



Karachi dated the 16<sup>th</sup> May 2017

## NOTIFICATION

NO.SHR Notification:1 /2016-17/15/2 In pursuance of Rule -7 of Sindh public procurement Regulatory Rules, 2010 (Amended 2013), and in supersession of all earlier Notifications of Procurement Committee(s) of the Directorate of Human Rights. The Human Rights Department, Government of Sindh is pleased to constitute Procurement Committee(s) for Procurement of Medicines/ Camps arrangement, Printing & Advertisement Items, Promotional Program, Machinery & Equipment, Furniture & Fixture and office accessories for Non- Development and Development Side for Directorate of Human Right, Government of Sindh with following composition.

1. Director Chairman  
Directorate of Human Rights Department
2. Deputy Secretary / Deputy Director Member  
Directorate of Human Rights Department
3. i) For Medicine / Camps Arrangement Member  
Representative / Officer of Health Department
- ii) For Publicity & Advertisement /Promotional Program Member  
Representative / Officer of Information Department
- iii) For Machinery & Equipment Member  
Representative / Officer of I.T Department
- iv) For Furniture & Fixture and Office Accessories Member  
Representative / Officer of Industries & Commerce Department
- v) For Printings & Publication Member  
Representative / Officer of Information Department
- vi) For Hiring of Office on Rental Basis Member  
Representative / Officer of Work & Service Department
2. **The term of references of the Committee(s) shall be as under:-**
  - 1 (a) Preparing Bidding Documents.
  - (b) Carrying out Technical as well as Financial evaluation of the bids.
  - (c) Preparing evaluation report as based on the bidding tenders
  - (d) Making recommendations for the award of contract
  - (e) Performing any other function incidental to the above.
  - 2 May co-opted person as member in the committee on need basis.
  - 3 Finalize the task within stipulated period as prescribed under the relevant Rules.
  - 4 Strictly follow SPPRA Rules.

Secretary (HR)  
Human Rights Department

NO.SHR Notification:1 /2016-17/ 15 : 02

Karachi dated the 16<sup>th</sup> MAY 2017

Copy forwarding for information and necessary action to:-

- 1 The Account General Sindh, Karachi
- 2 P.S. to Special Assistant to Chief Minister Sindh for Human Rights, Government of Sindh.
- 3 P.S. to Secretary (Dev). P&D Department, Government of Sindh
- 4 P.S. to Secretary HR, Government of Sindh
- 5 P.S. to Secretary, Government of Sindh, (Concerned Department).
- 6 Section Officer (HR)



GOVERNMENT OF SINDH  
DIRECTORATE OF HUMAN RIGHTS

Karachi dated the 2017

**NOTICE INVITING TENDER FOR OFFICE SPACE REQUIRED IN KARACHI**

Directorate of Human Rights, Government of Sindh, invites sealed Bids under SPPRA Ru 2010 (Amended 2013), from interested owners/ their nominated State Agents having suitable Premis for acquiring on rental basis for office in Karachi City. The Requirements for the premises are under:-

Sr. No	Features	Requirements
1	Preferred Location	Located in the vicinity of Clifton, Civil Lines, P.E.C.H.S., Khalid Bin Waleed Road or Shahr-e- Faisal near Nurseryetc
2	Space Required	Building with Approximately covered area of 250- 500 Sq. yard
3	Parking Space	2/4 Cars.
4	Preferable Amenities	Operational Kitchen with Gas, Telephone, Electricity, Water & availability of public transport in the vicinity.

2. The Premises offered on rent must be vacant free from all encumbrances / claims and disputes etc. Documentary evidences of ownership payment of all duties/ taxes and dues, teleph electricity/ water charges must be produced.

3. The interested owners/ parties are requested to give their best and final offers as no negotia and provision of commission are expected.

4. Directorate of Human Rights would adopt **Single – Stage (One envelopes Procedur** selection of Bidder. The Bidder should submit single sealed envelopes. Envelope should contain the Pay Order/ Earnest Money & cost offered by the Bidder as described in the Sta bidding Documents.

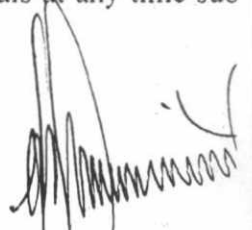
5. Standard bidding Documents containing evaluation criteria and other relevant details m collected (during office hours) from the following address with a non-refundable fee of Rs. 1,000/ (amount and manner of payment of tender fee ) up to Friday the 28<sup>th</sup> April, 2017. The last de submission of Bid is Thursday, the 25<sup>th</sup> May 2017 up to 13:00 Hours at House No 14 Bloc KMCHS Society, Shahr-e-Faisal, Karachi. The Bid will be opened on the same day at 14:00 in presence of the Bidders who wishes to attend.

6. The Bidder may also download Bidding Documents from the following SPPRA website submitted the same.

7. Attachment of a refundable Pay Order in sealed Financial Proposal (01% of total sum of c Year's Rent demanded for the premises offered) as Bid Security in the name of Directorate of Human Rights, Government of Sindh, is mandatory. No Tender will be accepted without Bid Security and Tender (s) will be rejected on the spot.

8. In the case of undesirable circumstances on submission/ opening date & time or Government declares a Holiday, the Tender shall be submitted/ opened on the next working day same time & venue.

9. The competent Authority reserves the right to reject any or all proposals at any time subject to the provision provided in SPPRA Rules, 2010 (Amended 2013).



