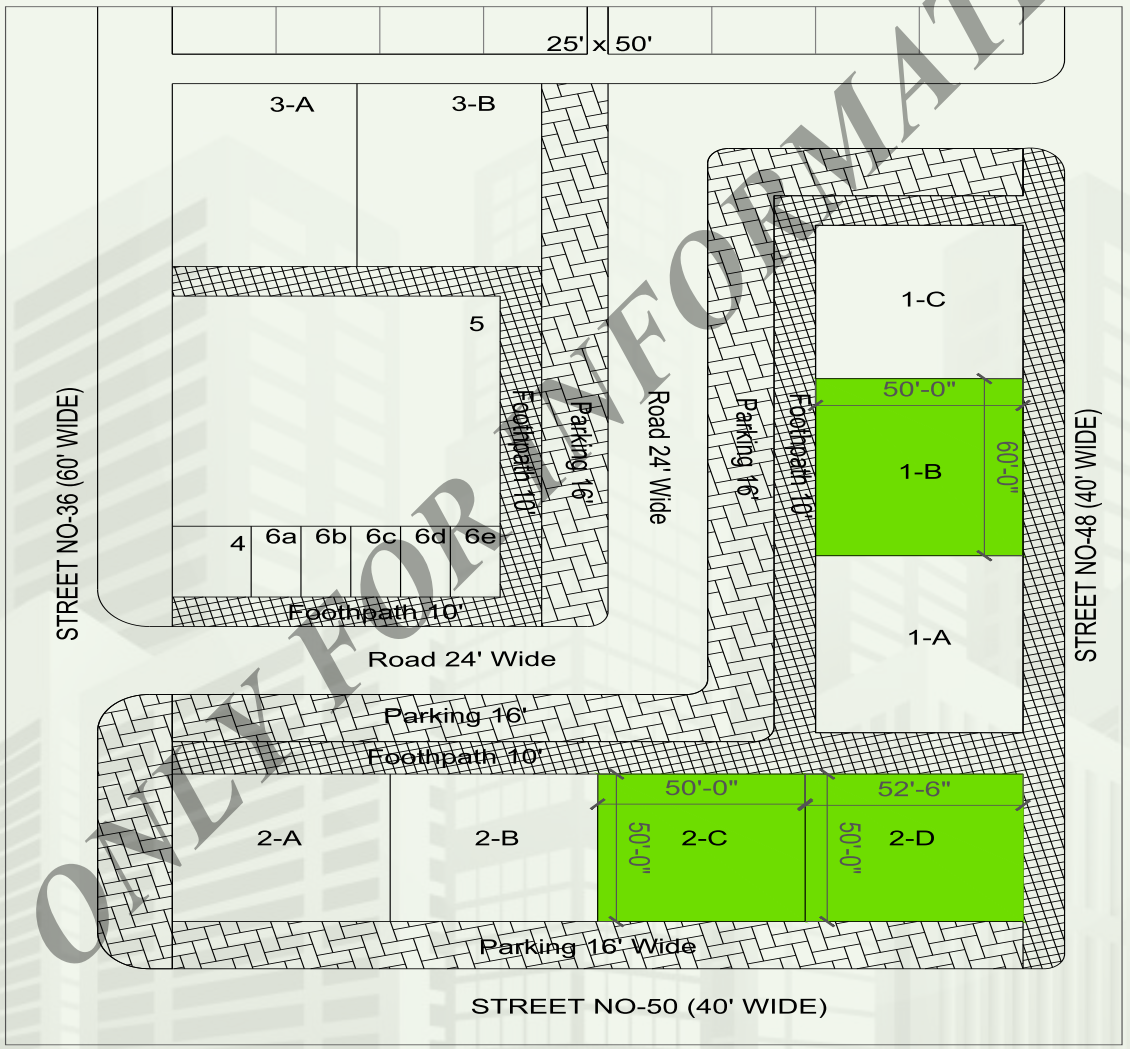
COMMERCIAL PLOTS
IN BAZAR 2 SECTOR G-14/4

SR	PLOT NO	USE	SIZE (SQ.YDS)	DIMENSION	FAR
11	1-B	Commercial	333.3	50’ x 60’	1:3 LG+G+01
12	2-C	Commercial	277.77	50’ x 50’	1:3 LG+G+01
13	2-D	Commercial	291.5	50’ x 52’-6’’	1:3 LG+G+01

