

SINDH PUBLIC PROCUREMENT REGULATORY AUTHORITY

CONTRACT EVALUATION FORM

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

- Project Implementation Unit, Karachi Neighborhood Improvement Project, Planning & Development Department Govt. of Sindh
- 1) NAME OF THE ORGANIZATION / DEPTT. Provincial Govt.
- 2) PROVINCIAL / LOCAL GOVT./ OTHER Procurement for acquiring of office premises on rental basis in Karachi
- 3) TITLE OF CONTRACT
- 4) TENDER NUMBER INFO-KRY No. 3570/17 dated 01 August 2017
- 5) BRIEF DESCRIPTION OF CONTRACT Procurement for acquiring of office premises on rental basis in Karachi for Project Implementation Unit, Karachi Neighborhood Improvement Project
- 6) FORUM THAT APPROVED THE SCHEME P&D Department, Govt. of Sindh
- 7) TENDER ESTIMATED VALUE As per PC-1
- 8) ENGINEER'S ETIMATE (For civil works only) Not Applicable_____
- 9) ESTIMATED COMPLETION PERIOD (AS PER CONTRACT) Eleven (11) Months
- 10) TENDER OPENED ON (DATE & TIME) 17.08.2017
- 11) SOLD Bidding documents hosted on SPPRA Website and Directorate UP&SP's Website
- 12) NUMBER OF BIDS RECEIVED 01
- 13) NUMBER OF BIDDERS / REPRESENTATIVES PRESENT AT THE TIME OF OPENING OF BIDS 01
- 14) BID EVALUATION REPORT Attached_____
- 15) NAME AND ADDRESS OF THE SUCCESSFUL BIDDER Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad 62-A Street No.9-A, Muhallah Gulshan-e-Faisal Bath Island. Karachi.
- 16) CONTRACT AWARD PRICE PKR 66,00,000/= (Inclusive all applicable taxes).
- 17) RANKING OF SUCCESSFUL BIDDER IN EVALUATION REPORT (i.e. 1st, 2nd, 3rd EVALUATION BID). Top Ranked
Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad
- 18) METHOD OF PROCUREMENT USED : - (Tick one)
- a) SINGLE STAGE – ONE ENVELOPE PROCEDURE
- b) SINGLE STAGE – TWO ENVELOPE PROCEDURE
- c) TWO STAGE BIDDING PROCEDURE
- d) TWO STAGE – TWO ENVELOPE BIDDING PROCEDURE

19) APPROVING AUTHORITY FOR AWARD OF CONTRACT _____

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

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

21) ADVERTISEMENT :

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

Yes	Date: 28.07.2017 SPPRA Sr. No.34066
No	

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

Yes	Dailies Dawn, Kawish, & Jang on INFO-KRY No. 3570/2017 dated 01 st August, 2017 respectively.
No	

22) NATURE OF CONTRACT

Domestic/ Local	<input checked="" type="checkbox"/>	Int.	
---------------------------	-------------------------------------	------	--

23) WHETHER QUALIFICATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS?
(If yes, enclose a copy)

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

24) WHETHER BID EVALUATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS?
(If yes, enclose a copy)

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

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

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

26) WAS BID SECURITY OBTAINED FROM ALL THE BIDDERS?

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

27) WHETHER THE SUCCESSFUL BID WAS LOWEST EVALUATED BID / BEST EVALUATED BID (in case of Consultancies)

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

28) WHETHER THE SUCCESSFUL BIDDER WAS TECHNICALLY COMPLIANT?

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

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	
-----	-------------------------------------	----	--

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

Yes	<input checked="" type="checkbox"/>		
-----	-------------------------------------	--	--

31) ANY COMPLAINTS RECEIVED
(If yes, result thereof)

Yes	
No	No any complaints received

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	
-----	-------------------------------------	----	--

36) WAS A VISIT MADE BY ANY OFFICER/OFFICIAL OF THE PROCURING AGENCY TO THE
SUPPLIER' PREMISES IN CONNECTION WITH THE PROCUREMENT? IF SO, DETAILS TO
BE ASCERTAINED REGARDING FINANCING OF VISIT, IF BRO D:
(If yes, enclose a copy)

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

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

Yes		No	
-----	--	----	--

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

Yes	
No	No

Signature & Official Stamp of
Authorized Officer

Khair Muhammad Kalwar
Project Director
Project Implementation Unit
Karachi Neighborhood Improvement Project
Planning & Development Department
Government of Sindh

FOR OFFICE USE ONLY

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

Khair Muhammad Kalwar
Project Director
Project Implementation Unit
Karachi Neighborhood Improvement Project
Planning & Development Department
Government of Sindh

BID EVALUATION REPORT

1. Name of Procuring Agency: Project Implementation Unit, Karachi Neighborhood Improvement Project, Planning & Development Department, Govt. of Sindh.
2. Tender Reference No: INFO-KRY No. 3570/17 dated 01 August 2017 and SPPRA Sr. No.34066 dated 28.07.2017
3. Tender Description/Name of work/item: Acquiring of office premises on rental basis in Karachi, project implementation unit (PIU), Karachi Neighborhood Improvement Project (KNIP).
4. Method of Procurement: Single Stage One Envelope
5. Tender Published: Daily Dawn, Jang & Kawish on 01.08.2017
6. Total bid documents sold: Notice Inviting Tender was published in newspapers, websites of SPPRA and bidding documents hosted on SPPRA website and Procuring Agency to invite bids
7. Total Bids Received: One (01)
8. Technical Bid Opening date: 17.08.2017
9. No. of Bid technically qualified: One
10. Bid(s) Rejected: No
11. Financial Bid Opening date: 17.08.2017
12. Bid Evaluation Report:

S No	Name of Firm or Bidder	Cost offered by the Bidder	Ranking in terms of cost	Comparison with Estimated cost	Reasons for acceptance/rejection	Remarks
0	1	2	3	4	5	6
1.	Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad	Rs.600,000 /- (including all applicable taxes)	1 st	20% Above	Responsive Bidder	Recommended for award of contract

Note: Rates quoted by bidder have been compared with market price in compliance of Rule-48 of SPP Rules. (Quotations are attached)

Signatures of the Members of the Committee.

Cont..P/2



PROJECT IMPLEMENTATION UNIT
KARACHI NEIGHBORHOOD IMPROVEMENT PROJECT
PLANNING & DEVELOPMENT DEPARTMENT

No. P.P.T.S.(NIP/PIU)/Proc/Services/2017/30820

Karachi, dated 30th August, 2017

Mr. Muhammad Yahya
S/o Noor Muhammad and
Mr. Muhammad Naeem Jan Muhammad
S/o Jan Muhammad
62-A, Street No.9-A,
Muhallah Gulshan-e-Faisal Bath Island
Karachi.

(LETTER OF ACCEPTANCE)

SUBJECT: PROCUREMENT FOR ACQUIRING OF OFFICE PREMISES ON RENTAL BASIS IN KARACHI FOR PROJECT IMPLEMENTATION UNIT, KARACHI NEIGHBORHOOD IMPROVEMENT PROJECT, SPPRA SR. NO.34066 DATED 28.07.2017.