(Director)

Directorate of Human Rights  
Government of Sindh

حکومت سندھ

ڈائریکٹوریٹ آف ہیومن ریسورسز

کراچی، مورچہ 2017

کراچی میں درکار دفتر کی جگہ کیلئے ٹینڈر طلبی نوٹس

ڈائریکٹوریٹ آف ہیومن ریسورسز، حکومت سندھ کو کراچی شہر میں دفتر کیلئے کرایہ کی بنیاد پر حاصل کرنے کیلئے موزوں جگہوں کے حامل دلچسپی کے حامل مالکان/ان کے نامزد کردہ اسٹیٹ ایجنٹس سے SPPRA رولز 2010 (ترمیم شدہ 2013) کے تحت سرگرم پیشکشیں مطلوب ہیں، جگہوں کیلئے شرائط درج ذیل ہیں۔

نمبر شمار	مخصوصیات	شرائط
1	پرائیویٹ کمپنیاں	کلفٹن، سول لائنز PECHS خالد بن ولید روڈ یا شاہراہ فیصل نزد زسری اور میرہ کے قریب و جوار میں واقع
2	درکار جگہ	تقریباً 250-300 مربع فٹ کے کورڈ یا اس کے ساتھ بلڈنگ
3	پارکنگ کی جگہ	24 کاریں
4	قابل ترجیح سہولیات	گیس سہولت، آبی سہولت، ٹیلی فون، بجلی، پانی اور قریب و جوار میں پبلک ٹرانسپورٹ کی دستیابی

2- کرایہ پر پیشکش کردہ جگہیں تمام واجبات/دھوزوں اور قانونی تنازعات وغیرہ سے لازماً مبرا ہوں، ملکیت، نظام زمیندارگی اور بلڈنگ، ٹون، ڈائریکٹوریٹ آف ہیومن ریسورسز کی ادارتی کے دستاویزی ثبوت لازماً پیش کریں۔

3- دلچسپی کے حامل مالکان/پارٹنرز سے اپنی بہترین اور حتمی پیشکشیں دینے کی درخواست ہے جیسا کہ گتہ و شنیدہ اور کمیشن کی فراہمی کی توقع نہیں ہے۔

4- ڈائریکٹوریٹ آف ہیومن ریسورسز، پیشکش دہندہ کے انتخاب کیلئے مسئلہ (سٹیج) دن اینڈ نیٹ طریقہ کار (اختیار کرے گا، پیشکش دہندہ مسئلہ سرگرم لگانے میں کرائے، ٹیکس اور دیگر اخراجات اور پیشکش دہندہ کی جانب سے پیشکش کردہ لاکٹ جیسا کہ اسٹیڈی رازڈنگ ڈائریکٹوریٹ میں درج ہے۔

5- سفارحہ جگہ پر پتال اور دیگر متعلقہ تفصیلات پر مشتمل اسٹیڈی رازڈنگ ڈائریکٹوریٹ میں 28 اپریل 2017 تک Rs. 1000/- کی قابل ادائیگی نمونہ (ٹینڈر میں کی ادائیگی کی رقم اور طریقہ کار) کے ساتھ مندرجہ ذیل پتہ سے (دوران دفتر اوقات) وصول کی جاسکتی ہیں، مکان نمبر 14 ہاک KMCHS-778 سما کی شاہراہ فیصل، کراچی میں پیشکش جمع کرنے کی آخری تاریخ جمعرات 25 مئی 2017ء دوپہر 1:00 بجے تک ہے، پیشکش اسی ہیوم کو بیفٹ دوپہر 2:00 بجے حاضر رہنے کے خواہش مند پیشکش دہندگان کی موجودگی میں کھولی جائے گی۔

6- پیشکش دہندہ مندرجہ ذیل SPPRA سہ ماہی سے ذمہ دار ٹینڈر ڈاؤن لاء کی کر سکتا ہے اور یہ حق کر سکتا ہے۔

7- سرگرم پیشکش پر پوزیشن میں قابل ادائیگی ہے آؤڈر (پیشکش کردہ جگہوں کیلئے طلب کردہ ایک (1) سال کے کرایہ کی کل رقم کا 10% بلورڈنگ کی تمام ڈائریکٹوریٹ آف ہیومن ریسورسز سندھ سلکٹ کر لائی ہے، ہڈنگ کیلئے ٹینڈر رول میں کیا جانے والا اس طرح کے ٹینڈرز موقع پر ہی سزا دئے جائیں گے۔

8- جمع کرائے کیلئے کی تاریخ اور وقت پر حتمی و جرات ہا حکومت کی جانب سے عملی قرار دینے کی صورت میں ٹینڈر اسی وقت اور مقام پر کامیاب قرار دئے جائیں گے۔

9- حتمی قرار دینے کو SPPRA رولز 2010 (ترمیم شدہ 2013) میں فراہم کردہ متن سے شریک کی وقت کی فراہمی پر پوزیشن کو سزا دئے جانے کا حق حاصل ہے۔

ڈائریکٹوریٹ آف ہیومن ریسورسز

حکومت سندھ

INF-KRY/No.2333/17

8398



# DAILY HALCHAL

## ڊائريڪٽوريٽ آف هيومن رائيٽس گورنمينٽ آف سنڌ ڪراچي 2017

ڪراچي ۾ ڪنٽريبل دفتر جي جڳهه لاءِ پبلڪ ٽرانسپورٽ لاءِ نوٽيس

ڊائريڪٽوريٽ آف هيومن رائيٽس گورنمينٽ آف سنڌ کي ڪراچي شهر ۾ دفتر جي لاءِ ڪراچي جي بنياد تي حاصل ڪرڻ لاءِ حوزون جڳهن جا مالڪ دلچسپي رکندڙ مالڪ/انهن جي نامزد ڪيل استعيت ايجنٽس کان ايس پي آري روز 2010 (2013) ۾ ٽرمينر ٿيل جي تحت مهربند آيون ڪنٽريبل آهن جڳهن لاءِ شرط هيلين ريت آهن:

نمبر شمار	خصوصيت	شرط
1	ترميمي ٽرنڪشن	ڪنٽريبل سول ايٽيز PECHS عاقد بن واپد رويا شاهراهه فيصل وچ شهر ترسي وغيره جي پمڪرائي ۾ واقع
2	گورنل جڳهه	تقريبن 250-500 ڪرچي ڪورڊ ايريا سان گڏ همراز
3	پارڪنگ جي جڳهه	2/4 ڪلاڪن
4	ترميم جي قابل سهولتون	گيس سان گڏ فعال باهه جي ماني فنڊ، پمپ، پاڻي ۽ وڃاڻي ۽ ٻي پبلڪ ٽرانسپورٽ جي دستيابي

2 ڪراچي تي پيشڪش ڪيل جڳهن سمورن بقاياجات/دعون ۽ قانوني ڏڪرون وغيره کان لازمي آهيون هيمن ملڪيت، سمورين ڊيوٽيز/ٽيڪس ۽ بقاياجات، فنڊ، بجلي/پاڻي چارج جي ادائينگي جا دستاويزي ثبوت لازمي پيش ڪري

3 دلچسپي رکندڙ مالڪن/ٽرين کي پنهنجون بهترين ۽ حتمي آيون ڏين جي درخواست آهي پوءِ نه ڳالهه بولند ۽ ڪميشن جي فراهمي جي توقع ناهي

4 ڊائريڪٽوريٽ آف هيومن رائيٽس آيون ڏيندڙ جي چرند لاءِ سنگل اسٽيج (ون ايٽووليا طريقن کان اختيار ڪندو آيون ڏيندڙ سنگل مهربند لافا جمع ڪرائڻ لافو پي آرڊر/ڊيوٽيز ۽ آج ڏيندڙ طرفان پيشڪش لاکٽ جيئن ته معياري آج دستاويز ۽ جائيل آهي تي مشتمل هجي

5 برڪ معيار ۽ ٻين لاڳاپيل تفصيلن تي مشتمل معياري آج دستاويز نمبر 28 اپريل 2017 ڏانهن 1000 روپن جي نوٽون ڏيس نقد (ٽينڊر فيس جي ادائينگي جي رقم ۽ طريقن کان سان گڏ هيٺ جائيل پي تان (دفتر وقتن دوران) وصول ڪري سگهجي ٿي گهر نمبر 14، بلاڪ 7/8، KMCHS، شاهراهه فيصل ڪراچي ۾ آيون جمع ڪرائڻ جي آخري تاريخ عيس 25 مئي 2017 منجهند 1:00 وڳي ٿاڻن آهي. آيون ساڳي ڏينهن تي منجهند 2:00 وڳي حاضر رهڻ جي خواهشمند آيون ڏيندڙ جي موجودگي ۽ پر کوٺيون وٺندون

6 آيون ڏيندڙ هيٺ درج ٿيل SPPRA جي ويب سائٽ تان آج دستاويز ڏانهن لوڊ ڪري سگهجي ٿو ۽ جمع ڪرائي سگهجي ٿو

7 مهربند مالي پروڊيول ۾ نوٽون ڏيڻي آرڊر/پيشڪش ڪيل جڳهن لاءِ طلب ڪيل هڪ (1) سال جي ضروري جي ظل رقم جو 1 فيصد) بد ملڪيوت تي طلب ڊائريڪٽوريٽ آف هيومن رائيٽس سنڌ حڪومت جي نالي ۾ مشمل ڪرڻ لازمي آهي. بد ملڪيوت تي ڪانسٽرٽيٽر قبول نه ڪيا ويندا ۽ اهڙي طرح جا ٽينڊر موقعي تي ئي رد ڪيا ويندا.

8 جمع ڪرائڻ/ڪراڻ جي تاريخ ۽ وقت تي غير متوقع سببن ڪري يا حڪومت طرفان عام موڪل واري اعلان جي ضرورت ۾ ٽينڊر ساڳي وقت ۽ جڳهه تي ڏيندڙ ڪر ڪاروائي ڏينهن جمع ڪوٺا/ڪوٺا ويندا.

9 معيار اختيار تي ڪي SPPRA روز 2010 (2013) ۾ ٽرمينر ٿيل ۽ فراهم ڪيل شق جي شرطن مطابق ڪنهن به وقت ڪو به هڪ يا سمورا پروڊيول ۽ ڪراڻ جو حق رکي ٿو

ڊائريڪٽوريٽ آف هيومن رائيٽس، سنڌ حڪومت  
INF.KRY.NO.2333/17

May 2017

(DAWN NEWS)



**GOVERNMENT OF SINDH  
DIRECTORATE OF HUMAN RIGHTS**

Karachi, dated the 2017

**NOTICE INVITING TENDER  
FOR OFFICE SPACE REQUIRED  
IN KARACHI**

Directorate of Human Rights, Government of Sindh, invites sealed Bids under SPPRA Rules 2010 (Amended-2013), from interested owners / their nominated Estate Agents having suitable premises, for acquiring on rental basis for office in Karachi City. The requirements for the premises are as under:

Sr. No.	Features	Requirements
01	Preferred Location	Located in the vicinity of Clifton, Civil Lines, PECHS, Khalid Bin Waleed Road or Shara-e-Faisal near Nursery etc.
02	Space Required	Building with Approximately covered area of 250-500 sq yards.
03	Parking Space	2/4 Cars.
04	Preferable Amenities	Operational Kitchen with Gas, Telephone, Electricity, Water, and availability of public transport in the vicinity.

