



MILITARY LANDS & CANTONMENTS DEPARTMENT
CHAKLALA CANTONMENT BOARD
Murree Road, Saddar Rawalpindi, Postal Code 46000
Tel 051-9270160 Fax 051-9270150

AUCTION OF TENANCY RIGHTS OF SHOPPING ARCADE AT OP NO. 22
INTERSECTION CHAKLALA CANTT ON PREMIUM AND FIXED RENT BASIS

Chaklala Cantonment Board invites open auction bids of tenancy rights of Shopping Arcade at OP No. 22 Intersection Chaklala Cantt on premium and fixed rent basis through open public auction on 23/05/2025 at 1100 hours (1st day of auction) in the Office of Chaklala Cantonment Board, Rawalpindi. If due to unavoidable circumstances, the auction is not held or auction proceeding is not completed on the due date, the same will be held on 26/05/2025 at 1100 (2nd day of auction) hours and 27/05/2025 at 1100 hours (3rd day of auction). The terms and conditions of open public auction are as under:-

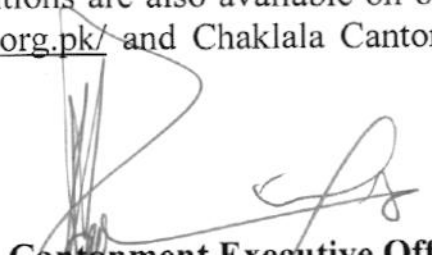
- i. Tenancy rights of the following Cantt Fund shops is being auctioned on premium basis with fixed monthly rent basis on "as is where is basis":-

| S.No. | Floor | No. of Shops | Size of each shop | Monthly Rent per Sft |
|-------|--------------------|--------------|-------------------|----------------------|
| i. | Lower Ground Floor | 37 | 280 Sft | Rs. 18 |
| ii. | Ground Floor | 35 | | Rs. 31 |
| iii. | First Floor | 37 | | Rs. 18 |

- ii. The successful bidder will have to deposit 20% of premium bid amount on same day in shape of call deposit in name of Chaklala Cantonment Board, Post dated Cheque of remaining amount @ 10% for next five months on monthly basis and remaining 30% before completion / handing over the plaza.
- iii. The successful bidder shall furnish in writing for any addition/ alteration in premises (if required). Tenant will not be allowed to carry out addition alterations without the written permission of Cantonment Executive Officer / Board.
- iv. This Office shall not be responsible for paying any amounts on account of completion / desired finishing work of the project. All the fittings / fixtures / modifications shall become the Board's property after expiry of tenancy period.
- v. 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 right of the property will be re-auctioned if the existing tenant refuses to get extension.
- vi. The renewal of tenancy shall not be for more than two tenures of similar term with fresh terms and conditions. Mandatory feasibility study will be carried out inclusive of market survey / analysis and market rent at the relevant time before renewal of tenancy for each tenure.
- vii. The annual increase in Rent will be minimum 10% and up to any reasonable amount to adjust prevailing inflation rate.
- viii. The tenancy rights will be transferable subject to payment of transfer fee as decided by the Board.
- ix. A new tenancy agreement will be executed with the new tenant for the residual period of tenancy.

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- x. 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.
- xi. The tenancy rights of the property will be re-auctioned after the expiry of the tenancy period.
- xii. Upon expiry of the Tenancy Period, the successful bidder shall peacefully hand over possession of the property to this Office without claiming any refund for any expenses incurred by him / her.
- xiii. Interested bidders will have to furnish a call deposit in the name of Chaklala Cantonment Board as earnest money amounting to Rs.5,00,000/- for each Shop of Shopping Arcade situated at OP-No. 22, Chaklala Cantt, along with copy of CNIC, which will be refunded to all except 1st and 2nd highest bidders.
- xiv. Single-party bids for the whole plaza will be given preference. In this case, interested bidders will have to furnish a call deposit in the name of Chaklala Cantonment Board as earnest money amounting to Rs. 20,000,000/- for whole plaza alongwith copy of CNIC, which will be refunded to all except 1st and 2nd highest bidders.
- xv. Successful bidder will have to deposit three months' rent in advance as security on the spot which will be refunded at the expiry of tenancy period.
- xvi. Monthly rent is required to be paid in advance by 05th of every month. In case of non-payment of rent for two consecutive months, possession of shop will be taken from the tenant, without issuance of any notice.
- xvii. After final approval of highest bid, the highest bidder will provide a stamp paper worth Rs.1200/- for execution of written agreement for the tenancy rights within 15 days of the intimation for approval of bid at his/her own cost.
- xviii. The agreement so executed must be registered with the Sub-Registrar under the provisions of the Registration Act, 1908.
- xix. Successful bidder may like to have the building white wash/distemper and attach additional wiring in the premises at his/her own cost, if so desired.
- xx. Successful bidder shall install electricity, phone and gas connections at his/her own cost after obtaining NOC from the office of Chaklala Cantonment Board.
- xxi. The tenant shall be bound to follow rules / Bye-Laws / departmental instructions and instructions of the CEO/Board, issued from time to time.
- xxii. In case of any conflict, Director Military Lands & Cantonments, Rawalpindi Region, Rawalpindi, will act as Arbitrator and his decision shall be binding on both parties.
- xxiii. Other terms and conditions can be obtained from the Office of Chaklala Cantonment Board, Land Revenue Branch, during Office hours.
- xxiv. Chaklala Cantonment Board reserves the right to accept or reject any bid by assigning the reason as per Rule 33(1) of the PPRA Rules 2004 (As amended).
- xxv. This Auction notice and terms & conditions are also available on official website of PPRA at <https://www.ppra.org.pk/> and Chaklala Cantonment Board at <http://ccb.gov.pk/>.


Cantonment Executive Officer
Chaklala Cantonment