

Bid Evaluation Report**Acquiring of Branch Premises on Rental Basis
(Mohlan Wal Branch, Lahore)**

1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SBL/COK/ADMIN/TD/
3	Tender Description	Mohlan Wal Branch, Lahore
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	SPPRA ID No: 9722/2012
6	Total Bid Documents Sold	1
7	Total Bids Received	1
8	Bid Opening Date	31/10/2012


**Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis
(Mohlan Wal Branch, Lahore)**

No. of bid qualified 1
Bid(s) Rejected 0

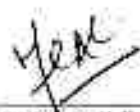
**Evaluation Report- Acquiring of Branch Premises on Rental Basis
(Mohlan Wal Branch, Lahore)**

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	Sheikh Arif Qayyum	Qualified	Rs. 39 per sq.ft	Qualified Bidder

Going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bid.


Muhammad Imran Zubair
Incharge Officer Procurement

On leave
Muhammad Shahid Saleem
Admin Officer

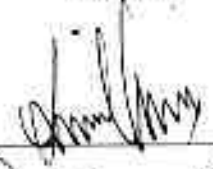

Mohsin Ali Rahu
Project Manager

**Members - Procurement Committee
(For Hoisting of Evaluation Report)**

- VP Finance Division
- Head of Administration Division
- Head of I. T. Division
- Chief Financial Officer
- Chief Operating Officer

Signature

Date

	14/11
	14/11
	14/11
<i>On leave</i>	
	



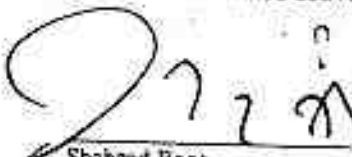
7 November 2012


ACQUIRING OF SPACE / PREMISES AT MOHLAN WAL LAHORE FOR BRANCH PURPOSES

In response to our advertisement which appeared in Business Recorder, Daily Express & Daily Kawish on October 15, 2012, we have received only one Bid, offering respective premises to the Bank in Mohlan Wal, Tehsil & District Lahore.

Bid #	Name of Bidders	Location	Area (sq.ft)	Monthly Rent	Advance Rent	Marks Obtained	Status
1	Sheh Arif Qayyum	Khayot No.126, Mouza Mohlanwal, Tehsil & District Lahore.	GF 1540 sq.ft	Rs.60,000/-i.e. Rs. 39 per sq.ft.	3 Years Advance Rent	78%	Qualified

The above premises was visited by Premises Committee Northern Region and after acquiring more than 70% marks qualifies the requisite tendered criteria and is recommended for approval on the terms and the conditions as stated above.


 Shahzad Begg
 SVP/Head of Administration


 Kh. Tajammul Hussain
 EVP/ Head of HR


 Naim Farooqui
 SEVP/Chief Operating Officer


 Muhammad Bilal Sheikh
 President & CEO

Note

Contractor confirms that the Premises area is 1540 sq.ft., and also have a provision for Emergency Exit Door.(Visit Report attached)

Attn: Mr. Shahid Saleem

Dated: 31/10/12

Premises Evaluation Performance

Location MORHAN LAL

Serial No. 01

Bidder SHRIKH AGF QATNUM

Pay Order No. 7425939

Provision of Emergency Exit Door (YES/NO)

S. No.	Requests	Marks Allotment	Calculated from Bidding Document	Given by Premises Committee	Marking Criteria		Documents/Information to be attached
					For Branches in Main Cities	For Branches in Rural Areas	
1	Exact Location	40	40	40	On main location (Business point of view)		Site Plan
		5			Away / Inside the main location		
2	Area	35	15	15	3000 sq.ft to 102500 sq.ft	1200 sq.ft to 3000 sq.ft	Title document of the property
		10			Above 2500 sq.ft to 7500 sq.ft	Above 2000 sq.ft to 2500 sq.ft	
		5			Below 2000 sq.ft	Below 1200 sq.ft	
					For Above 7500 sq.ft	For above 2500 sq.ft	
3	Other Banks in Close Proximity	15	0	0	3 Banks within 1 km		Name of the Banks with their distance from the premises offered
		10			3 Banks within 1 km		
		5			2 Banks within 1 km		
4	Term of Payment (Demand Advance Rent)	10	3	3	1 Year		Drawings
		7			2 Years		
		3			3 Years		
5	Parking Space Dedicated to the premises	10	10	10	Above 4 Vehicles	Above 3 Vehicle	Numbers
		5			3-4 Vehicles	2 Vehicles	
		5			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Completed	Completed	Map of the premises
		5			Nil	Plot	
Total Marks		160	78	78	Qualified/Disqualified		

