

Tender Ref No: SNDB/ADMIN/TD/902/2018

Dated: 19.10.2018

From	Administration Division
To	Deputy Director, SPPRA

**Subject: Submission of Documents for Rule 50 Compliance -**

**Branch Premises on Rental Basis i.e.**

**1. Abul Isphani Road**

Dear Sir,

Enclosed please find following documents & CD for submission to SPPRA for hoisting of Rule 50 documents.

S.No	Documents Attached	NIT ID No.
01	1. Contract Evaluation Form 2. Letter of Award 3. Agreement 4. Buyers Record 5. BER 6. Financial Proposal 7. Minutes of Bid 8. Scope of Work 9. Email Copy 10. Bid Validity Letter	T-00531-17-0012

Initially we have hoisted NIT on SPPRA PPMS, but due to some technical issues, SPPRA PPMS does not allow to hoist these documents, in this regard, we have met with Mr.M.Asam Ghouri, Managing Director SPPRA and Mr.M.Ayub Ali Khan, Deputy Director SPPRA and discussed the same issue with them in which it was decided that these documents will be sent to SPPRA for hoisting at old SPPRA Website only for the said tender. As our all BER of the said NIT were hoisted at old SPPRA website.

You are therefore, requested to kindly acknowledge these documents for compliance of SPPRA Rule 50.

Regards,

*M.A.*

Farhan A. Siddiqui

AVP-II/Administration Division

SPPRA INWARD DIARY  
 NO : 2256  
 DATED : 22-10-2018

# SINDH PUBLIC PROCUREMENT REGULATORY AUTHORITY

## CONTRACT EVALUATION FORM

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

- 1) NAME OF THE ORGANIZATION / DEPTT. SINDH BANK LIMITED/ADMINISTRATION
- 2) PROVINCIAL / LOCAL GOVT / OTHER SCHEDULED BANK
- 3) TITLE OF CONTRACT Branch Premises on Rental Basis i.e. ABUL ISPHAHANI ROAD
- 4) TENDER NUMBER SNDB/COK/ADMIN/TD/992/2018 9-2/2018 KARAKH
- 5) BRIEF DESCRIPTION OF CONTRACT Same as above
- 6) FORUM THAT APPROVED THE SCHEME Competent Authority
- 7) TENDER ESTIMATED VALUE RS. 450/- per sq. ft
- 8) ENGINEER'S ESTIMATE  
(For civil works only) -
- 9) ESTIMATED COMPLETION PERIOD (AS PER CONTRACT) 1 Year
- 10) TENDER OPENED ON (DATE & TIME) 04/05/18 at 1500hrs
- 11) NUMBER OF TENDER DOCUMENTS SOLD 6  
(Attach list of buyers)
- 12) NUMBER OF BIDS RECEIVED 6
- 13) NUMBER OF BIDDERS PRESENT AT THE TIME OF OPENING OF BIDS -
- 14) BID EVALUATION REPORT  
(Enclose a copy) 7/9/18
- 15) NAME AND ADDRESS OF THE SUCCESSFUL BIDDER Mrs. Abbas JAHAN w/o SHUJAT  
House NO A-1-10, Block-4 MCHALIAH
- 16) CONTRACT AWARD PRICE Rs 152/- per sq. ft  
CULSHAH-e
- 17) RANKING OF SUCCESSFUL BIDDER IN EVALUATION REPORT  
(i.e. 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> EVALUATION BID).  
1) Mrs Abbas 4) Mr Irfan  
2) Mr Amir 5) Mr Moeen  
3) Mr Anwar
- 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:

Competent Authority

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"/>
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21) ADVERTISEMENT :

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

Yes	NIT ID- T00 531-17-0012
No	

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

Yes	Express Tribune, Daily Express & Sindhi Express (10/4/18)
No	

22) NATURE OF CONTRACT

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

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

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

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

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

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

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

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

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

Yes	
No	No

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

Yes	
No	No

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

Yes	
No	No

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

Yes	
No	No

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

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

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

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

Yes	
No	no

Signature & Official Stamp of  
Authorized Officer

**FOR OFFICE USE ONLY**

*16/10/18*  
**Lt Col (R) Shahzad Begg**  
EVP/Head of Administration  
**SINDH BANK LIMITED**

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

Print

Save

Reset

Buyer Record Branch Premises on Rental Abul Isphani Road

S.No	Company Name	AMOUNT DEPOSITED
1	Moeen	300
2	Irfan	300
3	Anwar	300
4	Amir	300
5	Absar	300
6	Khalil	300
Total		1800