I am directed to refer to your bid dated 15.08.2017 regarding subject procurement for office premises on rental basis in Karachi for Project Implementation Unit, Karachi Neighborhood Improvement Project and to inform that as per recommendations of Procurement Committee the competent authority approved your bid for eleven months as **"Rupees Six Million Six Hundred Thousand Only"** (PKR 6,600,000) (Inclusive all applicable taxes) for the subject procurement / assignment.

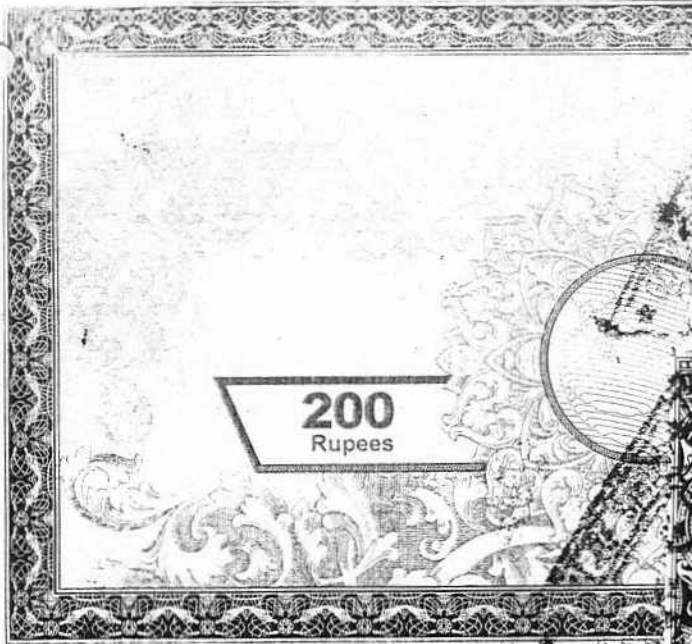
2. It is, therefore, requested to furnish stamp duty (current rate) of the above total contract amount as well as sign the contract agreement within stipulated time i.e. seven (07) days. In this regard, the contract agreement is also enclosed.



(Musharraf Ahmed Bhatti)
AC&P Specialist

C.C to:

- The Deputy Project Director, PIU, KNIP, Karachi.
- The Contract & Procurement Specialist, PIU, KNIP, Karachi.
- The PS to Project Director, PIU, KNIP, Karachi.
- Master File.



KASHIF RAZA STAMP VENDOR
 Licence No. 92 B-14, Spanish Homes Phase I, G.H.A., KARACHI.
 S.no. 31667 Date 11 AUG 2017
 Issued To With Address..... **MUHAMMAD SABIR**
 Through With Address..... **Advocate. HC/8309/Khi**
 Purpose.....
 Value Rs. 200 Attache.....
 Stamp Vendor's Signature.....
 (NOT USE FOR FREE WILL & DIVORCE PURPOSE)

Stamp Office, City Court
 Karachi
 05 SEP 2017

AGREEMENT

This AGREEMENT is made on this 5th day of September, 2017.

BETWEEN

Mr. Muhammad Yahya S/o Noor Muhammad, Muslims, adult holding CNIC No. 42301-9725072-5 and (2) Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad Muslims, adult holding CNIC No. 42301-2586397-1 hereinafter jointly and severally called the "LESSORS" which expression shall include its successors in interest, nominees, representatives and assigns) of the ONE PART / OWNER.





AND

THE Project Implementation Unit, Karachi Neighborhood Improvement Project, Planning & Development Department Government of Sindh, Karachi through its designated Project Director, Karachi Neighborhood Improvement Project (duly notified by Notification No.SO(C-IV)SGA&CD/4-48/08 dated 8th November, 2016) Mr. Khair Muhammad S/o Abdul Haq CNIC No. 42301-2933223-9 & Assistant Contract & Procurement Specialist Mr. Musharraf Ahmed Bhatti S/o Ameer Ahmed Bhatti, CNIC No. 41301-8159818-5 hereinafter jointly and severally called the "LESSEES". (which expression shall include their successors-in-interest and assigns) of the SECOND PART.

AND WHEREAS the LESSORS above named acknowledges that they are legally competent and have agreed to let out for the use of LESSEES and LESSEES has agreed to take on lease the DEMISE PREMISES to be used as office premises, on the following terms and conditions and are the absolute and exclusive owners of the immovable property standing on Plot # C-49 Block No.2 KDA Scheme No5 Clifton Karachi having all necessary fittings furniture and other attachments

1. That the period of this agreement shall be initially for (11) Eleven months effective from 1st Day of September, 2017, and renewable on such terms and conditions as may be mutually agreed upon.
2. That the monthly rent at the rate of Rs.600,000/- (Inclusive all applicable taxes) per month shall be payable by the LESSEES for Eleven (11) months in advance on signing of this Agreement.
3. THAT in case of renewal the rent will be increased @ 7% per month.
4. That either party shall serve one months prior written notice to the other in case the said premises is being vacated or is required to be vacated, ON OR BEFORE expiry of this agreement period of (11) ELEVEN MONTH.
5. THAT the premises shall be used for office or residential or both purpose but the LESSEES shall not indulge into such activity that may be offensive to the legal right of easement to which the adjoining neighbors are entitled to.
6. THAT the LESSEES shall not make any structural alternations, modification additions or damages including to the floors, walls, interior and exterior of said premises without prior permission of the landlord.
7. THAT no offensive material shall be stored in the said premises that are prohibited by law.
8. THAT adequate fire-fighting arrangements shall be made by the LESSEES so that the fire accidental or otherwise, may be extinguished.
9. THAT all property tax, stamp duty, Sindh revenue board, income tax, rates , assessments, levied by the Government or its agencies shall be payable by the LESSORS. If such bills are received by the LESSEES, these should be transmitted to the LESSORS immediately.
10. THAT on receipt of the bills of electricity, water, gas etc the same shall be paid by the LESSEES promptly and a copy shall be transmitted to the LESSORS.
11. THAT the LESSEES shall in no case let our or sub-let premises collectively or individually to any other person or persons of handover the premises to any outsider.

13. In case of natural disaster / calamity any repair if required will be borne by the LESSORS and the LESSEES will not be responsible for any financial loss in this regard.
14. In case of variation in govt. taxes in future on rental income will be borne by the LESSEES.

LESSORS	LESSEES
 1. Mr. Muhammad Yahya S/o Noor Muhammad CNIC No. 42301-9725072-5	 Mr. Khair Muhammad S/o Abdul Haq CNIC No. 42301-2933223-9 Project Director, Karachi Neighborhood Improvement Project Planning & Development Department Government of Sindh.
 2. Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad CNIC No. 42301-2586397-1	 Mr. Musharraf Ahmed Bhatti S/o Ameer Ahmed Bhatti CNIC No. 41301-8159818-5 Assistant Contract & Procurement Specialist Karachi Neighborhood Improvement Project Planning & Development Department Government of Sindh.

