Cantonment Board Kohat

Ph: +92 922 9260184
Email: cb.kohat@gmail.com

TERMS AND CONDITIONS OF PETROL PUMP

The Cantonment Board Kohat intends to auction of Patrol Pump on refundable security and rent basis, Gullu Bera Chowk, Kohat Cantt, scheduled dates for auction on 01-12-2026 2nd date for auction 02-12-2026 & 3rd Date for auction 03-12-2026. at 12:30 PM.

i. Deposit of non-refundable amount of Rs. 50,000/- (Rupees fifty thousand) in the Cantt Fund as processing fee for participation in the bid.

ii. Reserve price of rent shall be Rs. 21.62 (rupees) per Sq Ft per month.

iii. Call Deposit of Rs. 1.00 M (Rupees one Million Only) refundable / adjustable in rent, along with CNIC of the bidders.

iv. Open public auction shall be held and CDR of 1st & 2nd highest bidder shall be retained by the CBK.

v. The CDR amounting to Rs. 1.00 (M) of the 1st highest bidder shall be retained at the time of fall of hammer by the CBK and the amount shall be credited into Cantt Fund as advance rent and remaining amount shall be collected on monthly basis, after grace period.

vi. The 1st highest bidder shall be required to deposit refundable security of Rs. 7.680 (M) to the Board within 07 days of the approval of the highest bid.

vii In case, the 1st highest bidder fails to deposit refundable security of Rs. 7.680 (M) to the Board within 07 days of the approval of the highest bid, his CDR amount of Rs. 1.00 (M) shall be forfeited and the 2nd highest bidder shall be offered to match the amount of bid of 1st highest bid and deposit refundable security of Rs. 7.680 (M) to the Board within 07 days of issuance of offer letter. CDR amounting to Rs. 1.00 (M) of the 2nd highest bidder already retained by the Board, shall be deposited in Cantt Fund in advance rent, if he accepts the offer.

viii. Conditions if any, imposed by the ML&C Deptt /MOD or any other relevant Government Deptt from time to time regarding tenancy of the site and operations of a petrol pump shall be binding on the tenant.

ix. The successful bidder will submit Building Plan along with cost of construction to CBK to construct petrol pump only along with allied structure, tuck shop, coffee shop, tyre shop, car wash, oil change, masjid with ablution area, public washrooms, ATM & POS machine at his own cost. The bidder must comply with any additional requirements or restrictions imposed by the Board regarding use and maintenance of the site during the period of tenancy. CBK will not charge Building Plan Fee but will grant administrative approval.

x. Grace period for construction and establishment of petrol pump and allied infrastructure shall be for nine (09) months from the date handing over / occupation of site to the highest bidder. From the 1st day of 10th month of occupancy/ taking over site, the monthly rent shall become due for payment at approved rates.

xi. The present structure at site i.e. CB shops / offices etc. shall be removed by the prospective highest bidder at his own risk & cost. However, CBK shall provide necessary assistance to the highest bidder / tenant in this regard.

xii. The renewal of tenancy shall not be for more than 02 tenures of similar term. Mandatory feasibility study to be carried out inclusive of market survey / analysis and market trend at the relevant time before the renewal of tenancy for each tenure subject to payment of an additional 25% of initial refundable security at the time of each renewal i.e. after every 10 years.

xiii. The annual increase in rent will be at least 10% and upto any reasonable amount to adjust the prevailing inflation rate.

xiv. 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.

xv. The tenancy rights will be transferable subject to payment of transfer fee as decided by the Board and after taking a similar of security that is refunded to the ongoing tenant.

xvi. A new tenancy agreement will be executed with the new tenant for the residual period of tenancy.

xvii. The existing tenant will have the first right of refusal upon completion of the first and second term of tenancy. The tenancy rights of the property will be re-auctioned if the existing tenant refuses to get extension.

xviii. The Petrol Pump along with allied facilities shall become the property of CB Kohat after expiry of tenancy period.

xix Arrangements for utilities, including electricity, water and other allied services, shall be made by the successful bidder at their own expense.

xx. The premises shall not be used for any purpose other than those expressly permitted by the Cantonment Board. Any violation shall lead to cancellation of tenancy rights.

xxi. This auction notice is also available on the PPRA website (www.ppra.org.pk).

xxii. All taxes, utility bills, repairs / maintenance and payment of charges i.e. license fee, conservancy charges etc. will be borne by the tenant.

xxiii. The successful bidder shall obtain NOC's required for establishment of petrol pump at his own expense from all concerned departments.

xxiv. The successful bidder shall be bound to install electric transformer/solar system if required after getting the NOC from the Cantt Board Kohat.

xxv. Monthly rent must be deposited in Cantt Fund Account on or before 10th of every month in case of failure fine will be imposed @ 1% of monthly rent.

xxvi. In case of non-depositing of monthly rent continuously for 3 months the agreement will be cancelled and structure / building along with the CDR alongwith security amount deposit will be forfeited by the CBK.

xxvii. The tenancy agreement so executed must be registered with the Sub-Registrar under the provisions of the Registration Act, 1908 by the tenant at his own cost.

xxviii. After expiry of tenancy period, the refundable security shall be refunded to the tenant after the adjustment of liabilities against the tenant at any account after clearance by the committee to be established by the CEO / Board at relevant time and after conduct of audit of the relevant FY year.

xxix The tenancy rights of the property will be re-auctioned after the expiry of the tenancy period.

xxx. In the event of a dispute with the Cantonment Board Kohat, the Contractor must refer the matter to the Director Military Lands and Cantonments Peshawar Region, Peshawar for arbitration. The decision of the Arbitrator will be binding and cannot be contested in any court of law.

xxxi The Cantonment Board Kohat / Cantonment Executive Officer reserves the right to accept or reject any bid without assigning any reason, in accordance with PPRA Rules.

xxxii Detailed terms & conditions may be obtained from the office of the Cantonment Board during working hours on any working day.

1. Legal and Regulatory Requirements:

i. Compliance with local building codes, zoning laws and environmental regulations.

ii. Obtaining necessary permits and approvals from relevant authorities.

iii. Protection of intellectual property rights related to the design.

iv. Prospective bidders must certify that they have not been blacklisted, declared defaulters, or debarred by any government or semi-government department in Pakistan. An undertaking to this effect must be submitted on stamp paper worth of Rs. 1200/- to the Cantonment Board Kohat.

v. In the event of a dispute with the Cantonment Board Kohat, the Contractor must refer the matter to the Director Military Lands and Cantonments Peshawar Region, Peshawar for arbitration. The decision of the Arbitrator will be binding and cannot be contested in any court of law.

vi. Open Public Auction shall be held in adherence with the PPRA Rules.

vii. The Board / CEO reserves the right to cancel any or all bids under Rule PPRA Rules, 2004.

viii. To make the CBK project successful, only those firms shall be allowed to participate having vast experience of running petrol pumps and financially sound.

ix. In this regard, Experience Certificate of at least 10 years and Financial Bank Statement shall be submitted by the intending bidders to CBK for issuance of permission letter to participate in CBK bid.

x. In case of vacation of site by the Board for any of its on requirements / legal completions at any subsequent stage, the CBK shall pay the cost of superstructure as provided at the time of submission of building plan to the tenant.

2. Evaluation and Monitoring:

i. Regular monitoring and evaluation of the project progress to ensure adherence to the agreed-upon timeline and quality standards.

ii. Performance reviews of the tenant to assess compliance with the tenancy agreement terms.

Cantonment Executive Officer
Kohat Cantt

PID (P) 233/26