2. The Premises offered on rent must be vacant free from all encumbrances / claims and legal disputes etc. Documentary evidences of ownership payment of all duties / taxes and dues, telephone, electricity, water charges, must be produced.
3. The interested owners / parties are requested to give their best and final offers as no negotiations and provision of commission are expected.
4. Directorate of Human Rights would adopt **Single-Stage - one-envelope procedure** for selection of bidder. The bidder should submit single sealed envelopes. Envelope should contain the Pay Order / Earnest Money & Cost offered by the Bidder as described in the Standard bidding Documents.
5. Standard bidding Documents containing avaluation criteria and other relevant details may be collected (during office hours) from the following address with a non-refundable fee of Rs. 1,000/- cash (amount and manner of payment of tender fee) up to Friday the 28th April, 2017. The last date for submission of Bid is Thursday, the 25th May, 2017 up to 13:00 Hours at House No. 14, Block 7/B, KMCH Society, Shara-e-Faisal, Karachi. The Bid will be opened on the same day at 14:00 Hours in presence of the Bidders who wish to attend.
6. The Bidders may also download Bidding Documents from the following SPPRA websites and submit the same.
7. Attachment of a refundable Pay Order in sealed Financial Proposal (01% of total sum of one (1) year's rent demanded for the premises offered) as Bid Security in the name of Directorate of Human Rights, Government of Sindh, is mandatory. No tender will be accepted without Bid Security and such Tender(s) will be rejected on the spot.
8. In the case of undesirable circumstance on submission / opening date & time or if the Government declares a holiday, the tender shall be submitted / opened on the next working day at the same time & venue.
9. The competent Authority reserves the right to reject any or all proposals at any time subject to provision provided in SPPRA Rule, 2010 (Amended-2013).

**(Director)**  
**Directorate of Human Rights,**  
**Government of Sindh**

Say No to Corruption

NF-KRY No. 2333/17



**MINUTES OF THE PROCUREMENT COMMITTEE MEETING HELD ON THURSDAY THE 25<sup>th</sup> May, 2017, AT 4:00 PM OPENING THE TENDER DOCUMENTS OF "OFFICE SPACE REQUIRED IN KARACHI" UNDER THE DIRECTORATE OF HUMAN RIGHTS GOVERNMENT OF SINDH.**

The Minutes of the Procurement Committee meeting consisting of the following members held on Thursday the 25<sup>th</sup> May 2017, at 4:00 pm at House No 14 Block 7/8, KMCHS Society Shahra-e-Faisal, Karachi, under the Chairmanship of Director Human Rights Department Government of Sindh, for opening examine and finalize the tender documents/bids "Office Space Required in Karachi" for Directorate of Human Rights Government of Sindh.

The following attended the meeting:-

- |   |  |          |
|---|--|----------|
| 1 | Mr. Muhammad Aslam Khoso<br>Director Human Rights<br>Human Rights Department,<br>Government of Sindh | Chairman |
| 2 | Mr. Mahesh Lal Dodani<br>Deputy Director (HR)<br>Human Rights Department,<br>Government of Sindh     | Member   |
| 3 | Mr. Abdul Qadir<br>Executive Engineer<br>Work & Services Department,<br>Government of Sindh          | Member   |

Tender Proceeding started with the name of Almighty Allah. Chairman welcomed to the participants and informed that the Tender published in widely circulated Newspapers i.e. "Daily Dawn, Express, Halchal, and also uploaded on Sindh Procurement Regularity Authority official website. Details of tender are as under:

**Tender:- Office Space Required in Karachi**

The last date for submission of Tender documents was 25.05.2017 at 3:00 pm and to be opened on the same day at 4:00 pm.

Following one (3) Company purchased documents of Tender.

<b>Tender Office Space Required in Karachi</b>	
1.	Bin Abdullah Real Estate
2.	RM (Property Network)
3.	DEFENCE 4U (Real Estate & Construction)



One (1) Company submitted their bid proposals for competition. The bid proposals are opened before Representative of companies (as per attendance sheet attached) on 25-05-2017 at 4:00 pm as per SPPRA Rule (F/A):-

<b>Tender Office Space Required in Karachi</b>
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1. Bin Abdullah Real Estate
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Procurement Committee analysis the bid proposal and examined in detailed. Ms Bin Abdullah Real Estate of Office was eligible for the competition and also under the availability of Funds and on the basis of Offered best Market evaluated rate, followed by the SPPRA Rule 2010.



(Mr. Abdul Qadir)  
**Executive Engineer**  
Work & Services Department  
**Member**



**DEPUTY DIRECTOR**  
Directorate of Human Rights  
Government of Sindh  
**Deputy Director (HR)**  
Human Rights Department  
**Member**



(Mr. Muhammad Aslam Khoso)  
**DIRECTOR**  
DIRECTORATE OF HUMAN RIGHTS  
GOVERNMENT OF SINDH  
**Director Human Rights**  
Human Rights Department  
**Chairman**




## Bid Evaluation Report


1. Name of Procuring Agency: Directorate of Human Rights Department, Government of Sindh
2. Tender Reference No: INF-KRY: No. 2333/17
3. Tender Description/Name of work/item: Rent for Office Building under the Directorate of Human Rights, Government of Sindh.
4. Method of Procurement: Single Stage-One envelop Procedure
5. Tender Publish: SPPRA ID No.33010/2017, Daily Dawn News 01.05.2017, Express 01.05.2017, Hal Chal 01.05.2017.
6. Total Bid documents Sold: (03) Three
7. Total Bids Received: (01) One
8. Financial Bid Opening date: (if applicable)25.05.2017 (detail evaluation sheet attached)
9. No. of Bid Financial qualified (if applicable): (01) One
10. Bid(s) Rejected: Nil
11. **Bid Evaluation Report:**

S.No	Name of Bidder	Cost offered by the Bidder	Ranking in terms of cost	Comparison with Estimated cost	Reasons for acceptance/rejection	Remarks
1.	M/s Bin Abdullah Real Estate	3.190 (M)	1 <sup>st</sup> Lowest	4.243 (M)	Accept	Procurement Committee Recommended to award tender to M/S Bin Abdullah Real Estate according to SPPRA Rules 48 that offered price or rate is comparable to the market price.

**Recommendation:** Procurement Agency recommended awarding M/s Bin Abdullah Real Estate on the basis of 1<sup>st</sup> lowest evaluated bid.

