

**PROCEEDINGS OF AN ORDINARY MEETING OF CANTONMENT BOARD
MARDAN HELD ON 26.06.2019 AT 1200 HOURS IN THE OFFICE OF
CANTONMENT BOARD MARDAN CANTT.**

Present:

1. Brig. Shahid Younus, - President
Commandant PRC, Mardan.
2. Mr. Anwar Ali - Elected Member (Civil)
3. Mr. Michael Inderyas - Elected Minority Member (Civil)
4. Lt. Col Nadeem Asif - Nominated Member (Army)
AA&QMG, PRC Mardan.
5. Lt. Col Muhammad Fayyaz - Officio Member
2nd CO, CMH Mardan.
6. Tayyba Naseer Sundho - C.E.O/Secretary

1. MONTHLY ACCOUNT.

To note the statement of Monthly Accounts as follows, (Receipt & Expenditure) along with statement of arrears of revenue for the months of May,2019 as required under Rule 90 of the Pakistan Cantonments Accounts Code 1955:-

MONTHLY ACCOUNTS - May 2019				
Title/Name of Account	Opening Balance on 01.05.2019 (M)	Receipt during May 2019 (M)	Expenditure during May 2019 (M)	Closing Balance on 31.05.2019 (M)
CURRENT ACCOUNTS				
Cantt Fund Current Account	28.329	19.746	29.908	18.167
CM Current Fund Account	0.018	-	-	0.018
PLS ACCOUNTS				
Old Grant Premium Account	8.088	-	-	8.088
GP Fund Account	5.480	0.150	-	5.631
Benevolent Fund Account	0.031	0.011	-	0.042
Pension Fund Account	1.710	1.192	2.712	0.191
Group Insurance Account	0.490	0.021	0.195	0.316
Sinking Fund (Mech) Account	0.276	-	-	0.276
Sinking Fund (W/S) Account	0.582	-	-	0.582
Stadium Fund Account	0.034	-	-	0.034
CEO Rent Controller Account	1.132	0.270	-	1.402
CEO Security Deposit Account	0.140	-	-	0.140
ARREARS STATEMENT – May 2019				
Nature of Demand	Arrears on 01.05.2019 (M)	Amount recovered in May 2019 (M)	Balance on 31.05.2019 in arrears (M)	
House Tax	Nil	Nil	Nil	
Water Charges	16850	7800	9050	
Rent of Quarters	Nil	Nil	Nil	
Rent of Shops	Nil	Nil	Nil	

RESOLUTION

Considered and noted.

2. MONTHLY SANITARY REPORT.

To note the monthly sanitary report for the month of May, 2019 as required under Section 129 of Cantonments Act 1924.

RESOLUTION

Considered and noted.

3. AUCTION OF PREMIUM CANTT FUND PROPERTIES.

To consider and approve the following Highest Bids for Cantt Fund shops and flats located on deferent location as mentioned against each property. Before the auction, notice was published in Daily Pakistan Rawalpindi dated 25.05.2019 and Daily The News Rawalpindi dated 24.05.2019. Advertisement was also uploaded on PPRA website.

S. No.	Property / Location	Name of Bidder	Highest Offered Bid	1/4 th Deposited	Remarks
1	Hall No.01, Near Company Bagh	Mr. Rizwan Ullah S/o Munawar Khan	Rs.23,40,000/-	Rs.5,85,000/-	Bidder will pay Rs.3,51,000/- as income tax @15% of his bid.
2	Shop No. 30 Basement Younas Stadium	Mr. Awais Khan S/o Sarfaraz Khan	Rs.2,05,000/-	Rs.51,00,250/-	Bidder will pay Rs.30750/- as income tax. The shop was constructed 04 years ago and was put to public auction for several time but this time bid received Rs.2,05,000/-
3	Shop No.31 Basement Younas Stadium	Mr. Awais Khan S/o Sarfaraz Khan	Rs.2,00,000/-	Rs.50,000/-	Bidder will pay Rs.30,000/- as income tax @ 15%. The shop was constructed 04 years ago and was put to public auction for several time but this time bid received Rs.2,00,000/-
4	Building Old Askari Bank	Mr. Hidayat ur Rehman S/o Mir Hasan Khan	Rs.67,50,000/-	Rs.16,87,500/-	Bidder will pay Rs.10,12,500/- as income tax @15%.
5	Store Near Cantt Board Office	No Bid Received			
6	Flat No.01, CMH Road	Rs.13,30,000/-			
7	Flat No.02, CMH Road	No Bid Received			
8	Flat No.03, CMH Road	No Bid Received			
9	Flat No.04, CMH Road	No Bid Received			
10	Flat No.05, CMH Road	No Bid Received			
11	Flat No.06, CMH Road	No Bid Received			
12	Flat No.01, Near Company Bagh	No Bid Received			
13	Unserviceable store	No Bid Received			

RESOLUTION

Considered and approved from Serial No.01 to 03, Serial No.04 pended till next Board meeting, the highest bidder of Serial No.04 will submit detailed plan for the usage of Building. Serial No.06 rejected being on much lower side.

