

SINDH PUBLIC PROCUREMENT REGULATORY AUTHORITY

CONTRACT EVALUATION FORM

TO BE FILLED IN BY ALL PROCURING AGENCIES FOR PUBLIC CONTRACTS OF WORKS, SERVICES & GOODS

- 1) NAME OF THE ORGANIZATION / DEPTT. SINDH BANK LTD/ ADMINSTRATON
- 2) PROVINCIAL / LOCAL GOVT./ OTHER SCHEDULED BANK
- 3) TITLE OF CONTRACT Acquiring of Branch Premises on Rental Basis Malir City
- 4) TENDER NUMBER SNDB/COK/ADMIN/TD/553/2014
- 5) BRIEF DESCRIPTION OF CONTRACT SAME AS ABOVE
- 6) FORUM THAT APPROVED THE SCHEME COMPETENT AUTHORITY
- 7) TENDER ESTIMATED VALUE Rs.115/- per sq.ft
- 8) ENGINEER'S ESTIMATE
(For civil works only) _____
- 9) ESTIMATED COMPLETION PERIOD (AS PER CONTRACT) Within 1 Month
- 10) TENDER OPENED ON (DATE & TIME) 17/10/2014 at 1600 Hrs
- 11) NUMBER OF TENDER DOCUMENTS SOLD 05
(Attach list of buyers)
- 12) NUMBER OF BIDS RECEIVED 05
- 13) NUMBER OF BIDDERS PRESENT AT THE TIME OF OPENING OF BIDS 05
- 14) BID EVALUATION REPORT
(Enclose a copy) 02/06/14 Attached
- 15) NAME AND ADDRESS OF THE SUCCESSFUL BIDDER Ms. Jahan Ara
- 16) CONTRACT AWARD PRICE Rs.110/- per sq.ft
- 17) RANKING OF SUCCESSFUL BIDDER IN EVALUATION REPORT
(i.e. 1st, 2nd, 3rd EVALUATION BID).
Mrs. Jahan Ara
Mr. Masood Akthar

18) METHOD OF PROCUREMENT USED :- (Tick one)

- a) SINGLE STAGE – ONE ENVELOPE PROCEDURE Domestic/ Local
- b) SINGLE STAGE – TWO ENVELOPE PROCEDURE
- c) TWO STAGE BIDDING PROCEDURE
- d) TWO STAGE – TWO ENVELOPE BIDDING PROCEDURE

PLEASE SPECIFY IF ANY OTHER METHOD OF PROCUREMENT WAS ADOPTED i.e. EMERGENCY, DIRECT CONTRACTING ETC. WITH BRIEF REASONS:

19) APPROVING AUTHORITY FOR AWARD OF CONTRACT _____ Competent Authority

20) WHETHER THE PROCUREMENT WAS INCLUDED IN ANNUAL PROCUREMENT PLAN?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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21) ADVERTISEMENT :

i) SPPRA Website
(If yes, give date and SPPRA Identification No.)

Yes	SSPRA S.NO:23017
No	

ii) News Papers
(If yes, give names of newspapers and dates)

Yes	TRIBUNE, DAILY EXPRESS & DAILY Mashriq (02/03/2015)
No	

22) NATURE OF CONTRACT

Domestic/ Local	<input checked="" type="checkbox"/>	Int.	<input type="checkbox"/>
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23) WHETHER QUALIFICATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS?
(If yes, enclose a copy)

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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24) WHETHER BID EVALUATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS?
(If yes, enclose a copy)

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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25) WHETHER APPROVAL OF COMPETENT AUTHORITY WAS OBTAINED FOR USING A METHOD OTHER THAN OPEN COMPETITIVE BIDDING?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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26) WAS BID SECURITY OBTAINED FROM ALL THE BIDDERS?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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27) WHETHER THE SUCCESSFUL BID WAS LOWEST EVALUATED BID / BEST EVALUATED BID (in case of Consultancies)

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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28) WHETHER THE SUCCESSFUL BIDDER WAS TECHNICALLY COMPLIANT?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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29) WHETHER NAMES OF THE BIDDERS AND THEIR QUOTED PRICES WERE READ OUT AT THE TIME OF OPENING OF BIDS?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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30) WHETHER EVALUATION REPORT GIVEN TO BIDDERS BEFORE THE AWARD OF CONTRACT?
(Attach copy of the bid evaluation report)

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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31) ANY COMPLAINTS RECEIVED
(If yes, result thereof)

Yes	
No	NO

32) ANY DEVIATION FROM SPECIFICATIONS GIVEN IN THE TENDER NOTICE / DOCUMENTS
(If yes, give details)

Yes	
No	NO

33) WAS THE EXTENSION MADE IN RESPONSE TIME?
(If yes, give reasons)

Yes	
No	NO

34) DEVIATION FROM QUALIFICATION CRITERIA
(If yes, give detailed reasons.)

Yes	
No	NO

35) WAS IT ASSURED BY THE PROCURING AGENCY THAT THE SELECTED FIRM IS NOT BLACK LISTED?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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36) WAS A VISIT MADE BY ANY OFFICER/OFFICIAL OF THE PROCURING AGENCY TO THE SUPPLIER'S PREMISES IN CONNECTION WITH THE PROCUREMENT? IF SO, DETAILS TO BE ASCERTAINED REGARDING FINANCING OF VISIT, IF ABROAD:
(If yes, enclose a copy)

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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37) WERE PROPER SAFEGUARDS PROVIDED ON MOBILIZATION ADVANCE PAYMENT IN THE CONTRACT (BANK GUARANTEE ETC.)?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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38) SPECIAL CONDITIONS, IF ANY
(If yes, give Brief Description)

Yes	
No	NO

39) Date of Award of Contract: 18/06/15

Signature & Official Stamp of
Authorized Officer

Lt Col (R) Shahzad Begg
A/EVP/Head of Administration
SINDH BANK LTD.

FOR OFFICE USE ONLY

SPPRA, Block. No.8, Sindh Secretariat No.4-A, Court Road, Karachi
Tele: 021-9205356; 021-9205369 & Fax: 021-9206291

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IN MEMORY OF SHAHEED MOHITARMA BENAZIR BHUTTO



SNDB/ADMIN/ESTATE/. 003
15 June 2015

Mrs. Jehan Ara
House No. 11-A,
Shaheed-e-Millat Town
Malir, Karachi

Subject: Letter of Award – Malir City Branch

Bid against Location offered on subject NIT dated 2/03/2015, has been accepted.
Lease agreement is enclosed for necessary signature & early return, please.

Sincerely,

For & behalf of Sindh Bank Limited,

Muhammad Shahid Saleem
AVP-II
Sindh Bank Limited



15th June 2015

OFFICE ORDER

SUBJECT: **EXTENSION FOR BID VALIDITY PERIOD FOR ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS (Malir City)**

As per SPPRA Rule 38 (2), approval is solicited for further Thirty (30) days Extension of Bid Validity Period for the tender of Acquiring of Branch Premises on Rental Basis at Malir City. The reason for extension is delay in vetting of agreement from the vendor's end. The bidders request in this context are also enclosed, please,

Members - Procurement Committee


Head of Administration Division

Chief Financial Officer

Chief Manager, IDBL Karachi

Signature

Recommended for Approval, please



President/CEO

To

Head of Administration,

Admin Division

Sindh Bank Limited

Subject: Request for Extension of Bid Validity period- HALI R CITY

Sir,

I undersigned hereby for extension of bid period.

