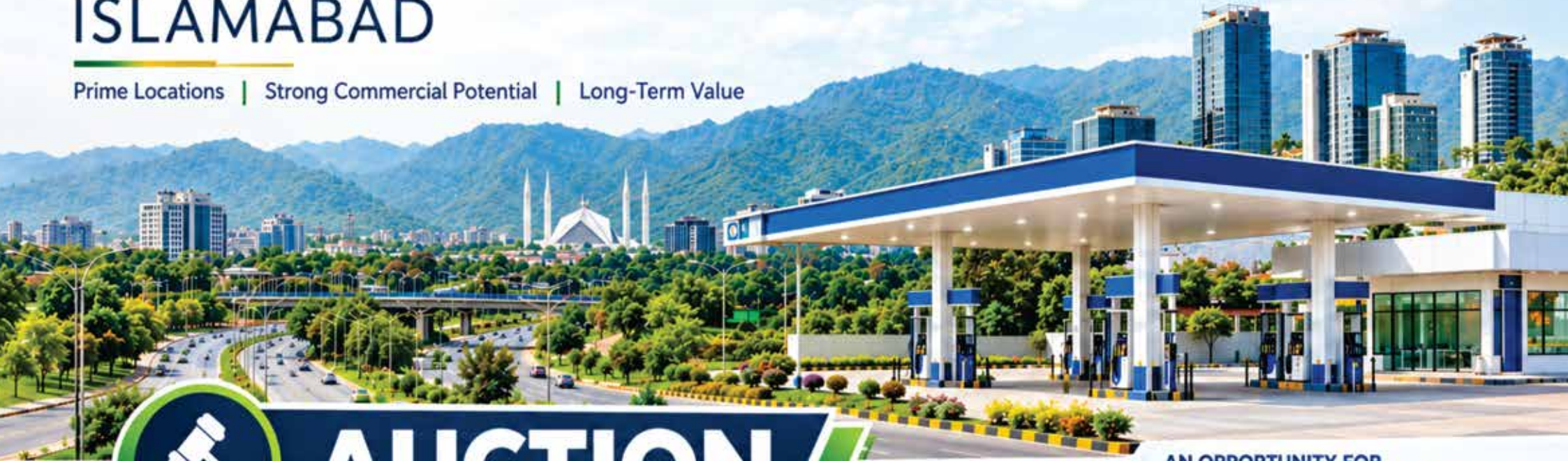


PETROL PUMP / FUEL FILLING STATION SITES ON RENTAL BASIS ISLAMABAD

Prime Locations | Strong Commercial Potential | Long-Term Value



*Fueling Growth
in the Capital*



AUCTION



13TH OCTOBER 2026



**Jinnah Convention Center,
Islamabad**

Directorate of Estate Management

Directorate-II

AN OPPORTUNITY FOR PETROL MARKETING COMPANIES



Strategic Locations

High visibility and easy accessibility across Islamabad.



Growing Demand

Rising vehicle population and expanding urban development.



Transparent Auction Process

Fair, competitive and well-defined terms and conditions.

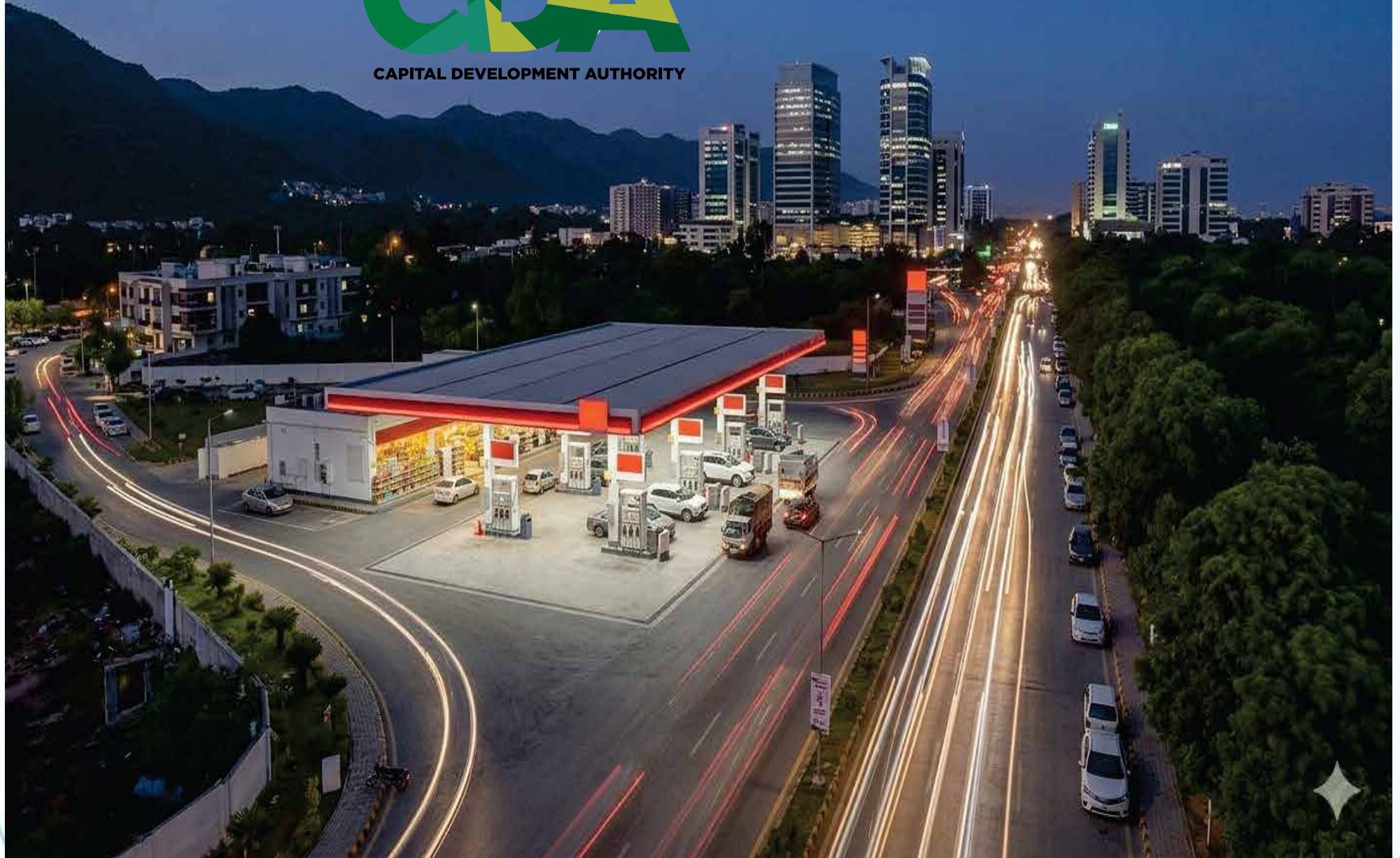


Secure & Long-Term

Land remains with CDA, usage rights on rental basis.



CAPITAL DEVELOPMENT AUTHORITY



ISLAMABAD—A STRATEGIC MARKET FOR FUEL STATION DEVELOPMENT.

1. Islamabad, the capital city of Pakistan, represents a distinctive combination of planned urban development, expanding economic activity and strategic regional connectivity. Renowned for its orderly urban form and thoughtfully planned road network, the city continues to evolve as a modern metropolitan center serving residents, businesses, government institutions, diplomatic missions and visitors from across the country and abroad. Meticulously planned by the internationally acclaimed town-planning firm Doxiadis Associates, Islamabad has developed into a well-structured city supported by major arterial roads, avenues and expanding transportation corridors.

2. Continued urban expansion, growth in residential and commercial activity, and increasing movement of people and vehicles are creating a sustained need for conveniently located and professionally developed fuel retail infrastructure. The city's strategic importance as the national capital further strengthens its commercial significance. Islamabad accommodates major government institutions, diplomatic missions, corporate offices, educational institutions, hospitality facilities and a growing residential population. Its connectivity with Rawalpindi and the wider Islamabad–Rawalpindi metropolitan area, together with established and emerging road corridors, contributes to significant daily vehicular movement across the city.



