

### Bid Evaluation Report

#### Evaluation Report- Acquiring of Branch Premises on Rental Basis Model Colony, Karachi

1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SNDB/COK/ADMIN/TD/651/2015
3	Tender Description	Evaluation Report- Acquiring of Branch Premises on Rental Basis <b>Model Colony, Karachi</b>
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published / SPPRA S.No	SPPRA S.No: 25956 Express Tribune, Daily Express & Daily Ibrat (1 <sup>st</sup> December 2015)
6	Total Bid Documents Sold	01
7	Total Bids Received	01
8	Bid Opening Date & Time	18/12/2015 at 1630 Hrs
9	No. Of Bid qualified	01
10	Bid(s) Rejected	-

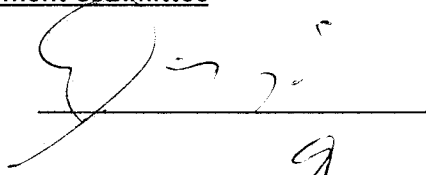
Detail on the above is as follows:

S No	Name of Firm or Bidder	Area	Cost offered by the Bidder	Ranking in terms of cost	Comparison with Estimated cost (Estimated Cost= Rs.125/- per sq.ft)	Reasons for acceptance/ Rejection (Qualifying Marks= 70%)	Remarks
0	1	2.a	2.b	3	4	5	6
1	Ms. Saima	1800 sq.ft	Rs. 200,000/- i.e. Rs. 111/- per sq.ft.	Lowest	Rs.14/- per sq.ft below the estimated cost	Qualified- Obtained 87% in the Evaluation Process	Rule 48 has been complied with

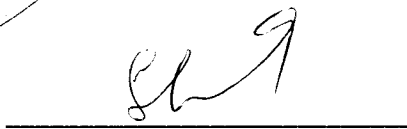
Accordingly going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bidder & it is also below the estimated cost.

#### 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



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

TYPE OF PROCUREMENT  ADMIN / IT / CONSULTANT / MEDIA  
TENDER NAME Acquiring of Premises-Model Colony  
TYPE OF TENDER  SINGLE STAGE-ONE ENVELOPE / SINGLE STAGE-TWO ENVELOPE / TWO STAGE / TWO STAGE-TWO ENVELOPE  
OPENING DATE 18/12/2015  
OPENING TIME 1630 hours

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

ATTENDANCE (REPS. OF BIDDERS)	NAME	FIRM
	<u>Akhtan / SAMMA</u>	

TOTAL BIDS ACCEPTED FOR EVALUATION 01  
TOTAL BIDS REJECTED -  
REMARKS \_\_\_\_\_

**PROCUREMENT COMMITTEE SIGNATURE**  
Head of Administration: \_\_\_\_\_  
Chief Finance Officer: \_\_\_\_\_  
Chief Manager, IDBL: \_\_\_\_\_

Date: \_\_\_\_\_

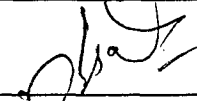
**Premises Evaluation Performa**

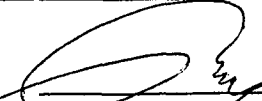
Location: Model Colony  
 Bidder: Saima

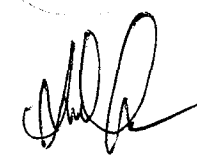
Serial No. 01  
 Pay order No. 14038224

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	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 (Commercial 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	15	5 Banks, within 1 km		Names 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		Tick the appropriate column
		7		7	2 Years		
		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	10	10	Constructed	Constructed	Map of the premises
		5			Plot	Plot	
Total Marks		100	83	87	Qualified / Disqualified		

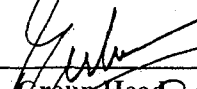
**Member Signatures - Evaluation Committee:**

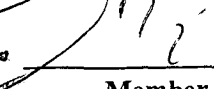
  
 M. Shahid Saleem  
 Admin Division

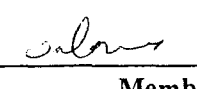
  
 Muhammad Farooq  
 Operation Division

  
 Dilshad Hussain Khan  
 Operation Division  
 Finance

**Signatures - Premises Committee:**

  
 Group Head

  
 Member

  
 Member

**Saeed Uddin Khan**  
 HEAD IN CHARGE  
 SINDH BANK LTD.

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

Date: \_\_\_\_\_

ATTENDANCE SHEET  
BID OPENING -

FOR SELECTION OF Acquiring of Branch Premises  
Model Colony Branch Date: 18-12-2015

