

NATIONAL PRESS TRUST

TERMS OF REFERENCE (TORs)

LOCATION OF PLOT	106 Court Road, Karachi
SIZE	1302.8 sq. yards (Structure at 654.33 sq. yards- vacant plot at 648.47 sq. yards)
DIMENSIONS	i. EAST: (Court Road): 115 Feet ii. WEST: 115 Feet iii. NORTH :103 feet (40 feet wide road) iv. SOUTH: 101.2 feet
LEASE PERIOD	20 years, extendable for another period of 20 years on mutually agreed terms and conditions on the expiry of the 1 st lease.
CONSTRUCTION PERIOD	02 years starting from the date of approval of the building plan by the concerned Authorities.
PREMIUM AMOUNT	Payable by the lessee at the time of signing of the lease agreement. It should not be less than 30% of the market value of the plot.
RENTAL CHARGES	To be quoted per square feet per month of the covered area of the building structure
ENHANCEMENT IN RENT	After every 03 years and to be quoted in the percentage of the running rent
TAXES AND FEES	All taxes and fees with regard to the building shall be paid by the lessee
PAYMENT OF RENT	To be paid by the lessee within 1 st month of the commencement of each year in advance for the year (whether formally demanded or not)
FACILITATION	NPT shall facilitate in obtaining approval for building plans, provision of various utilities, etc. through registered General Power of Attorney
UTILIZATION OF BUILDING	The lessee may sublease/ rent out the building structure (whole or a part of it) to any individual/Association of Persons (AoPs), business entities, etc. only for legal and lawful business activities.