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COMMERCIAL PLOTS

IN BAZAR 2 SECTOR G-14/4, ISLAMBAD



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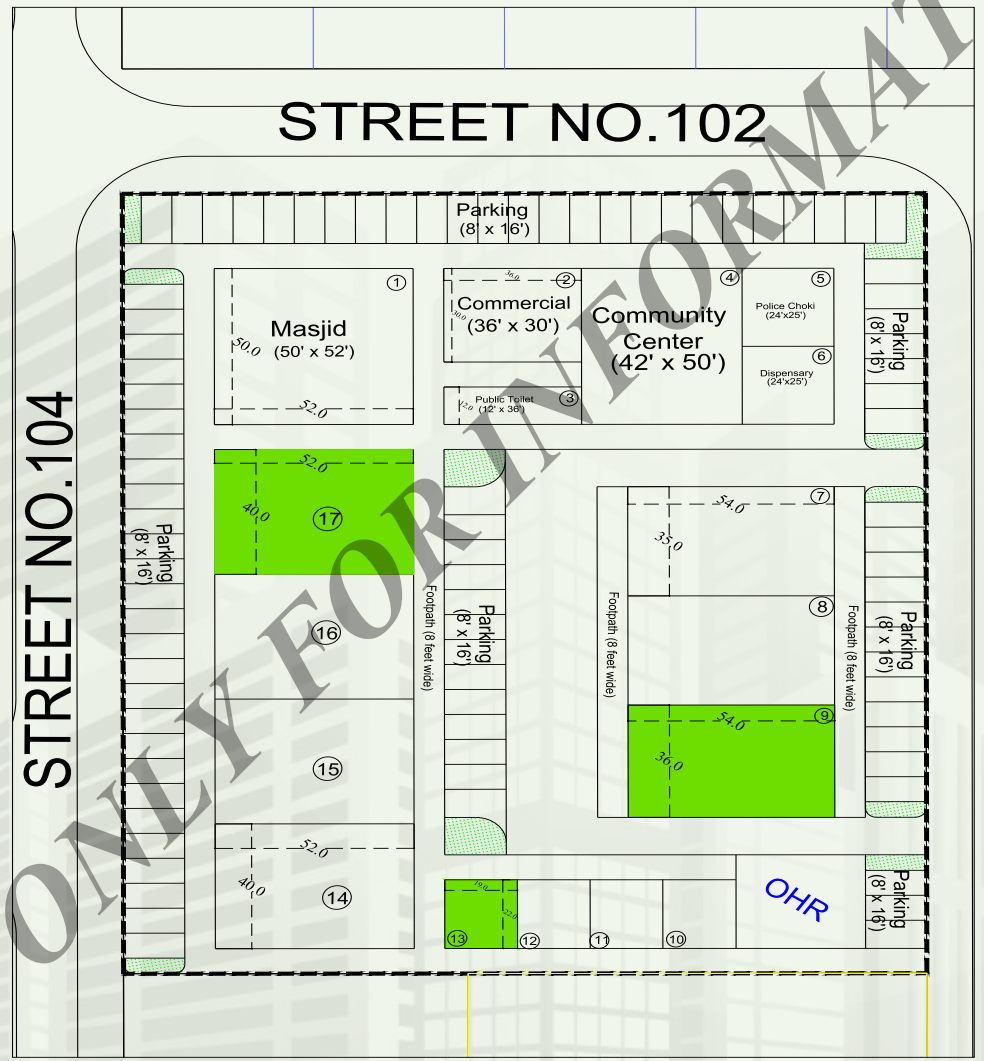
COMMERCIAL PLOTS
IN BAZAR NO. 1, G-14/3

SR	PLOT NO	USE	SIZE (SQ.YDS)	DIMENSION	FAR
14	09	Commercial	216	54’ x 36’	1:3 LG+G+01
15	13	Commercial	46.44	19’ x 22’	1:3 LG+G+01
16	17	Commercial	231.11	40’ x 52’	1:3 LG+G+01