WITNESS:



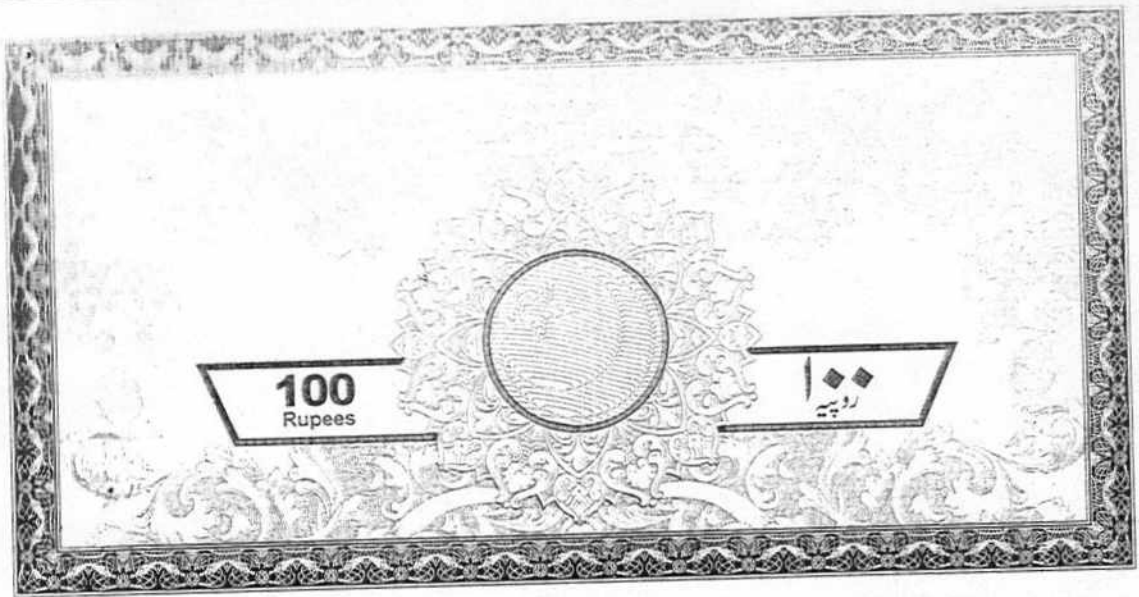
Mr. Zubair Ghani
 CNIC: 42301-7672608-7

WITNESS



INITIAL AHMED
 CNIC 42301-3569981-9

151



STAMP OFFICE CITY COURT, KARACHI.

Issued to M. Sabir Adv
CNIC No. HC/2308
Vide D.S.R. No. 3 Dt. 03-8-17
On behalf of challan No. 292 Dt. 31-7-17
for the purpose of Att
Entry No. 3 Dt. 03-8-17

C. A. Officer

INTEGRITY PACT

**DECLARATION OF FEES, COMMISSION AND BROKERAGE ETC
PAYABLE BY THE SUPPLIERS OF GOODS, SERVICES & WORKS IN**

Contract No.

Dated: 5th September 2017

Contract Value: PKR 6,600,000/= (PKR Six Million Six Hundred Thousand Only)
(Inclusive all applicable taxes)

Contract Title: Services Office Premises On Rental Basis In Karachi, Project Implementation Unit (Piu),
Karachi Neighborhood Improvement Project (Knip).

Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad hereby declares that it has not obtained or induced the procurement of any contract, right, interest, privilege or other obligation or benefit from Government of Sindh (GoS) or any administrative subdivision or agency thereof or any other entity owned or controlled by GoS through any corrupt business practice.

Without limiting the generality of the foregoing, Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad represents and warrants that it has fully declared the brokerage, commission, fees etc. paid or payable to anyone and not given or agreed to give and shall not give or agree to give to anyone within or outside Pakistan either directly or indirectly through any natural or juridical person, including its affiliate, agent, associate, broker, consultant, director, promoter, shareholder, sponsor or subsidiary, any commission, gratification, bribe, finder's fee or kickback, whether described as consultation fee or otherwise, with the object of obtaining or inducing the procurement of a contract, right, interest, privilege or other obligation or benefit in whatsoever form from GoS, except that which has been expressly declared pursuant hereto

Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad certifies that it has made and will make full disclosure of all agreements and arrangements with all persons in respect of or related to the transaction with GoS and has not taken any action or will not take any action to circumvent the above declaration, representation or warranty.

Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad accepts full responsibility and strict liability for making any false declaration, not making full disclosure, misrepresenting facts or taking any action likely to defeat the purpose of this declaration, representation and warranty. It agrees that any contract, right, interest, privilege or other obligation or benefit obtained or procured as aforesaid shall, without prejudice to any other rights and remedies available to GoS under any law, contract or other instrument, be voidable at the option of GoS.

Notwithstanding any rights and remedies exercised by GoS in this regard, Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad agrees to indemnify GoS for any loss or damage incurred by it on account of its corrupt business practices and further pay compensation to GoS in an amount equivalent to ten times the sum of any commission, gratification, bribe, finder's fee or kickback given by [name of Supplier] as aforesaid for the purpose of obtaining or inducing the procurement of any contract, right, interest, privilege or other obligation or benefit in whatsoever form from GoS.



Name of Buyer: Project Implementation Unit,
Karachi Neighborhood Improvement Project,
Planning and Development Department, Govt.
of Sindh.

Name of Lessor: Mr. Muhammad Yahya S/o
Noor Muhammad and Mr. Muhammad Naeem
Jan Muhammad S/o Jan Muhammad.

Signature:



Signature:





PROJECT IMPLEMENTATION UNIT
KARACHI NEIGHBORHOOD IMPROVEMENT PROJECT
PLANNING & DEVELOPMENT DEPARTMENT

4. FINANCIAL PROPOSAL

PRICE SCHEDULE

Name of Bidder Muhammad Yahya & Muhammad Naeem Jan

Monthly Rent (Lump Sum) 6,00,000/- (Including all applicable Taxes)

(In word Rupees Six Lacs Only)

Rent in Advance (If any) 66,00,000/-

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. For each property separate pay order has to be enclosed as per the amount mentioned in the advertisement given in the newspaper.
3. Bid security of 1% of Eleven (11) months rent demanded of the premises, in shape of pay order or irrecoverable Bank Guarantee acceptable to the Karachi Neighborhood Improvement Project is to be attached with Financial Proposal.

Signature & Stamp of the Bidder _____

Date _____

(1) Muhammad Yahya
S/O. Noor Muhammad
CNIC No.42301-9725072-5

(2) Muhammad Naeem Jan
S/O. Jan Muhammad
CNIC No.42301-2586397-1

62-A, Street No.9, Gulshan-e-Faisal
Bathisland Karachi.



PROJECT IMPLEMENTATION UNIT
KARACHI NEIGHBORHOOD IMPROVEMENT PROJECT
PLANNING & DEVELOPMENT DEPARTMENT

5 Contract (As will be executed if the bid qualifies)

5.1 Conditions of Contract. As per clause 5

5.1.2 Law Governing Contract

This Contract, its meaning and interpretation, and the relation between the Parties shall be governed by the Laws of the Islamic Republic of Pakistan.

5.1.3 Notice

- Any notice, request or consent required or permitted to be given or made pursuant to this Contract shall be in writing. Any such notice, request or consent shall be deemed to have been given or made when delivered in person to an authorized representative of the Party to whom the communication is addressed, or when sent to such Party at the address specified in the bidding document.
- A Party may change its address for notice hereunder by giving the other Party notice in writing of such change to the address specified in the bidding document.

5.1.4 Authorized Representative

Any action required or permitted to be taken, and any document required or permitted to be executed under this Contract by the PIU - KNIP or the Supplier may be taken or executed by the officials.

5.1.5 Taxes and Duties

The Lessor shall pay such direct or indirect taxes, duties, fees and other impositions levied under the Applicable Law as specified in the bidding document, the amount of which is deemed to have been included in the Contract Price.