4. FIXATION OF PREMIUM AND RENT.

To consider an application submitted by shopkeepers of Block-A Bank Road Mardan Cantt regarding fixation of monthly rent and premium (non-refundable) in this regard it is submitted that the shops were allotted to existing shopkeepers before 30 to 45 years back without the premium. Later on case was placed before the Board and the Board vide Resolution No.05 dated 04.04.2015 resolved the matter that the shops shall be vacated from the shopkeepers. Case was again placed before the Board vide its Resolution No.13 dated 09.02.2018 and Board had deferred the case with the remarks that PCB will arrange the meeting with the Shopkeepers. The case was again placed before the Board and Board vide its Resolution No.12 dated 26.04.2018 has decided the following of premium and monthly rent: -

A-Block Bank Road (35 Nos. Shops): -

Premium : Rs.2,000,000/- (Shop)
Rs.1,000,000/- (Balakhana)

Monthly Rent : Rs.75 per Sft (Ground floor shop)
: Rs.50/- per Sft (Balakhana)

Shopkeepers of A block (35 nos.) have deposited Rs.30/- Million on account of premium as good will gesture however they have requested to fix the rent on lower side. The existing rent of shop as mentioned below.

S. No.	Shop No.	Location	Tenant name	Rent for the period 2014 - 2017	Rent increased @30 % for the period 2017 - 20	Rent increased @ 25 % by the Rent Controller w.e.f 01.01.2019 vide order dated 11.12.2018	Size
1	1	A-Block Bank Road	Mr. Muhammad Rahim S/o Ibrahim	Rs.3777/-	Rs.4910/-	Rs.6138/-	494.62 Sft
2	2	-do-	Mr. Jan Muhammad S/o Sarfaraz Khan	Rs.3312/-	Rs.4306/-	Rs.5358/-	459.29 Sft
3	3	-do-	Mr. Abdul Ghaffar S/o Muhammad Ishaq	Rs.2809/-	Rs.3652/-	Rs.4665/-	476.95 Sft
4	4	-do-	M/S. Bata Shoes	Rs.6985/-	Rs.9081/-	Rs.11352/-	476.95 Sft
5	5	-do-	Mr. Fayaz Ali Shah/Riaz Ali Shah & others Legal Heirs of late Qaisar Shah	Rs.3353/-	Rs.4359/-	Rs.5449/-	482.60 Sft
6	6	-do-	Mr. Johar Khan S/o Khan Ghalib Khan	Rs.5450/-	Rs.4485/-	Rs.5607/-	491.44 Sft
7	7	-do-	Mr. Muhammad Azeem Khan	Rs.3770/-	Rs.4901/-	Rs.6127/-	297.12 Sft
8	8	-do-	Mr. Shoukat Ali & Brothers Sons of Musanif Shah	Rs.2747/-	Rs.3571/-	Rs.4464/-	512.28 Sft
9	9	-do-	Mr. Aziz Khan S/o Payo Din	Rs.4109/-	Rs.5342/-	Rs.6678/-	494.62 Sft
10	10	-do-	Mr. Ammad Ali Shah/Sajjad Ali Shah Sons of Mukamil Shah	Rs.3192/-	Rs.4150/-	Rs.5188/-	488.61 Sft
11	11	-do-	Mr. Muhammad Hamayoon S/o Sana ud Din	Rs.3548/-	Rs.4612/-	Rs.5765/-	446.29 Sft
12	12	-do-	Mr. Nisar ul Ghani S/o Izhar ul Ghani	Rs.3211/-	Rs.4174/-	Rs.5218/-	503.45 Sft
13	13	-do-	Mr. Tahir Shah S/o Haji Hazrat Shah	Rs.8489/-	Rs.11036/-	Rs.13795/-	503.45 Sft
14	14	-do-	Mr. Muhammad Zahir Shah	Rs.6019/-	Rs.7825/-	Rs.9782/-	503.45 Sft