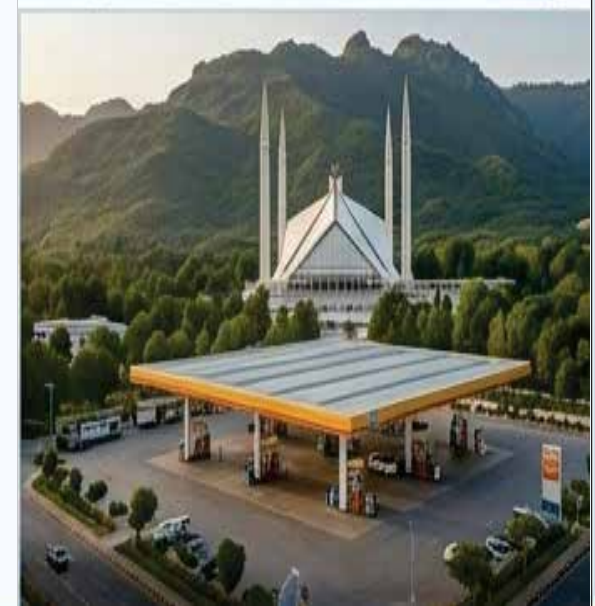
3. Against this backdrop, strategically located fuel station sites present an important commercial development opportunity for Oil Marketing Companies (OMCs). Well-positioned sites can support convenient access to petroleum products and ancillary automotive services while enabling OMCs to expand their retail footprint in established and emerging commercial corridors. The proposed petrol pump / filling station sites offered by the Capital Development Authority (CDA) on rental basis provide OMCs and eligible operators with an opportunity to establish fuel retail facilities at identified locations within Islamabad.

4. The sites are intended for development, operation and management in accordance with the applicable CDA approvals, regulatory requirements, environmental and safety standards, and the terms of the respective rental agreement. With Islamabad's continued urban growth, expanding road connectivity and strategic role as Pakistan's capital, these sites offer a platform for long-term fuel retail infrastructure development and market presence in a planned and commercially significant urban environment.



TERMS & 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 about the location, ground position and surroundings of the plot and no claim at a subsequent stage shall be entertained in this regard. Plots shall be auctioned on 'AS IS WHERE IS' basis.
2. The rent will be charged according to actual size of the plot as determined at the time of handing over of possession.
3. The rent of the plot is to be paid as per rent agreement which will be signed between the CDA and the successful bidder
4. The Auction Committee also reserves the right to reject any bid after assigning reasons which will be made a part of auction proceedings.
5. The Auction Committee/CDA management reserves the right to disqualify any bidder after announcement and proper recording of the proceedings and assigning reasons of disqualification.
6. Auction results shall not be final unless approved by the Board of Capital Development Authority and a highest bid at auction shall not per se accrue any right in favor 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. Nonpayment of such taxes /duties or surcharges, etc, within the specified period shall result in proceedings for withdrawal of the accepted bid.



TERMS & CONDITIONS

7. The CDA Board will decide acceptance or rejection of the bid within 20 working days of auction and in case of rejection CDA shall return the pay order against token money within 20 days after the decision of the Board.
8. CDA is not responsible for any loss/damages to the tenant in case any authorized / unauthorized service line is laid by any agency.
9. 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(s) do not receive any intimation from the Authority within 15 days, they shall contact the Authority regarding the status of the bid.
10. The bidder will be deemed to have read and accepted the terms and conditions enumerated in this booklet and the Annexures and would be bound by these CDA's regulations.
11. Non-Payment of rent, government taxes, allied duties as mentioned in provisional Bid Acceptance Letter will put the Rental Agreement liable for cancellation.



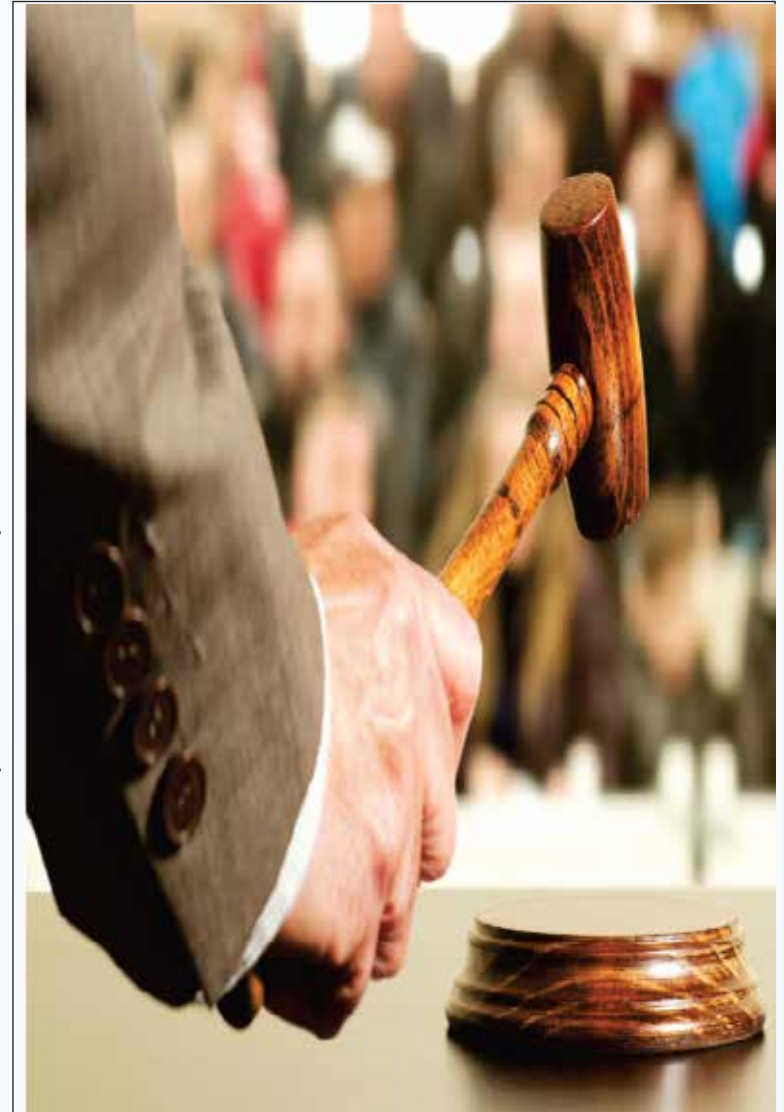
ELIGIBILITY

1. The auction is open to Oil Marketing Companies (OMCs) holding a valid OMC licence issued by the Oil and Gas Regulatory Authority (OGRA), incorporated in Pakistan with the SECP, and to Authorized Dealers of such OMCs. Every bidder shall be on the Active Taxpayers List of the FBR.
2. Bidders must obtain token against token money of Rs. 25.00 million. Tokens may be obtained from the Auction Cell (Estate Management-II), CDA Facilitation Center, G-7/2, Islamabad, before the auction, or at the venue before the auction starts. Token money shall be paid by bank draft or pay order in favour of “Capital Development Authority, Islamabad” and submitted with the Application for Token given in the Auction Brochure.
3. The authorised representative of the bidder shall submit a sealed (embossed) board resolution or authority letter in his or her favour; an attested copy of his or her CNIC; attested copies of the SECP certificate of incorporation, the OGRA licence (or, for an Authorized Dealer, the dealership agreement and OMC authorization) and the NTN certificate; and an affidavit that the bidder has not been blacklisted by any Federal or Provincial Government department or agency.
4. Token money of unsuccessful bidders shall be returned after the auction by the Accounts Section, EM-II. Token money of the successful bidder shall be adjusted against the Security Deposit.