Regards,



Ms. Aamir Mobin

Bid Evaluation Report		
Evaluation Report- Acquiring of Branch Premises on Rental Basis Malir City, Karachi		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SNDB/COK/ADMIN/TD/553/2015
3	Tender Description	Evaluation Report- Acquiring of Branch Premises on Rental Basis Malir City, Karachi
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published / SPPRA S.No	SPPRA S.No: 23017 Express Tribune, Daily Express & Daily Ibrat (2 nd March 2015)
6	Total Bid Documents Sold	05
7	Total Bids Received	05
8	Bid Opening Date & Time	17/03/2015 at 1600 Hrs
9	No. Of Bid qualified	2
10	Bid(s) Rejected	-

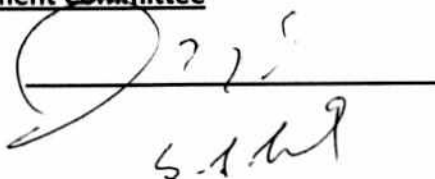
Detail on the above is as follows:

S No	Name of Firm or Bidder	Area	Cost offered by the Bidder	Ranking in terms of cost	Comparison with Estimated cost (Estimated Cost= Rs. 115/- per sq.ft)	Reasons for acceptance/ Rejection (Qualifying Marks= 70%)	Remarks
0	1	2.a	2.b	3	4	5	6
1.	Mr. Arshad Iqbal	1480 sq.ft	Rs. 130,000/- i.e. Rs. 88/- per sq.ft.	1 st Lowest	Rs.27/- per sq.ft below the estimated cost	Disqualified- Obtained 53% in the Evaluation Process	-
2.	Mrs. Shamsa Khatoon	1600 sq.ft	Rs. 170,000/- i.e. Rs. 106/- per sq.ft	2 nd Lowest	Rs.9/- per sq.ft below the estimated cost	Disqualified- Obtained 66% in the Evaluation Process	-
3.	Mr. Masood Akhtar	1200 sq.ft	Rs. 150,000/- i.e. Rs. 125/- per sq.ft	4 th Lowest	Rs.10/- per sq.ft above the estimated cost	Qualified- Obtained 72% in the Evaluation Process	High in Price
4.	Mrs. Hajjani Sehar	2000 sq.ft	Rs. 260,000/- i.e. Rs. 130/- per sq.ft	5 th Lowest	Rs.15/- per sq.ft above the estimated cost	Disqualified- Obtained 63% in the Evaluation Process	-
5.	Ms. Jahan Ara	2000 sq.ft	Rs. 220,000/- i.e. Rs. 110/- per sq.ft	3 rd Lowest	Rs.15/- per sq.ft below the estimated cost	Qualified- Obtained 71% in the Evaluation Process	Accepted- 1 st Lowest Qualified Bidder

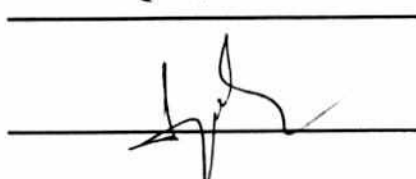
Accordingly going by the eligibility criteria offered in the tender document, Serial No.5 stands as 1st Lowest Qualified Bidder & it is also below the estimated cost.

Members Signature- Procurement Committee

Lt. Col. (R) Shahzad Begg
Head of Administration



Mr. Saeed Jamal
Chief Financial Officer



Mr. Syed Muhammad Aqeel
Chief Manager, IDBL Karachi



Dated: 17/03/2015

Premises Evaluation Performa

Location Matir city

Serial No: 01

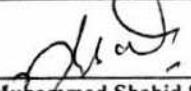
Bidder Arshad Javed


Pay Order No. 2319679

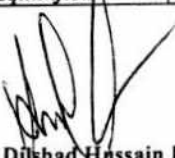
Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence (70% Qualifying Marks)	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	20	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	5	5	3000 sq.ft. to 5000 sq.ft.	1000 sq.ft. to 2500 sq.ft.	Title document of the property
		10			Above 5000 sq.ft.	Above 2500 sq.ft.	
		5			Below 3000 sq.ft.	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15	15	5	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Advance Rent Required	10	10	10	1 Year		Details
		7			2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10	5	3	Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			Plot	Plot	
Total Marks		100	85	53	Qualified / Disqualified		

Members Signatures- Pre -Evaluation Committee


Muhammad Shahid Saleem


Tahawar Raza

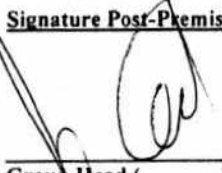

Dilshad Hussain Khan


Administration Division

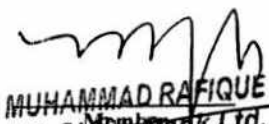
Operations Division

Finance Division

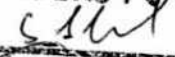
Signature Post-Premises Committee



Group Head ()

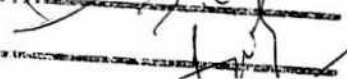

ISHFAQ AHMED SOOMRO
ASVP - SIMON BANK LTD
GBH(S) OFFICE


MUHAMMAD RAFIQUE
VP-Simon Bank Ltd.
GBH (S) OFFICE

SIGNATURE MEMBERS PG ADMIN

Head - Fin Div. 

Head - Admin Div. 

Member-IDBL. 

Priority III - 13000 sq. ft. 2 floors
 Ref: Plot

Dated: 17/03/2015

Premises Evaluation Performa

Location Mrs. Sham

Serial No: 02

Bidder Malik Saudabul

Pay Order No. 97100238

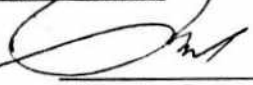
Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence (70% Qualifying Marks)	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	35	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	5	5	3000 sq.ft. to 5000 sq.ft.	1000 sq.ft. to 2500 sq.ft.	Title document of the property
		10			Above 5000 sq.ft.	Above 2500 sq.ft.	
		5			Below 3000 sq.ft.	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15	15	10	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Advance Rent Required	10	3	3	1 Year		Details
		7			2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10	10	3	Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			Plot	Plot	
Total Marks		100	83	66	Qualified / Disqualified		

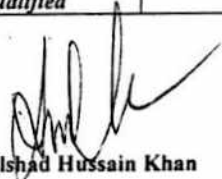
Members Signatures- Pre-Evaluation Committee


 Muhammad Shahid Saleem

Administration Division

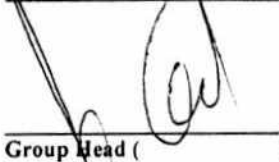

 Tahawar Raza


Operations Division

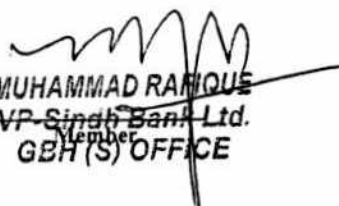

 Dilshad Hussain Khan

Finance Division

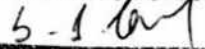
Signature Post-Premises Committee


 Group Head ()



 ISHFAQ AHMED SOOMRO
 ASVP-Sindh Bank Ltd
 GBH(S) OFFICE


 MUHAMMAD RAFIQUE
 VP-Sindh Bank Ltd.
 GBH(S) OFFICE

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. 

Head - Admin Div. 

Member-IDBL. 

