

Bid Evaluation Report		
Evaluation Report- Acquiring of Branch Premises on Rental Basis BERANI DISTRICT SANGHAR		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SNDB/COK/ADMIN/TD/594/2015
3	Tender Description	Evaluation Report- Acquiring of Branch Premises on Rental Basis BERANI DISTRICT SANGHAR
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published / SPPRA S.No	SPPRA S.No: 24602 25032 Express Tribune, Daily Express & Daily Ibrat (17 th June 2015)
6	Total Bid Documents Sold	03
7	Total Bids Received	03
8	Bid Opening Date & Time	02/07/2015 at 1200 Hrs 26/08/2015 at 1600 Hrs.
9	No. Of Bid qualified	01
10	Bid(s) Rejected	-

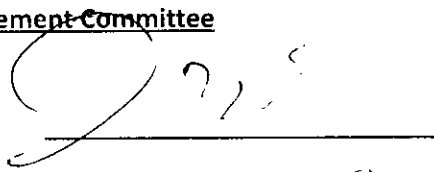
Detail on the above is as follows:

S.No	Name of Firm or Bidder	Area	Cost offered by the Bidder	Ranking in terms of cost	Comparison with Estimated cost (Estimated Cost - Rs.75/- per sq.ft)	Reasons for acceptance/ Rejection (Qualifying Marks- 70%)	Remarks
0	1	2.a	2.b	3	4	5	6
1.	Aurangzeb	1750 sq.ft	Rs.65,000/- i.e. Rs. 37/- per sq.ft.	2 nd Lowest	Rs.38/- per sq.ft below the estimated cost	Qualified - Obtained 73% in the Evaluation Process	Accepted for Award of Contact
2.	Muhammad Saleem	8000 sq.ft	Rs. 50,000/- i.e. Open Plot	1 st Lowest	Rs. 68.75/- per sq.ft below the estimated cost	Disqualified - Obtained 55% in the Evaluation Process	
3	Behram Khan	1600 sq.ft	Rs. 80,000/- i.e. Rs. 50/- per sq.ft.	3 rd Lowest	Rs.25/- per sq.ft below the estimated cost	Disqualified - Obtained 0% in the Evaluation Process	

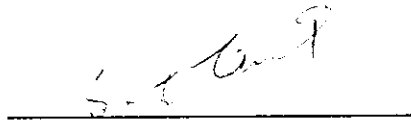
Accordingly going by the eligibility criteria offered in the tender document, Serial No.1 stands as only qualified bidder & it is also below the estimated cost.

Members Signature- Procurement Committee

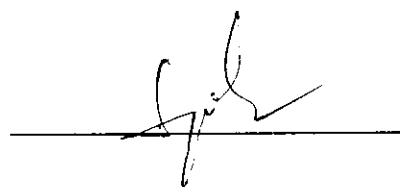
Lt. Col. (R) Shahzad Begg
Head of Administration



Mr. Saeed Jamal
Chief Financial Officer



Mr. Syed Muhammad Aqeel
Chief Manager, IDBL Karachi



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

TYPE OF PROCUREMENT ADMIN / IT / CONSULTANT / MEDIA

TENDER NAME ACQUIRING OF BRANCH PREMISES

TYPE OF TENDER SINGLE STAGE-ONE ENVELOPE / SINGLE STAGE-TWO ENVELOPE / TWO STAGE / TWO STAGE-TWO ENVELOPE

OPENING DATE 26/8/15

OPENING TIME 1600 Hrs

ATTENDANCE (MEMBER PC)
HSA
CFO
CHIEF MANAGER, IDBL

ATTENDANCE (REPS. OF BIDDERS)	NAME	FIRM
	<u>AURAZZOS</u>	_____
	<u>M. SALOM</u>	_____
	<u>BEHRAN IGAN</u>	_____
	_____	_____
	_____	_____
	_____	_____

TOTAL BIDS ACCEPTED FOR EVALUATION 03

TOTAL BIDS REJECTED _____

REMARKS _____

PROCUREMENT COMMITTEE
MA
26/08/15

SIGNATURE MEMBERS PC-ADMIN
 Head - Fin Div. [Signature]
 Head - Admin Div. [Signature]
 Member-IDBL [Signature]
 Date: _____

Dated:

Premises Evaluation Performa

Location Berani

Serial No: ①

Bidder Awlangzaib

Pay Order No. 307424

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	5	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	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	10	10	Constructed	Constructed	Map of the premises
		5			Plot	Plot	
Total Marks		100	83	73	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 (Sindh)
Bergal

Member

Member

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. S.K. Qureshi

Head - Admin Div. [Signature]

Member-IDBL. [Signature]

Date: [Signature]

Dated:

Premises Evaluation Performa

Location Berani

Serial No: (2)

Bidder Mohammad Saleem

Pay Order No. 466236

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	15	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	10	10	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	0	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	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	75	35	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 (Said)
Resaid

Member

Member

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. S.K. Qureshi

Head - Admin Div. S.K. Qureshi

Member-IDBL. S.K. Qureshi

Date: _____

Dated:

Premises Evaluation Performa

Location Berani

Serial No: 3

Bidder Behram Khan

Pay Order No. 2117369

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		On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	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	0		5 Banks within 1 km		Name of the Banks with exact distances from the premises offered
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		3			3 Years		
5	Parking Space (Dedicated to the premises)	10	10		Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
					1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10		Constructed	Constructed	Map of the premises
		5			Plot	Plot	
Total Marks		100	78		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 (Sdoh)

Member

Member

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. S. S. Khan

Head - Admin Div. S. S. Khan

Member-IDBL. S. S. Khan

Date:

4 FINANCIAL PROPOSAL

PRICE SCHEDULE

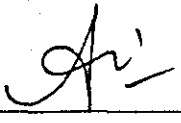
Name & Contact Details of the Bidder Aurangzeb
0321-3999299

Monthly Rent (Lump Sum) PKR 65,000/-

Monthly Rent (Per Square Feet) PKR 37.5/-

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.


Signature & Stamp of the Bidder 

Date _____

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. 

Head - Admin Div. 

Member-IDBL. 

Date: 

4 FINANCIAL PROPOSAL

PRICE SCHEDULE

Name & Contact Details of the Bidder MUHAMMAD SALEEM
0344-3046807
021-111557444/337

Monthly Rent (Lump Sum) Rs. 50,000/- Fifty thousands

Monthly Rent (Per Square Feet) Rs 50 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.
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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.

Signature & Stamp of the Bidder 

Date 26.08.2015

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. 

Head - Admin Div. 

Member-IDBL. 

Date: 

4 FINANCIAL PROPOSAL

PRICE SCHEDULE

Name & Contact Details of the Bidder BEHRAM KHAN

Monthly Rent (Lump Sum) 80000

Monthly Rent (Per Square Feet) 50

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.

Signature & Stamp of the Bidder [Signature]

Date _____

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. [Signature]

Head - Admin Div. [Signature]

Member-IDBL. [Signature]

Date: _____

Renovation of Faisal Town Branch

S.NO	COMPANY NAME	AMOUNT	PO NO	BANK NAME
1	Memar Associates	300	10154110	Allied Bank
2	Z.A Construction	300	00000450	Soneri Bank
Total			600/-	

Renovation of Chakwal Brach

S.NO	COMPANY NAME	AMOUNT	PO NO	BANK NAME
1	Z.A Construction	300	00000559	Soneri Bank
Total			300/-	

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 Berani Distt. *Sangher*
- 4) TENDER NUMBER SNDB/COK/ADMIN/TD/594/2015
- 5) BRIEF DESCRIPTION OF CONTRACT SAME AS ABOVE
- 6) FORUM THAT APPROVED THE SCHEME COMPETENT AUTHORITY
- 7) TENDER ESTIMATED VALUE Rs.75/- 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) 26/08/2015 at 1600 Hrs
- 11) NUMBER OF TENDER DOCUMENTS SOLD 03
(Attach list of buyers)
- 12) NUMBER OF BIDS RECEIVED 03
- 13) NUMBER OF BIDDERS PRESENT AT THE TIME OF OPENING OF BIDS _____
- 14) BID EVALUATION REPORT 15/10/15 Attached
(Enclose a copy)
- 15) NAME AND ADDRESS OF THE SUCCESSFUL BIDDER Aurangzeb
- 16) CONTRACT AWARD PRICE Rs.38/- per sq.ft
- 17) RANKING OF SUCCESSFUL BIDDER IN EVALUATION REPORT
(i.e. 1st, 2nd, 3rd EVALUATION BID). Aurangzeb