5.1.6 Effectiveness of the Contract

This Contract shall come into effect on the date the Contract is signed by the both Parties. The date the Contract comes into effect is defined as the Effective Date.

5.1.7 Expiration of Contract

Unless terminated earlier pursuant to Lease agreement, this Contract shall expire at the end of such time period after the Effective Date as specified in the lease agreement.

5.1.8 Modifications or Variations

Any modification or variation of the terms and conditions of this Contract, including any modification or variation of the scope of the services, may only be made by written agreement between the Parties. However, each Party shall give due consideration to any proposal for modification or variation made by the other Party.



**PROJECT IMPLEMENTATION UNIT
KARACHI NEIGHBORHOOD IMPROVEMENT PROJECT
PLANNING & DEVELOPMENT DEPARTMENT**

Subject: **PROCUREMENT COMMITTEE (PC) MEETING FOR OPENING & EVALUATION TECHNICAL / FINANCIAL BIDS FOR ACQUIRING OF OFFICE PREMISES ON RENTAL BASIS IN KARACHI, PROJECT IMPLEMENTATION UNIT (PIU), KARACHI NEIGHBORHOOD IMPROVEMENT PROJECT (KNIP).**

A meeting of Procurement Committee (PC) was held under the Chairmanship of Project Director, Project Implementation Unit (PIU), Karachi Neighborhood Improvement Project (KNIP), Planning & Development Department, Government of Sindh on 17th August, 2017 at 3:00 PM in the committee room of the Directorate UP&SP opening of technical and financial bids submitted by the interested bidders for the subject assignment. The meeting was attended by all PC members.

2. The Secretary Procurement Committee informed the Committee that only one (01) bidder Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad had submitted the bid by the cut off time of 2:00 PM on 17th August, 2017 for the subject assignment. The bid was opened by the PC. The bidder's representative attended the bid opening meeting. The price quoted by bidder was read out loudly, details are mentioned below:

Name of Bidder	Price Schedule		Offered office premises
	Monthly Rent:	Rs.600,000 /- (including all applicable taxes)	
Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad	Rent In Advanced	Rs.6600,000 /- Eleven Months	

3. The Committee thoroughly examined and evaluated the technical bid of above said bidder as per evaluation criteria described bidding documents, which was comprised a total score of 100. The minimum qualifying score for technical proposal was 70 out of 100. The criteria included 40 marks for location; 20 marks for approach to the building; 20 marks for area; 20 marks for dedicated parking Space; (a total of 100 marks). The details of evaluation are as under:

PRELIMINARY REQUIREMENTS:

Sr. #.	Required documents	Name of Bidder
		Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad
1	Valid NTN / all other relevant taxes	Yes
2	Bid Security 1% of the total sum of Eleven (11) months rent demanded (Refundable)	Yes
3	Tender Fee Rs.1000/= (Non-Refundable)	Yes
4	Authorization of Bidder/Firm/Nominated State Agent and should be signed by a person competent on stamp paper of Rs.200/= (Format Attached)	Yes
5	Litigation history on stamp paper of Rs.200/=	Yes
6.	Covered area below 4000 Sq. ft. shall be disqualified	Above 4000 Sq. ft.
		Eligible

Bungalow No. 37E/2, P.E.C.H.S Block-6, Karachi.
Tel: +92 21 34300555-57 Fax: +92 21 34300554

Handwritten signature/initials



**PROJECT IMPLEMENTATION UNIT
KARACHI NEIGHBORHOOD IMPROVEMENT PROJECT
PLANNING & DEVELOPMENT DEPARTMENT**

Subject: **PROCUREMENT FOR ACQUIRING OF OFFICE PREMISES ON RENTAL BASIS
IN KARACHI, PROJECT IMPLEMENTATION UNIT (PIU), KARACHI
NEIGHBORHOOD IMPROVEMENT PROJECT (KNIP).**

TECHNICAL EVALUATION REPORT

Name of Bidder:

Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad

Sr. No	Requirements	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria	Specification / information offered	Documents/Information to be Enclosed
1.	Location	40	40	40	Preferably located Near Sindh Secretariat, Chief Minister House and Clifton area, Karachi	C-49 Block No.2 KDA Scheme No5, Clifton Karachi	Site Plan Attached
		20			Away/ Stride the main Location		
2.	Approach to the Building	20	20		Easy Approach	Evidence provided for easy approach	Evidence Attached
		10		10	Crowded Approach		
3.	Area	20	20	20	Above 5000Sq.ft. to 6000 Sq.ft. and above	Approx. 7500 Sq. ft. Covered area 600 yards	Title document of the Property Attached
		10			4000Sq.ft. to 5000Sq.ft.		
4.	Dedicated Parking Space	20	20	10	With Parking	With Parking	Only 2 Numbers
		0			Without Parking		
TOTAL MARKS:		100	100	80		PASS	

(Imtiaz Ahmed)

Contract & Procurement Specialist,
Project Implementation Unit
Karachi Neighborhood Improvement Project
Planning & Development Department
Government of Sindh
(Member/Secretary)

(Niaz Ahmed Soomro)
Special Secretary (Technical),
Local Government, Housing & Town Planning
Department, Govt. of Sindh.
(Member)

(Khair Muhammad)

Project Director,
Project Implementation Unit
Karachi Neighborhood Improvement Project
Planning & Development Department
Government of Sindh
(Chairman)

Bungalow No. 37E/2, P.E.C.H.S Block-6, Karachi.
Tel: +92 21 34300555-57 Fax: +92 21 34300554



**PROJECT IMPLEMENTATION UNIT
KARACHI NEIGHBORHOOD IMPROVEMENT PROJECT
PLANNING & DEVELOPMENT DEPARTMENT**

Subject: PROCUREMENT FOR ACQUIRING OF OFFICE PREMISES ON RENTAL BASIS IN KARACHI, PROJECT IMPLEMENTATION UNIT (PIU), KARACHI NEIGHBORHOOD IMPROVEMENT PROJECT (KNIP).

Evaluated on 17th August, 2017 at 3:00 pm in the Committee Room of the
Directorate Urban Policy & Strategic Planning, Karachi

BIDDER QUALIFICATION REPORT

Sr. #.	Required documents	Name of Bidder
		Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad
1	Valid NTN / all other relevant taxes	Yes
2	Bid Security% of the total sum of Eleven (11) months rent demanded (Refundable)	Yes
3	Tender Fee Rs.1000/= (Non-Refundable)	Yes
4	Authorization of Bidder/Firm/Nominated State Agent and should be signed by a person competent on stamp paper of Rs.200/= (Format Attached)	Yes
5	Litigation history on stamp paper of Rs.200/=	Yes
6.	Covered area below 4000 Sq. ft. shall be disqualified	Above 4000 Sq. ft.
		Eligible

(Imtiaz Ahmed)
Contract & Procurement Specialist,
Project Implementation Unit
Karachi Neighborhood Improvement Project
Planning & Development Department
Government of Sindh
(Member/Secretary)

(Niaz Ahmed Soomro)
Special Secretary (Technical),
Local Government, Housing & Town Planning
Department, Govt. of Sindh.
(Member)