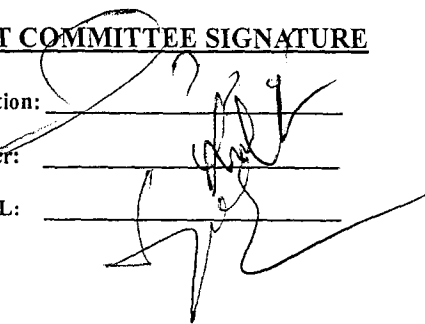
S.No	Company Name	Name of Company Representative	Contact No.	Company Address	Signature
1	Akhter Saima	By drop		Bud	

**PROCUREMENT COMMITTEE SIGNATURE**

Head of Administration: \_\_\_\_\_

Chief Finance Officer: \_\_\_\_\_

Chief Manager, IDBL: \_\_\_\_\_



## 4 FINANCIAL PROPOSAL

### PRICE SCHEDULE


Name & Contact Details of the Bidder SAIMA

Monthly Rent (Lump Sum) 200000/-

Monthly Rent (Per Square Feet) \_\_\_\_\_

### 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.
7. If the financial evaluation are the same, then then successful bidder will be the one who has Acquired maximum marks in evaluation phase.
8. Writing of tender reference as given in the NIT on the Envelop, carrying tender document is must or the bank will not be responsible if the documents are not received by the Procurement Committee on time

Signature & Stamp of the Bidder 

Date 9/12/2015

SIGNATURE MEMBERS PC-ADMI.

Head - Fin Div. 

Head - Admin Div. 

Member-IDBL. 

Date: \_\_\_\_\_

Dated: 16/02/2016  
TENDER No: SNDB/ADMIN/TD/651/2015

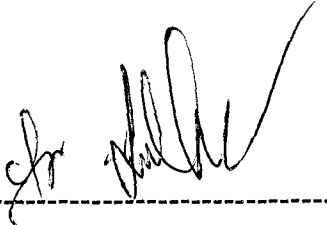
**Acquiring of Branch Premises on Rental Basis at Model Colony,  
Karachi**

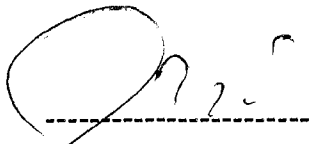
**Certificate in Compliance of rule 48 of SPPRA**

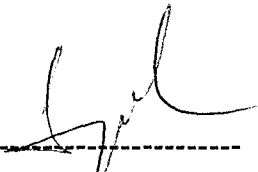
This is to certify that as only one bid was received against the tender, so Rule 48 has been complied with detail as follows:

S.No	Last tender Unit Price.	Estimated Price	Current tender Price
01	-	Rs.125/- per sq.ft	Rs.111 /- per sq.ft

**Member Procurement Committee**

  
-----  
Head of Finance Division

  
-----  
Head of Admin Division

  
-----  
Member of IDBL

**farhan.amir@sindhbankltd.com**

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**From:** <farhan.amir@sindhbankltd.com>  
**Date:** Wednesday, February 24, 2016 10:58 AM  
**To:** "SPPRA" <tenders@pprasindh.gov.pk>; <junaid.shaikh@sindhbankltd.com>  
**Cc:** "mohiuddin" <mohiuddin@sindhbankltd.com>; "Saleem Sb" <mohammad.saleem@sindhbankltd.com>;  
"Zulqarnain" <zulqarnain.memon@sindhbankltd.com>  
**Attach:** 02242016105651.pdf  
**Subject:** Acquiring of Branch Premises on Rental Basis at Model Colony, Karachi

Dear Sir,

Attached is the BER for hoisting at Sindh Bank Ltd & SPPRA websites.

Regards,  
Farhan



# Faizan Enterprises

To,

Head of Admin

Average Rent for Model colony Malir is Rs: 125/- Per Sq. Ft.