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15	15	-do-	Mr. Muhammad Amin S/o Ahmad Gul	Rs.7378/-	Rs.9591/-	Rs.11987/-	485.78 Sft
16	16	-do-	M/s. Shoukat Ali and Amjad Ali Sons of Musanif Shah	Rs.5836/-	Rs.7587/-	Rs.9484/-	476.95 Sft
17	17	-do-	Mr. Tahir Mehmood S/o Muhammad Ali	Rs.3192/-	Rs.4150/-	Rs.5188/-	482.60 Sft
18	18	A-Block Bank Road	Mr. Sher Muhammad S/o Haji Noor Muhammad	Rs.3548/-	Rs.4612/-	Rs.5765/-	482.60 Sft
19	19	-do-	Mr. Iqbal Shah S/o Haji Margha Khan	Rs.3548/-	Rs.4612/-	Rs.5800/-	479.78 Sft
20	20	-do-	Mr. Saif Ullah S/o Shamshad Khan	Rs.3548/-	Rs.4612/-	Rs.5765/-	503.45 Sft
21	21	-do-	Mr. Amjad Ali	Rs.3192/-	Rs.4150/-	Rs.5188/-	503.45 Sft
22	22	-do-	Mr. Fazal Muhammad S/o Haji Habib Shah	Rs.3548/-	Rs.4612/-	Rs.5765/-	491.44 Sft
23	23	-do-	Mr. Murad Ali S/o Mukamil Shah	Rs.2920/-	Rs.3796/-	Rs.4745/-	470.94 Sft
24	24	-do-	Mr. Rahim Shad	Rs.2920/-	Rs.3796/-	Rs.4745/-	503.45 Sft
25	25	-do-	M/s. Abdul Malik & Brothers Sons of Haji Abdul Khaliq	Rs.3968/-	Rs.5158/-	Rs.6448/-	489.20 Sft
26	26	-do-	M/s. Abdul Malik & Brothers Sons of Haji Abdul Khaliq	Rs.3968/-	Rs.5158/-	Rs.6448/-	489.20 Sft
27	27	-do-	Mr. Shahid Ahmad S/o Manzoor Ahmad	Rs.3192/-	Rs.4150/-	Rs.5188/-	494.62 Sft
28	28	-do-	Mr. Shah Hussain S/o Khushal Khan	Rs.4785/-	Rs.6221/-	Rs.7777/-	479.78 Sft
29	A-A	-do-	Mr. Musharaf Shah S/o Sattar Khan	Rs.4498/-	Rs.5847/-	Rs.7309/-	267.80 Sft
30	A-B	-do-	M/s. Abdul Wadoon & Sons	Rs.2687/-	Rs.3493/-	Rs.4367/-	297.12 Sft
31	A-C	-do-	Mr. Waqar Akbar/Fahim Akbar & 10 others legal heirs of Late Muhammad Akbar & Mst. Mumtaz Begum/Daughter/Son legal heirs of Nadeem Akbar	Rs.2435/-	Rs.3166/-	Rs.3958/-	300.30 Sft
32	A-D	-do-	Mr. Muzafar Shah	Rs.3548/-	Rs.4613/-	Rs.5765/-	300.30 Sft
33	A-E	-do-	Mr. Muhammad Hussain S/o Gul Raaz	Rs.3273/-	Rs.4255/-	Rs.5319/-	300.30 Sft
34	A-F	-do-	Mr. Murad Ali S/o Mukamil Shah	Rs.4654/-	Rs.6050/-	Rs.7563/-	300.30 Sft
35	A-G	-do-	Mr. Muhammad Sharif S/o Sultan Ahmad	Rs.2633/-	Rs.3423/-	Rs.4278/-	288.29 Sft

In the above said CBR No.12 dated 26.04.2018, shopkeepers of A-Block were directed to deposit Rs.1.00 (M) as premium and Rs.50/- per Sft for 1st Floor but Board had already granted permission to shopkeepers vide Board Resolution No.12(iii) dated 26.04.1993 to construct the 1st floor at their own expenses and subject expenses shall be consider as premium. (Copies of CBR are attached for ready reference). The permission were again granted all the shopkeepers vide different Resolutions.

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RESOLUTION

The Board discussed in detail all the previous CBRs particularly CBR No.12 dated 26.04.2018 where by a premium of Rs.2.00 (M) was decided for each shop irrespective of sizes of shop which was unjustified for shops with smaller sizes. Moreover keeping in consideration the CBR No.12 dated 26.04.1993, the Board also discussed the legal position of getting premium for the Balakhana of the said shops.

