



MILITARY LANDS & CANTONMENTS DEPARTMENT
CANTONMENT BOARD FAISAL

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AUCTION NOTICE

Cantt Board Faisal hereby informs the general public that the Cantt Board intends to auction of its commercial building G+4 (project No. 1) situated at main Shahrah-e-Faisal Karachi on premium (non-refundable) and rent basis on **04-12-2024 at 11:30 am** in Cantt Board office Faisal. In case, the auction will not be held on said date, the auction will be re-scheduled on **05-12-2024 at 11:30 am**. In case the auction will not be held on said date, the auction will again be re-scheduled on **06-12-2024 at 11:30 am**.

Terms and Conditions for Auction of Project:

1. The auction may be held for whole building or floor wise as decided by Cantt Executive Officer for which the reserve price of premium will be announced at the spot
2. Bidders have to submit a Pay Order of Rs. 2.00 Million for each floor as a security for participating in auction in favor of Cantonment Executive Officer, Faisal Cantt prior to the auction. In case, if the bidder intends to participate for whole building (all floors including parking floor), he will has to submit a Pay Order of Rs. 10.00 Million.
3. The Pay order of the first and second highest bidder will be retained in office. In case, the first highest bidder failed to fulfill the terms and condition of the Board, the already deposited amount will be forfeited and the Board may offer to second highest bidder and he will bound to accept the offer of the Board. In case the second highest bidder will also fail to fulfill the terms and conditions of the Board, the already deposited amount will also be forfeited in favour of Cantt Board. In such situation, the building will be re-auctioned and the above mentioned bidders will not be allowed to participate in future bidding.
4. All the bidders must bring their original CNIC along with contact No. and submit the copy of the same before auction proceeding to Cantonment Board Faisal.
5. The successful bidders must submit an amount equivalent to 25% or $\frac{1}{4}$ of the bid value at spot and the remaining 75% amount has to be deposited within 30 days of approval of the Board, otherwise their 25% already deposited amount will be forfeited.
6. Successful bidder has also requires to pay Income Tax and all other Govt /Cantt Board charges as per prevailing rates.

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7. The auction is on premium and rent basis wherein rent is fixed and premium (non-refundable) is auctioned. The reserve price of rent is Rs. 20/- Per Sq. ft and reserve price of premium will be announced at the spot.
8. The initial period of tenancy will be 10 years and can be renewed for another two similar terms. 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.
9. The renewal of tenancy shall not be for more than two tenures of similar terms with fresh terms and conditions.
10. The annual increase in Rent will be minimum 10% and up to any reasonable amount to adjust prevailing inflation rate.
11. The tenancy rights will be transferable subject to payment of transfer fee as decided by the Board.
12. A new tenancy agreement will be executed with the new tenant for the residual period of tenancy.
13. The agreement so executed must be registered with the Sub Registrar under the provisions of the Registration Act, 1908.
14. 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 the tenant and sub-tenant shall be within the provisions of main tenancy agreement between the Board and the tenant.
15. The tenancy rights of the property will be re-auctioned after the expiry of the tenancy period.
16. The tenancy rights will be governed under revised guidelines for CFPs issued by the HQ ML&C vide letter dated 03.09.2024, the Cantonment Act 1924 and the Pakistan Cantonments Property Rules 1957.
17. The monthly rent will be deposited before 5th of each calendar month.
18. Successful bidder / tenants must execute "Tenancy Agreement" on E-stamp paper of Rs.2000/- (at the cost of successful bidder / tenants) within 07 days from the date of approval of bid from Board/Issuance of letter of intent.
19. Utilities connections like electricity, telephone, gas and water will be arranged by the successful bidder on his expenses subject to NOC issued by Cantt Board and their utility charges will also be paid by the successful bidder himself.
20. All building repair /maintenance or other minor works will be responsibility of the tenant subject to prior approval of the Cantt Board /Cantt Executive Officer. Further the tenant after prior approval of the Board /Cantt Executive Officer may subdivide or amalgamate at each floor of the building without damaging the structure of the Building.
21. The renovation /up-gradation work will be carried out by the tenant himself with prior approval of Cantt Board /Cantt Executive Officer.

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22. The tenant is bound to take NOC from Cantt Board /Cantt Executive Officer before start of any business.
 23. The tenant is solely responsible for the security of the premises and he is not allowed to open any window /opening at rear side of the building.
 24. The rooftop of said building will remain the property of Cantt Board Faisal. Further the advertisement /hoarding rights on whole building will remain with Cantt Board.
 25. The Cantt Board reserves the rights to construct additional floors on said building.
 26. Cantonment Board/Cantonment Executive Officer reserves the right to accept or reject all or any bid after giving any reason thereof
 27. That in case of any dispute between Cantt Board and bidder, the matter shall be referred to Director ML&C Karachi as sole arbitrator and his decision shall be final and binding upon both parties.
 28. In case of violation of any term and condition, the Board has right to cancel the tenancy agreement and tenant is also liable to vacate the premises forthwith.
 29. Auction Notice is also available on PPRA website www.ppra.org.pk.
 30. Further information may be obtained from office of Cantt Board Faisal during working hours or can be contacted on phone No. 021-99240564.


Cantonment Executive Officer
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