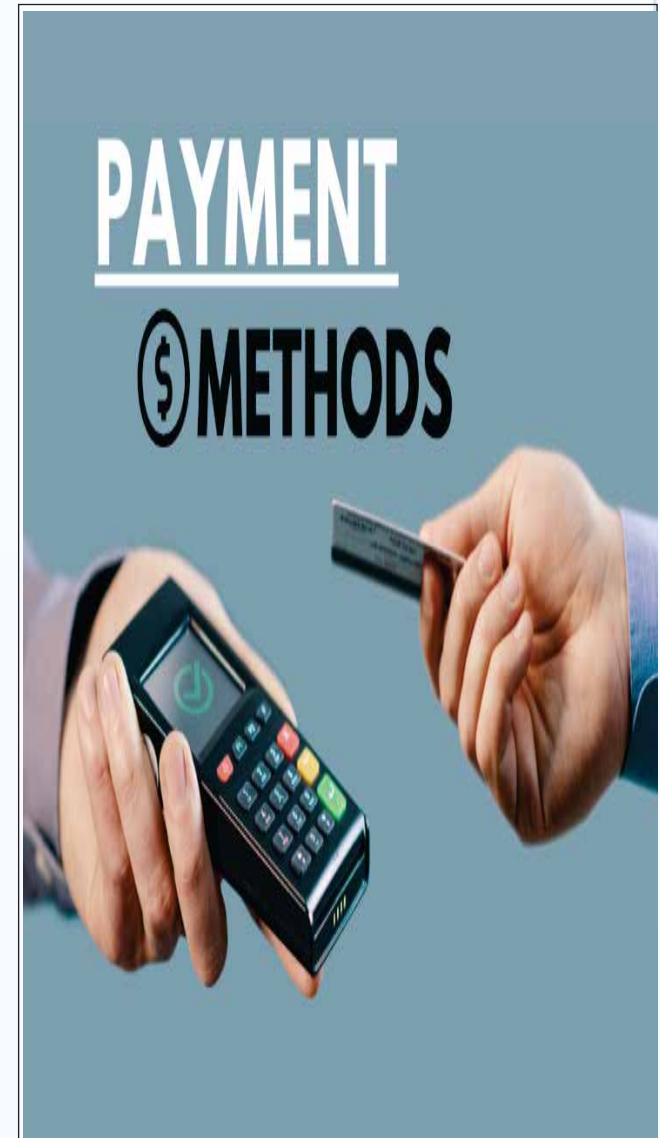
MODE OF AUCTION

1. The reserve rent of each site shall be announced at the auction, and no bid below it shall be accepted. Bids shall be called out openly with the token number displayed.
2. The Authority may change the order in which sites are auctioned. The Auction Committee may reject any bid, or disqualify any bidder, by recording its reasons, which shall form part of the auction proceedings. Canvassing, collusion, cartelisation or any interference with the proceedings shall lead to disqualification and forfeiture
3. Auction results shall not be final until approved by the Competent Authority. The highest bid shall not by itself create any right in favour of the bidder. The bid shall be accepted or rejected within twenty (20) working days of the auction. If a bid is rejected, the token money shall be returned within twenty (20) days of that decision.
4. The Provisional Bid Acceptance Letter shall be issued in the name of the token holder. No change of name, addition or deletion shall be allowed.



PAYMENT MODALITIES

1. Within thirty (30) days of the Provisional Bid Acceptance Letter, the successful bidder shall deposit, together with proof of payment of applicable taxes: (a) a Security Deposit equal to six (06) months' rent, by pay order in favour of the DDO, Estate Management-II, CDA, refundable without profit on expiry of the term after adjustment of CDA dues; and (b) advance rent for twelve (12) months, to be adjusted against rent falling due after the rent-free construction period. If this deposit is not made in time, the offer shall stand withdrawn, the token money shall be forfeited and the site shall not be restored.
2. Thereafter, rent shall be paid monthly, in advance, by the 5th of each month, without demand. Payment shall be made by bank draft, pay order or deposit in favour of "Capital Development Authority, Islamabad", quoting the site details. Bank charges shall be borne by the bidder.
3. Late payment shall attract a surcharge of 1% of Monthly Rent.
4. Rent shall increase by ten percent (10%) every year over the rent of the previous year, from the beginning of each rental year.
5. If rent remains unpaid for three (03) consecutive months, the Rent Agreement shall be liable to termination, the Security Deposit to forfeiture and the site to be taken back. Outstanding dues including surcharge shall still be recovered as arrears of land revenue.
6. Rent does not include taxes. All present and future taxes, duties, levies, stamp duty and registration charges shall be borne by the successful bidder, who shall submit proof of payment within the prescribed time. Non-payment shall render the acceptance of bid or the Rent Agreement liable to cancellation.



POSSESSION, CONSTRUCTION AND USE

1. The Rent Agreement, in the prescribed form, shall be executed within thirty (30) days of the deposits under clause C-1, on judicial stamp paper. Possession of rental allotted sites shall be handed over within fifteen (15) days thereafter, free from encumbrances.
2. Sites are offered on an “as is where is” basis, and the site or location shall not be changed on any ground. Bidders shall satisfy themselves about the location, ground position, access and surroundings, and no later claim shall be entertained. Monthly rent shall be adjusted to the actual area demarcated when possession of rental site shall be handed over.
3. The maximum construction / completion period shall be five (05) months from the date of possession or completion of the site or commencement of operations, whichever is earlier.
4. No rent shall be payable during construction period i.e. five (05) months. The Construction period shall not be extended on any ground.
5. Rent will be due after expiry of Rent Free Duration of 05 months or start of operations which ever is earlier.
6. The successful bidder shall be responsible for the construction, operation, management of the Petrol Pump / Filling Station and ancillary facilities (tuck shop, fast food restaurant and service station, tyer shop, car repair, engine oil, car wash etc.) entirely at its own cost. Construction shall follow the building plan approved by CDA under the Islamabad Building Control Regulations, 2020 (as amended), the applicable zoning regulations and prescribed safety standards. The bidder may apply for building plan approval after executing the Rent Agreement.
7. The successful bidder shall obtain all requisite approvals, NOCs, licences and permissions from CDA and other concerned Government / regulatory authorities, including the ICT Administration, OGRA, the Department of Explosives, Pak-EPA and Civil Defense, and shall construct utility connections and entry / exit lanes to the CDA-approved design, all at its own cost.

POSSESSION, CONSTRUCTION AND USE

8. The use of the site shall remain restricted to the approved Petrol Pump / Filling Station and ancillary facilities allowed in the approved plan: convenience store, tyre and lube service, car wash, ATM, washrooms and prayer area. EV charging, CNG or LPG dispensing shall be subject to separate approval. Any non-conforming use shall attract penalties under CDA laws and may lead to termination. The bidder shall provide free washrooms, drinking water and tyre air service station to the public; comply with HSE and environmental standards; insure the structures and third-party liability; and allow CDA officials to inspect the site at any time.
9. The successful bidder shall bear all expenditure relating to construction, development, utilities, statutory approvals, taxes, duties, licences, operation, maintenance and other associated costs.
10. CDA shall not be responsible for any loss or damage caused by any authorized or unauthorized service line laid by any agency.
11. The tenant shall not be entitled to any rent reduction, compensation, discount or abatement due to disruptions, caused by road closures, protests, natural disasters or man made disaster.
12. The tenant is strictly prohibited from subletting the site. Any violation of this clause shall constitute a material breach, rendering the agreement liable for immediate termination / cancellation.

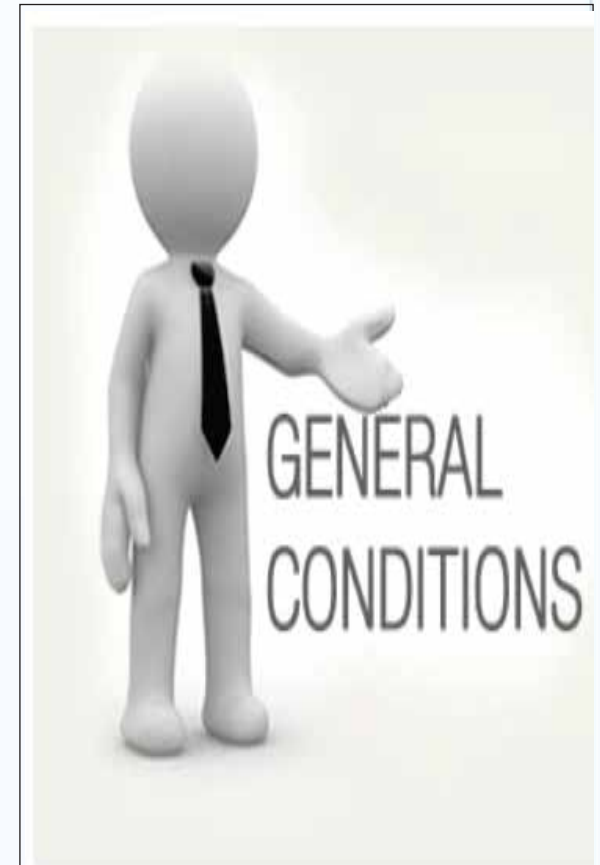
GENERAL CONDITIONS

1. The sites are offered on rental basis for a contractual period of twenty (20) years from the date of possession, inclusive of the construction period, subject to the terms of the Rent Agreement. This is a rental arrangement only. It confers no proprietary, ownership or leasehold right in the land. The site shall not be sold, mortgaged, transferred, assigned or sub-let.
2. An OMC may operate the site through its appointed dealer only with CDA's prior written consent, and shall remain fully liable under the Rent Agreement. An Authorized Dealer shall operate the site itself and shall not change its OMC without CDA's prior written consent. Any violation will result in Penal consequences.
3. On expiry or earlier termination, the site shall be transferred back to CDA in good condition, with all buildings, structures and installations (excluding the movable dispensing equipment and branding) free of cost and without compensation. Any extension beyond the term is at CDA's discretion, on mutual consent, at the rent and terms CDA determines; renewal cannot be claimed as of right. If the site is re-auctioned, the existing concessionaire, if not in default, shall have the right of first refusal at the highest bid.
4. Early surrender shall require six (06) months' written notice and shall result in forfeiture of the Security Deposit.
5. If any term or condition is breached, CDA may terminate the Rent Agreement after thirty (30) days' notice, or immediately in the cases specified in the Rent Agreement, and take back the site, and the Security Deposit shall be forfeited. Disputes shall be settled through arbitration at Islamabad under the Rent Agreement, as per Arbitration Act prevailing at the time of dispute. Chairman CDA shall be Sole Arbitrator. If the dispute is not arbitral, courts in Islamabad shall have exclusive jurisdiction.