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COMMERCIAL PLOTS

IN BAZAR NO. 1, G-14/3, ISLAMABAD



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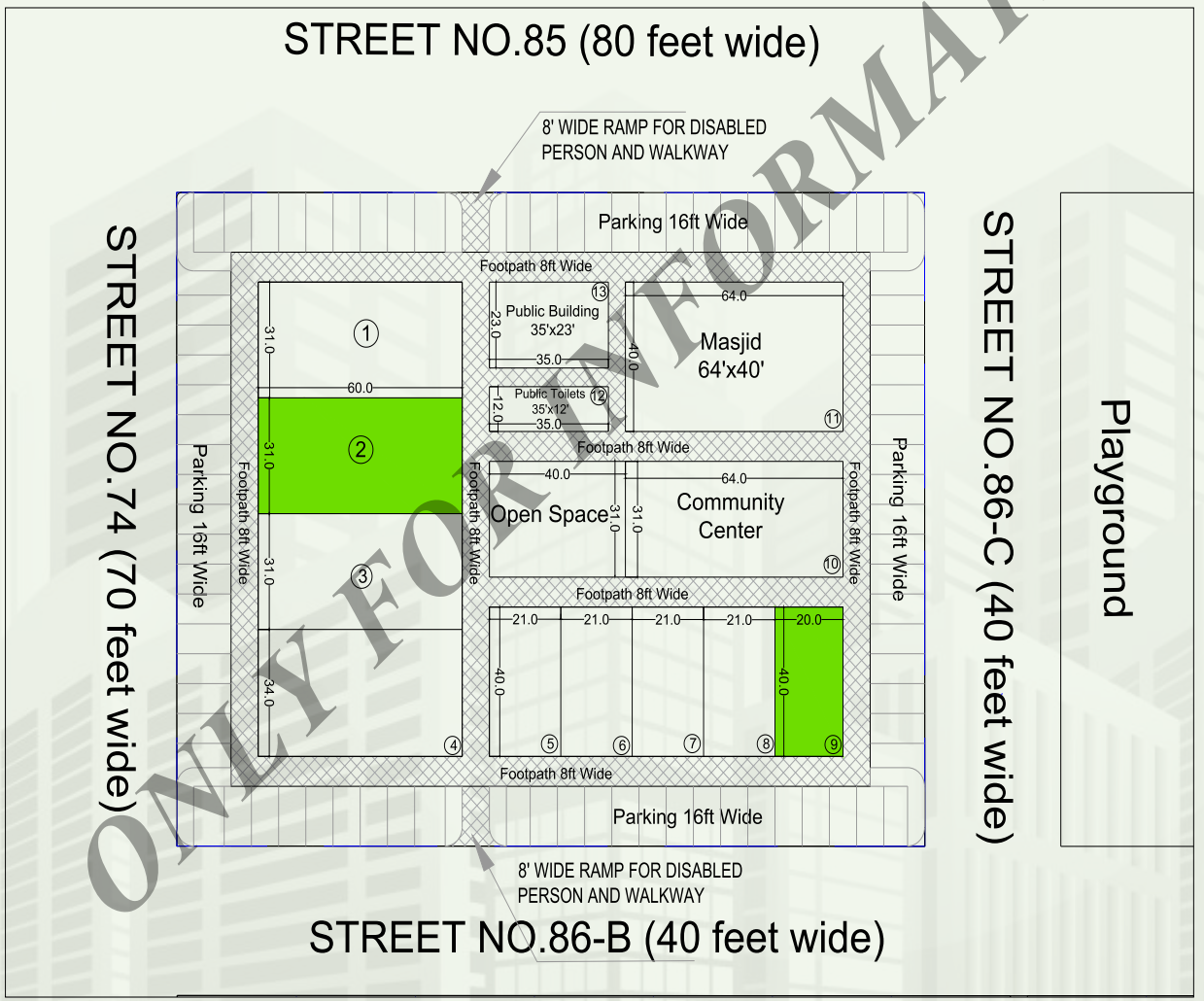
COMMERCIAL PLOTS
IN BAZAR NO. 1, G-14/2

SR	PLOT NO	USE	SIZE (SQ.YDS)	DIMENSION	FAR
17	2	Commercial	206.66	60’ x 31’	1:3 LG+G+01
18	9	Commercial	88.89	20’ x 40’	1:3 LG+G+01