Note: Premises which gets the 70% marks after the view of Premises Committee will be taken as "Qualified Premises"

Members Supervised Evaluation Committee

Mohammad Shahid Saleem
Administration Division

M. Farooq
Operator in Division

Dilshad Hussain Khan
Finance Division

Signature Premises Committee

Group Head
NORTH

Member
FACHAN ASHRAF KHAN

Member
MAJIB AZHAR HUSSAIN

irfan.zafar@sindhbankltd.com

From: "M Shahid Saleem" <shahid.saleem@sindhbankltd.com>
Date: Wednesday, November 07, 2012 12:17 PM
To: <irfan.zafar@sindhbankltd.com>
Subject: FW: Premises of Proposed Mahlanwal Branch

From: Mamnoon Ahmed Alvi [mailto:mamnoon.alvi@sindhbankltd.com]
Sent: Wednesday, November 07, 2012 11:31 AM
To: M Shahid Saleem
Cc: Shamsuddin Khan
Subject: Premises of Proposed Mahlanwal Branch

A / As per your advice, I have explained on phone to Shams Sahib that the premises of Mohlanwal branch have been personally visited by me and Mr. Farhan Ashraf, Area Manager. It is a nicely built corner hall and very much suitable to our requirement.

You are requested to please process the lease agreement as very few days are left to close the year and we have to open the Branch positively.

Thank you

Regards

Mamnoon Ahmed Alvi

A' was confirmed by Mr. Alvi, the manager, accordingly you may go ahead for signing of the lease agreement.
11/7/12



INTER – OFFICE MEMORANDUM

From:	Head of Legal Affairs	Date:	November 1, 2012
To:	Administration Department		

Sub: Vetting of Property Documents--Mohlan Wal Branch, Lahore.

Please refer to your letter dated 31.10.2012 & for vetting of further following documents:-

Commercial Building situated at Khewat No.126, Khatooni No. 524 to 527, Muzia Mohalanwal, Lahore, Property measuring 9Kanal 13Marla out of 310K-6M

1. Sale Deed dated 31.8.2006 executed between Mr. Usman Khalid & Mr. Sheikh Arif Qayyum s/o Sheikh Abdul Qayyum, vide Reg # 11352 dated 7.10.2006 with Sub-Registrar, Iqbal Town, Lahore.
2. Building Plan approved by Town Planning Officer, Zila Council, Lahore, dated 18.5.2000.
3. Sketch of property prepared by Hassan Abdullah Associate.


Observations:

We have gone through the photocopies of cited documents and found that Mr. Sheikh Arif Qayyum s/o Sheikh Abdul Qayyum is the owner of cited property and entitled to execute Lease Agreement with the Bank, although he has to provide further following documents:-

1. Record of Right (Jamabandi) for the Year 1997-1998 dated 18.8.2006 as mentioned in the cited Sale Deed.
2. Record of Right (Jamabandi) in favour of Mr. Sheikh Arif Qayyum issued by concerned Mukhtiarkar/Patwari.
3. Latest Search Certificate / *for Encumbrance Certificate*.
4. Please note that the sketch of property is quite different from the approved building plan, therefore it is advised that its feasibility may be considered at your end *and ensure that the building is constructed as per approved plan.*

The copies of cited documents are being returned, accordingly.

Regards,


Muhammad Irfan Zafar
 AVP- Law Officer
 Legal Affairs Division


Shamsuddin Khan
 Head of Legal Affairs Division

Encl. As above