12000/- 2 Year Rent

Dated: 17/03/2015

Premises Evaluation Performa

Location Malir

Serial No: 03

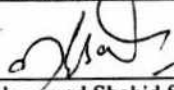
Bidder Mansoor Akhtar

Pay Order No. 1545823980


Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence (70% Qualifying Marks)	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	35	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15			3000 sq.ft. to 5000 sq.ft.	1000 sq.ft. to 2500 sq.ft.	Title document of the property
		10			Above 3000 sq.ft.	Above 2500 sq.ft.	
		5	5	5	Below 3000 sq.ft.	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15	15	10	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Advance Rent Required	10			1 Year		Details
		7			2 Years		
		3	3	7	3 Years		
5	Parking Space (Dedicated to the premises)	10	10	5	Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			Plot	Plot	
Total Marks		100	83	72	Qualified / Disqualified		

Members Signatures- Pre-Evaluation Committee


Muhammad Shahid Saleem


Tahawar Raza

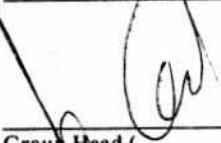

Dilshad Hussain Khan


Administration Division


Operations Division

Finance Division

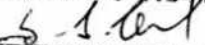
Signature Post-Premises Committee


Group Head ()


ISHFAQ AHMED SOOMRO
ASVP-Sindh Bank Ltd
GBH(S) OFFICE


MUHAMMAD RAFIQUE
VP-Sindh Bank Ltd.
GBH(S) OFFICE

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. 

Head - Admin Div. 

Member-IDBL. 

Dated: 17/03/2015

Premises Evaluation Performa

Location: Mrs. Hajiani Selar

Serial No: 04

Bidder: Medin

Pay Order No. 1548004

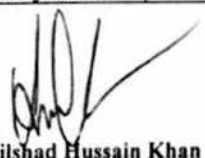
Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence (70% Qualifying Marks)	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
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1	Location	40	40	30	On main location (Bank's business point of view)		Site Plan
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		5	5	5	Below 3000 sq.ft.	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15	15	10	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
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		7			2 Years		
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5	Parking Space (Dedicated to the premises)	10	10	5	Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			Plot	Plot	
Total Marks		100	83	63	Qualified / Disqualified		

Members Signatures- Pre -Evaluation Committee


Muhammad Shahid Saleem


Tahawar Raza

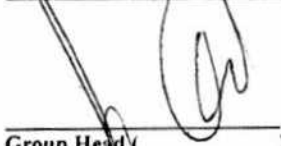

Dilshad Hussain Khan


Administration Division


Operations Division

Finance Division

Signature Post-Premises Committee


Group Head ()


ISHFAQUE AHMED SOOMRO
ASVP-Sindh Bank Ltd
GBH(S) OFFICE


MUHAMMAD RAFIQUE
VP Sindh Bank Ltd.
GBH (S) OFFICE

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. 

Head - Admin Div. 

Member-IDBL. 

Dated: 17/03/2015

Premises Evaluation Performa

Location Malir

Serial No: 05

Bidder Miss Zahara Aze

Pay Order No. 1545823976

Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence (70% Qualifying Marks)	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	40	On main location (Bank's business point of view)		Site Plan
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2	Area	15			3000 sq.ft. to 5000 sq.ft.	1000 sq.ft. to 2500 sq.ft.	Title document of the property
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		5	5	5	Below 3000 sq.ft.	Below 1000 sq.ft.	
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		3	3	3	3 Years		
5	Parking Space (Dedicated to the premises)	10	10		Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3		3	1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			Plot	Plot	
Total Marks		100	83	71	Qualified / Disqualified		

Members Signatures-Pre-Evaluation Committee

Muhammad Shahid Saleem

Tahawar Raza

Dilshad Hussain Khan

Administration Division

Operations Division

Finance Division

Signature Post-Premises Committee

Group Head ()

ISHFAQUDDIN AHMED SOOMRO
ASVP - Sindh Bank Ltd
GBH(S) OFFICE

MUHAMMAD RAFIQUE
VP - Sindh Bank Ltd.
GBH(S) OFFICE

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. S. I. Khan

Head - Admin Div. S. I. Khan

Member-IDBL. S. I. Khan

MINUTES OF THE OPENING OF THE TENDER (TECHNICAL/FINANCIAL PHASE)

TYPE OF PROCUREMENT ADMIN / IT / CONSULTANT / MEDIA
TENDER NAME Acquiring of Branch Premises on Rental Basis
TYPE OF TENDER SINGLE STAGE-ONE ENVELOPE / SINGLE STAGE-TWO ENVELOPE / TWO STAGE / TWO STAGE-TWO ENVELOPE
OPENING DATE 17/03/2015
OPENING TIME 1600 Hours

ATTENDANCE (MEMBER PC)
Head of Administration
Chief Financial Officer
Chief Manager IDBL, Karachi

ATTENDANCE (REPS. OF BIDDERS)	NAME	FIRM
	Ahsan Hassan	(FAISAL BAW)
	Arshad Iqbal Khan	(MALIR CITY)
	Mrs. Jahan Ara	(MALIR CITY)
	Salman Ahmed	(MALIR CITY)
	Salman Ahmed	..
	Mrs. Shams	(MALIR CITY)
TOTAL BIDS ACCEPTED FOR EVALUATION	# 5	
TOTAL BIDS REJECTED		
REMARKS		

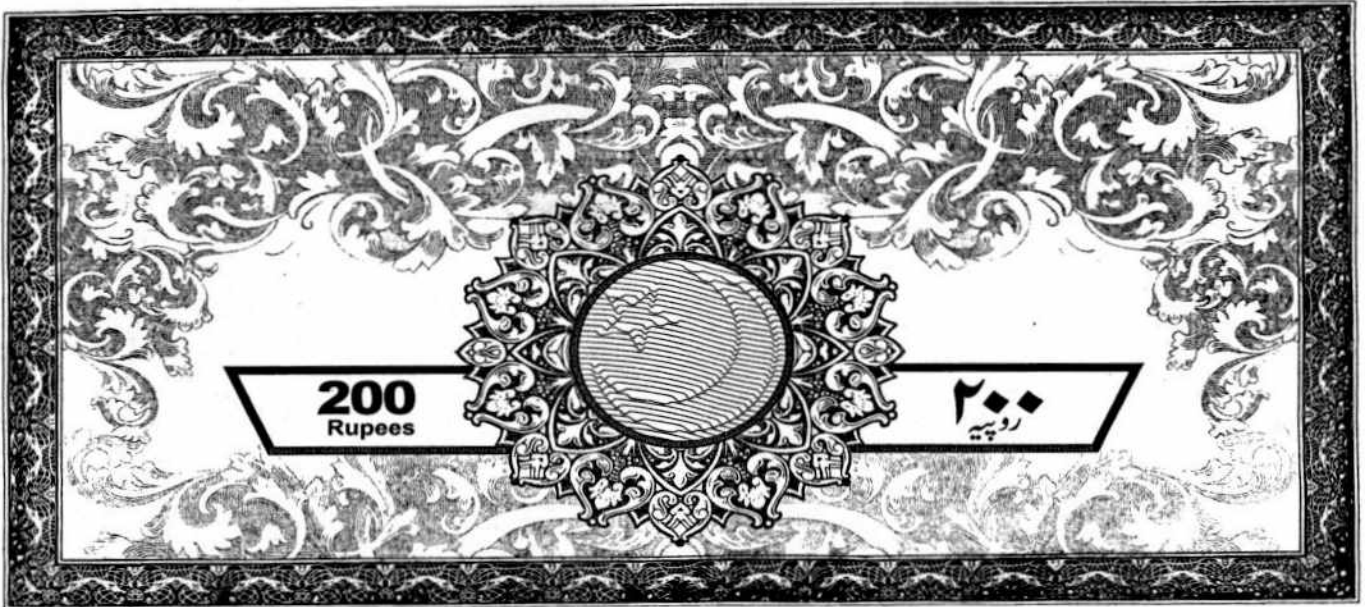
SIGNATURE -PROCUREMENT COMMITTEE MEMBERS

Head of Administration
Chief Financial Officer
Chief Manager (IDBL)

[Signature]
[Signature] For [Signature]
[Signature]

Buyer List Branch Premises Malir City

<u>S.NO</u>	<u>BIDDER NAME</u>	<u>AMOUNT DEPOSITED</u>
1	Mr. Arshad Iqbal	300
2	Ms. Shamsa	300
3	Mr.Masood Akthar	300
4	Mrs. Hajrani Sehar	300
5	Ms. Jahan Ara	300
		<u>1500</u>



SHAKEEL A. SHAIKH STAMP VENDOR 16 FEB 2015

Licence No. 44, Shop # 30

Clifton Centre Block-5 Clifton Karachi

no Date
 Issued To With Address
 Through With Address
 Purpose
 Value Rs. Attached
 Stamp Vendors Signature

LEASE AGREEMENT
MALIR CITY BRANCH

This Lease Agreement is made at Karachi on this 13th day of June 2015.