GENERAL CONDITIONS

6. Correspondence shall be sent to the address given by the bidder, who shall inform CDA of any change. If no intimation is received within fifteen (15) days of the auction, the bidder shall contact the Authority about the status of the bid. Bidders who give false or incorrect information shall be disqualified and are liable to legal action.
7. Bidders shall be deemed to have read and accepted the conditions of the advertisement and the terms and conditions in the Auction Brochure and its Annexures, including the draft Rent Agreement. The Auction Brochure may be obtained from the Auction Cell (EM-II), CDA Facilitation Centre, G-7/2, Islamabad, or downloaded from www.cda.gov.pk.
8. The Expression of Interest published vide PID(I) 4100/24 dated 18-12-2024, and its corrigenda, for the East and West Bound Service Areas of Murree Road near Lake View Park stands withdrawn.



REQUIREMENTS

REQUIREMENTS OF DOCUMENTS FOR ISSUANCE OF TOKEN

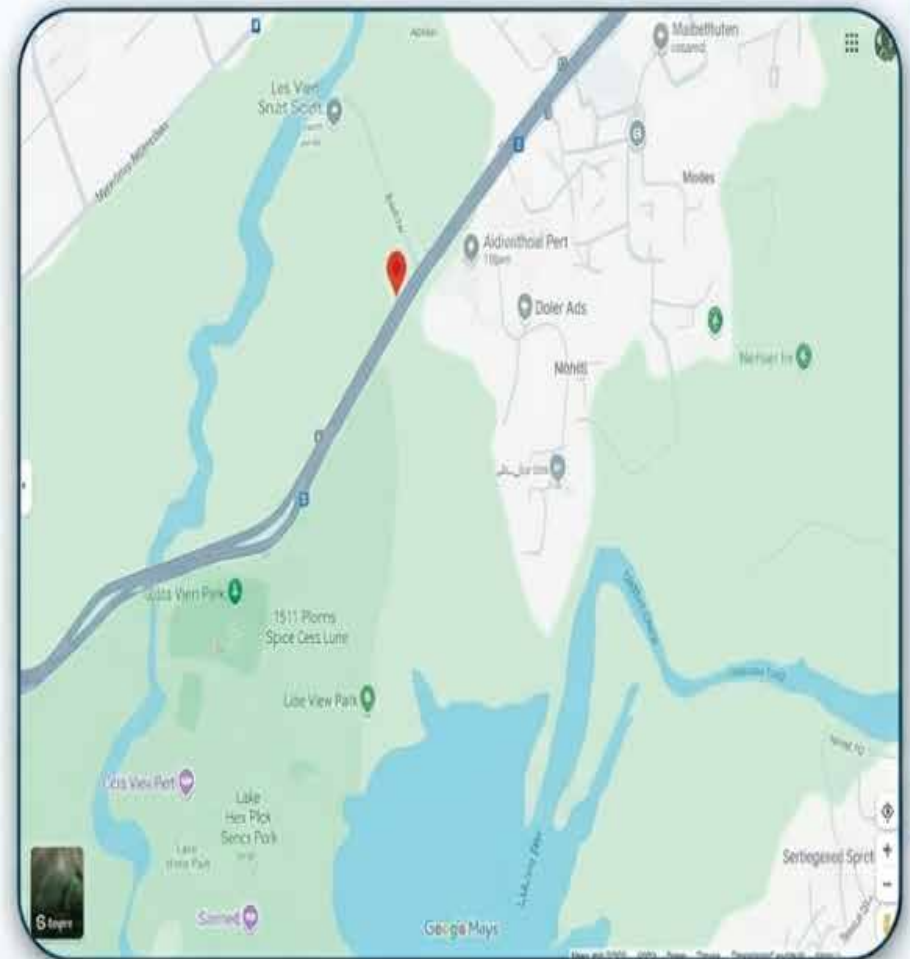
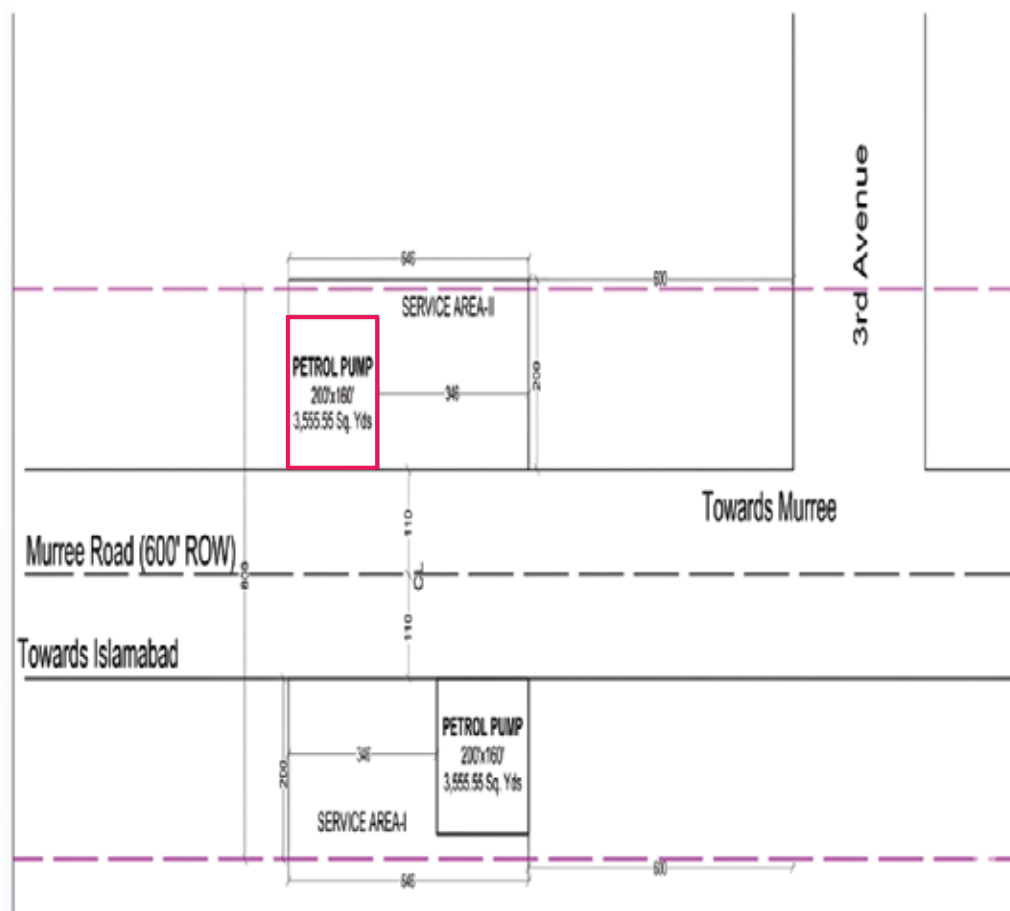
- I. Application for token
- ii. Bank Draft/Pay Order (of Rupees 25.00 million.
- iii. Attested photocopy of Company Documents duly verified by SECP, certificate of incorporation/registration of partnership deed with OGRA along with attested photocopy of C.N.I.C. of the Director/Partner or attorney participating in the auction along with sealed (embossed) authorization in his favour.
- iv. In case of foreign nationals or companies, letter of permission from the Ministry of Interior, Government of Pakistan will be required.