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COMMERCIAL PLOTS

IN BAZAR NO. 1, G-14/2, ISLAMABAD



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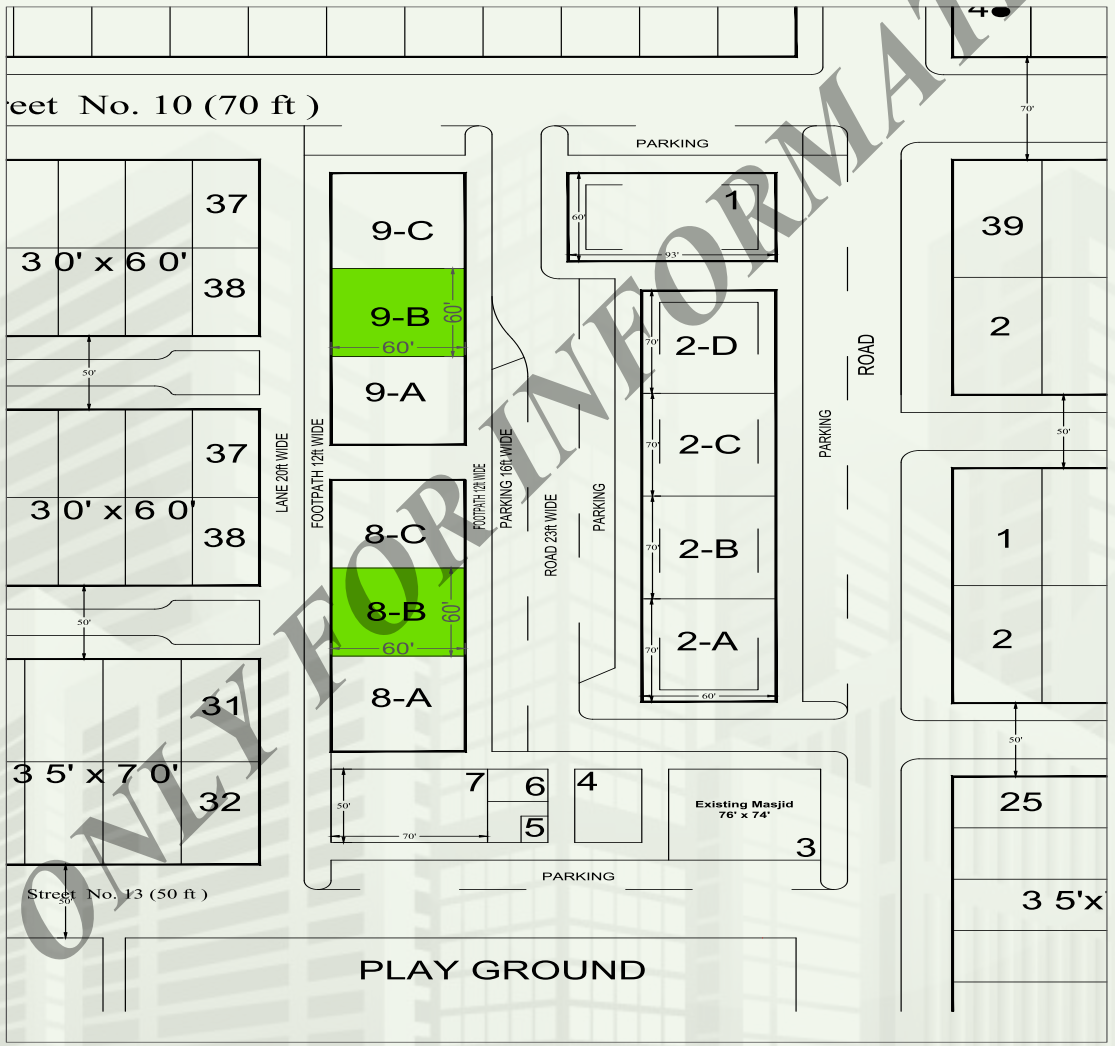
COMMERCIAL PLOTS
IN BAZAR NO. 5, G-13/3

SR	PLOT NO	USE	SIZE (SQ.YDS)	DIMENSION	FAR
19	8-B	Commercial	400	60’ x 60’	1:3 LG+G+01
20	9-B	Commercial	400	60’ x 60’	1:3 LG+G+01