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:25032
No	

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

Yes	TRIBUNE, DAILY EXPRESS & DAILY Mashriq (10/06/2015)
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"/>
-----	-------------------------------------	----	--------------------------

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

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

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

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

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

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

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

Yes	
No	NO

39) Date of Award of Contract: 22/10/2015

Signature & Official Stamp of
Authorized Officer

FOR OFFICE USE ONLY

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

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

Acquiring of Branch Premises (Berani Taluka)

S.NO	COMPANY NAME	AMOUNT	PO NO	BANK NAME
1	Aurangzaib	300	307426	Sindh Bank
2	Behram Khan	300	307425	Sindh Bank
3	Mohammad Saleem	300	00466237	Al-Habib
Total		900/-		

Bid Evaluation Report		
Evaluation Report- Acquiring of Branch Premises on Rental Basis BERANI DISTRICT SANGHAR		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SNDB/COK/ADMIN/TD/594/2015
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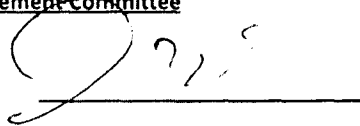
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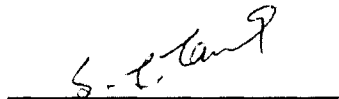
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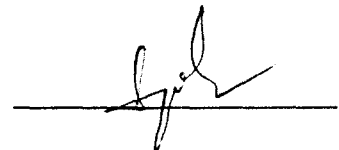
Lt. Col. (R) Shahzad Begg
Head of Administration



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 BRANCH PREMISES BERANI
TYPE OF TENDER SINGLE STAGE-ONE ENVELOPE / SINGLE STAGE-TWO ENVELOPE / TWO STAGE / TWO STAGE-TWO ENVELOPE
OPENING DATE 02/07/15
OPENING TIME 12:00 PM
ATTENDANCE (MEMBER PC) H.A.
CFO
CHIEF MANAGER, IDBL

	NAME	FIRM
ATTENDANCE (REPS. OF BIDDERS)	<u>AURANGZEB</u>	_____
	<u>M. SALEEM</u>	_____
	<u>BEHRAM KHAN</u>	_____
	_____	_____
	_____	_____
	_____	_____

TOTAL BIDS ACCEPTED FOR EVALUATION 03
TOTAL BIDS REJECTED -
REMARKS _____

PROCUREMENT COMMITTEE

2/7/15

SIGNATURE MEMBERS PC-ADMIN
Head - Fin Div. S.K. G.
Head - Admin Div. S.K. G.
Member-IDBL. S.K. G.
Date: _____

Dated:

Premises Evaluation Performa

Location Berani

Serial No: ①

Bidder Aurangzaib

Pay Order No. 3074124

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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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	
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6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			Plot	Plot	
Total Marks		100	83	73	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 (Sindh)
Khalid

Member

Member

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. S.K. 101

Head - Admin Div. [Signature]

Member-IDBL. [Signature]

Date: [Signature]

Dated:

Premises Evaluation Performa

Location Berani

Serial No: 2

Bidder Mohammad Saleem

Pay Order No. 466236

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	15	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	10	10	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	0	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	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	75	35	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 (Said)
Resaid

Member

Member

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. S.K. Khan

Head - Admin Div. S.K. Khan

Member-IDBL. S.K. Khan

Date: 27/11/2017

Dated:

Premises Evaluation Performa

Location Berani

Serial No: 3

Bidder Behram Khan

Pay Order No. 2117369

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		On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	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	0		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		1 Year		Details
		7			2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10	10		Above 4 Vehicles	4 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
					1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10		Constructed	Constructed	Map of the premises
		5			Plot	Plot	
Total Marks		100	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 Head (S.No. 1)
Group Head (S.No. 1)

Member

Member

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. S.K.A.

Head - Admin Div. S.K.A.

Member-IDBL. S.K.A.

Date: 27/11/17

4 FINANCIAL PROPOSAL

PRICE SCHEDULE

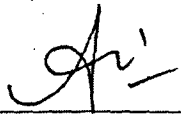
Name & Contact Details of the Bidder Aurangzeb
0321-3999 299

Monthly Rent (Lump Sum) PKR 65,000/-

Monthly Rent (Per Square Feet) PKR 37.5/-

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.

Signature & Stamp of the Bidder 

Date: _____

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. 