(Khair Muhammad)
Project Director,
Project Implementation Unit
Karachi Neighborhood Improvement Project
Planning & Development Department
Government of Sindh
(Chairman)

BID EVALUATION REPORT

- 1. Name of Procuring Agency:** Project Implementation Unit, Karachi Neighborhood Improvement Project, Planning & Development Department, Govt. of Sindh.
- 2. Tender Reference No:** INFO-KRY No. 3570/17 dated 01 August 2017 and SPPRA Sr. No.34066 dated 28.07.2017
- 3. Tender Description/Name of work/item:** Acquiring of office premises on rental basis in Karachi, project implementation unit (PIU), Karachi Neighborhood Improvement Project (KNIP).
- 4. Method of Procurement:** Single Stage One Envelope
- 5. Tender Published:** Daily Dawn, Jang & Kawish on 01.08.2017
- 6. Total bid documents sold:** Notice Inviting Tender was published in newspapers, websites of SPPRA and bidding documents hosted on SPPRA website and Procuring Agency to invite bids
- 7. Total Bids Received:** One (01)
- 8. Technical Bid Opening date:** 17.08.2017
- 9. No. of Bid technically qualified:** One
- 10. Bid(s) Rejected:** No
- 11. Financial Bid Opening date:** 17.08.2017
- 12. Bid Evaluation Report:**

<i>S No</i>	<i>Name of Firm or Bidder</i>	<i>Cost offered by the Bidder</i>	<i>Ranking in terms of cost</i>	<i>Comparison with Estimated cost</i>	<i>Reasons for acceptance/rejection</i>	<i>Remarks</i>
0	1	2	3	4	5	6
1.	Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad	Rs.600,000 /- (including all applicable taxes)	1 st	20% Above	Responsive Bidder	Recommended for award of contract

Note: Rates quoted by bidder have been compared with market price in compliance of Rule-48 of SPP Rules. (Quotations are attached)

Signatures of the Members of the Committee.

Cont..P/2





HUZAIFA ESTATE

Registration No. 872

Real Estate Consultants

Ref: _____

Date: 21-08-2017

To

The assistant
Project Implementation Unit
Karachi Neighborhood Improvement Project
Planning & Development Department Karachi

Subject: Rental Quotation for Bungalow (600 SQ YDS)

With reference to your letter dated 18.08.2017 and to certify that the current rental value of bungalow measuring 600 Sq Yds for commercial use ground + one about 10 rooms with bathrooms, drawing. Dining situated in Block-2 Clifton Karachi is around Rs. 600000 & 650000 per month including all taxes per month.


**HUZAIFA
ESTATE**
Marina Elevation
Shop No. 199, Clifton,
Block-2, Karachi.



HUNZA ESTATE

Date: 21-08-2017

To

The assistant

Project Implementation Unit

Karachi Neighborhood Improvement Project

Planning & Development Department Karachi

QUOTATION

This is to certify that the current rental value of the measuring 600 Sq Yds. For commercial use 2 unit Bungalow 10 bedrooms, with bathroom, drawing & dining situated in Block-2 Clifton Karachi Pakistan, is around 625,000/month (**SIX LAC TWENTY FIVE THOUSAND ONLY**) inclusive all taxes.

HUNZA ESTATE
Proprietor

*M-18, Cornish Residency, Block-2, Clifton, Opp: Bilalwal House, Karachi.
Tel : 021-358 710 44 - 45 (2 lines), Fax : 021-358 710 43,
Cell: 0321-922 66 21, 0345-922 66 21, E-mail: sardar_khan1980@yahoo.com*



PROJECT IMPLEMENTATION UNIT
KARACHI NEIGHBORHOOD IMPROVEMENT PROJECT
PLANNING & DEVELOPMENT DEPARTMENT

ATTENDANCE SHEET

BIDDERS / REPRESENTATIVES

PROCUREMENT COMMITTEE MEETING FOR OPENING AND EVALUATION OF
BIDS FOR ACQUIRING OF OFFICE PREMISES ON RENTAL BASIS IN KARACHI
FOR PROJECT IMPLEMENTATION UNIT (PIU), KARACHI NEIGHBORHOOD
IMPROVEMENT PROJECT (KNIP).

Held at Conference Room, UP&SP, on 17th August, 2017, at 03:00 p.m.

S#	Name	Designation / Department	Contact No.	Signature
1	M. ZUBAIR GHANCHI	Representative	0300-8280661	Zubair
2				
3				
4				
5				
6				
7				
8				
9				
10				



GOVERNMENT OF SINDH
PLANNING & DEVELOPMENT
DEPARTMENT

NOTIFICATION

NO.SO(ADMN-I)(P&D)12(161)2017: In pursuance of Rule-7 & 8 of SPP Rules, 2010 (Amendment 2013), a Procurement Committee is constituted for procurement of goods, work and non-consulting services for Project Implementation Unit of Karachi Neighbourhood Improvement Project, Planning & Development Department, Government of Sindh with following composition and TORs: -

1.	Project Director, Project Implementation Unit Karachi Neighbourhood Improvement Project	Chairman
2.	Representative of Local Government Department, Government of Sindh	Member
3.	Procurement & Contract Specialist	Member

Functions and Responsibility of Procurement Committee-Procurement Committee shall be responsible for:

- (1) Preparing bidding documents
- (2) Carrying out technical as well as financial evaluation of the bids.
- (3) Preparing evaluation report as provided in Rule-45
- (4) Making recommendations for the award of contract to the competent authority; and
- (5) Perform any other function ancillary and incidental to the above.

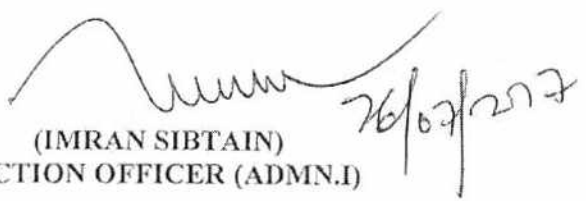
-MUHAMMAD WASEEM-
CHAIRMAN, P&D BOARD

NO: SO(ADMN-I)(P&D)12(161)/17

Karachi, dated the 26th July, 2017.

A copy is forwarded for information and necessary action to:-

1. The Secretary to Government of Sindh, Finance Department, Karachi
2. The Accountant General, Sindh Karachi.
3. The Managing Director, SPPRA, Karachi
4. The Deputy Secretary (Admn), P&D Department, GoS, Karachi
5. The Superintendent, Sindh Government Printing Press, Karachi.
6. PS to Chairman, P&D Board, GoS, Karachi
7. PS To Secretary (Planning), P&D Department, GoS, Karachi
8. Officers concerned
9. Master File.


(IMRAN SIBTAIN)
SECTION OFFICER (ADMN.I)



GOVERNMENT OF SINDH
PLANNING & DEVELOPMENT
DEPARTMENT

NOTIFICATION

NO.SO(ADMN-I)(P&D)12(161)2017: A Complaint Redressal Committee comprising the following is hereby constituted in respect of any grievance regarding procurement of goods, work, non-consultation services & consulting services for Project Implementation Unit of Karachi Neighbourhood Improvement Project, Planning & Development Department, Government of Sindh with following composition: -

1.	Secretary (Planning), P&D Department, Government of Sindh	Chairperson
2.	Representative of Accountant General, Sindh	Member
3.	An independent professional from relevant field	Member

Terms of Reference (TORs): -

TORs of the committee are as provided under Rule-31 of SPP Rules.