  
(Mr. Abdul Qadir)  
**Executive Engineer**  
Work & Services Department  
**Member**

  
(Mr. Mahesh Lal Dodani)  
**Deputy Director (HR)**  
Human Rights Department  
**Member**

  
(Mr. Muhammad Aslam Khoso)  
**Director Human Rights**  
Human Rights Department

**DIRECTOR**  
**DIRECTORATE OF HUMAN RIGHTS**  
**GOVERNMENT OF SINDH**

**TECHNICAL EVALUATION REPORT / BIDDERS QUALIFICATION REPORT**

DHR/HR/Rent/2016-17/-1 dated: 25-5-2017

House no 14 Block 7/8, KMCHS Socity, Shahra-e-Faisal, Karachi.

1	Name of Procuring Agency:	Directorate of Human Rights Karachi
2	Tender Reference No.	DHR/HR/Rent/2016-17/-1dated: 25-5-2017
3	Tender description / Name of work / item:	Directorate of Human Rights House No 14 Block 7/8 KMCHS, Shahra-e-Faisal, Karachi.. (Tender: Office Space Required in Karachi )
4	Method of Procurement:	Single Stage - one envelope procedure.
5	Name of Firm / Bidder:	<b>Bin Abdullah Real Estate</b>
6	Schedule of Requirement	According to Tender
7	Funds / Budget	Available
8	1% Earnest Money	Available
9	Tender Fee / Cost of Bidding Document	Deposited.



(SMr. Abdul Qadir)

**Executive Engineer**

Work & Services Department

**Member**

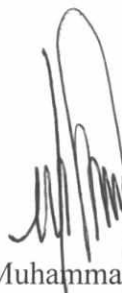


Mr. Mahesh Lal Doodani

**Deputy Director (HR)**

Human Rights Department

**Member**



Mr. Muhammad Aslam Khoso

**Director Human Rights**

Human Rights Department

**Chairman**

**DEPUTY DIRECTOR**  
Directorate of Human Rights  
Government of Sindh

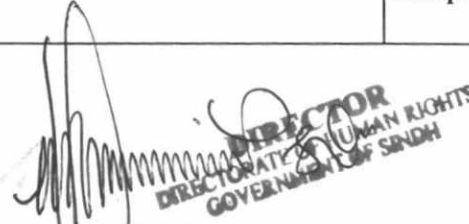
**DIRECTOR HUMAN RIGHTS**  
GOVERNMENT OF SINDH

**COMPARATIVE STATEMENT  
TENDER FOR OFFICE SPACE REQUIRED IN KARACHI  
UNDER DIRCTORATE OF HUMAN RIGHTS KARACHI**

<b>S. No</b>	<b>Description</b>	<b>Contractor</b>	<b>Remarks</b>
1	<u>Office Space Required in Karachi</u>	Bin Abdullah Real Estate	Procurement Committee recommended to award tender to Bin Abdullah Real Estate according to SPPRA Rules 48 that offered price or rate is comparable to the Market price



Mr. Abdul Qadir  
**Executive Engineer**  
Work & Services Department  
**Member**



**DIRECTOR**  
DIRECTORATE OF HUMAN RIGHTS  
GOVERNMENT OF SINDH

Mr. Mohammad Aslam Khoso  
**Director Human Rights**  
Human Rights Department  
**Chairman**



**DEPUTY DIRECTOR**  
Directorate of Human Rights  
Government of Sindh

Mr. Mahesh Lal Dedar  
**Deputy Director (HR)**  
Human Rights Department  
**Member**

# 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 / DEPT. Directorate of Human Rights
- 2) PROVINCIAL / LOCAL GOVT. / OTHER Sindh Province
- 3) TITLE OF CONTRACT Office Space Required in Karachi (Directorate of Human Right)
- 4) TENDER NUMBER 1
- 5) BRIEF DESCRIPTION OF CONTRACT Office Use
- 6) FORUM THAT APPROVED THE SCHEME PC-1
- 7) TENDER ESTIMATED VALUE 4,243(M)
- 8) ENGINEER'S ESTIMATE (For civil works only)
- 9) ESTIMATED COMPLETION PERIOD (AS PER CONTRACT)
- 10) TENDER OPENED ON (DATE & TIME) 25-05-2017
- 11) NUMBER OF TENDER DOCUMENTS SOLD 03  
(Attach list of buyers)
- 12) NUMBER OF BIDS RECEIVED 01
- 13) NUMBER OF BIDDERS PRESENT AT THE TIME OF OPENING OF BIDS 01
- 14) BID EVALUATION REPORT (Enclose a copy) Enclose
- 15) NAME AND ADDRESS OF THE SUCCESSFUL BIDDER Bin Abdullah Real Estate
- 16) CONTRACT AWARD PRICE 3,190 (M)
- 17) RANKING OF SUCCESSFUL BIDDER IN EVALUATION REPORT (i.e. 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> EVALUATION BID) 1st

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

- a) SINGLE STAGE - ONE ENVELOPE PROCEDURE  Domestic/ Local
- b) SINGLE STAGE - TWO ENVELOPE PROCEDURE  Yes  Local
- 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 \_\_\_\_\_

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

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

21) ADVERTISEMENT :

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

Yes	01-05-2017 33010
No	

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

Yes	(1) Daily Dawn 01.05.2017 (2) Express 01-5-2017 (3) Halchal 01-5-17
No	

22) NATURE OF CONTRACT

Domestic	<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"/>
-----	-------------------------------------	----	--------------------------

25) WHETHER APPROVAL OF COMPETENT AUTHORITY WAS OBTAINED FOR USING A METHOD OTHER THAN OPEN COMPETITIVE BIDDING?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

26) WAS BID SECURITY OBTAINED FROM ALL THE BIDDERS?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

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"/>
-----	-------------------------------------	----	--------------------------

28) WHETHER THE SUCCESSFUL BIDDER WAS TECHNICALLY COMPLIANT?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

29) WHETHER NAMES OF THE BIDDERS AND THEIR QUOTED PRICES WERE READ OUT AT THE TIME OF OPENING OF BIDS?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

30) WHETHER EVALUATION REPORT GIVEN TO BIDDERS BEFORE THE AWARD OF CONTRACT?