Overview Petrol Pump Sites & Planning Parameters

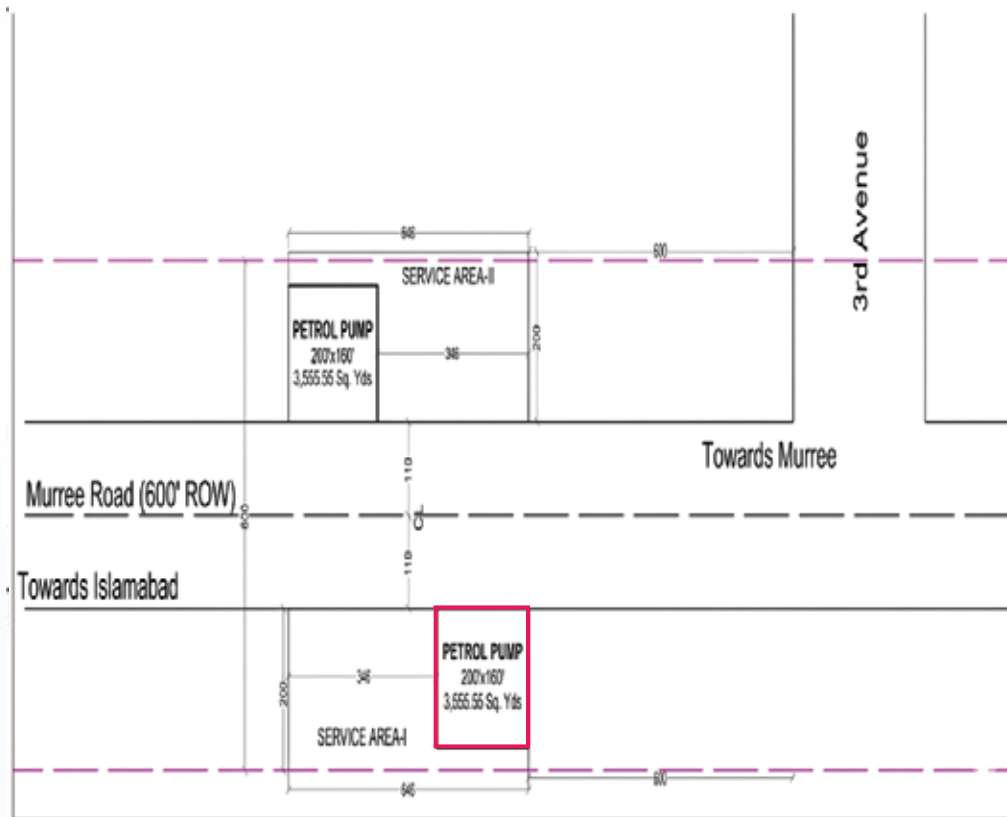
LIST OF PETROL PUMP SITES AND PLANNING PARAMETERS

Sr. No.	Plot No.	Location	Area (Sq. Yds)	8.17: BYE -LAWS FOR CONSTRUCTION OF PETROL PUMP/CNG STATION	
1	1	Murree Road, near Lake View Park (Murree Bound)	3,555.55	Maximum Ground Coverage	25 % excluding canopy for filling points
2	2	Murree Road, near Lake View Park (Islamabad Bound)	3,555.55	Uses	Tuck Shop / Snack & Coffee shop, Tyre Shop/ Service Station'
3	—	Blue Area, Khayaban -e-Iqbal, F -10	2,500.00	Maximum storey	02
4	Petrol Pump	I-12 Markaz, IJP Road	3,688.88	Minimum Setback	Front=20' -0" Side=10' -0" Rear=5' -0"
5	15-B	G-8 Markaz, Markaz Road	1,200.00	Public and Disabled toilets	02 Nos. must be provided
6	13-A	Mauve Area, G -8/1, Khayaban -e- Suhrawardy	2,555.55	Note: —In case of unavoidable circumstances by relaxing setbacks, maximum Ground coverage may be relaxed up to 10 %, 1st 2.5 % @ Rs. 250/sft, 2nd 2.5% @ Rs. 500/sft, and above 5 % @Rs.1000/sft. Subject to OGRA regulations.	
7	26	Mauve Area, G -11/1, Service Road South	2,000.00		