BETWEEN

Mrs. Jehan Ara W/o Mr. Hamid Mobin, Muslim, adult, holding CNIC No.42501-1484369-0, through her special attorneys namely 1) Mr. Khalid Mobin, Muslim, adult, holding CNIC No. 42501-1576556-5, 2)Mr. Amir Mobin, Muslim, adult, holding CNIC No.42501-1576551-7 both are sons of Mr. Hamid Mobin and all are resident of 11-A, Shaheed-e-Millat Town Malir, Karachi. (hereinafter referred to as the “**Lessor**”) which expression shall, where the context so permits, means and includes its successors, administrators, executors and assigns) of the **ONE PART**;

AND

SINDH BANK LIMITED, a banking company incorporated under the Companies Ordinance, 1984, having its registered office at 3rd Floor, Federation House, Abdullah Shah Ghazi Road, Clifton, Karachi, hereinafter referred to as the “**Lessee**” which expression shall, where the context so permits, means and includes its successors, administrators, executors and assigns) of the **OTHER PART**.

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Building Ground + 1st Floor constructed on Plot No:46, Block-A, measuring 422.22 sq.yds, at Malir Township, Karachi.

AND WHEREAS the Lessor have agreed to let and the Lessee has agreed to take on lease the premises measuring on Ground Floor 2000 sq.ft. for opening of Malir City Branch. (hereinafter referred to as the “**Demised Premises**”) on the terms and conditions as set forth hereunder:

Signature

Signature

Contd. ...



NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

In consideration of the Lessee paying the rent herein after reserved in the manner hereinafter mentioned and the covenants hereinafter written to be observed by the Lessor and the Lessee, the Lessor doth hereby demise upon the Lessee the Demised Premises for a term of Eleven (11) months commencing from 1-7-2015 and ending on 31-5-2016.

SECTION - I
(GENERAL TERMS)

Term

1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Eleven (11) months commencing from 1-7-2015 and ending on 31-5-2016- (both days inclusive).

Rent

2. The monthly rent of the Demised Premises will be Rs.220,000/- (Rupees Two Hundred Twenty Thousand only).

Advance Rent

3. The Lessee has paid a sum of Rs.2,420,000/- (Rupees Two Million Four Hundred Twenty Thousand only) to the Lessor towards 11 months Advance Rent in respect of the Demised Premises for a period between 1-7-2015 to 31-5-2016 in addition to a sum of Rs.5,500,000/- (Rupees Five Million Five Hundred Thousand only) as Security Deposit for further adjustment/refund. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises. An amount of Rs. 1,000,000/- (Rupees One Million only) shall be released after satisfaction / completion of terms and conditions herein-below.

Renewal of Lease

3. On expiry of the term of Lease hereunder, the Lease shall be extended at the option of the Lessee on the terms and conditions to be mutually agreed upon by the parties hereto provided the Lessee has served upon the Lessor a notice of its intention to renew the Lease at least 90 days prior to the expiry of the tenure of the Lease as aforesaid.

Termination

4. The Lessee shall have a right to terminate this Agreement upon giving to the Lessor 90 days' notice in writing.

Ejectment

5. The Lessor hereby expressly waives all its statutory and other rights of ejecting the Lessee from the Demised Premises except in the event Lessee fails to fulfill its commitments as appearing in Section II hereafter.

Indemnity

6. The Lessor hereby declares that the Demised Premises are free from all encumbrances, charges, claims and demands and that the Lessor have not done or omitted to do any act, deed or thing whatsoever whereby the Demises Premises may be subject to any charge, lien or attachment by any Bank, Court of Law, authority or person whosoever. The copies of title documents provided to the lessee are genuine and valid. If any discrepancy is found at a later stage affecting the lessee's rights, the Lessor undertakes to rectify the same with in seven (7) days, failing which the lessee reserves the right to terminate the agreement, whereupon the Lessor shall be bound to immediately refund the advance rent for the unexpired period.

SECTION - II
(LESSEE'S COVENANTS)

The Lessee hereby covenants with the Lessor that it shall:

- i) Not assign or sub let the Demised Premises or any part thereof to any other party;

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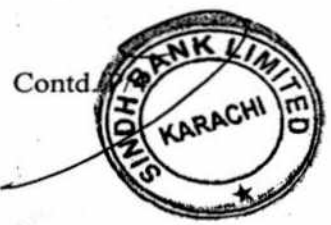
- ii) Use the Demised Premises for exclusive purpose of its office only;
- iii) Pay on or before the due date all water, tanker charges, electricity, gas and telephone bills and any incidental charges or amounts claimed in respect thereof pertaining to the term of lease hereunder and handover copies of bills to the Lessor;
- iv) Handover vacant and peaceful possession of the Demised Premises to the Lessor on expiry of the lease term as aforesaid or extended lease term as the case may be.
- v) On termination of the lease as provided herein above in the same condition in which it was handed over to Lessee; except normal wear and tear;
- vi) Carry out at its cost civil and/or electrical repair work as may be necessary for restoration and rehabilitation of the Demised Premises to the same condition when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease;
- vii) Not carry out any structural alterations to the Demised Premises without the permission of the Lessor save those expressly authorized hereunder.
- viii) To pay timely and regular rent as per lease agreement.

SECTION - III
(LESSOR'S COVENANTS)

The Lessor hereby covenants with the Lessee that he shall:

- i) Hand over the possession of the Demised Premises to the Lessee at the time of signing of this agreement;
- ii) The lessor before handing over possession to the lessee will shift all sewerage/drain lines from demised premises to outside the premises, at his own cost and risk.
- iii) To provide place for Emergency Exit. for any emergency situation in branch;
- iv) To provide NOCs/Permissions for establishment of Bank's Branch at the Demised Premises from all concerned local/ town/ city administration departments and onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., at their cost and risk; In case the branch premises are sealed during construction by any govt. dept. or stay order is issued by court, the rent will not be paid of the period the premises remained closed.
- v) To provide proper place for Earth Bore/Earth Pits.
- vi) Be responsible to resolve any issue, if arises regarding ownership of cited property, in case of failure to do so , Lessor will be liable to return the advance rent of remaining period along with all expenses incurred by the bank for renovation of its branch at the demised premises.
- vii) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;

[Handwritten signatures]