FAIZAN





**CONTRACT EVALUATION REPORTS SUBMISSION**

ACQUIRING AGENCY: Sindh Bank Ltd. TENDER REF: 651/2015  
Acq. of Branch Premises - Model Colony Karachi

Documents required with Contract Evaluation Reports: (Rule-50)	IC	AM
<input checked="" type="checkbox"/> a. Contract Evaluation Form duly Signed & Stamped	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> b. Letter of Award/ work order	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> c. Form of Contract/ Agreement	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> d. Bill of quantities/ schedule of requirements	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> e. Integrity pact ( <sup>Not</sup> where applicable.)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> f. Method of Receiving Courier	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> Hand	
	<input type="checkbox"/> Courier	
Initial		

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**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 LIMITED/ADMINISTRATION	
2) PROVINCIAL / LOCAL GOVT./ OTHER	SCHEDULED BANK	
3) TITLE OF CONTRACT	Acquiring of Branch Premises Model Colony	
4) TENDER NUMBER	SNDB/COK/ADMIN/TD/651/2015	
5) BRIEF DESCRIPTION OF CONTRACT	Same as Above	
6) FORUM THAT APPROVED THE SCHEME	Competent Authority	
7) TENDER ESTIMATED VALUE	Rs. 125/- Per Sq.fit	
8) ENGINEER'S ESTIMATE (For civil works only)	-	
9) ESTIMATED COMPLETION PERIOD (AS PER CONTRACT)	within 1 Month	
10) TENDER OPENED ON (DATE & TIME)	18/12/2015 At 1630 Hours	
11) NUMBER OF TENDER DOCUMENTS SOLD (Attach list of buyers)	01	
12) NUMBER OF BIDS RECEIVED	01	
13) NUMBER OF BIDDERS PRESENT AT THE TIME OF OPENING OF BIDS	-	
14) BID EVALUATION REPORT (Enclose a copy)	24/02/2016 Attached Ms. Saima, House No. 21/4-1, Model Colony, Karachi	
15) NAME AND ADDRESS OF THE SUCCESSFUL BIDDER	Ms. Saima, House No. 21/4-1, Model Colony, Karachi	
16) CONTRACT AWARD PRICE	Rs. 200,000/- i.e. Rs. 111/- Per Sq.fit	
17) RANKING OF SUCCESSFUL BIDDER IN EVALUATION REPORT (i.e. 1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> EVALUATION BID).	1) Ms. Saima	
18) METHOD OF PROCUREMENT USED : - (Tick one)		
a) SINGLE STAGE – ONE ENVELOPE PROCEDURE	<input checked="" type="checkbox"/>	Domestic/ Local
b) SINGLE STAGE – TWO ENVELOPE PROCEDURE	<input type="checkbox"/>	
c) TWO STAGE BIDDING PROCEDURE	<input type="checkbox"/>	
d) TWO STAGE – TWO ENVELOPE BIDDING PROCEDURE	<input type="checkbox"/>	

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  No

21) ADVERTISEMENT :

i) SPPRA Website  
(If yes, give date and SPPRA Identification No.)  
Yes SPPRA S. No:25956 ✓  
No

ii) News Papers  
(If yes, give names of newspapers and dates)  
Yes Express Tribune, Daily Express & Ibrat  
1st December 2015 ✓  
No

22) NATURE OF CONTRACT Domestic/Local  Int.

23) WHETHER QUALIFICATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS?  
(If yes, enclose a copy)  
Yes  No

24) WHETHER BID EVALUATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS?  
(If yes, enclose a copy)  
Yes  No

25) WHETHER APPROVAL OF COMPETENT AUTHORITY WAS OBTAINED FOR USING A METHOD OTHER THAN OPEN COMPETITIVE BIDDING?  
Yes  No

26) WAS BID SECURITY OBTAINED FROM ALL THE BIDDERS?  
Yes  No

27) WHETHER THE SUCCESSFUL BID WAS LOWEST EVALUATED BID / BEST EVALUATED BID (in case of Consultancies)  
Yes  No

28) WHETHER THE SUCCESSFUL BIDDER WAS TECHNICALLY COMPLIANT?  
Yes  No

29) WHETHER NAMES OF THE BIDDERS AND THEIR QUOTED PRICES WERE READ OUT AT THE TIME OF OPENING OF BIDS?  
Yes  No

30) WHETHER EVALUATION REPORT GIVEN TO BIDDERS BEFORE THE AWARD OF CONTRACT?  
(Attach copy of the bid evaluation report)  
Yes  No

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: 4/9/16

*Handwritten signature and stamp*

Signature & Official Stamp of Authorized Officer

77c  
Lt Col (R) Shahzad Begg  
EVP/Head of Administration  
SINDH BANK LIMITED

**FOR OFFICE USE ONLY**

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

Print

Save

Reset



HAIDER ALI STAMP VENDOR

Licence # 113

Amina Mariyam Manzil Sara Bhal Karimjee Road  
Flat # 1906 Block G-48, Nawabad Karachi.