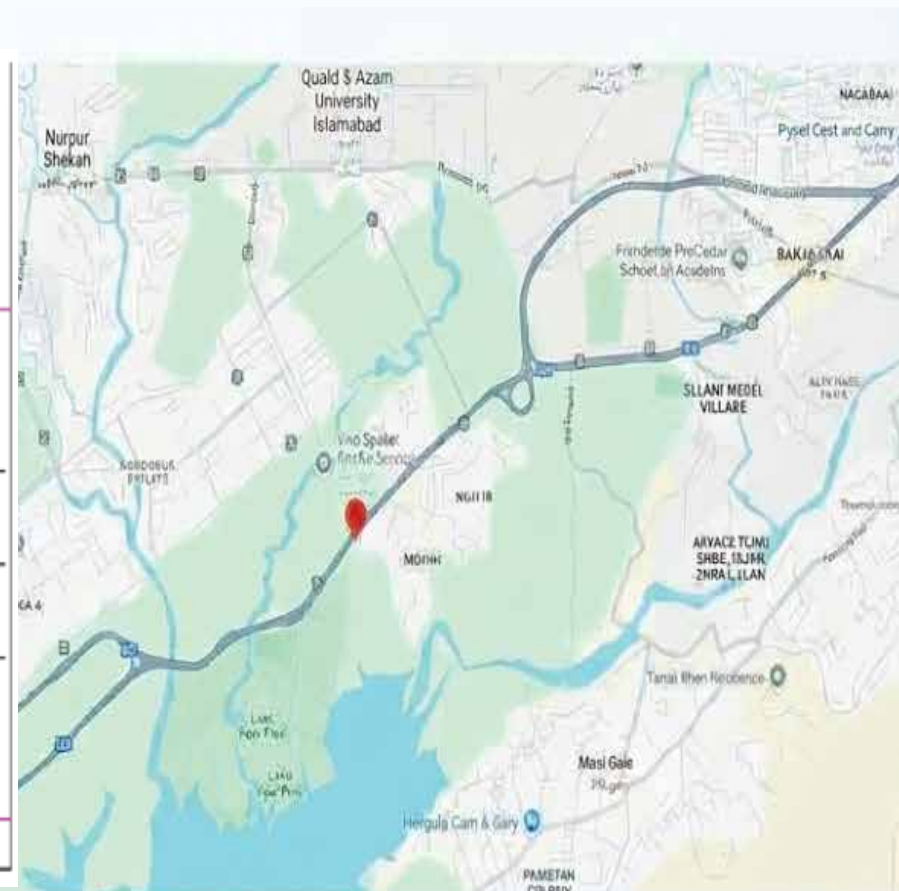


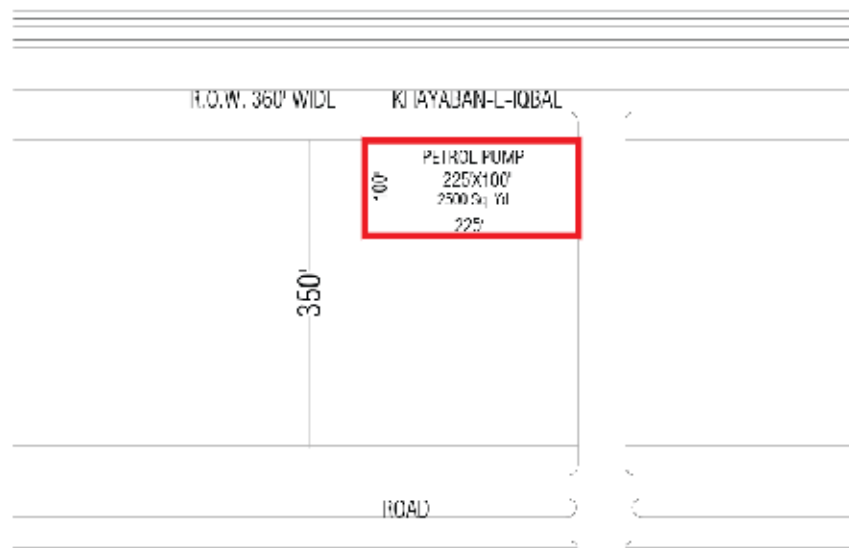
PLOT NO. 1, MURREE ROAD NEAR LAKE VIEW PARK
FUEL FILLING STATION



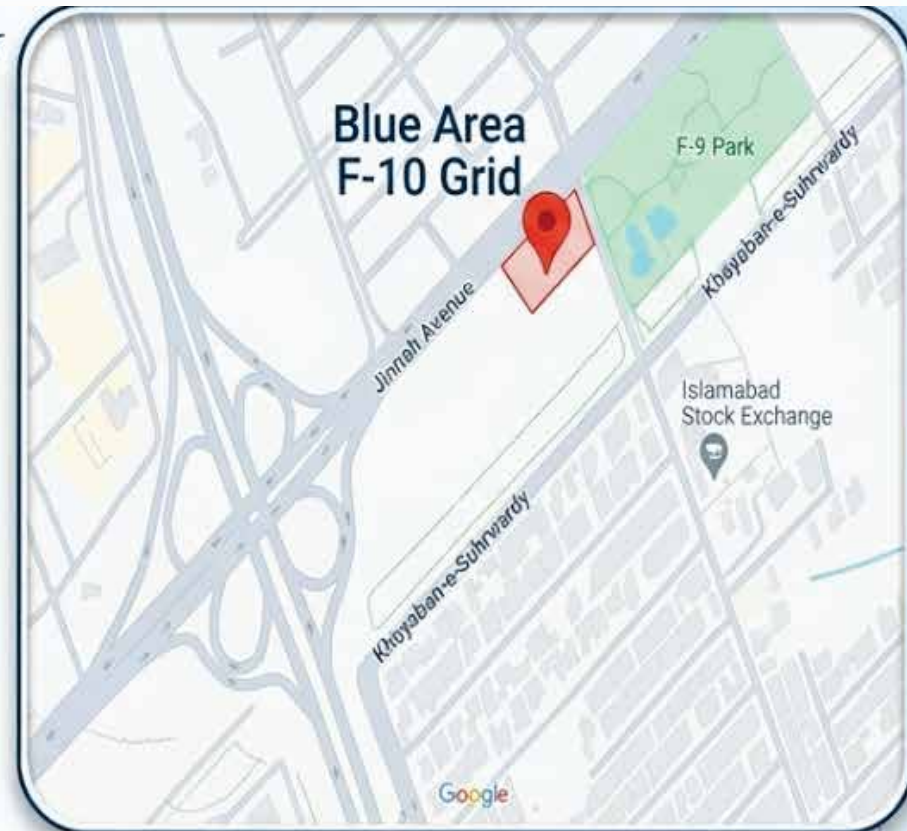


PLOT NO. 2, MURREE ROAD NEAR LAKE VIEW PARK
FUEL FILLING STATION



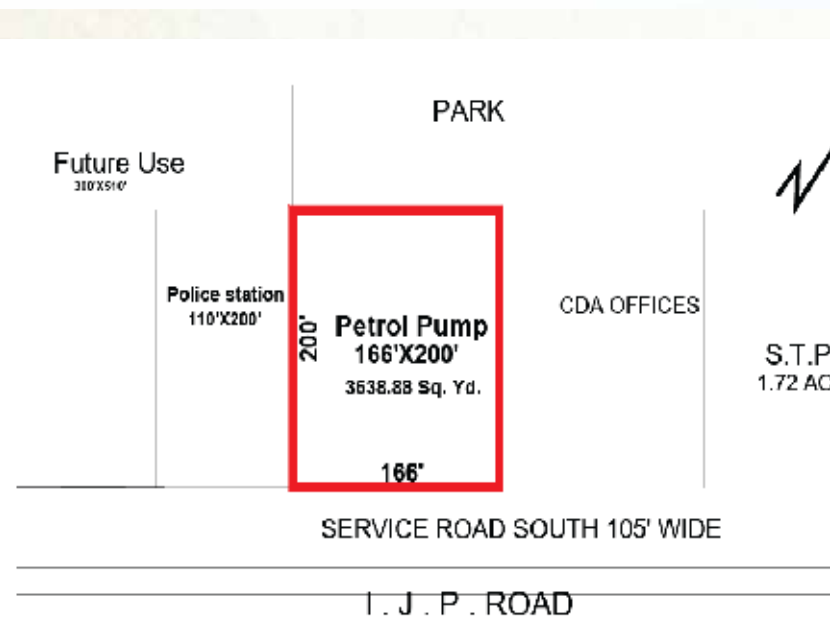


LOCATION PLAN OF PLOT NO.
BLUE AREA F-10

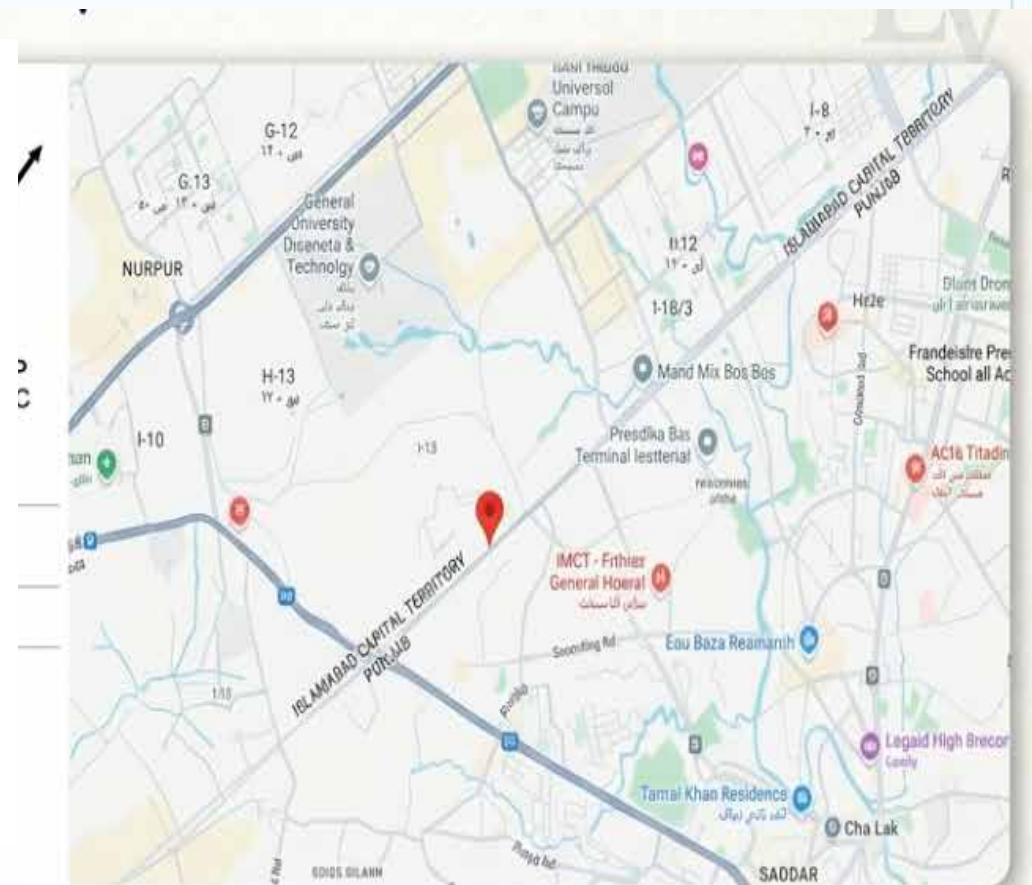


LOCATION PLAN OF PLOT NO.
BLUE AREA F-10





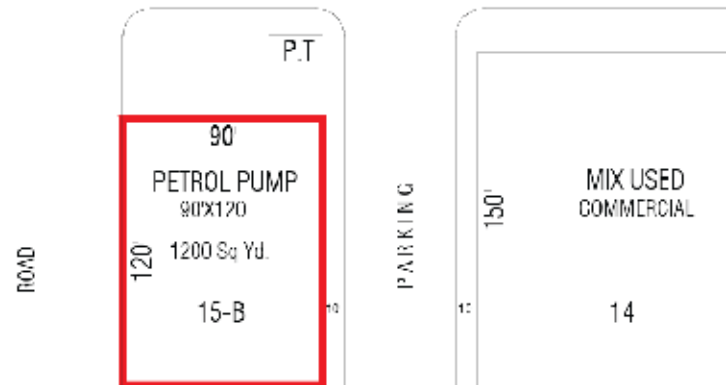
LOCATION PLAN OF PLOT NO.
MARKAZ I-12



LOCATION PLAN OF PLOT NO. MARKAZ I-12



LV



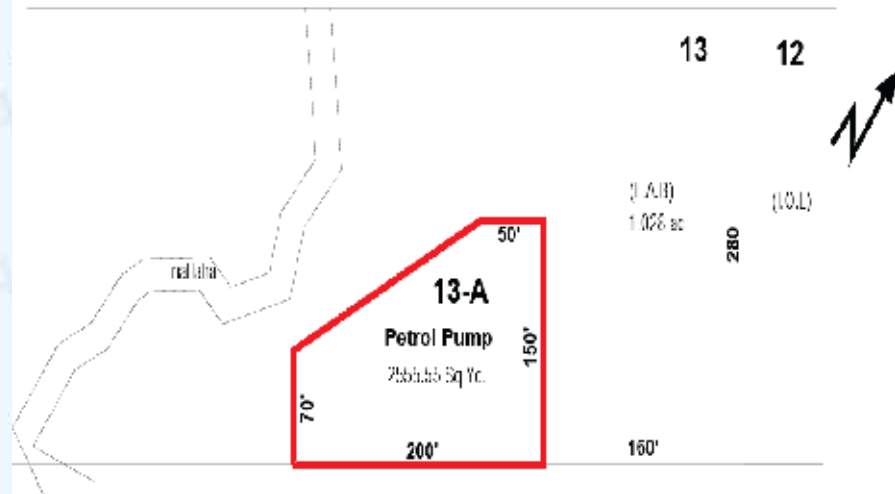
LOCATION PLAN OF PLOT NO. 15-B (PETROL PUMP)
MARKAZ G-8



