



MILITARY LANDS & CANTONMENTS DEPARTMENT
CANTONMENT BOARD QUETTA

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AUCTION NOTICE

Cantonment Board Quetta Cantt informs the public hereby that the board wishes to auction for Cantt Fund Commercial structure located at Shahbaz Town, Samungli road, Quetta Cantt, for a period of 05 years (extendable for two similar terms) on 02-10-2024, 03-10-2024 and 04-10-2024, at 1100 hours at its office of Cantt Board Quetta. All the interested parties/individuals may participate in the auction. Detail terms and conditions of open public auction are as under:-

TERMS & CONDITIONS: -

- i. Bidders have to submit Pay Order of **Rs. 500,000/-** (refundable) as bid security in the name of Cantonment Executive Officer, Quetta Cantt along with CNIC Copy before start of auction proceedings, which will be returned to all except highest bidder and 2nd highest bidder.
- ii. The monthly rent of property will be put to open public auction.
- iii. Highest bidder will also have to deposit Refundable Security @ **Rs. 22, 77, 0000/-** plus income tax.
- iv. The initial period of tenancy will be five years (**extendable as per policy of HQ ML&C**) subject to payment of an additional payment of an additional 25% of initial refundable security at the time of each renewal i.e. after every 05 years.
- v. The annual increase in rent will be at least 10% and upto any reasonable amount to adjust prevailing inflation rate.
- vi. The property can be sublet subject to the approval of the Cantt Board and payment of fee as decided by the Board. The agreement between tenant and sub-tenant shall be within the provisions of main tenancy agreement between the Board and the tenant.
- vii. The tenancy rights will be transferable subject to payment of the transfer fee as decided by the Board and after taking a similar amount of security that is refunded to the outgoing tenant.
- viii. A new tenancy agreement will be executed with the new tenant for the residual period of tenancy.
- ix. The existing tenant will have the first right of refusal upon completion of the first and second terms of tenancy. The tenancy rights of the property will be re-auctioned if the existing tenant refuses to get extension.
- x. The agreement so executed must be registered with the office of Sub Registrar under the provisions of the Registration Act, 1908.
- xi. Successful bidder will have to deposit 01 x year's rent as advance.
- xii. Successful bidder will also deposit refundable security within 15 days of approval of the bid.

- xiii. In case of non-deposit of bid amount, the bid will be cancelled and paid amount will be forfeited towards Cantt fund.
- xiv. Possession of the property will be handed over to the highest bidder after security clearance / Police verification.
- xv. If the highest bidder is required to deposit monthly rent till 10th of every month. In case of non-payment of monthly rent for consecutive three months the contract agreement will be cancelled at risk & cost of the bidder.
- xvi. The defaulters and blacklist of any department are not entitled to participate in the auction. The bidders can participate in auction by himself/herself or through authorized agent/ person.
- xvii. The highest bidder will be bound to deposit Income Tax and other Government Taxes applicable from time to time by Govt. of Pakistan and Baluchistan Govt.
- xviii. The successful bidder will be allowed to make structural alterations in the structure as per his requirement after submission to and approval of such alteration plan by the Board.
- xix. Rep of Cantt Board can visit the property at any time for inspection; in case of loss to Cantt fund property the Cantonment Board Quetta can impose a fine to the tenant.
- xx. In case of any dispute the case will be referred to Director Military Lands and Cantonments Quetta for arbitration. The decision of the authority will be final and appellant will have no right to challenge the decision in any Court.
- xxi. The successful bidder will apply for electricity connection/ other utility connections this own expense.
- xxii. The successful bidder will obtain all necessary NOCs from the Board/ other concerned departments at his own expense.
- xxiii. Rent of the site will be started after handing over of the possession to the highest bidder.
- xxiv. On the expiry of tenancy period the highest bidder will not have claim on site or fitting and fixtures and will not approach any department or Court for extension of contract.
- xxv. In case of any dispute / after completion of contract, Cantt Board has the right to vacate / take over the possession of the site under Federal Government Lands and Buildings (Recovery of Possession) Ordinance, 1965.
- xxvi. The undersigned have rights to reject any bid with intimation before the approval of the bid as provided in rule 33 (i) of PPRA rules.
- xxvii. Auction proceedings are subject to approval of terms & conditions from Competent Authority.


(ARSLAN HAIDER)
Cantonment Executive Officer
Quetta Cantonment