SR No. DATE  
ISSUED TO WITH ADDRESS MR. Sindh Bank Ltd.

BOUGHT WITH ADDRESS MR.

PURPOSE

VALUE Rs. ATTACHED

STAMP VENDOR SIGNATURE

30 SEP 2014

**LEASE AGREEMENT  
MODEL COLONY, KARACHI BRANCH**

This Lease Agreement is made at Karachi on this 4th day of April 2016.

**BETWEEN**

Mst. Fehmida Perveen W/o Sajjad Hussain Muslim adult holding CNIC No.42201-8516351-6, R/o House No.21/4-1, Model Colony, 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 3<sup>rd</sup> Floor, Federation House, Abdullah Shah Ghazi Road, Clifton, Karachi, 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 Shop constructed on Ground floor on Plot No. 9-1/2A, Model Colony, Karachi.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the aforesaid premises measuring on Ground floor 1800 sq.ft. for opening of Model Colony, Karachi. (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:



Contd....P/2

فہمیدہ پروین

فہمیدہ پروین

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 1/5/2016 and ending on 31/3/2017.

1/6/2016 31/4/2017

**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 1/6/2016 and ending on 31/4/2017 (both days inclusive), renovation for further terms as per terms agreed between parties, subject to handing over possession of the Premises.

Rent

2. The monthly rent of the Demised Premises will be Rs.200,000/- (Rupees Two Hundred Thousand only).

Advance Rent

3. The Lessee has paid a sum of Rs.2,200,000/- (Rupees Two Million Two Hundred Thousand only) to the Lessor towards 11 months Advance Rent in respect of the Demised Premises for a period between 1/6/2016 to 31/4/2017 in addition to a sum of Rs.2,600,000/- (Rupees Two Million Six 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.

Possession of the Premises

4. The Lessor will complete the structural work with RCC Roof by 31st May, 2016. In case of failure to complete the job within due date and property could not be handed over to the Bank by the due date, this agreement will be treated as null and void and shall automatically cancelled, in that situation Bank will have no liability, whatsoever, but on the sole cost & consequences of the Lessor.

Renewal of Lease

5. 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

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

Ejectment

7. 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

8. 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 and security deposit for the unexpired period.

نمیدہ پروین

**SECTION – II**  
**(LESSEE'S COVENANTS)**

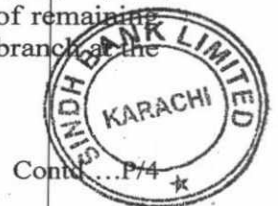
The Lessee hereby covenants with the Lessor that it shall:

- i) Not assign or sub let the Demised Premises or any part thereof to any other party;
- 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**  
**(LESSORS' 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. department 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.



فہمیدہ پروین

- vii) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- 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 without any extra charges;
- x) Allow installation of Solar PV Panels, at roof top for solar operated power system of Branch, which may take about 400 sq.ft.without any extra charges.
- xi) Provide suitable space (around the premises or on the roof top ) in Demised Premises without any extra charges for the installation of generator 60 KVA OR below and also provide Tax Certificate for permission of concerned departments for installation of generator.
- xii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- xiii) 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;
- xiv) 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;
- xv) Allow installation of outer of the ACs at a technically suitable place without any extra charges;
- xvi) Allow the placement of Lessee's signage/signboard on the roof top and front of the Demised Premises without any monetary claim.
- xvii) 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;
- xviii) 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;
- xix) 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;
- xx) 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.
- xxi) An amount of Rs.1,000,000/- for main cities and Rs.700,000/- for other cities branches will be withheld from advance rent, till the electric load as per the detail given below is not provided.



Category	Electric Load		Transformer Load	Meter
Main Cities Branches	25 KVA	OR	20 KW	90 Amp, 3 Phase



Further, 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 the right to deduct the amount of Rs.1500 per day OR fuel charges being incurred on running of the generator, whichever is higher. In case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at lessor's cost and responsibility.