Head - Admin Div. 

Member-IDBL. 

Date: _____

4 FINANCIAL PROPOSAL

PRICE SCHEDULE


Name & Contact Details of the Bidder MUHAMMAD SALEEM
0344-3046809
021-11155444/337

Monthly Rent (Lump Sum) RS. 50,000/2 Fifty thousand

Monthly Rent (Per Square Feet) RS 50 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.

Signature & Stamp of the Bidder 

Date 26.08.2015

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. 

Head - Admin Div. 

Member-IDBL. 

Date: 

4 FINANCIAL PROPOSAL

PRICE SCHEDULE

Name & Contact Details of the Bidder BEHRAM KHAN

Monthly Rent (Lump Sum) 80000

Monthly Rent (Per Square Feet) 50

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.

Signature & Stamp of the Bidder [Signature]

Date _____

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. [Signature]

Head - Admin Div. [Signature]

Member-IDBL. [Signature]

Date: _____



SNDB/ADMIN/ESTATE/. 011
21 October 2015

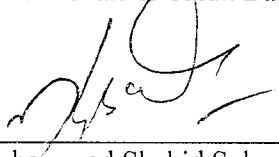
**Mr. Aurangzaib
House No.40-C,
East Street-5,
Phase-1, DHA,
Karachi.**

Subject: Letter of Award – Berani District Sanghar

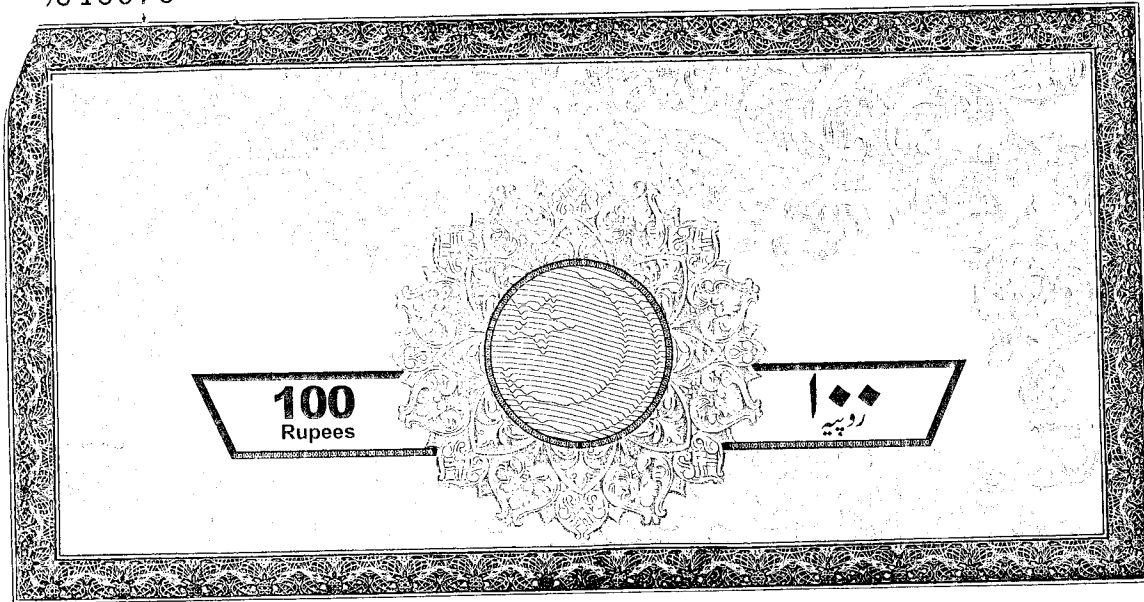
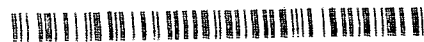
Bid against Location offered on subject NIT dated 10/08/2015, has been accepted.
Lease agreement is enclosed for necessary signature & early return, please.

Sincerely,

For & behalf of Sindh Bank Limited,



Muhammad Shahid Saleem
AVP-II
Sindh Bank Limited



SHAKEELA SHAIKH STAMP VENDOR
Licence # 34, Shop # 30
Clifton Centre Block-5 Clifton Karachi.