LOCATION PLAN OF PLOT NO. 15-B (PETROL PUMP) MARKAZ G-8

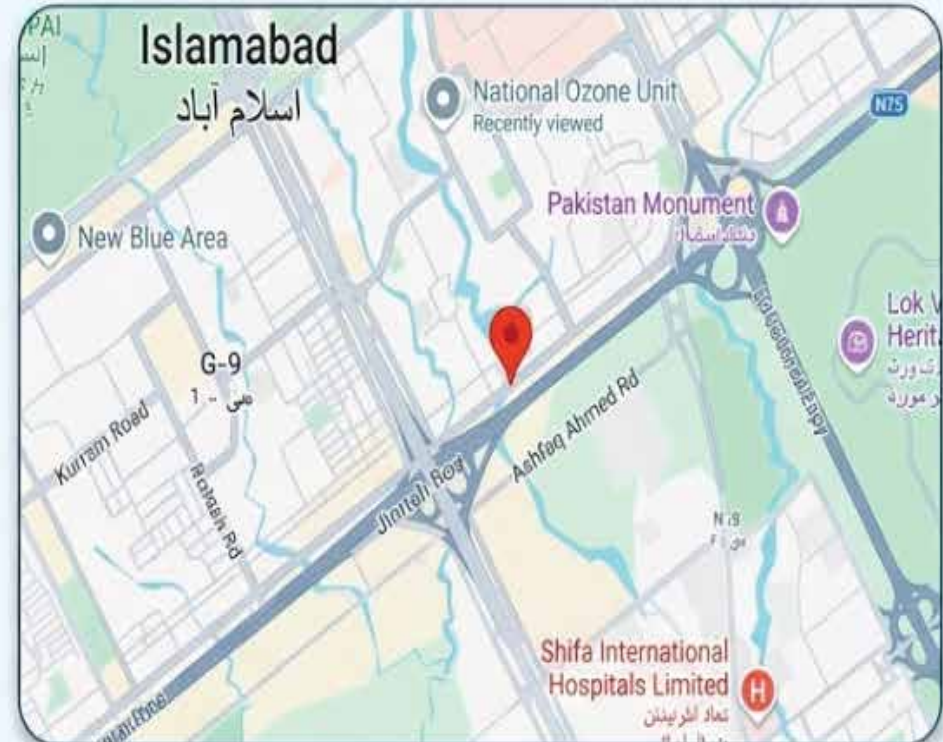


STREET NO 22. 70' WIDE



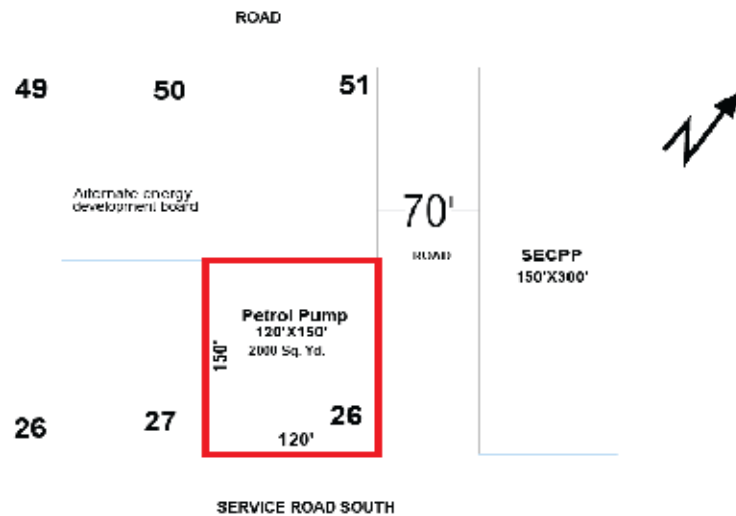
KHAYADAN E S J H R A W A R D Y ROAD SOUTH 105' WIDE

**LOCATION PLAN OF PLOT NO.13-A (PETROL PUMP)
MAUVE AREA G-8/1**



LOCATION PLAN OF PLOT NO.13-A (PETROL PUMP) MAUVE AREA G-8/1





LOCATION PLAN OF PLOT NO.26 (PETROL PUMP) SECTOR G-11/1



LOCATION PLAN OF PLOT NO. 26 (PETROL PUMP) SECTOR G-11/1

TOKEN NO. _____

APPLICATION FOR TOKEN

CAPITAL DEVELOPMENT AUTHORITY (ESTATE MANAGEMENT DIRECTORATE)

Name of Bidder(s)

1. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____

2. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____

3. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____

4. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____

5. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____

I/ we hereby certify that I/ we have read all the terms and conditions laid down in brochure such as Eligibility criteria, terms and conditions, payment modalities & well aware of the planning parameters & all other information given therein and I/we will abide by the Eligibility, criteria and all other terms and conditions which are final and are not to be revised by any competent forum. I/we, confirm that no legal right will accrue unless and until complete payment has been paid within given timelines as mentioned in the auction brochure/ letter.

In case the bidder is not in a position to participate in the auction personally, the following particulars of the Attorney be provided:1.

Name: _____ CNIC No. _____ S/o. D/o, W/o
_____ Address: _____ Tel. No. _____ Cell No.

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 _____
CNIC No. _____
Date _____

TOKEN SLIP AND RECEIPT
CAPITAL DEVELOPMENT AUTHORITY
(ESTATE MANAGEMENT DIRECTORATE)

TOKEN NO._____

Name of Bidder(s)

1. Name_____CNIC No._____S/o. D/o, W/o_____
Address_____Tel. No._____Cell No._____

2. Name_____CNIC No._____S/o. D/o, W/o_____
Address_____Tel. No._____Cell No._____

3. Name_____CNIC No._____S/o. D/o, W/o_____
Address_____Tel. No._____Cell No._____

4. Name_____CNIC No._____S/o. D/o, W/o_____
Address_____Tel. No._____Cell No._____

5. Name_____CNIC No._____S/o. D/o, W/o_____
Address_____Tel. No._____Cell No._____

Receipt of Bank Draft/ Pay Order/ Deposit at Call_____

Dated 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)

SPECIAL POWER OF ATTORNEY

Know all men by this present that I _____ son/ daughter/ wife/ of _____ resident at aged _____ years, resident of and holder of National Identity Card No. _____ do hereby appoint Mr/Mrs/Miss _____ Son/ Wife/ Daughter of Mr. _____ resident of _____ and holder of C.N.I.C. 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 are participating in the open auction of petrol pump sites in Islamabad;
AND

WHEREAS I am/ we are unable to participate in the auction personally due to my/ our engagements on the scheduled dates;

I/WE HEREBY appoint the above-named person as my/our attorney and authorise him/her to offer bid at the auction on my/our behalf and to do all acts, deeds and things requisite for the 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 _____, 2026.

Executants
(Attach copy of NIC)

Witness No. 1. _____

Witness No. 2. _____

Note: This Power of Attorney should be on a non-judicial stamp paper pf Rs. 30 duly attested by Notary Public/ Magistrate/ Civil Judge.

UNDERTAKING

Know all men by this present that I Ms./ Mr./ Mrs. _____ son/ daughter/ wife/ of _____ resident of _____ Phone No. _____ Cell No. _____ had participated in the Auction held on _____ for purchase of Plot No. _____ measuring _____ Sector _____, Islamabad.

I do hereby undertake the following:

I/ we hereby certify that I/ we have read all the terms and conditions laid down in brochure such as Eligibility criteria, terms and conditions, payment modalities & well aware of the planning parameters & all other information given therein and I/we will abide by the Eligibility, criteria and all other terms and conditions which are final and are not to be revised by any competent forum. I/we, confirm that no legal right will accrue unless and until complete payment has been paid within given timelines as mentioned in the auction brochure/ letter.

i. To ensure payment within the scheduled date and time.