- xxii) Provide at lessor's expense running sweet water connection throughout the tenancy period;
- xxiii) Provide at lessor's 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**



فہمیدہ پروین

Mst. Fehmida Perveen  
W/o Sajad Hussain  
CNIC. 42201-8516351-6

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

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

**WITNESSES**

Full Name: ALIKH TAR NAWAZ  
Signature: [Signature]  
NIC No.: 42201-0397018-3  
Address: 21/10-2-1 MODEL COLONY KARACHI

Full Name: Iftakhar A. Talabsoor  
Signature: [Signature]  
NIC No.: 42501-6174366-5  
Address: C-6-C.A.A colony KARACHI AIRPORT

IN MEMORY OF SHAHEED MOHTARMA BENAZIR BHUTTO



SNDB/ADMIN/ESTATE/. 025  
4 April 2016


Mrs. Fehmida Perveen  
House No.21/4-1,  
Model Colony, Karachi

**Subject: Letter of Award –Model Colony**

Bid against Location offered on subject NIT dated 1/12/2015, has been accepted.  
Lease agreement is enclosed for necessary signature & early return, please.

Sincerely,

For & behalf of Sindh Bank Limited,



\_\_\_\_\_  
Muhammad Shahid Saleem  
AVP-I  
Sindh Bank Limited

<b>Bid Evaluation Report</b>		
Evaluation Report- Acquiring of Branch Premises on Rental Basis Model Colony, Karachi		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SNDB/COK/ADMIN/TD/651/2015
3	Tender Description	Evaluation Report- Acquiring of Branch Premises on Rental Basis <b>Model Colony, Karachi</b>
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published / SPPRA S.No	SPPRA S.No: 25956 Express Tribune, Daily Express & Daily Ibrat (1 <sup>st</sup> December 2015)
6	Total Bid Documents Sold	01
7	Total Bids Received	01
8	Bid Opening Date & Time	18/12/2015 at 1630 Hrs
9	No. Of Bid qualified	01
10	Bid(s) Rejected	-

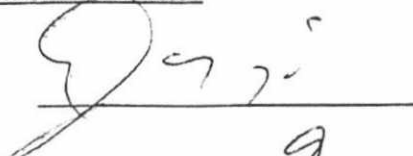
Detail on the above is as follows:

S No	Name of Firm or Bidder	Area	Cost offered by the Bidder	Ranking in terms of cost	Comparison with Estimated cost (Estimated Cost= Rs.125/- per sq.ft)	Reasons for acceptance/ Rejection (Qualifying Marks= 70%)	Remarks
0	1	2.a	2.b	3	4	5	6
1	Ms. Saima	1800 sq.ft	Rs. 200,000/- i.e. Rs. 111/- per sq.ft.	Lowest	Rs.14/- per sq.ft below the estimated cost	Qualified- Obtained 87% in the Evaluation Process	Rule 48 has been complied with

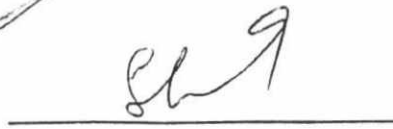
Accordingly going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bidder & it is also below the estimated cost.

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



#### 4 FINANCIAL PROPOSAL

PRICE SCHEDULE

Name & Contact Details of the Bidder SAIMA

Monthly Rent (Lump Sum) 2.00000/

Monthly Rent (Per Square Feet) \_\_\_\_\_

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.
7. If the financial evaluation are the same, then then successful bidder will be the one who has Acquired maximum marks in evaluation phase.
8. Writing of tender reference as given in the NIT on the Envelop, carrying tender document is must or the bank will not be responsible if the documents are not received by the Procurement Committee on time

Signature & Stamp of the Bidder Sr.

Date 9/12/2015

SIGNATURE MEMBERS PC-ADMIN.

Head - Fin Div. S. S. Khan

Head - Admin Div. [Signature]

Member-IDBL. [Signature]

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Premises Evaluation Performa**


Location: Model Colony  
 Bidder: Saima


Serial No. 01


Pay order No. 14038224

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	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 (Commercial 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	15	5 Banks, within 1 km		Names 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		Tick the appropriate column
		7		7	2 Years		
		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	10	10	Constructed	Constructed	Map of the premises
		5			Plot	Plot	
Total Marks		100	83	87	Qualified / Disqualified		


**Member Signatures - Evaluation Committee:**

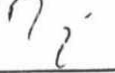
  
 M. Shahid Saleem  
 Admin Division

  
 Muhammad Farooq  
 Operation Division

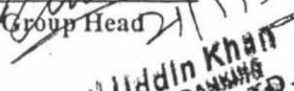
  
 Dilshad Hussain Khan  
 Operation Division  
 Finance

**Signatures - Premises Committee:**

  
 Group Head

  
 Member

  
 Member

  
 Saeed Uddin Khan  
 HEAD, ISLAMIC BANKING  
 SINDH BANK LTD.