(Attach copy of the bid evaluation report)

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
-----	--------------------------	----	-------------------------------------

*Signature*

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"/>
-----	-------------------------------------	----	--------------------------

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 BE ASCERTAINED REGARDING FINANCING OF VISIT, IF ABROAD:  
(If yes, enclose a copy)

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------


37) WERE PROPER SAFEGUARDS PROVIDED ON MOBILIZATION ADVANCE PAYMENT THE CONTRACT (BANK GUARANTEE ETC.)?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

38) SPECIAL CONDITIONS, IF ANY  
(If yes, give Brief Description)

Yes	
No	No

Signature & Official Stamp of  
Authorized Officer

  
**D.D. / DIRECTOR**  
 Directorate of Human Rights  
 Govt of Sindh

FOR OFFICE USE ONLY

SPPRA, Block. No.8, Sindh Secretariat No.4-A, Court Ro

Tele: 021-9205356; 021-9205369 & Fax:

Print

Save

Reset

DIR/HR/Rent/1617/01

ANNEXURE-C:

SCHEDULE OF REQUIREMENTS

Description of Building	Bidder's Remark	
	(Yes)	(No)
Requisite Office are a measures approximately 250 Square Yard to 500 Square Yard	Yes	
Requisite Rental Space preferably be consists of ground floor 5 or more Rooms.	Yes	
Atrium cum reception area preferably,	Yes	
Should be a Secure and Peaceful Environment	Yes	
Should be a Separate washrooms and Kitchenette for required Office Premises.	Yes	
Provision for Adequate Air Conditioning System Setup.	Yes	
Provision for Adequate Telephone Lines Setup.	Yes	
Provision for well-planned cable trays for Power, computers and Telephone Cabling.	Yes	
Proper Generator Setup require of office premises	Yes	
Should be a Proper set up of the Car Parking and Lobby Areas.	Yes	

PRICE SCHEDULE:

Name of Bidder:

Monthly Rent (Lump Sum): Total Amount in Words: Two Lakh and Ninety Thousand 00

Note: PA 408 Dec N<sup>o</sup> 00577367201755 25/5/17

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. For each property separate pay order has to be enclosed as per the amount mentioned in the advertisement given in the newspaper.
3. Earnest money of 01% of One (01) Year rent demanded of the premises, in shape of Pay order or irrecoverable Bank Guarantee acceptable to the Human Rights Department, Government of Sindh is to be attached with Sealed Financial Proposal.

Signature & Stamp of the Bidder:

*[Handwritten Signature]*

Date: 25-05-2017



3. Earnest money of 01% of One (01) Year rent demanded of the premises, in shape of Pay order or

: 021-34382292-3  
: 021-34382294



DIRECTOR

**DIRECTORATE OF HUMAN RIGHTS  
GOVERNMENT OF SINDH**

Karachi dated the 09<sup>th</sup> June 2017

To

**Bin Abdullah Real Estate**  
Office # G. 10 Floor Sam Wood ;  
Shopping Mall Near Condominium  
Apartment Block 2 Clifton Karachi.

**SUBJECT: Contract Award Letter/Letter of Acceptance :Office Space Required in Karachi**  
**Directorate of Human Rights Government of Sindh**

Directorate of Human Rights is pleased to advise that you are the selected proponent pursuant to the above-noted procurement process.

Enclosed please find (2) copies of the Agreement for your signature. Please return all copies of the executed Agreement to the address set out above within fifteen (15) calendar days of receipt of this notice:

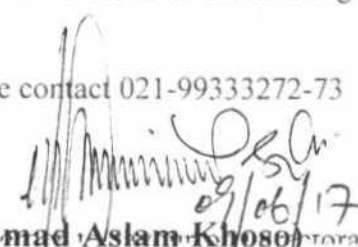
Failure to provide remaining performance security pay order to favour of Directorate of Human Rights within the specified timeline may result in the rescission of your selection in accordance with the rules of this procurement process.

Following execution of the Agreement **M/s Bin Abdullah Real Estate**, one original signed copy will be returned to you for your records.

- (a) the Agreement signed by both parties is returned to the selected proponent, and
- (b) written permission is expressly given to the Real Estate by Directorate of Human Rights Representative to begin work under the Agreement.

If you have any questions concerning this process, please contact 021-99333272-73

Sincerely

  
(Muhammad Aslam Khoso)  
Director Human Rights Sindh

  
Toll Free No. **0800-00011**





ASGHAR ALI STAMP VENDOR  
 Licence No. 117/17, City Court Karachi  
 S. No. 55089  
 SOLD BY: MUHAMMAD NAWAZ  
 ADVOCATE  
 WITNESSES: .....  
 VENDOR'S SIGNATURE: .....

02 JUN 2017

RUPEES ONE HUNDRED

TENANCY AGREEMENT

This indenture of Tenancy agreement is made at Karachi on this 9<sup>th</sup> day of June 2017.

Between

**Mr. Javaid Saleem Tunio** Muslim, adult, holding CNIC No.41304-5906110-9 resident House No: C- 51/2 Clifton Block 2 South Karachi, hereinafter referred to as the Landlord (which expression shall wherever the context so permit mean and include his/her legal representatives, heirs executors, administrators and assigns) of the ONE PART

AND

The Director, Directorate of Human Rights, Government of Sindh, Karachi through its Director Mr. Muhammad Aslam Khoso, Muslim, adult, resident of House No.C-149, Gulshane Hadeed 2-II extention Karachi holding National Identity Card No. 41205-4415423-9 hereinafter called the Tenant (which expression shall whenever the context so permit mean and include his legal representative heirs executors and Assigns) of the OTHER PART

WHEREAS the Landlord above named is the sole and absolute owner of House No C-51/2 Clifton Block 2, South Karachi, possessed of and otherwise well and sufficiently entitled with fitting/fixture/racks/furniture etc.etc. hereinafter referred to as the (SAID PREMISES)

AND whereas the Landlord has agreed to let and the Tenant agreed to take on the rental basis on the Terms and Conditions hereinafter appearing:

NOW, THIS INDENTURE WITNESSETH AS FOLLOW:

1. That as per 1<sup>st</sup> agreement after monthly rent of the said premises shall be Rs. 290,000/- (Rupees Two Lac Ninety thousand only) which shall be paid by the Tenant to the Landlord month to month in advance on or before 15<sup>th</sup> day of each English Calendar month positively failing which the Tenant shall be liable for ejection OR if deem fit for the tenant to pay rent for 11 months in advance.