- viii) Allow the Lessee to construct RCC lockers room/ vaults, toilet(s) and one kitchen in the Demises Premises as per its requirement;
- ix) Allow installation of radio/TV/PTCL/DISH antenna and Network Tower (100 feet approximately) on the roof top of the Demised Premises;
- x) Provide suitable space in Demised Premises for the installation of generator 60 KVA OR below and also provide Tax Certificate for permission of concerned departments for installation of generator.
- xi) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- xii) Not do or cause to be done by himself or his agent, workman or employee anything which may be or may become a nuisance value for the Lessee and/or its customers;
- xiii) Ensure that the Demised Premises are and continue to remain structurally sound and undertake at his cost such major structural repairs as may be deemed necessary by the Lessee;
- xiv) Allow installation of outer of the ACs at a technically suitable place without any extra charges;
- xv) Allow the placement of Lessee's neon signs on the roof top and front of the Demised Premises without any monetary claim.
- xvi) Keep the Lessee indemnified from any loss(es) sustained on account of any defect in the Lessor's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this Lease Agreement;
- xvii) Allow installation of any machinery, equipment, apparatuses, communication system etc. as may be required by the Lessee to carry out its normal business and operational activities;
- xviii) Allow Lessee to paint, display, affix or exhibit signs and insignia as may be appropriate and necessary for its various activities at its own cost;
- xix) Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement. Any approval or permission required in this respect from any official authority, the Lessor will obtain such approval / permission at his own cost.
- xx) Provide electricity connection at the Demised Premises with 30 KVA Transformer OR 25 Kilo Watt load with 90 Ampere 3 (three) phase meter and in case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility; If the required load is not arranged by the Lessor within 90 days from the date of the possession of demised premises the Lessee will have right to deduct the amount of Rs.1500 per day OR Additional fuel charges whichever is higher for the period the said fuel charges shall be adjusted from future rent payable to the Lessor.

Q.12

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Contd..P/5



- xxi) Provide at his expense running sweet water connection;
- xxii) Provide at his expense sewerage line (outer point) and also arrange repairing/shifting of drainage lines of upper floor, from demised premises, if any at Lessor's expense.

IN WITNESS WHEREOF the parties have signed these presents on the day, month and year first above mentioned.

LESSOR

LESSEE

Sindh Bank Limited

For & behalf of Sindh Bank Limited



[Handwritten signature of Mr. Khalid Mobin]

[Handwritten signature of Kh. Tajammul Hussain]

Mr. Khalid Mobin
S/o .Mr. Hamid Mobin
CNIC. 42501-1576556-5

Kh. Tajammul Hussain
EVP & Head of HR
CNIC. 42101-1553069-9

[Handwritten signature of Mr. Amir Mobin]

[Handwritten signature of Shahzad Begg]

Mr. Amir Mobin
S/o .Mr. Hamid Mobin
CNIC No. 42501-1576551-7

Shahzad Begg
AEVP & Head of Administration
CNIC. 37405-9733476-7

WITNESSES

Full Name: Hamid Mobin
Signature: *[Handwritten signature]*
NIC No.: 42501-1576551-5
Address : D-46/423
1 Cal. Road
Shrc. Faisal
Malir
Karachi

Full Name: Muhammad Shabid Saleem
Signature: *[Handwritten signature]*
NIC No.: 42501-071249-7
Address : Head office
Sindh Bank Ltd.

3 SCOPE OF WORK

Hiring of premises by Sindh Bank Limited as per the locations given in the advertisement.

27/04/2015

Bid Evaluation Report		
Evaluation Report- Acquiring of Branch Premises on Rental Basis FAISAL TOWN, LAHORE		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SNDB/COK/ADMIN/TD/553/2015
3	Tender Description	Evaluation Report- Acquiring of Branch Premises on Rental Basis Faisal Town, Lahore
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published / SPPRA S.No	SPPRA S.No: 23017 Express Tribune, Daily Express & Daily Ibrat (2 nd March 2015)
6	Total Bid Documents Sold	01
7	Total Bids Received	01
8	Bid Opening Date & Time	17/03/2015 at 1600 Hrs
9	No. Of Bid qualified	01
10	Bid(s) Rejected	-

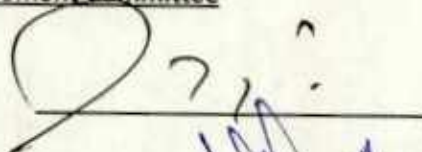
Detail on the above is as follows:

S No	Name of Firm or Bidder	Cost offered by the Bidder	Ranking in terms of cost	Comparison with Estimated cost (Estimated Cost= Rs.300,000 /-)	Reasons for acceptance/ Rejection (Qualifying Marks= 70%)	Remarks
0	1	2	3	4	5	6
1.	Ahsan Hassan Khawaja	Rs. 275,000/- i.e. Rs. 64/- per sq.ft.	Only Qualified Bidder	Rs. 25,000 /- below the estimated cost	Accepted Obtained 78% in the Evaluation	Rule 48 of SPPRA 2010 has been complied with.

Accordingly going by the eligibility criteria offered in the tender document, Serial No.1 stands as only Qualified Bidder & it is also below the estimated cost.

Members Signature- Procurement Committee

Lt. Col. (R) Shahzad Begg
Head of Administration



Mr. Saeed Jamal
Chief Financial Officer



Bid Evaluation Report

**Evaluation Report- Acquiring of Branch Premises on Rental Basis
Malir City, Karachi**

1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SNDB/COK/ADMIN/TD/553/2015
3	Tender Description	Evaluation Report- Acquiring of Branch Premises on Rental Basis Malir City, Karachi
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published / SPPRA S.No	SPPRA S.No: 23017 Express Tribune, Daily Express & Daily Ibrat (2 nd March 2015)
6	Total Bid Documents Sold	05
7	Total Bids Received	05
8	Bid Opening Date & Time	17/03/2015 at 1600 Hrs
9	No. Of Bid qualified	0
10	Bid(s) Rejected	-

Detail on the above is as follows:

S No	Name of Firm or Bidder	Area	Cost offered by the Bidder	Ranking in terms of cost	Comparison with Estimated cost (Estimated Cost= Rs.115/- per sq.ft)	Reasons for acceptance/ Rejection (Qualifying Marks= 70%)	Remarks
0	1	2.a	2.b	3	4	5	6
1.	Mr. Arshad Iqbal	1480 sq.ft	Rs. 130,000/- i.e. Rs. 88/- per sq.ft	1 st Lowest	Rs.27 /- per sq.ft below the estimated cost	Disqualified- Obtained 53% in the Evaluation Process	-
2.	Mrs. Shamsa Khatoon	1600 sq.ft	Rs. 170,000/- i.e. Rs. 106/- per sq.ft	2 nd Lowest	Rs.9 /- per sq.ft below the estimated cost	Disqualified- Obtained 66% in the Evaluation Process	-
3.	Mr. Masood Akhtar	1200 sq.ft	Rs. 150,000/- i.e. Rs. 125/- per sq.ft	4 th Lowest	Rs.10/- per sq.ft above the estimated cost	Qualified- Obtained 72% in the Evaluation Process	High in Price
4.	Mrs. Haijani Sehar	2000 sq.ft	Rs. 260,000/- i.e. Rs. 130/- per sq.ft	5 th Lowest	Rs.15/- per sq.ft above the estimated cost	Disqualified- Obtained 63% in the Evaluation Process	-
5.	Ms. Jahan Ara	2000 sq.ft	Rs. 220,000/- i.e. Rs. 110/- per sq.ft	3 rd Lowest	Rs.15/- per sq.ft below the estimated cost	Qualified- Obtained 71% in the Evaluation Process	Accepted- 1 st Lowest Qualified Bidder

Accordingly going by the eligibility criteria offered in the tender document, Serial No.5 stands as 1st Lowest Qualified Bidder & it is also below the estimated cost.