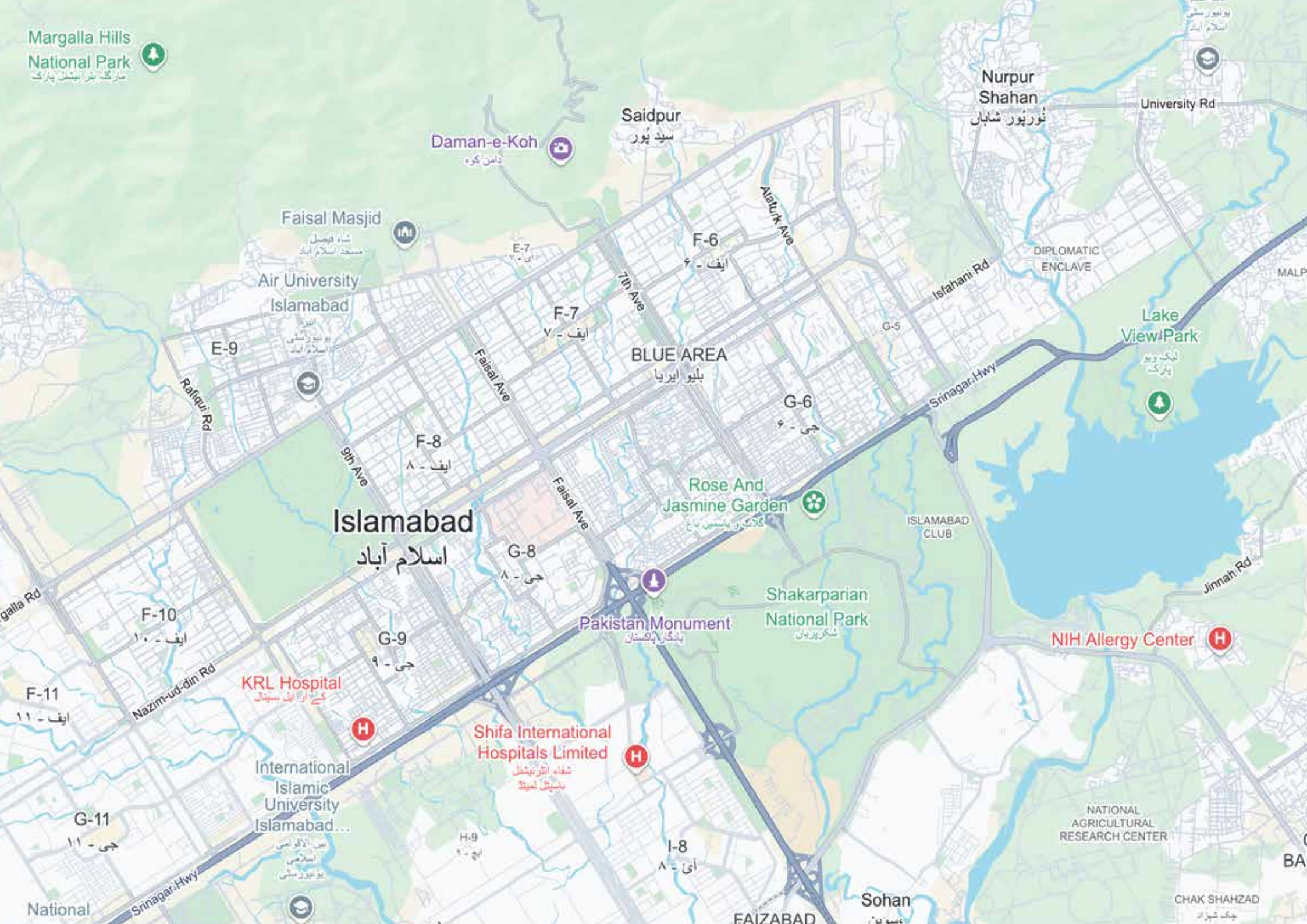
ii. That in case of default the Authority has the right to forfeit all the amount deposited before Auction.

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 reasons, the token money deposited vide _____ for Rs. _____ dated _____ on Bank _____ Branch _____ deposited in my Bank account no. _____ Branch _____ 15 days after the decision. After which I shall have no claim, whatsoever, against CDA.

Signature _____
CNIC No. _____
Contact _____

Margalla Hills
National Park
مارگلا ہلز نیشنل پارک



Daman-e-Koh
دامن کوہ

Saidpur
سید پور

Nurpur
Shahan
نورپور شاہان

University Rd

Faisal Masjid
مسجد اسلام آباد
شاہ فیصل

Air University
Islamabad
ایئر یونیورسٹی
اسلام آباد

E-9

Rafique Rd

9th Ave

F-8
ایف - ۸

Islamabad
اسلام آباد

G-8
جی - ۸

BLUE AREA
بلیو ایریا

F-6
ایف - ۶

Alaturk Ave

7th Ave

F-7
ایف - ۷

Faisal Ave

G-6
جی - ۶

Isfahani Rd

DIPLOMATIC
ENCLAVE

Lake
View Park
لیک ویو
پارک

Srinagar Hwy

Rose And
Jasmine Garden
گلزار و باغ
روسی و جامینی

ISLAMABAD
CLUB

Shakarparian
National Park
شکارپاریان
نیشنل پارک

Jinnah Rd

Pakistan Monument
پاکستان
یادگار

NIH Allergy Center

KRL Hospital
کے آر اے اسپتال

F-10
ایف - ۱۰

Nazim-ud-din Rd

F-11
ایف - ۱۱

International
Islamic
University
Islamabad...

بین الاقوامی
اسلامی
یونیورسٹی

H-9
ایچ - ۹

Shifa International
Hospitals Limited
شفاء انٹرنیشنل
ہسپتال لمیٹڈ

I-8
ای - ۸

FAIZABAD

Sohan

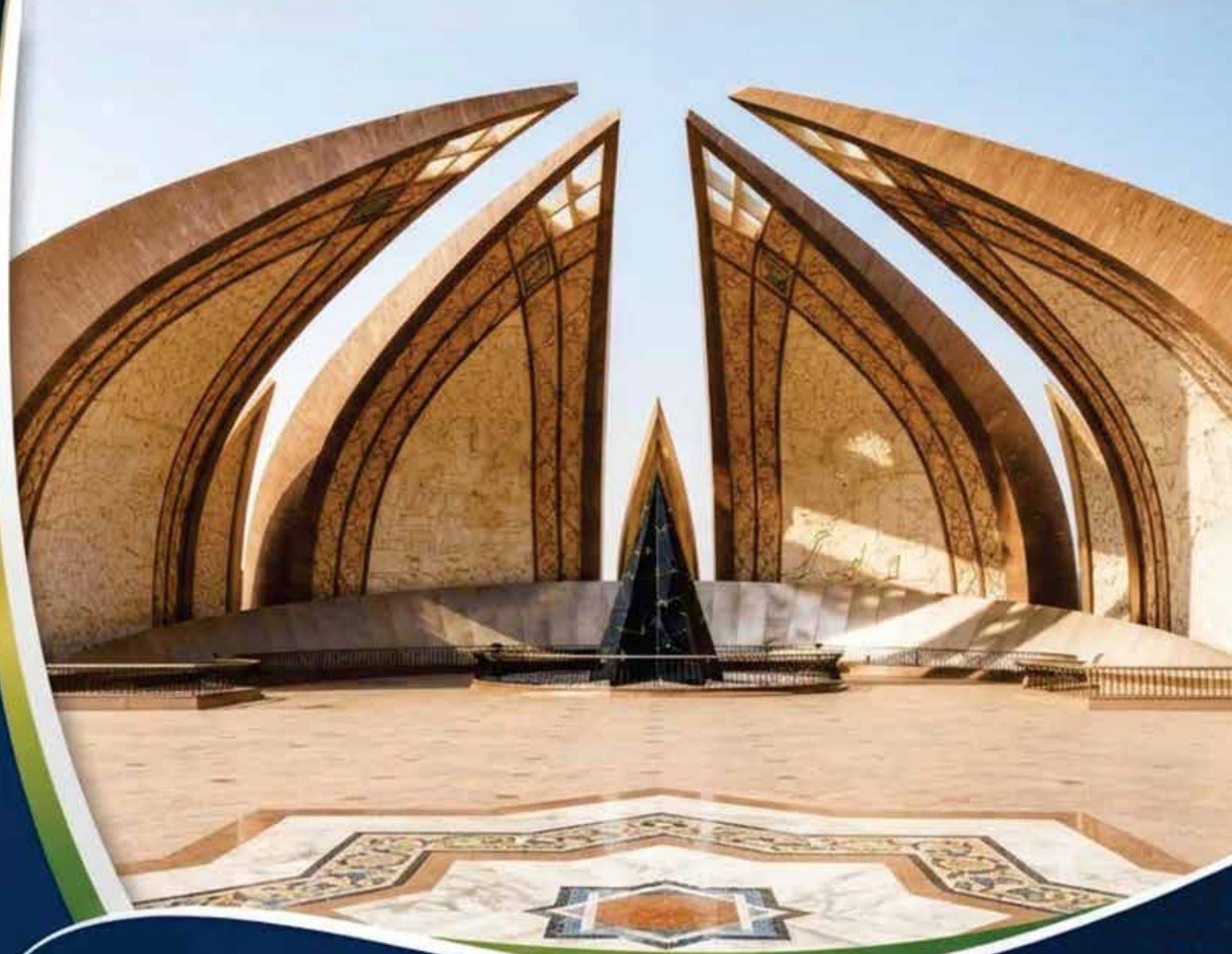
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