After detail deliberation the Board resolved the following for the shops of A-Block (35 No.): -

- i. As the shopkeepers were allowed to construct Balakhana at their own expenses which was considered as premium (non refundable) vide CBR No.12 dated 26.04.1993, the Board resolved that no further premium will be charged for the Balakhana of the said shops.
- ii. The whole premises will be considered as a unit for each shop.
- iii. Premium of the shops will be calculated based only on the ground floor and will be as follows: -

Premium = @ Rs.5000/- per Sq ft.
- iv. For each unit the monthly rent will be charged Rs.25/- per Sq ft however for those shops where rent lower from existing monthly rent, The existing monthly rent will remain the base of rent.

5. **ESTABLISHMENT OF COMPUTER LAB AND PURCHASE AND PRINTING OF CANTT FUND REGISTER.**

To consider an amount of Rs.3,60,000/- for purchase / printing of deferent registers / stationary and amounting to Rs.8,00,000/- for establishment of Computer Lab in Cantt Board Primary School.

RESOLUTION

Considered and approved.

6. **PURCHASE OF MEDICINE.**

To consider the purchase of medicine (list attached) amounting to Rs.79,960/- for Cantt Board Dispensary. Earlier the Medicines were purchased in the month of August, 2018 of worth Rs.84,000/-.

RESOLUTION

Considered and approved.

7. **ENHANCEMENT OF SALARY.**

To consider the case of enhancement of Salary of temporary employee @ Rs.17,500/- p/m as Govt of Pakistan has announced the minimum Salary in the Budget for the year 2019-20.

RESOLUTION

Considered and approved.

8. TRANSFER OF TENANCY RIGHTS OF CANTONMENT BOARD SHOPS.

To consider the application along with affidavits submitted by following persons for transfer of shop in their names. The Assistant Revenue Supdt; and Office Supdt; have under taken that all legal formalities have been completed by the applicants/provided all relevant documents and subject to the terms & conditions of affidavit dated 11.02.2019 taken from all transferee of the shops inquestion situated at Younas Stadium Mardan Cantt, regarding inquiry initiated by the NAB in the subject case vide letter No.7-41(6)/VIW-III/NAB(KPK)/2018/2863 dated 20.11.2018. The Board revised the rate of transfer fee at different location of Cantt area vide C.B.R No.09 dated 07.05.2019.

S. No	Shop No.	Name of Transferor	Name of Transferee	Location
1	3	Minhaj Ali S/o Gul Khitab	Mir Alam Khan S/o Karim Khan	Younas Stadium Kasai Mardan Cantt
2	7	Iftikhar Ali S/o Gulzar ud Din	Ajab Khan S/o Muhammad Ayub	-do-
3	15	Iftikhar Ali S/o Gulzar ud Din	Muhammad Iftikhar S/o Zarbaz	-do-
4	16	Minhaj Ali S/o Gul Khitab	Muhammad Iftikhar S/o Zarbaz	-do-
5	17	Raz Khan S/o Gul Hussain	Gul Sher Khan S/o Gul Feroz Khan	-do-
6	18	Noor Ali Shah S/o Said Umar Khan	Ajmal Khan S/o Hastam Khan / Itbar Gul S/o Mian Gul	-do-
7	21	Ibrar Naeem S/o Libas Khan	Muhib Ullah S/o Aziz ur Rahman / Sajad Ahmad S/o Hasham Khan	-do-
8	23	Noor Ali Shah S/o Said Umar Khan	Zubair Khan S/o Rozi Khan	-do-
9	25	Habib ul Haq S/o Muhammad Anwar ul Haq	Nasar Ullah S/o Umar Sher Khan	-do-
10	29	Jamshid Khan S/o Safdar Khan	Siraj Gul S/o Itbar Gul / Fazal Gul S/o Tor Gul	-do-
11	30	Ibrar Naeem S/o Libas Khan	Javid Ali S/o Adam Khan / Tufail Khan S/o Shakor Gul	-do-
12	31	Habib ul Haq S/o Muhammad Anwar ul Haq	Said Badshah S/o Ahmad Jan Bacha	-do-
13	33	Raz Khan S/o Gul Hussain	Mian Gul Said S/o Ahmad Jan Bacha / Nisar Muhammad S/o Din Muhammad	-do-
14	34	Waleed Khan S/o Sahib Zar	Lal Siad S/o Gul Raz Khan	-do-
15	36	Habib ul Haq S/o Muhammad Anwar ul Haq	Muhammad Badshah S/o Mehboob ur Rehman	-do-
16	37	Ibrar Naeem S/o Libas Khan	Zubair Khan S/o Shakoore Gul	-do-
17	40	Habib ul Haq S/o Muhammad Anwar ul Haq	Muhammad Tufail / Muhammad Ishaq	-do-
18	43	Junaid Khan S/o Fazal Subhan	Rehmat Ullah S/o Jannat Gul	-do-
19	45	Junaid Khan S/o Fazal Subhan	Akhtar Ali S/o Abdul Naeem	-do-
20	52	Taliq Shah S/o Aslihat Shah	Naeem Khan S/o Karim Khan	-do-
21	55	Murad Khan S/o Pir Khatim Ali Shah	Mujahid Iqbal S/o Gul Zada	-do-