Members Signature- Procurement Committee

It. Col. (R) Shahzad Begg

IN MEMORY OF SHAHEED MOHTARMA BENAZIR BHUTTO



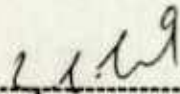
TENDER REF# SNDB/ADMIN/TD/ SSC/2015

Date: 7/5/15

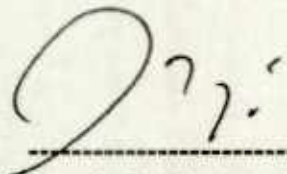
Subject: Certificate in Compliance of rule 48 of SPPRA

S.No	Last tender Unit Price.	Market Price	Current tender Price
01	←	Rs 100-120 per sq.ft	Rs. 64 per sq.ft

Member Procurement Committee



Head of Finance Division



Head of Admin Division



Member of IDBL



Real Estate Consultant, Builders & Developers

Dated: May 7, 2015

The Group Head-North
Sindh Bank Ltd.
DHA, Lahore

Dear Sir,

Subject: SURVEY OF FAISAL TOWN LAHORE

We would like to inform you that market rent in Faisal Town is about Rs. 100-120 per square feet.

This is for your information and record.

A handwritten signature in black ink, appearing to be 'S. M. S.', written over a horizontal line.

NZ -MARKETING

MINUTES OF THE OPENING OF THE TENDER (TECHNICAL/FINANCIAL PHASE)

TYPE OF PROCUREMENT

✓
ADMIN / IT / CONSULTANT / MEDIA

TENDER NAME

Acquiring of Branch Premises on Rental basis

TYPE OF TENDER

✓
SINGLE STAGE-ONE ENVELOPE / SINGLE STAGE-TWO ENVELOPE / TWO STAGE / TWO STAGE-TWO ENVELOPE

OPENING DATE

17/03/2015

OPENING TIME

1600 Hours

ATTENDANCE (MEMBER PC)

Head of Administration

Chief Financial Officer

Chief Manager IDBL, Karachi

ATTENDANCE (REPS. OF BIDDERS)

NAME

FIRM

Ahsan Hassan (Faisal Town)

Arshad Iqbal Khan (Malir City)

Mrs. Jahan Ara (Malir City)

Salman Ahmed (Malir City)

Salman Ahmed . II

Mrs. Shams (Malir City)

TOTAL BIDS ACCEPTED FOR EVALUATION

5

TOTAL BIDS REJECTED

REMARKS

SIGNATURE - PROCUREMENT COMMITTEE MEMBERS

Head of Administration

Chief Financial Officer

Chief Manager (IDBL)

[Signature]
[Signature] for [Signature]
[Signature]

275,080

QBHN/1232

Dated: 17/03/2015

Premises Evaluation Performa

Location Ah saw Hassan

Serial No: 06

Bidder Faisal Town

Pay Order No. 0036225

Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence (70% Qualifying Marks)	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	30	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	15	15	3000 sq.ft. to 5000 sq.ft.	1000 sq.ft. to 2500 sq.ft.	Title document of the property
		10			Above 5000 sq.ft.	Above 2500 sq.ft.	
		5			Below 3000 sq.ft.	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15	15	15	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Advance Rent Required	10			1 Year		Details
		7			2 Years		
		3	3	3	3 Years		
5	Parking Space (Dedicated to the premises)	10	10	10	Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10			Constructed	Constructed	Map of the premises
		5	5	5	Plot	Plot	
Total Marks		100	88	78	Qualified / Disqualified		

Members Signatures- Pre-Evaluation Committee

Muhammad Shahid Saleem
Administration Division

Tahawar Raza
Operations Division

Dilshad Hussain Khan
Finance Division

Signature Post-Premises Committee

Group Manager (North)

FARHAN ASHRAF KHAN
Acting Executive Vice President
Area Manager, Lahore
SINDH BANK LTD
DHA, LAHORE.

Major Azhar Hussain (Ret)
Manager Administration & Protocol
Sindh Bank Limited
Member DHA Branch, Lahore

Mamnoon Ghinnad Alvi
GROUP HEAD - NORTH
SINDH BANK LTD
15877 DHA, LAHORE

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. _____
Head - Admin Div. _____
Member-IDBL. _____
Date: _____

4 FINANCIAL PROPOSAL

PRICE SCHEDULE

Name & Contact Details of the Bidder Ahlan Hassan Khawaja

Monthly Rent (Lump Sum) 275,000/-

Monthly Rent (Per Square Feet) 64 Rs Per Sq. Ft

NOTE

1. Owner will be liable to pay all municipal, government, non-government and other rates, taxes, stamp duty (as applicable under Stamp Act 1989) duly stamped on the contract agreement and assessment which may be levied in respect of the Demised Premises.
2. It will be desirable that the property is offered directly by the owners of the premises.
3. For each property separate pay order has to be enclosed as per the amount mentioned in the advertisement given in the newspaper.
4. Rent will commence after one month of signing of agreement.
5. During process of renovation if any NOC is required from the government agencies the lessor is liable to get its approval. 25% amount of the total rent will be withheld till the needful is met.
6. Tenders may be submitted directly by the owners of the premises. No tenders will be entertained if submitted by or through brokers/ agents.

Signature & Stamp of the Bidder Ahlan Hassan Khawaja

Date _____

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. [Signature]

Head - Admin Div. [Signature]

Member-IDBL. [Signature]

Date: _____

Subject: Hoisting of BER - Acquiring of Branch Premises on Rental Basis- Malir City, Karachi
From: Farhan Amir <farhan.amir@sindhbankltd.com>
Date: 6/2/2015 3:16 PM
To: "shahid.khan@sindhbankltd.com" <shahid.khan@sindhbankltd.com>, kamran <kamran.mehdi@sndb.com>, tenders@pprasindh.gov.pk, Mohammad Saleem <mohammad.saleem@sindhbankltd.com>, ZULQARNAIN MEMON <zulqarnain.memon@sindhbankltd.com>

Dear Concern,
 Bid Evaluation Report for Acquiring of Branch Premises on Rental Basis at Malir City, Karachi is attached for hoisting at Sindh Bank Ltd & SPPRA websites.

Regards,
 Farhan

— Attachments: —

BER

3.4 MB

*M. ~~Hasnain~~ Pkccs
 27/6
 M (GPR)
 2
 4/6*

SPPRA INWARD DIARY

NO: 18599
 DATED: 03-06-15

Dated: 17/03/2015

Premises Evaluation Performa

Location Malik City

Serial No: 01

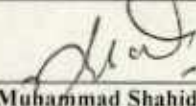
Bidder Arshad Gajral

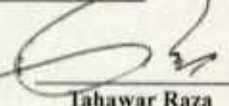
Pay Order No. 2319679


Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence (70% Qualifying Marks)	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	20	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15			3000 sq.ft. to 5000 sq.ft.	1000 sq.ft. to 2500 sq.ft.	Title document of the property
		10			Above 5000 sq.ft.	Above 2500 sq.ft.	
		5	5	5	Below 3000 sq.ft.	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15	15	5	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Advance Rent Required	10	10	10	1 Year		Details
		7			2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10			Above 4 Vehicles	3 Vehicles	Numbers
		5	5	3	3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			Plot	Plot	
Total Marks		100	85	53	Qualified / Disqualified		

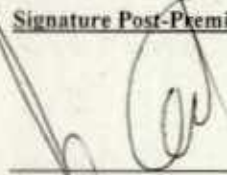
Members Signatures- Pre -Evaluation Committee



 Muhammad Shahid Saleem
 Administration Division

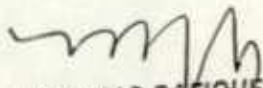

 Tahawar Raza
 Operations Division


 Dilshad Hussain Khan
 Finance Division


Signature Post-Premises Committee


 Group Head ()


 ISHFAQ AHMED SOOMRO
 ASVP - Sindh Bank Ltd
 GBH (S) OFFICE


 MUHAMMAD RAFIQUE
 VP - Sindh Bank Ltd.
 GBH (S) OFFICE

SIGNATURE MEMBERS PG ADMIN

Head - Fin Div. 