**SIGNATURE MEMBERS PC-ADMIN**  
 Head - Fin Div. \_\_\_\_\_  
 Head - Admin Div. \_\_\_\_\_  
 Member-IDBL. \_\_\_\_\_  
 Date: \_\_\_\_\_

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

TYPE OF PROCUREMENT  ADMIN / IT / CONSULTANT / MEDIA  
TENDER NAME Acquiring of Premises-Model Colony  
TYPE OF TENDER  SINGLE STAGE-ONE ENVELOPE / SINGLE STAGE-TWO ENVELOPE / TWO STAGE / TWO STAGE-TWO ENVELOPE  
OPENING DATE 18/12/2015  
OPENING TIME 1630 Hours


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

ATTENDANCE (REPS. OF BIDDERS)	NAME	FIRM
	<u>Akhtan / SAIMA</u>	

TOTAL BIDS ACCEPTED FOR EVALUATION 01  
TOTAL BIDS REJECTED -  
REMARKS \_\_\_\_\_

PROCUREMENT COMMITTEE SIGNATURE

Head of Administration: \_\_\_\_\_  
Chief Finance Officer: \_\_\_\_\_  
Chief Manager, IDBL: \_\_\_\_\_



ATTENDANCE SHEET  
BID OPENING -

FOR SELECTION OF Acquiring of Branch Premises  
Model Colony Branch Date: 18-12-2015

S.No	Company Name	Name of Company Representative	Contact No.	Company Address	Signature
1	Akhter Saima	By drop		Bud	

PROCUREMENT COMMITTEE SIGNATURE

Head of Administration: \_\_\_\_\_

Chief Finance Officer: \_\_\_\_\_

Chief Manager, IDBL: \_\_\_\_\_



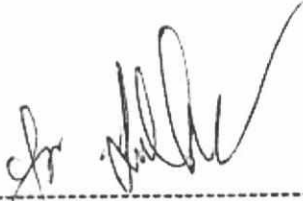
Dated: 16/02/2016  
TENDER No: SNDB/ADMIN/TD/651/2015

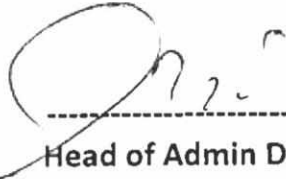
**Acquiring of Branch Premises on Rental Basis at Model Colony,  
Karachi**  
**Certificate in Compliance of rule 48 of SPPRA**

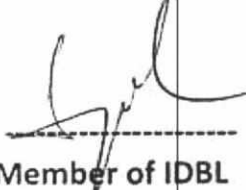
This is to certify that as only one bid was received against the tender, so Rule 48 has been complied with detail as follows:

S.No	Last tender Unit Price.	Estimated Price	Current tender Price
01	-	Rs.125/- per sq.ft	Rs.111 /- per sq.ft

**Member Procurement Committee**

  
-----  
Head of Finance Division

  
-----  
Head of Admin Division

  
-----  
Member of IDBL



**Acquiring of Branch Premises (Model Colony Branch)**

S.NO	BIDDER NAME	AMOUNT	PO NO	BANK NAME
1	Ms Saima	300	14038222	Soneri Bank
<b>Total</b>			<b>300/-</b>	

### **3 SCOPE OF WORK**

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

**farhan.amir@sindhbankltd.com**

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**From:** <farhan.amir@sindhbankltd.com>  
**Date:** Thursday, April 07, 2016 11:41 AM  
**To:** "SPPRA" <tenders@pprasindh.gov.pk>; <junaid.shaikh@sindhbankltd.com>  
**Cc:** "mohiuddin" <mohiuddin@sindhbankltd.com>; <ather.iqbal@sindhbankltd.com>; "Saleem Sb" <mohammad.saleem@sindhbankltd.com>; "Shahid Saleem" <shahid.saleem@sndb.com>  
**Attach:** 04072016113738.pdf  
**Subject:** Rule 50 Compliance - Acquiring of Branch Premises on Rental Basis at Model Colony Branch

**Dear Concern,**

Please refer the attached mentioned documents of captioned subject tender needs to be hoist on SNDB and SPPRA websites as per SPPRA Rule # 50.

1. Contract Evaluation Report
2. Form of Contract/Agreement
3. Letter of Award
4. Scope of work/Requirement

Kindly confirm once it is get hoisted on your respective websites and subsequently release all respective ID related to tender.

Regards,

Farhan A Siddiqui