- **SECURITY DEPOSIT.** The security deposit shall be equivalent to 1% of one Year Rent demanded of the Premises

"Consideration". The Security Deposit shall be retained by the Lessor for the entire Term and / or at the early expiry of this Agreement. This will be returned to the lessee by the Lessor in a timely manner after adjustment of dues, if any, and clearance of outstanding bills for electricity & telephone etc against the demised premises at the time of the vacant handing over of the Premises by the lessee to the Lessor pursuant to the Lease Agreement or upon termination of this Agreement in accordance with the provisions

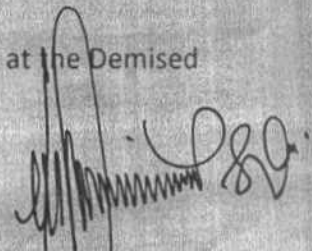
- **TERMINATION.** In the event that the Lessee desires to vacate the Premises at any time Prior to the expiration of the Term, then it shall give aprior written notice of such Intention to the Lessor of atleast 30 days. In the event that the Lessor receives any From the Lessee pursuant to this Clause of the Lessee's intention to vacate the then, the Lessor shall, on or prior to the effective date of such notice, return to the Lessee For the unexpired period of the Term and the Security Deposit with out any deductions What so ever. All the interior fixtures and furniture installed by Lessee shall be dismantled/ removed by Lessee at his own cost at the time of giving possession of Demised premises to Lessor. Any damage to the property during dis mantling/removing Will be got properly repaired by the lessee.

- On termination of this Agreement under this Clause, the Lessor shall immediately refund to the Lessee the Advance Payment for the unexpired portion of the Term and the Security Deposit, after adjusting the dues if any and clearance of outstanding bills electricity, telephone etc against the demised premises and payable by the lessee

1. Any additional electric supply required by the Lessee may be installed by the Lessor Subject to availability of load at the solecost of the Lessee (estimated cost would be Payable in advance), provided that the additional load is available from K. Electric or Utility agency and the Lessor shall be satisfied that the same will not cause any damage to the Building or Demised Premises.
2. The Lessor shall not be responsible to the Lessee for any power fluctuation, breakdown Or shut down due to any reason whats oever, nor for any damage, lossor consequence Resulting the refrom. However, incase of any disruption of Electricity, Gasor Water by The concerned authority /company, the Lessor shall make be stendeavors for the timely rectification.
3. The Lessor shall be at their own cost to have vigilant security guards at the Demised Premises to safeguard.



LESSOR:

  
LESSEE



- In pursuance of the said Agreement and inconsideration of the rent hereby reserved and of the covenants, conditions and stipulations hereby agreed and contained herein and on the Lessee's part to be paid, observed and performed, THE LESSOR hereby DEMISE UNTO THE LESSEE ALL THAT the demised premises TOGETHER WITH ALL rights and privileges hereto belonging or held or enjoyed there with, including the use and enjoyment in conjunction of all facilities herein after referred at the cost of the Lessor and has handed over the vacant possession of the demised premises situated at House No: C-51/2 Clifton Block 2 South Karachi (250 Square Yard) through its authorized representative Mr. Javed Saleem Tunio to Mr. Muhammad Aslam Khoso, the authorized representative of the Human Rights Department Govt. of Sindh (The Lessee) on 2017
- **TERM.** The term of the Lease Agreement shall commence with effect from 9<sup>th</sup> June of 2017 (the effective date) and shall initially continue to remain valid for 11 months (the "Term"). After the expiry of the Term the Lease Agreement shall be deemed to have extended till 9<sup>th</sup> June 2017 day of 8<sup>th</sup> May 2018 unless specifically terminated by either party by giving One month advance notice in writing. Thereafter, the Parties may mutually agree in writing to renew the Lease of the Demised Premises for any such further period and upon such term and conditions as may be mutually agreed upon by the Parties.
- The Income Tax Deduction Certificates to be issued by the office of Accountant General, Sindh in respect of the amount deducted on account of WHT at the time of making payment of rent as per provisions of the preceding para. The lessee (Human Rights Department Govt. of Sindh) shall also issue certificate on each occasion on its letter head confirming the deduction and the deposit of WHT in the account of FBR.
- **ANNUAL INCREASE.** The monthly rent shall not be enhanced Up to three (03) Years. In case, if the Lease Agreement is extended with mutual consent, rent shall be enhanced as per provision of Sindh Rented Premises Ordinance 1979.
- **SECURITY DEPOSIT.** The security deposit shall be equivalent to 1% of one Year Rent demanded of the Premises  

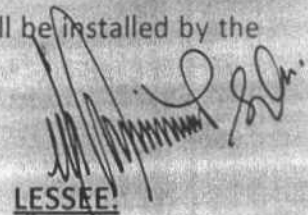
"Consideration". The Security Deposit shall be retained by the Lessor for the entire Term and / or at the early expiry of this Agreement. This will be returned to the lessee by the Lessor in a timely manner after adjustment of dues, if any, and clearance of outstanding bills for electricity & telephone etc against the demised premises at the time of the vacant handing over of the Premises by the lessee to the Lessor pursuant to the Lease Agreement or upon termination of this Agreement in accordance with the provisions