Bid Evaluation Report		
Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis ABUL ISPHAHANI ROAD, KARACHI		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SNDB/COK/ADMIN/TD/902/2018
3	Tender Description	Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis ABUL ISPHAHANI ROAD, KARACHI
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published / SPPRA S.No	SPPRA NIT ID: T00531-17-0012 Express Tribune, Daily Express & Sindhi Express (10 <sup>th</sup> April, 2018)
6	Total Bid Documents Sold	06
7	Total Bids Received	06
8	Bid Opening Date & Time	04/05/2018 at 1500 Hrs
9	No. Of Bid qualified	04
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.450/-per sq.ft)	Reasons for acceptance/ Rejection (Qualifying Marks= 70%)	Remarks
0	1	2.a	2.b	3	4	5	6
1.	Mueen	800 Sq.Ft	Rs.300,000/-i.e. Rs.375/- Per Sq.Ft	4 <sup>th</sup> Lowest	Rs.75/-Per Sq.Ft Below the Estimated Cost	Disqualified Obtained Marks 65% in the Evaluation Process	
2.	Irfan Aghai	1200 Sq.Ft	Rs.350,000/-i.e. Rs.292/- Per Sq.Ft	5 <sup>th</sup> Lowest	Rs.158/-Per Sq.Ft Below the Estimated Cost	Qualified Obtained Marks 70% in the Evaluation Process	
3.	Anwar	1000 Sq.Ft	Rs.425,000/-i.e. Rs.425/- Per Sq.Ft	6 <sup>th</sup> Lowest	Rs.25/-Per Sq.Ft Below the Estimated Cost	Qualified Obtained Marks 70% in the Evaluation Process	
4.	Amir Ali/Karim/Asif	1236 Sq.Ft	Rs.285,000/-i.e. Rs.230/- Per Sq.Ft	3 <sup>rd</sup> Lowest	Rs.220/-Per Sq.Ft Below the Estimated Cost	Qualified Obtained Marks 80% in the Evaluation Process	
5.	Mrs.Absar Jahan w/o Shujat	1550 Sq.Ft	Rs.235,000/- i.e. Rs.152/- Per Sq.Ft	1 <sup>st</sup> Lowest	Rs.298/-Per Sq.Ft Below the Estimated Cost	Qualified Obtained Marks 90% in the Evaluation Process	Accepted for Award of Contract
6.	Khalil Usmani	1150 Sq.Ft	Rs.280,000/-i.e. Rs.244/- Per Sq.Ft	2 <sup>nd</sup> Lowest	Rs.206/-Per Sq.Ft Below the Estimated Cost	Disqualified Obtained Marks 65% in the Evaluation Process	

Accordingly going by the eligibility criteria offered in the tender document, Serial No.5 stands as 1<sup>st</sup> Lowest qualified evaluated bidder & it is also below the estimated cost.

Members Signature- Procurement Committee

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

Mr. Saeed Jamal  
 Member-Chief Financial Officer

Mr. Syed Muhammad Aqeel  
 Member- Chief Manager, IDBL Karachi

SNDB/COK/ADMIN/TD/902/2018

Dated: July 20<sup>th</sup>, 2018

**OFFICE ORDER**

**SUBJECT: EXTENSION FOR BID VALIDITY PERIOD**

As per SPPRA Rule 38 (2), approval is solicited for further Ninety (90) days extension of "Bid Validity Period" for the tender of Premises Required for Branches having SPPRA NIT ID. No: T00531-17-0012 for the following branches located in Sindh.

**Sindh**

- |  |   |
|--|---|
| 1. Saadi Town, Karachi                   | 10. Bulri Shah Karim, District Tando Muhammad Khan  |
| 2. Gadap Town, Karachi                   | 11. Madeji, Taluka Garri Yaseen, District Shikarpur |
| 3. Gulberg/Samanabad, F.B. Area, Karachi | 12. Tando Jam, Taluka & District Hyderabad          |
| 4. Abul Hasan Isphahani Road, Karachi    | 13. Golarchi, District Badin                        |
| 5. Baldia Town, Karachi                  | 14. Mirpur Sakro, District Thatta                   |
| 6. Quidabad, Karachi                     | 15. Chundko, District Khairpur                      |
| 7. Golarchi, District Badin              | 16. Ahmed Pur, Taluka Kingri, District Khairpur     |
| 8. Mirpur Sakro, District Thatta         |   |
| 9. Chundko, District Khairpur            |   |

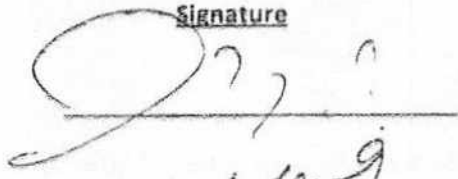
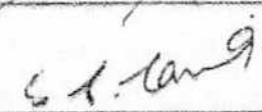
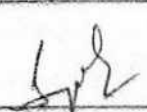
**Members Signature- Procurement Committee**

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

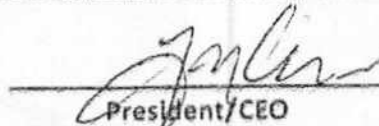
Mr. Saeed Jamal  
Chief Financial Officer

Mr. Syed Muhammad Aqeel  
Chief Manager, IDBL Karachi

**Signature**

**Recommended for Approval, please**

  
President/CEO

SINDH BANK LIMITED  
HEAD OFFICE  
3RD FLOOR, FEDERATION HOUSE  
ABDULLAH SHAH GHAZI ROAD  
CLIFTON KARACHI-75600.