16 FEB 2015

S. No. 16588 Date: 16/02/2015
Issued With Address: Berani, District Sanghar
Through With Address: Berani, District Sanghar
Purpose: Stamp
Value for: 100/- Attached: 100/-
Stamp Vendor's Signature: [Signature]

LEASE AGREEMENT
BERANI BRANCH, DISTRICT SANGHAR

This Lease Agreement is made at Karachi on this 16/02 day of February 2015.

BETWEEN

Mr. Aurangzaib S/o Atta Muhammad Mari, Muslim, Adult, holding CNIC No.42301-4844167-5, R/o House No.40-C, East Street-5, Phase-1, DHA, 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 Property Plot No.46 & 38, total measuring 1750 sq.fts., situated at Deh Berani, Nauabad Road, Berani, Taluka Tando Adam, District Sanghar.

[Handwritten signature]

AND WHEREAS the Lessor have agreed to let and the Lessee has agreed to take on lease the premises measuring on ground floor 1750 sq.ft., for opening of Berani Branch, District Sanghar. (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:

Contd....P/2

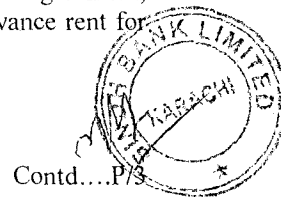


NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

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 15/10/2015 and ending on 14/9/2016.

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 **15/10/2015** and ending on **14/9/2016** (both days inclusive).
- Rent
2. The monthly rent of the Demised Premises will be Rs.65,000/- (Rupees Sixty Five Thousand only).
- Advance Rent
3. The Lessee has paid a sum of Rs.715,000/- (Rupees Seven Hundred Fifteen Thousand only) to the Lessor towards 11 months Advance Rent in respect of the Demised Premises for a period between 15/10/2015 to 14/9/2016 in addition to a sum of Rs.1,625,000/- (Rupees One Million Six Hundred Twenty Five 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. 500,000/- (Rupees Five Hundred Thousand only) shall be released after satisfaction / completion of terms and conditions herein-below.
- Renewal of Lease
4. 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
5. The Lessee shall have a right to terminate this Agreement upon giving to the Lessor 90 days' notice in writing.
- Ejection
6. 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
7. 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;
- 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.

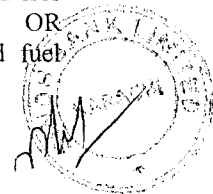
SECTION - III
(LESSOR'S COVENANTS)

The Lessor hereby covenants with the Lessee that he shall:

The Lessor hereby covenants with the Lessee that he shall:

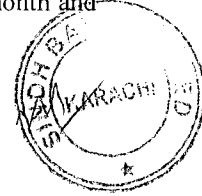
- i) Hand over the possession of the Demised Premises to the Lessee at the time of signing of this agreement;
- ii) To provide place for Emergency Exit. for any emergency situation in branch;
- iii) To provide NOCs/Permissions for establishment of Bank's Branch at the Demised Premises from all concerned 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.
- iv) To provide proper place for Earth Bore/Earth Pits.
- v) 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.
- vi) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;

- vii) Allow the Lessee to construct RCC lockers room/ vaults, toilet(s) and one kitchen in the Demised Premises as per its requirement;
- viii) Allow installation of radio/TV/PTCL/DISH antenna and Network Tower (100 feet approximately) on the roof top of the Demised Premises;
- ix) 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.
- x) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- xi) 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;
- xii) 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;
- xiii) Allow installation of outer of the ACs at a technically suitable place without any extra charges;
- xiv) Allow the placement of Lessee's neon signs on the roof top and front of the Demised Premises without any monetary claim.
- xv) 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;
- xvi) 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;
- xvii) 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;
- xviii) 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.
- xix) Provide electricity connection at the Demised Premises with 15 KVA Transformer OR 10 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.



- xx) Provide at his expense running sweet water connection;
- xxi) 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**

Mr. Aurangzaib
S/o Atta Muhammad Mari
CNIC. 42301-4844167-5

Syed Assad Ali
AEVP & Regional Head
CNIC. 42000-0503790-5

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

WITNESSES

Full Name: Muhammad Tariq
 Signature: [Signature]
 NIC No.: 42101-37968547-1
 Address: Block # 18, Scheme # 4
Mazharul ul
Karachi

Full Name: Shahzad Begg
 Signature: [Signature]
 NIC No.: 42301-0382282-1
 Address: Sindh Bank Ltd
Head Office
Khi

3 SCOPE OF WORK

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