*Javed Saleem*

*Muhammad Aslam Khoso*

4. That it is clearly understood and agreed that all the terms and conditions laid down in the Agreement shall be binding equally upon the Lessor and Lessee as well as on their heirs, successors and legal representatives.
5. That the Lessee shall permit the Lessor and/ or the Lessor's representatives and agents to inspect the Demised Premises upon the Lessor giving to the Lessee at least two(2) days prior intimation in writing and shall permit the Lessor and/ or the Lessor's representatives or agents to carry out any repairs, alterations, improvements in or to the Demised Premises.
6. That the Lessor shall pay all taxes, cesses, charges and levies that are imposed in respect of the Demised Premises when ever and by whom so ever levied, including without limitation property tax, but excluding services charges and charges as defined in clause 11 of this Agreement and shall keep the Lessee indemnified in respect of such impositions at all times. However, the Professional Tax and/ or any other taxes pertaining to the Lessee's business shall be payable by the Lessee.
7. That the lessee shall maintain the demised premises, entire furniture, fixtures and fittings in the condition that the same was let to it, excepting normal wear & tear and shall not make any alteration in the demised premises, except with the prior permission of the Lessor. The lessee, hereby, also under-takes to get the replacement of any damaged portion and/ or any repair work of the premises, as mentioned in the statement annexed with this Agreement, at its own cost before the termination of the Lease Agreement.
8. That the lessee shall not demand any construction renovation expenses or any charges for fittings and fixtures from the Lessor at the time of termination of this Agreement.
9. That the Lessee shall promptly timely pay all utility bills and water, sewerage and conservancy charges relating to the time period comprising the Term in respect of the Demised Premises and shall provide a paid copy of such bills to the Lessor as and when demanded by the Lessor.
10. The Lessee shall not use the Demised Premises for any unlawful political purpose and shall not permit to be done any act or thing, or permit the same to be used for the purpose of holding public or political gathering so or employees union meetings, and not to permit or allow anyone, other than the security personnel to sleep in the Demised Premises.
11. The Lessee may install any signboard, name plate, logo, emblem and/ or insignia on the Demised Premises of a reasonable size. However no signboards shall be installed by the Lessee on the exterior of the building.

  
LESSOR

  
LESSEE




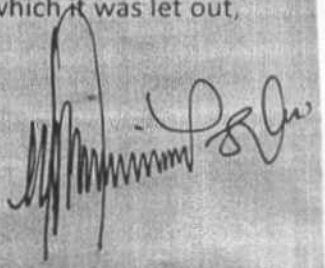
12. That the demised premises, its structure, fixture, fittings, glasses are properly insured from any reputable insurance company and it will be the sole responsibility of the Lessor, while insurance of the lessee's equipment and furniture & fixture will be the responsibility of lessee.
13. If the Demised Premises or any part there of, during the occupation of the Lessee, damaged and destroyed, due to structural defects or by any natural disaster like earthquake, storm or flood, acts of God, disturbances, civil unrest, riot or war ("force majeure") the Lessor will repair it at its own cost and expense immediately upon receipt of a notice to this effect.
14. The Lessee shall not sublet or part with the possession of the Demised Premises or any part there of, or in any manner assign the Lessee rights and obligations under this Lease without the prior consent in writing of the Lessor which consent shall not be unreasonably withheld.
15. The Lessee shall abide by the Lessor's reasonable rules, as advised to the Lessee in writing from time to time, relating to the maintenance in the Demised Premises and the building provided that these rules shall in no way impair the Lessee right of full use of the Demised Premises.
16. The Lessor hereby covenants with the Lessee that the Lessee paying the rent and performing their obligations here under shall peacefully enjoy the Demised Premises without any interruption from the Lessor or any person claiming under or in trust for them or by any authorities.
17. Any failure by the Lessor or the lessee to insist upon the strict performance of any covenant in this Lease shall not be considered as a waiver of the concerned party's right to enforce strict performance thereof.
18. The Lessee is authorized to put Cabins, Partitions etc. of wood or synthetic material without causing any damages to the floors or the Four Walls of the Premises.
19. The lessee under take to get this Deed of Lease executed and registered with the appropriate authorities, and the cost incidental to the preparation of the Lease in duplicate and the stamp duty and registration fee for the deed of Lease and counter part shall be borne / shared and paid by the Lessor. The Lessor shall extend all cooperation to the lessee for registering the Lease and its renewal.
20. This Agreement shall be governed by and construed in accordance with the laws of Pakistan. The parties submit to the jurisdiction of the Courts in Karachi.

  
LESSOR:

  
LESSEE:

21. Any notice required to be given under this Lease Agreement shall be in writing and shall be sufficiently served if addressed and delivered by Registered Post or first class courier service as follows or to such other address as either Party may here in after notify to the other Party in writing. The Notice shall be deemed to have been received when actually received by the recipient.
22. That on Expiry of Lease Agreement period, The Lessee shall handover to the Lessor vacant possession of the rented premise in its original condition in which it was let out, except normal wear and tear.


**LESSOR:**   
 Full Name, Zaved Saleem Tunio  
 Designation,  
 Complete Address,  
 CNIC No. 4130605906110-9

**LESSEE:**   
 Full Name,  
 Designation,  
 Complete Address,  
 CNIC No.....

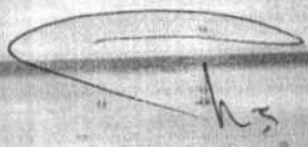
IN WITNESS WHERE OF, the parties here to have here unders ettheir hands the day and year first above written.

**WITNESSES:**

1. Name, Farooq Abdullah  
 Designation, State Agent  
 Complete  
 Address, Gill Bin Abdullah Estate Clifton Block 2  
 CNIC...42051-0931582-1

**LESSOR** 

2. Name,  
 Designation,  
 Complete Address,  
 CNIC.....

  
**LESSEE** Ancees Qasbi