

CANTONMENT BOARD SIALKOT
AUCTION NOTICE

Is advertised for the information of the General Public / Businessmen / interested parties that Cantonment Board Sialkot wishes to auction the tenancy rights of Cantt Fund building / premises situated at Masjid Road, Sialkot Cantt constructed for use as Hospital on refundable security and monthly rent basis. Auction will be held on 12-02-2025 at 12:00 hours in the office of Cantonment Board Sialkot. If the auction could not be held successfully on the date mentioned above due to any reason, the auction will be held on 13-02-2025 or 14-02-2025 at the same time. Details of building is as under:-

Name / Location	Open area of Building	Covered area of Building
CB Building, Masjid Road	59655 Sft	16600 Sft

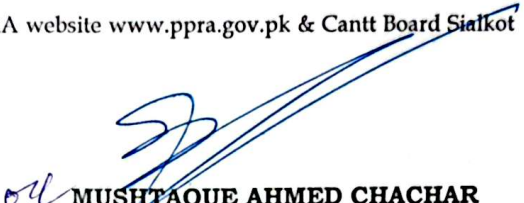
The terms and conditions for auction are as under:-

Terms and Conditions:-

1. Each Bidder will have to deposit a Bank draft / pay order worth Rs. 50,00,000/- in favor of Cantonment Executive Officer along with copy of CNIC before participating in the Auction proceedings.
2. Pay orders of the Bidders except 1st and 2nd highest Bidders will be returned after completion of Auction.
3. The successful Bidder will have to submit refundable security of Rs 40 Million at the fall of hammer.
4. The successful Bidder will deposit First Year's Rent in advance and execute the tenancy agreement at its own cost within 30 days after approval of the Bid. The agreement to executed must be registered with the Sub-Registrar under provision of the registration Act, 1908.
5. The successful bidder will be given 06 x Months time for completion of hospital and rent will start after completion. If he fails to establish the hospital within six months, it shall be deemed to have been cancelled automatically without any notice and 10% of the deposit money will liable to forfeiture.
6. Initial period of tenancy will be 10 years followed by two tenures of ten years each subject to payment of an additional 25% of initial refundable security at the time of each renewal i.e after every ten years.
7. The existing tenant will have the first right of refusal upon completion of all tenures of tenancy. The tenancy rights of the property will be re-auctioned if the existing tenant refuses to get extension.
8. In case of failure of the successful Bidder to deposit the amount due against him, the amount already deposited will be forfeited towards Cantt Fund and the Bidder will have no claim over the said amount. In such case, the 2nd highest Bidder can be offered to deposit the dues as above and take over the possession of the Building as decided by the Board.
9. The successful Bidder will have to pay Income tax and all Govt Taxes alongwith all other allied charges at prevailing rates/rules of the concerned departments including CB dues & Taxes.
10. The successful Bidder will make his own arrangements on account of Electricity, Water, and other allied services at his own cost.
11. Rent will be paid in advance by 5th Day of each commencing month without any fail.
12. The annual increase in rent will be at least 10% and up to any reasonable amount to adjust prevailing inflation rate.
13. 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.
14. 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.
15. In case of transfer of tenancy rights a new tenancy agreement will be executed with the new tenant for the residual period of tenancy.
16. Security deposited will be refunded upon expiry of tenancy period and usual audit check subject to observance of terms and condition of the agreement and clearance of liabilities of all departments pertaining to the premises and after due deduction of depreciation charges as decided by a committee formulated by the Board.
17. The Bidder will not carry out any construction on the site except with approval of the lessor (Landlord) / Cantonment Board. After expiry of the tenancy period, all such constructions/ superstructure will become the property of the Cantonment Board and the Tenant will have no claim over the Building/ superstructure / premises neither he will seek any compensation for it. The possession will be handed over to Cantonment Board peacefully after expiry of the term of agreement.

[Handwritten signatures and initials]

18. The successful Bidder/ tenant will be responsible for obtaining all required permissions / completing documentation / permissions for running the hospital from concerned departments as per laid down procedure of the Government. Cantonment Board will not be liable for any process in this behalf.
19. The tenant will be required to pay and discharge all rates, taxes, charges and assessment of every description which are now or at any time hereafter during the said term be imposed/ charged or assessed upon the premises hereby demised.
20. Detailed regarding terms and condition of the tenancy agreement can be obtained from the office of cantonment on any working day during office hours
21. Cantonment Board Sialkot through its Executive Officer reserves the right to accept or reject any bid without assigning any reason thereof under PPRA rules.
22. These terms & conditions are subject to policy guidelines issued by Military lands and Cantonment Department.
23. This Auction Notice is also available on PPRA website www.ppra.gov.pk & Cantt Board Sialkot official website www.cbsialkot.gov.pk


MUSHTAQUE AHMED CHACHAR
Cantonment Executive Officer
Sialkot Cantt



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