The relevant files are placed before the Board for perusal.

RESOLUTION

Considered and approved, subject to fulfillment of all codal formalities.

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9. TRANSFER OF TENANCY RIGHTS OF CANTONMENT BOARD SHOPS.

To consider the application along with affidavits submitted by following persons for transfer of shop in their names. The Tax Collector and Assistant Revenue Supdt; have under taken that all legal formalities have been completed by the applicants and provided all relevant documents. The Board revised the rate of transfer fee at different location of Cantt area vide C.B.R No.09 dated 07.05.2019.

Reference CBR No.22 dated 01.04.2019				
S. No	Shop No.	Name of Transferor	Name of Transferee	Location
01	39	Nasir Khan S/o Said Ali Shah Khan	Ayaz Muhammad S/o Yar Muhammad	NCS Sabzi Mandi Habib ur Rehman Road
02	10	Qazi Hanif Ullah Jan S/o Qazi Sikandar Jan	Ameer Nawab Khan S/o Mir Abbas Khan	1 st floor shopping center near C.B Office
03	93	Rehman Shah S/o Itbar Shah	Wajid Ali S/o Sawal Faqir	Sabzi Mandi Habib ur Rehman Road

The relevant files are placed before the Board for perusal.

RESOLUTION

Considered and approved, subject to fulfillment of all codal formalities.

10. PURCHASE OF LAB TESTING EQUIPMENT OF FOOD ITEM.

To consider the case of purchase of lab testing equipment for Milk, Oil and other food items. Estimated cost is Rs.1.00 (M) quotations in this regard will be placed next Board Meeting.

RESOLUTION

Considered and approved. Quotation will be called and lowest rate will be placed before the Board in next Board Meeting.

11. CONVERSION OF LAND.

Reference Station HQ Mardan Letter No.4250/Land/Gar-Q dated.19.06.2019

To consider the case of Conversion of land from Class B-4 to A-1 Land. In the subject land APSACS is situated. As per GLR abstract the subject land falls under the management of MEO Peshawar.

RESOLUTION

Considered and approved.

12. INCREASE IN HONORARIUM OF LEGAL ADVISOR.

To consider an application dated 24.06.2019 submitted by Mr.Khalil Nasir Advocate requested in for increasing his honorarium from Rs.12000/per month to Rs.15000/- per month.

RESOLUTION

Considered and approved.

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13. PAYMENT TO LEGAL ADVISOR.

To consider the case of miscellaneous expenditure amounting to Rs.70,000/- in the case title Shop Keepers A-Block VS Cantt Board. (35 Shopkeepers VS Cantt Board in rent controller).

RESOLUTION

As the case of A-Block is about to resolve the agenda is considered and pended, till next Board meeting.

14. ALLOTMENT OF ADDITIONAL LAND.

To consider an application submitted by Dr. Murad Ali Shah for allotment of Land measuring 3.78 Marlas comprising Survey No.135 situated at Shah Mohallah Mardan Cantt on rent basis. Earlier the subject land was allotted to the applicant on monthly rent of Rs.1500/- vide Board Resolution No.12 dated 11.06.2009 latter on as per this office letter No.III/BL/130/MAS/SB/738 dated 17.02.2015 the subject land got vacated from the applicant.

RESOLUTION

Considered and approved.

15. INSTALLATION OF 02 NOS. ELECTRIC TRANSFORMER.

To consider the case of installation of 02 Nos. Electric Transformers in which one will be installed in Cantt Board Shopping Complex (67 Shops) CMH Road Mardan Cantt and 2nd will be installed Cantt Board Shops (55 Nos) near Younas Stadium Mardan Cantt. Payment will be paid to PESCO as per Demand Bill.

RESOLUTION

Considered and approved.

(Tayyba Naseer Sundho)
Cantonment Executive Officer
Mardan Cantt.

Brig.
(Shahid Younus)
President,
Cantonment Board Mardan.