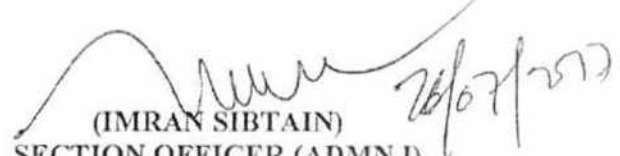
-MUHAMMAD WASEEM-
CHAIRMAN, P&D BOARD

NO: SO(ADMN-I)(P&D)12(161)/17

Karachi, dated the 26th July, 2017.

A copy is forwarded for information and necessary action to:-

1. The Secretary to Government of Sindh, Finance Department, Karachi
2. The Accountant General, Sindh Karachi.
3. The Managing Director, SPPRA, Karachi
4. The Deputy Secretary (Admn), P&D Department, GoS, Karachi
5. The Superintendent, Sindh Government Printing Press, Karachi.
6. PS to Chairman, P&D Board, GoS, Karachi
7. PS To Secretary (Planning), P&D Department, GoS, Karachi
8. Officers concerned
9. Master File.


(IMRAN SIBTAIN)
SECTION OFFICER (ADMN.I)

SINDH PUBLIC PROCUREMENT REGULATORY AUTHORITY

CONTRACT EVALUATION FORM

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

- Project Implementation Unit, Karachi Neighborhood Improvement Project, Planning & Development Department Govt. of Sindh
- 1) NAME OF THE ORGANIZATION / DEPTT. _____
- 2) PROVINCIAL / LOCAL GOVT./ OTHER Provincial Govt. _____
- 3) TITLE OF CONTRACT Procurement for acquiring of office premises on rental basis in Karachi _____
- 4) TENDER NUMBER INFO-KRY No. 3570/17 dated 01 August 2017 _____
- 5) BRIEF DESCRIPTION OF CONTRACT Procurement for acquiring of office premises on rental basis in Karachi for Project Implementation Unit, Karachi Neighborhood Improvement Project _____
- 6) FORUM THAT APPROVED THE SCHEME P&D Department, Govt. of Sindh _____
- 7) TENDER ESTIMATED VALUE As per PC-1 _____
- 8) ENGINEER'S ETIMATE (For civil works only) Not Applicable _____
- 9) ESTIMATED COMPLETION ERIOD (AS PER CONTRACT) Eleven (11) Months _____
- 10) TENDER OPENED ON (DATE & TIME) 17.08.2017 _____
- NUMBER OF TENDER DOCUMENTS Bidding documents hosted on SPPRA Webiste and Directorate UP&SP's Website
- 11) SOLD 01 _____
- 12) NUMBER OF BIDS RECEIVED _____
- 13) NUMBER OF BIDDERS / REPRESENTATIVES PRESENT AT THE TIME OF OPENING OF BIDS 01 _____
- 14) BID EVALUATION REPORT Attached _____
- NAME AND ADDRESS OF THE SUCCESSFUL BIDDER Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad 62-A Street No.9-A, Muhallah Gulshan-e-Failsal Bath Island, Karachi.
- 15) _____
- 16) CONTRACT AWARD PRICE PKR 66,00,000/= (Inclusive all applicable taxes).
- 17) RANKING OF SUCCESSFUL BIDDER IN EVALUATION REPORT (i.e. 1st, 2nd, 3rd EVALUATION BID). Top Ranked Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad _____
- 18) METHOD OF PROCUREMENT USED :- (Tick one)
- a) SINGLE STAGE – ONE ENVELOPE PROCEDURE _____
- b) SINGLE STAGE – TWO ENVELOPE PROCEDURE _____
- c) TWO STAGE BIDDING PROCEDURE _____
- d) TWO STAGE – TWO ENVELOPE BIDDING PROCEDURE _____

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	Date: 28.07.2017 SPPRA Sr. No.34066
No	

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

Yes	Dailies Dawn, Kawish, & Jang on INFO-KRY No. 3570/2017 dated 01 st August, 2017 respectively.
No	

22) NATURE OF CONTRACT

Domestic/ Local	<input checked="" type="checkbox"/>	Int.	<input type="checkbox"/>
---------------------------	-------------------------------------	------	--------------------------

23) WHETHER QUALIFICATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS?
(If yes, enclose a copy)

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

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

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

Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-----	-------------------------------------	--------------------------	--------------------------

31) ANY COMPLAINTS RECEIVED
(If yes, result thereof)

Yes	
No	No any complaints received

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	
-----	-------------------------------------	----	--

36) WAS A VISIT MADE BY ANY OFFICER/OFFICIAL OF THE PROCURING AGENCY TO THE SUPPLIER' PREMISES IN CONNECTION WITH THE PROCUREMENT? IF SO, DETAILS TO BE ASCERTAINED REGARDING FINANCING OF VISIT, IF BRO D:
(If yes, enclose a copy)

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

37) WERE PROPER SAFEGUARDS PROVIDED ON MOBILIZ TION DVANCE PAYMENT IN THE CONTRACT (BANK GUARANTEE ETC.)?

Yes		No	
-----	--	----	--

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

Yes	
No	No

Signature & Official Stamp of
Authorized Officer



Khair Muhammad Kalwar
Project Director
Project Implementation Unit
Karachi Neighborhood Improvement Project
Planning & Development Department
Government of Sindh

FOR OFFICE USE ONLY

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

Khair Muhammad Kalwar
Project Director
Project Implementation Unit
Karachi Neighborhood Improvement Project
Planning & Development Department
Government of Sindh

BID EVALUATION REPORT

1. Name of Procuring Agency: Project Implementation Unit, Karachi Neighborhood Improvement Project, Planning & Development Department, Govt. of Sindh.
2. Tender Reference No: INFO-KRY No. 3570/17 dated 01 August 2017 and SPPRA Sr. No.34066 dated 28.07.2017
3. Tender Description/Name of work/item: Acquiring of office premises on rental basis in Karachi, project implementation unit (PIU), Karachi Neighborhood Improvement Project (KNIP).
4. Method of Procurement: Single Stage One Envelope
5. Tender Published: Daily Dawn, Jang & Kawish on 01.08.2017
6. Total bid documents sold: Notice Inviting Tender was published in newspapers, websites of SPPRA and bidding documents hosted on SPPRA website and Procuring Agency to invite bids
7. Total Bids Received: One (01)
8. Technical Bid Opening date: 17.08.2017st
9. No. of Bid technically qualified: One
10. Bid(s) Rejected: No
11. Financial Bid Opening date: 17.08.2017
12. Bid Evaluation Report:

S No	Name of Firm or Bidder	Cost offered by the Bidder	Ranking in terms of cost	Comparison with Estimated cost	Reasons for acceptance/rejection	Remarks
0	1	2	3	4	5	6
1.	Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad	Rs.600,000 /- (including all applicable taxes)	1 st	20% Above	Responsive Bidder	Recommended for award of contract

Note: Rates quoted by bidder have been compared with market price in compliance of Rule-48 of SPP Rules. (Quotations are attached)

Signatures of the Members of the Committee.