Head - Admin Div. 

Member-IDBL. 

Priority III 130000/- 2 Fwd Refr Plot

Dated: 17/03/2015

Premises Evaluation Performa

Location Mrs. Shams

Serial No: 02

Bidder Malik Saudabul

Pay Order No. 97100238

Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence (70% Qualifying Marks)	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	35	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15			3000 sq.ft. to 5000 sq.ft.	1000 sq.ft. to 2500 sq.ft.	Title document of the property
		10			Above 5000 sq.ft.	Above 2500 sq.ft.	
		5	5	5	Below 3000 sq.ft.	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15	15	10	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Advance Rent Required	10			1 Year		Details
		7			2 Years		
		3	3	3	3 Years		
5	Parking Space (Dedicated to the premises)	10	10	3	Above 4 Vehicles	3 Vehicles	Numbers
		5		3	3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			Plot	Plot	
Total Marks		100	83	66	Qualified / Disqualified		

Members Signatures- Pre-Evaluation Committee

Muhammad Shahid Saleem

Tahawar Raza

Dilshad Hussain Khan

Administration Division

Operations Division

Finance Division

Signature Post-Premises Committee

Group Head ()

ISHFAQ AHMED SOOMRO
ASVP-Sindh Bank Ltd
GBH(S) OFFICE

MUHAMMAD RARIQUE
VP-Sindh Bank Ltd.
GBH(S) OFFICE

SIGNATURE MEMBERS-PC-ADMIN

Head - Fin Div. [Signature]

Head - Admin Div. [Signature]

Member-IDBL. [Signature]

Avg. 11 12000/- 2 Year Det.

Dated: 17/03/2015

Premises Evaluation Performa

Location Malir

Serial No: 03

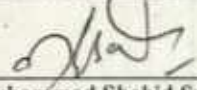
Bidder Maseed Akhtar

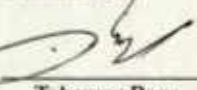
Pay Order No. 1545823980

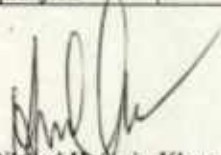
Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence (70% Qualifying Marks)	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	35	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	.		3000 sq.ft. to 5000 sq.ft.	1000 sq.ft. to 2500 sq.ft.	Title document of the property
		10			Above 5000 sq.ft.	Above 2500 sq.ft.	
		5	5	5	Below 3000 sq.ft.	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15	15	10	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Advance Rent Required	10			1 Year		Details
		7			2 Years		
		3	3	7	3 Years		
5	Parking Space (Dedicated to the premises)	10	10	5	Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5	83	72	Plot	Plot	
Total Marks		100	83	72	Qualified / Disqualified		

Members Signatures- Pre -Evaluation Committee


Muhammad Shahid Saleem


Tahawar Raza

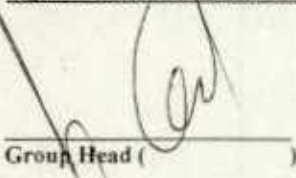

Dilshad Hussain Khan


Administration Division

Operations Division

Finance Division

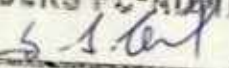
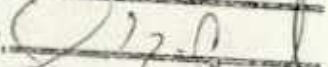

Signature Post-Premises Committee


Group Head ()


ISHFAQUE AHMED SOOMRO
ASVP-Sindh Bank Ltd
GBH(S) OFFICE


MUHAMMAD RAFIQUE
VP-Sindh Bank Ltd.
GBH (S) OFFICE

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. 
Head - Admin Div. 
Member-IDBL. 

Dated: 17/03/2015

Premises Evaluation Performa

Location: Mrs. Hajrani Sehar

Serial No: 04

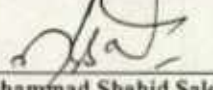
Bidder: Melin


Pay Order No. 1548004

Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence (70% Qualifying Marks)	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	30	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15			3000 sq.ft. to 5000 sq.ft.	1000 sq.ft. to 2500 sq.ft.	Title document of the property
		10			Above 5000 sq.ft.	Above 2500 sq.ft.	
		5	5	5	Below 3000 sq.ft.	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15	15	10	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Advance Rent Required	10			1 Year		Details
		7			2 Years		
		3	3	3	3 Years		
5	* Parking Space (Dedicated to the premises)	10	10	5	Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			Plot	Plot	
Total Marks		100	83	63	Qualified / Disqualified		

Members Signatures- Pre-Evaluation Committee


Muhammad Shahid Saleem


Tahawar Raza

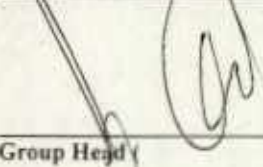

Dilshad Hussain Khan


Administration Division

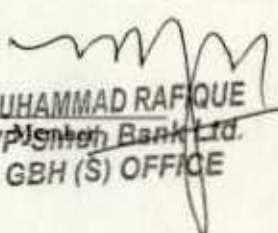
Operations Division

Finance Division

Signature Post-Premises Committee


Group Head


ISHFAQUE AHMED SOOMRO
ASVP - Sindh Bank Ltd
GBH(S) OFFICE


MUHAMMAD RAFIQUE
VP - Sindh Bank Ltd.
GBH(S) OFFICE

SIGNATURE MEMBERS PC-ADMIN
Head - Fin Div. 
Head - Admin Div. 
Member-IDBL. 

Dated: 17/03/2015

Premises Evaluation Performa

Location Malir

Serial No: 05

Bllder Miss Sahar Aze

Pay Order No. 1545823976

Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence (70% Qualifying Marks)	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	40	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15			3000 sq. ft. to 5000 sq. ft.	1000 sq. ft. to 2500 sq. ft.	Title document of the property
		10			Above 5000 sq. ft.	Above 2500 sq. ft.	
		5	5	5	Below 3000 sq. ft.	Below 1000 sq. ft.	
3	Other Banks in Close Proximity	15	15	10	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Advance Rent Required	10			1 Year		Details
		7			2 Years.		
		3	3	3	3 Years		
5	Parking Space (Dedicated to the premises)	10	10		Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3		3	1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			Plot	Plot	
Total Marks		100	83	71	Qualified / Disqualified		

Members Signatures- Pre-Evaluation Committee

Muhammad Shahid Saleem

Administration Division

Tahawar Raza

Operations Division

Dilshad Hussain Khan

Finance Division

Signature Post-Premises Committee

Group Head ()

ISHFAQUZZAHMED SOOMRO
ASVP-Sindh Bank Ltd
Member
GBH(S) OFFICE

MUHAMMAD RAFIQUE
VP-Sindh Bank Ltd.
Member
GBH(S) OFFICE

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. S. I. Khan

Head - Admin Div. S. I. Khan

Member-IDBL. S. I. Khan

MINUTES OF THE OPENING OF THE TENDER (TECHNICAL/FINANCIAL PHASE)

TYPE OF PROCUREMENT

ADMIN / IT / CONSULTANT / MEDIA

TENDER NAME

Acquiring of Branch Premises on Rental Basis

TYPE OF TENDER

SINGLE STAGE-ONE ENVELOPE / SINGLE STAGE-TWO ENVELOPE / TWO STAGE / TWO STAGE-TWO ENVELOPE

OPENING DATE

17/03/2015

OPENING TIME

1600 Hours

ATTENDANCE (MEMBER PC)

Head of Administration

Chief Financial Officer

Chief Manager IDBL, Karachi

ATTENDANCE (REPS. OF BIDDERS)

