

CANTONMENT BOARD SIALKOT
AUCTION NOTICE

It 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 buildings i.e 8 x Shops at Masjid road on premium 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:-

Details of the shops:

Sr. No.	No. of Shops	Size	Area	Monthly Rent / Per Sft (fixed)
1.	1 (Ground Floor)	15'-9" x 30'-3"	476 Sft	Rs.30 Per Sft
2.	2 (Ground Floor)	15' x 30'-3"	454 Sft	
3.	3 (Ground Floor)	15' x 30'-3"	454 Sft	
4.	4 (Ground Floor)	15'-9" x 30'-3"	476 Sft	

Sr. No.	No. of Shops	Size	Area	Monthly Rent / Per Sft (fixed)
5.	5 (1 st Floor)	15'-9" x 30'-3"	476 Sft	Rs.20 Per Sft
6.	6 (1 st Floor)	15' x 30'-3"	454 Sft	
7.	7 (1 st Floor)	15' x 30'-3"	454 Sft	
8.	8 (1 st Floor)	15'-9" x 30'-3"	476 Sft	

Terms and conditions for auction on Premium and Rent basis are as under:

1. Each bidder will have to deposit a Bank draft / pay order worth Rs. 10,00,000/- for each shop in favour of Cantt Executive Officer along with copy of CNIC before participating in the auction proceedings as earnest money.
2. The bidder shall participate in person in the auction. In case of AoP / Firm / Company only the duly authorized person can participate.
3. The successful bidder will deposit amount equal to 25 % of the bid money (Premium) at the fall of hammer. In case of failure to deposit the required amount, his CDR shall be forfeited.
4. If the bid offered by the bidder is approved by the Competent Authority, the bidder will be required to deposit remaining 75% of the bid money (premium) and execute tenancy agreement at his own cost within 30 days of approval of the bid.
5. In case of failure of the successful bidder to deposit the above 75% amount due against him and execute agreement as mentioned above, the 25% amount already deposited will be forfeited towards Cantt fund and bidder will have no claim over the said amount.
6. Successful bidder will be liable to deposit rent Rs 30 per Sft for Ground Floor and Rs.20 per Sft for 1st floor per month of covered area which will be payable on monthly basis by 5th of each month.
7. 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.
8. The renewal of tenancy shall not be for more than two tenures of similar term with fresh terms & conditions. Mandatory feasibility study to be carried out inclusive of market survey / analysis and market trend at the relevant time before renewal of tenancy for each tenure.
9. The annual increase in Rent will be minimum 10% and up to any reasonable

- amount to adjust prevailing inflation rate which will be determined by the Board.
10. The tenancy rights will be transferable subject to payment of transfer fee as decided by the Board.
 11. In case of transfer of tenancy rights a new tenancy agreement will be executed with the new tenant for the residual period of tenancy.
 12. The property can be sublet subject to the approval of the Cant 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.
 13. The tenancy rights, of the property will be re auctioned after the expiry of the tenancy period.
 14. The successful bidder will have to pay all taxes and other charges at prevailing rates/rules of the concerned departments including other CB dues.
 15. The successful bidder will make his own arrangements on account of Electricity, Water, and other allied services at his own cost.
 16. The successful bidder will not use the building / premises or permit the same to be used for any purpose other than that allowed by the Cantonment Board.
 17. The successful bidder will be required to pay and discharge all rates, taxes, charges and assessment of every description which are now or may at any time hereafter during the term be imposed/charged or assessed upon the premises hereby demised.
 18. The agreement so executed must be registered with the Sub-Registrar under provisions of the Registration Act 1908.
 19. Other terms and conditions of the Tenancy agreement can be obtained from the office of Cantonment Board on any working day during office hours.
 20. Cantonment Board Sialkot / Executive Officer reserves the right to accept or reject any bid under PPRA Rules.
 21. This auction notice is also available on PPRA website www.ppra.gov.pk.


MUSHTAQUE AHMED CHACHAR

Cantonment Executive Officer
Sialkot Cantt

   