Cont..P/2



PROJECT IMPLEMENTATION UNIT
KARACHI NEIGHBORHOOD IMPROVEMENT PROJECT
PLANNING & DEVELOPMENT DEPARTMENT

Tel: +92 21 34300555/Proc/Services/2017-30820

Karachi, dated 30th August, 2017

Mr. Muhammad Yahya
S/o Noor Muhammad and
Mr. Muhammad Naeem Jan Muhammad
S/o Jan Muhammad
62-A, Street No.9-A,
Muhallah Gulshan-e-Faisal Bath Island
Karachi.

(LETTER OF ACCEPTANCE)

SUBJECT: PROCUREMENT FOR ACQUIRING OF OFFICE PREMISES ON RENTAL BASIS IN KARACHI FOR PROJECT IMPLEMENTATION UNIT, KARACHI NEIGHBORHOOD IMPROVEMENT PROJECT, SPPRA SR.NO.34066 DATED 28.07.2017.

I am directed to refer to your bid dated 15.08.2017 regarding subject procurement for office premises on rental basis in Karachi for Project Implementation Unit, Karachi Neighborhood Improvement Project and to inform that as per recommendations of Procurement Committee the competent authority approved your bid for eleven months as "Rupees Six Million Six Hundred Thousand Only" (PKR 6,600,000) (Inclusive all applicable taxes) for the subject procurement / assignment.

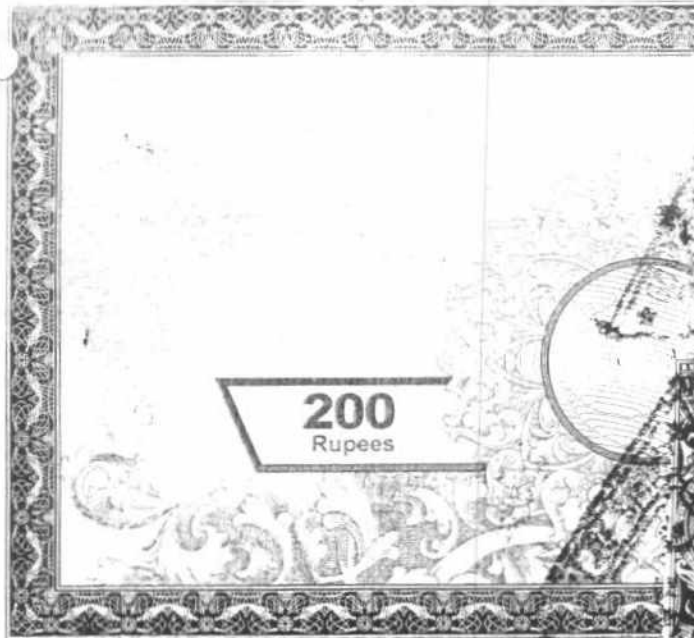
2. It is, therefore, requested to furnish stamp duty (current rate) of the above total contract amount as well as sign the contract agreement within stipulated time i.e. seven (07) days. In this regard, the contract agreement is also enclosed.



(Musharraf Ahmed Bhatti)
AC&P Specialist

C.C to:

- The Deputy Project Director, PIU, KNIP, Karachi.
- The Contract & Procurement Specialist, PIU, KNIP, Karachi.
- The PS to Project Director, PIU, KNIP, Karachi.
- Master File.



*BCHIF KAZA STAMP VENDOR
 Licence No. 923-14, Shahrah Hameed 1 1 AUG 2017
 Phase I, G.H.A., KARACHI.
 S.no. 32247 Date
 Issued To With Address..... **MUHAMMAD SABIR**
 Through With Address..... **Advocate. HC/18309/Khi**
 Purpose.....
 Value Rs. 200 Attache.....
 Stamp Vendor's Signature.....
 (NOT USE FOR FREE WILL & DIVORCE PURPOSE)

Stamp Office, City Court
 Karachi
 05 SEP 2017

AGREEMENT

This AGREEMENT is made on this 5th day of September, 2017.

BETWEEN

Mr. Muhammad Yahya S/o Noor Muhammad, Muslims, adult holding CNIC No. 42301-9725072-5 and (2) Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad Muslims, adult holding CNIC No. 42301-2586397-1 hereinafter jointly and severally called the "LESSORS" which expression shall include its successors in interest, nominees, representatives and assigns) of the ONE PART / OWNER.





AND

THE Project Implementation Unit, Karachi Neighborhood Improvement Project, Planning & Development Department Government of Sindh, Karachi through its designated Project Director, Karachi Neighborhood Improvement Project (duly notified by Notification No.SO(C-JV)SGA&CD/4-48/08 dated 8th November, 2016) Mr. Khair Muhammad S/o Abdul Haq CNIC No. 42301-2933223-9 & Assistant Contract & Procurement Specialist Mr. Musharraf Ahmed Bhatti S/o Ameer Ahmed Bhatti, CNIC No. 41301-8159818-5 hereinafter jointly and severally called the "LESSEES". (which expression shall include their successors-in-interest and assigns) of the SECOND PART.

AND WHEREAS the LESSORS above named acknowledges that they are legally competent and have agreed to let out for the use of LESSEES and LESSEES has agreed to take on lease the DEMISE PREMISES to be used as office premises, on the following terms and conditions and are the absolute and exclusive owners of the immovable property standing on Plot # C-49 Block No.2 KDA Scheme No5 Clifton Karachi having all necessary fittings furniture and other attachments

1. That the period of this agreement shall be initially for (11) Eleven months effective from 1st Day of September, 2017, and renewable on such terms and conditions as may be mutually agreed upon.
2. That the monthly rent at the rate of **Rs.600,000/- (Inclusive all applicable taxes)** per month shall be payable by the LESSEES for Eleven (11) months in advance on signing of this Agreement.
3. THAT in case of renewal the rent will be increased @ **7% per month**.
4. That either party shall serve one months prior written notice to the other in case the said premises is being vacated or is required to be vacated, ON OR BEFORE expiry of this agreement period of (11) ELEVEN MONTH.
5. THAT the premises shall be used for office or residential or both purpose but the **LESSEES** shall not indulge into such activity that may be offensive to the legal right of easement to which the adjoining neighbors are entitled to.
6. THAT the **LESSEES** shall not make any structural alternations, modification additions or damages including to the floors, walls, interior and exterior of said premises without prior permission of the landlord.
7. THAT no offensive material shall be stored in the said premises that are prohibited by law.
8. THAT adequate fire-fighting arrangements shall be made by the **LESSEES** so that the fire accidental or otherwise, may be extinguished.
9. THAT all property tax, stamp duty, Sindh revenue board, income tax, rates , assessments, levied by the Government or its agencies shall be payable by the **LESSORS**. If such bills are received by the **LESSEES**, these should be transmitted to the **LESSORS** immediately.
10. THAT on receipt of the bills of electricity, water, gas etc the same shall be paid by the **LESSEES** promptly and a copy shall be transmitted to the **LESSORS**.
11. THAT the **LESSEES** shall in no case let our or sub-let premises collectively or individually to any other person or persons of handover the premises to any outsider.

13. In case of natural disaster / calamity any repair if required will be borne by the LESSORS and the LESSEES will not be responsible for any financial loss in this regard.
14. In case of variation in govt. taxes in future on rental income will be borne by the LESSEES.