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COMMERCIAL PLOTS

IN BAZAR NO. 5, G-13/3, ISLAMABAD



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MAUVE AREA PLOT IN SECTOR G-13***

SR	PLOT NO	USE	SIZE (SQ.YDS)	DIMENSION	FAR
21	9	Corporate Office	5817.8	187’ x 280’	1:5

*** Please refer to section 8.6 (Mauve Area) for details Planning parameters.

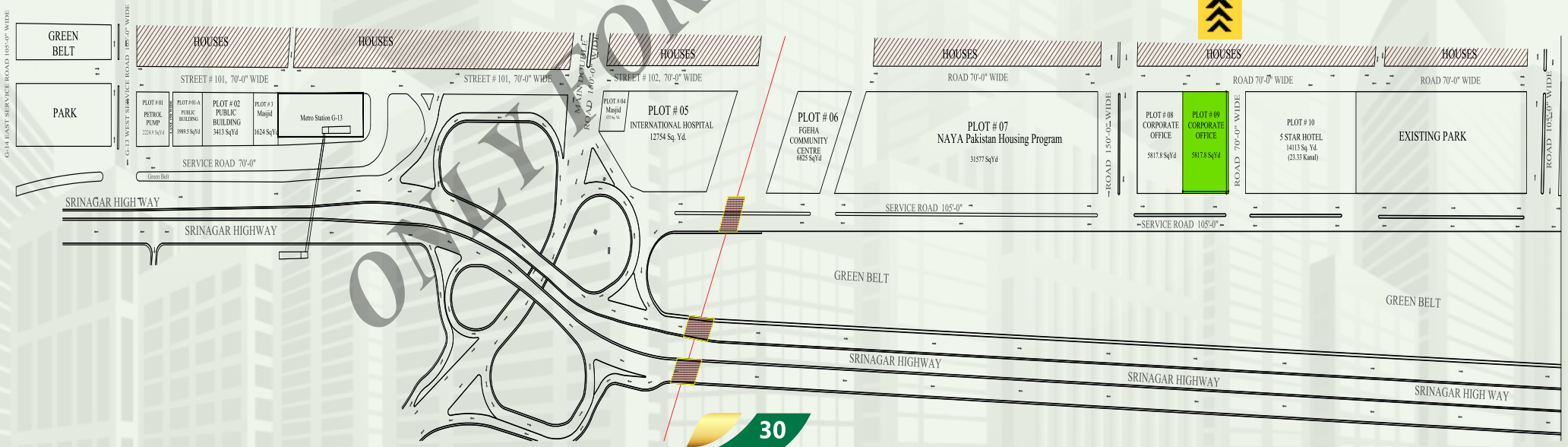
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CORPORATE OFFICES PLOT

IN PLOT NO. 09 MAUVE AREA SECTOR G-13/4



OVERVIEW MAUVE AREA SECTOR G-13



ONLY FOR INFORMATION


CORPORATE
OFFICE
CORPORATE OFFICE

REQUIREMENTS

Annexure "A"

Category "A" (Individual)

I. Application for Token (Annexure-B)
II. Bank Draft / Pay Order of Pkr 10/05/02 million for commercial plots.
III. Attested photocopy of Computerized National Identity Card (C.N.I.C.).

Category "B" (Individual through attorney)

I. Application for token (Annexure-B)
II. Bank Draft / Pay Order (of Rupees as above in category "A" in serial II.)
III. Power-of-Attorney (Annexure-C).
IV. Attested photocopies of C.N.I.C. of the applicant and the attorney.

Category "C" (Firm / Company)

I. Application for token (Annexure-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 C.N.I.C. of the Director/Partner or attorney participating in the auction along with sealed (embossed) authorization in his/her favour.
IV. In case of foreign nationals or companies/firms, letter of permission from the Ministry of Interior, Government of Pakistan is mandatory.

ONLY FOR INFORMATION



SECURE INVESTMENT
PROFITABILITY GUARANTEED



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ON LEASE FOR INFORMATION

Rs. 10,000/-
Non-Refundable

Federal Government Employees
Housing Authority
Ministry of Housing & Works
Islamabad

Mauve Area, G-10/4, Islamabad.
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