TERMS AND CONDITIONS IRO CB BUILDING, BANNU ROAD KOHAT CANTT.

The Cantonment Board Kohat intends to auction of CB Dispensary building on refundable security and rent basis, Bannu Road, 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.30,000/- (Thirty Thousand only) in the Cantt Fund as processing fee for participation in the bid.
ii. Reserve price of rent shall be Rs.38/- (Rupees) per Sq Ft per month.
iii. CB Building having an area 1633.50 Sft or 06 Marlas including (Rooms, Wash Rooms & Hall) etc.
iv. Call Deposit of Rs.0.5 (M) (Rupees Five Lacs) refundable / adjustable in rent, along with CNIC of the bidders.
v. Open public auction shall be held and CDR of 1st & 2nd highest bidder shall be retained by the CBK.
vi. The CDR amounting to Rs.0.5 (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.
vii. The 1st highest bidder shall be required to deposit refundable security of Rs.1.579 (M) to the CB Kohat at the time of completion of auction proceedings within 07 days.
viii. In case, the 1st highest bidder fails to deposit refundable security of Rs.1.579 (M) to the Board within 07 days his CDR amount of Rs. 0.5 (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.1.579 (M) to the Board within 07 days. CDR amounting to Rs.0.5 (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.
ix Conditions if any, imposed by the ML&C Deptt /MOD or any other relevant Government Deptt from time to time regarding tenancy rights, tenant will be bound to obey the same.
x. 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.
xi. 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.
xii. The annual increase in rent will be at least 10% and upto any reasonable amount to adjust the prevailing inflation rate.
xiii. 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.
xiv. 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.
xv. A new tenancy agreement will be executed with the new tenant for the residual period of tenancy.
xvi. Any addition/alteration in the existing building carries by the tenant shall be with the approval of Board at his own expense of the tenant and after expiry of the tenancy period shall become the property of CB Kohat.
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 successful bidder shall obtain NOCs if required for the business running at site.
xix. Arrangements for utilities, including electricity, water and other allied services, shall be made by the successful bidder at their own expense.
xx. All taxes, utility bills, repairs / maintenance and payment of charges i.e. license fee, conservancy charges etc. will be borne by the tenant.
xxi. The successful bidder shall be bound to install electric meter/solar system if required after getting the NOC from the Cantt Board Kohat on his own expenses.
xxii. 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.
xxiii. In case of non-depositing of monthly rent continuously for 3 months the agreement will be cancelled and CDR amount deposit will be forfeited by the CBK.
xxiv. The tenancy agreement alongwith security so executed must be registered with the Sub-Registrar, Kohat under the provisions of the Registration Act, 1908 by the tenant at his own cost.
xxv. 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 financial year.
xxvi. The tenancy rights of the property will be re-auctioned after the expiry of the tenancy period i.e 30 years.
xxvii. In the event of a dispute with the Cantonment Board Kohat, the tenant 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.
xxviii. The Cantonment Board Kohat / Cantonment Executive Officer reserve the right to accept or reject any bid without assigning any reason, in accordance with PPRA Rules.
xxix. Detailed terms & conditions may be obtained from the office of the Cantonment Board, Kohat during working hours on any working day.
xxx. This auction notice is also available on the PPRA website (www.ppra.org.pk).

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 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.

PID (P)232/26

Cantonment Executive Officer
Kohat Cantt