LESSORS	LESSEES
 1. Mr. Muhammad Yahya S/o Noor Muhammad CNIC No. 42301-9725072-5	 Mr. Khair Muhammad S/o Abdul Haq CNIC No. 42301-2933223-9 Project Director, Karachi Neighborhood Improvement Project Planning & Development Department Government of Sindh.
 2. Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad CNIC No. 42301-2586397-1	 Mr. Musharraf Ahmed Bhatti S/o Ameer Ahmed Bhatti CNIC No. 41301-8159818-5 Assistant Contract & Procurement Specialist Karachi Neighborhood Improvement Project Planning & Development Department Government of Sindh.

WITNESS:

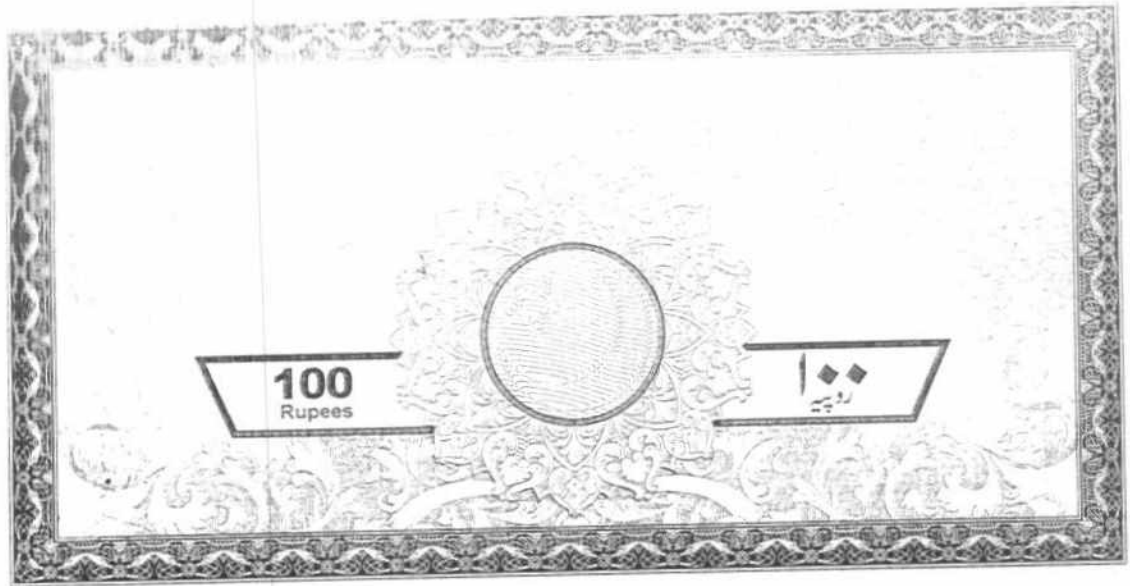


Mr. Zubair Ghaneli
 NIC: 42301-7672608-7

WITNESS



IMTIAZ AHMED
 CNIC 42301-3569981-9



STAMP OFFICE CITY COURT, KARACHI.

Issue to M. Jabir Adv
CNIC No. HC/8305
Vide D.S.R. No. 3 Dt. 03-8-17
On behalf of challan No. 292 Dt. 31-7-17
for the purpose of Adv
Entry No. 3 Dt. 03-8-17

Ex. Officer

INTEGRITY PACT

**DECLARATION OF FEES, COMMISSION AND BROKERAGE ETC
PAYABLE BY THE SUPPLIERS OF GOODS, SERVICES & WORKS IN**

Contract No.

Dated: 5th September 2017

Contract Value: **PKR 6,600,000/=** (PKR Six Million Six Hundred Thousand Only)
(Inclusive all applicable taxes)

Contract Title: Services Office Premises On Rental Basis In Karachi, Project Implementation Unit (Piu), Karachi Neighborhood Improvement Project (Knip).

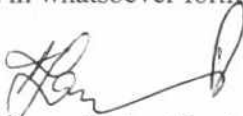
Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad hereby declares that it has not obtained or induced the procurement of any contract, right, interest, privilege or other obligation or benefit from Government of Sindh (GoS) or any administrative subdivision or agency thereof or any other entity owned or controlled by GoS through any corrupt business practice.

Without limiting the generality of the foregoing, Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad represents and warrants that it has fully declared the brokerage, commission, fees etc. paid or payable to anyone and not given or agreed to give and shall not give or agree to give to anyone within or outside Pakistan either directly or indirectly through any natural or juridical person, including its affiliate, agent, associate, broker, consultant, director, promoter, shareholder, sponsor or subsidiary, any commission, gratification, bribe, finder's fee or kickback, whether described as consultation fee or otherwise, with the object of obtaining or inducing the procurement of a contract, right, interest, privilege or other obligation or benefit in whatsoever form from GoS, except that which has been expressly declared pursuant hereto

Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad certifies that it has made and will make full disclosure of all agreements and arrangements with all persons in respect of or related to the transaction with GoS and has not taken any action or will not take any action to circumvent the above declaration, representation or warranty.

Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad accepts full responsibility and strict liability for making any false declaration, not making full disclosure, misrepresenting facts or taking any action likely to defeat the purpose of this declaration, representation and warranty. It agrees that any contract, right, interest, privilege or other obligation or benefit obtained or procured as aforesaid shall, without prejudice to any other rights and remedies available to GoS under any law, contract or other instrument, be voidable at the option of GoS.

Notwithstanding any rights and remedies exercised by GoS in this regard, Mr. Muhammad Yahya S/o Noor Muhammad and Mr. Muhammad Naeem Jan Muhammad S/o Jan Muhammad agrees to indemnify GoS for any loss or damage incurred by it on account of its corrupt business practices and further pay compensation to GoS in an amount equivalent to ten times the sum of any commission, gratification, bribe, finder's fee or kickback given by [name of Supplier] as aforesaid for the purpose of obtaining or inducing the procurement of any contract, right, interest, privilege or other obligation or benefit in whatsoever form from GoS.



Name of Buyer: Project Implementation Unit,
Karachi Neighborhood Improvement Project,
Planning and Development Department, Govt.
of Sindh.

Name of Lessor: Mr. Muhammad Yahya S/o
Noor Muhammad and Mr. Muhammad Naeem
Jan Muhammad S/o Jan Muhammad.

Signature:



Signature:





PROJECT IMPLEMENTATION UNIT
KARACHI NEIGHBORHOOD IMPROVEMENT PROJECT
PLANNING & DEVELOPMENT DEPARTMENT

4. FINANCIAL PROPOSAL

PRICE SCHEDULE

Name of Bidder Muhammad Yahya & Muhammad Naeem Jan

Monthly Rent (Lump Sum) 6,00,000/- (Including all applicable Taxes)

(In word Rupees Six Lacs Only)

Rent in Advance (If any) 66,00,000/-

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. For each property separate pay order has to be enclosed as per the amount mentioned in the advertisement given in the newspaper.
3. Bid security of 1% of Eleven (11) months rent demanded of the premises, in shape of pay order or irrecoverable Bank Guarantee acceptable to the Karachi Neighborhood Improvement Project is to be attached with Financial Proposal.

Signature & Stamp of the Bidder _____

Date _____

(1) Muhammad Yahya
S/O. Noor Muhammad
CNIC No.42301-9725072-5

(2) Muhammad Naeem Jan
S/O. Jan Muhammad
CNIC No.42301-2586397-1

62-A, Street No.9, Gulshan-e-Faisal
Bathisland Karachi.