NAME

FIRM

Ahsan Hassan (Faisal Town)

Arshad Iqbal Khan (Malir City)

Mrs. Jahan Ara (Malir City)

Salman Ahmed (Malir City)

Salman Ahmed "

Mrs. Shams (Malir City)

5

TOTAL BIDS ACCEPTED FOR EVALUATION

TOTAL BIDS REJECTED

REMARKS

SIGNATURE -PROCUREMENT COMMITTEE MEMBERS

Head of Administration

Chief Financial Officer

Chief Manager (IDBL)

[Signature]
S. I. Khan for [Signature]
[Signature]

Bid Evaluation Report		
Evaluation Report- Acquiring of Branch Premises on Rental Basis FAISAL TOWN, LAHORE		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SNDB/COK/ADMIN/TD/553/2015
3	Tender Description	Evaluation Report- Acquiring of Branch Premises on Rental Basis Faisal Town, Lahore
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published / SPPRA S.No	SPPRA S.No: 23017 Express Tribune, Daily Express & Daily Ibrat (2 nd March 2015)
6	Total Bid Documents Sold	01
7	Total Bids Received	01
8	Bid Opening Date & Time	17/03/2015 at 1600 Hrs
9	No. Of Bid qualified	01
10	Bid(s) Rejected	-

Detail on the above is as follows:

S No	Name of Firm or Bidder	Cost offered by the Bidder	Ranking in terms of cost	Comparison with Estimated cost (Estimated Cost= Rs.300,000/-)	Reasons for acceptance/ Rejection (Qualifying Marks= 70%)	Remarks
0	1	2	3	4	5	6
1.	Ahsan Hassan Khawaja	Rs. 275,000/- i.e. Rs. 64/- per sq.ft.	Only Qualified Bidder	Rs. 25,000 /- below the estimated cost	Accepted Obtained 78% in the Evaluation	Rule 48 of SPPRA 2010 has been complied with.

Accordingly going by the eligibility criteria offered in the tender document, Serial No.1 stands as only Qualified Bidder & it is also below the estimated cost.

Members Signature- Procurement Committee

Lt. Col. (R) Shahzad Begg
Head of Administration

Mr. Saeed Jamal
Chief Financial Officer

Mr. Syed Muhammad Aqeel
Chief Manager, IDBL Karachi



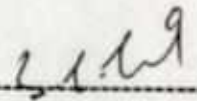
TENDER REF# SNDB/ADMIN/TD/ 55/2015

Date: 7/5/15

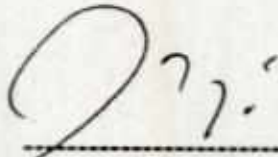
Subject: Certificate in Compliance of rule 48 of SPPRA

S.No	Last tender Unit Price.	Market Price	Current tender Price
01	—	Rs 100-120 per sq. ft	Rs. 64 per sq. ft

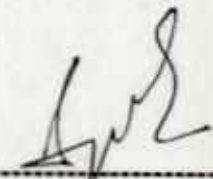
Member Procurement Committee



Head of Finance Division



Head of Admin Division



Member of IDBL



Real Estate Consultant, Builders & Developers

Dated: May 7, 2015

The Group Head-North
Sindh Bank Ltd.
DHA, Lahore

Dear Sir,

Subject: SURVEY OF FAISAL TOWN LAHORE

We would like to inform you that market rent in Faisal Town is about Rs. 100-120 per square feet.

This is for your information and record.

A handwritten signature in black ink, appearing to be 'Naseer', written over a horizontal line.

NZ -MARKETING

MINUTES OF THE OPENING OF THE TENDER (TECHNICAL/FINANCIAL PHASE)

TYPE OF PROCUREMENT ADMIN / IT / CONSULTANT / MEDIA
TENDER NAME Acquiring of Branch Premises on Rental Basis
TYPE OF TENDER SINGLE STAGE-ONE ENVELOPE / SINGLE STAGE-TWO ENVELOPE / TWO STAGE / TWO STAGE-TWO ENVELOPE
OPENING DATE 17/03/2015
OPENING TIME 1600 Hours

ATTENDANCE (MEMBER PC)
Head of Administration
Chief Financial Officer
Chief Manager IDBL, Karachi

ATTENDANCE (REPS. OF BIDDERS)	NAME	FIRM
	<u>Ahsan Hassan</u>	<u>(Faisal Town)</u>
	<u>Arshad Iqbal Khan</u>	<u>(Malir City)</u>
	<u>Mrs. Jahan Ara</u>	<u>(Malir City)</u>
	<u>Salman Ahmed</u>	<u>(Malir City)</u>
	<u>Salman Ahmed</u>	<u>" "</u>
	<u>Mrs. Shams</u>	<u>(Malir City)</u>
TOTAL BIDS ACCEPTED FOR EVALUATION	<u># 6</u>	
TOTAL BIDS REJECTED		
REMARKS		

SIGNATURE - PROCUREMENT COMMITTEE MEMBERS

Head of Administration
Chief Financial Officer
Chief Manager (IDBL)

[Signature]
[Signature] for [Signature]
[Signature]

275,080

GB/NI/1232

Dated: 17/03/2015

Premises Evaluation Performa

Location Ansari Hassan

Serial No: 06

Bidder Faisal Town

Pay Order No. 0036225

Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence (70% Qualifying Marks)	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	30	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	15	15	3000 sq.ft. to 5000 sq.ft.	1000 sq.ft. to 2500 sq.ft.	Title document of the property
		10			Above 5000 sq.ft.	Above 2500 sq.ft.	
		5			Below 3000 sq.ft.	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15	15	15	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Advance Rent Required	10	3	3	1 Year		Details
		7			2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10	10	10	Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	5	5	Constructed	Constructed	Map of the premises
		5			Plot	Plot	
Total Marks		100	88	78	Qualified / Disqualified		

Members Signatures- Pre-Evaluation Committee

Muhammad Shahid Sajeeem

Administration Division

Tahawar Raza

Operations Division

Dilshad Hussain Khan

Finance Division

Signature Post-Premises Committee

26.03.15

Group Head (North)

Mamnoon Ghannad Alvi
GROUP HEAD - NORTH
SINDH BANK LTD.
159/Y DHA, LAHORE

FARHAN ASHRAF KHAN
Acting Executive Vice President
Area Manager, Lahore
SINDH BANK LTD
DHA, LAHORE

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div.

Head - Admin Div.

Member-IDBL.

Date:

Major Azhar Hussain Rida
Manager Administration & Protocol
Sindh Bank Limited
MHA Branch, Lahore

4 FINANCIAL PROPOSAL

PRICE SCHEDULE

Name & Contact Details of the Bidder Ahlan Hassan Khawaja

Monthly Rent (Lump Sum) 275,000/-

Monthly Rent (Per Square Feet) 64 Rs Per Sq. Ft

NOTE

1. Owner will be liable to pay all municipal, government, non-government and other rates, taxes, stamp duty (as applicable under Stamp Act 1989) duly stamped on the contract agreement and assessment which may be levied in respect of the Demised Premises.
2. It will be desirable that the property is offered directly by the owners of the premises.
3. For each property separate pay order has to be enclosed as per the amount mentioned in the advertisement given in the newspaper.
4. Rent will commence after one month of signing of agreement.
5. During process of renovation if any NOC is required from the government agencies the lessor is liable to get its approval. 25% amount of the total rent will be withheld till the needful is met.
6. Tenders may be submitted directly by the owners of the premises. No tenders will be entertained if submitted by or through brokers/ agents.

Signature & Stamp of the Bidder Ahlan

Date _____

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. [Signature]

Head - Admin Div. [Signature]

Member-IDBL. [Signature]

Date: _____