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FAX : +92-21-35870543  
WEB : www.sindhbankltd.com

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فون : +92 21 35829320  
+92 21 35829394  
فکس : +92 21 35870543

سندھ بینک لمیٹڈ  
ہیڈ آفس، تیسری منزل، فیڈریشن ہاؤس،  
عبداللہ شاہ غازی روڈ، کلٹن، کراچی۔ ۷۵۶۰۰۔ پاکستان

Dated: 31-07-2018

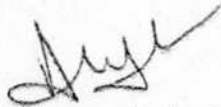
To,  
Mr. Mueen  
Shop No.19 A/2,  
Sector 14/A  
Metrovill III  
Karachi

SUB: Acquiring of Branch Premises on Rental Basis i.e. Abul Hasan Isphani Road Karachi

Dear Sir,

Please give your consent in extension of Bid Validity for Acquiring of Branch Premises on Rental i.e. Abul  
Hasan Isphani Road Karachi.

Regards,



Muhammad Ather Iqbal  
AVP-II / Administration  
Sindh Bank Ltd

OK

Dated: 31-07-2018

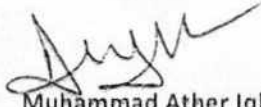
To,  
Mr. Irfan Aghai  
Plot No. 27 - AA,  
Abul Hassan Isphani Road  
Karachi

**SUB: Acquiring of Branch Premises on Rental Basis i.e. Abul Hasan Isphani Road Karachi**

Dear Sir,

Please give your consent in extension of Bid Validity for Acquiring of Branch Premises on Rental i.e. Abul  
Hasan Isphani Road Karachi.

Regards,

  
Muhammad Ather Iqbal  
AVP-II / Administration  
Sindh Bank Ltd

منظر ایجنٹ

Dated: 31-07-2018


To,  
Mr. Khalil Usmani  
Plot No.7, FL-6  
Opposite ABL, Abul Hasan Isphani Road  
Karachi

SUB: Acquiring of Branch Premises on Rental Basis i.e. Abul Hasan Isphani Road Karachi

Dear Sir,

Please give your consent in extension of Bid Validity for Acquiring of Branch Premises on Rental i.e. Abul Hasan Isphani Road Karachi.

Regards,

  
Muhammad Ather Iqbal  
AVP-II / Administration



SINDH BANK LIMITED  
HEAD OFFICE  
3RD FLOOR, FEDERATION HOUSE  
ABDULLAH SHAH GHAZI ROAD  
CLIFTON KARACHI-75600.

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فون : +92 21 35829320  
+92 21 35829394  
فکس : +92 21 35870543

سندھ بینک لمیٹڈ  
ایڈمنسٹریشن، فیڈریشن ہاؤس،  
عبداللہ شاہ غازی روڈ، کلکٹن، کراچی۔ ۷۵۶۰۰۔ پاکستان

IN MEMORY OF SHAHEED MOHTARMA BENAZIR BHUTTO

شہید محترمہ بینظیر بھٹو کی یاد میں

**SINDH BANK**  
**سندھ بینک**  
POWER TO THE PEOPLE  
بالاختیار عوام

Dated: 31-07-2018

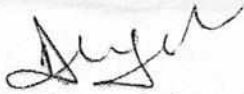
To,  
Mr. Anwar  
Shaheen Heights  
Plot No. FL-9, Block-7  
Gulshan-e-Iqbal  
Karachi

SUB: Acquiring of Branch Premises on Rental Basis i.e. Abul Hasan Isphani Road Karachi

Dear Sir,

Please give your consent in extension of Bid Validity for Acquiring of Branch Premises on Rental i.e. Abul  
Hasan Isphani Road Karachi.

Regards,



Muhammad Ather Iqbal  
AVP-II / Administration  
Sindh Bank Ltd

قبیلہ

SINDH BANK LIMITED  
HEAD OFFICE  
3RD FLOOR, FEDERATION HOUSE  
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سندھ بینک لمیٹڈ

ہیڈ آفس، تیسری منزل، فیڈریشن ہاؤس،

عبداللہ شاہ غازی روڈ، کلکٹن، کراچی۔ ۷۵۶۰۰ - پاکستان

Dated: 31-07-2018

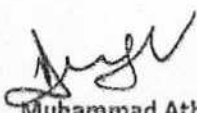
To,  
Mr. Amir Ali/Karim/Asif  
Shop No.10, 11, 12  
Opposite ABL, Abul Hasan Isphani Road  
Karachi

SUB: Acquiring of Branch Premises on Rental Basis i.e. Abul Hasan Isphani Road Karachi

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Regards,

  
Muhammad Ather Iqbal  
AVP-II / Administration  
Sindh Bank Ltd

OK

Dated: 31-07-2018

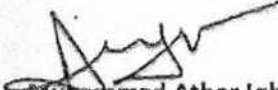
To,  
Mrs. Absar Jahan w/o Shujat  
A-1/10, Block-4  
Opposite ABL, Abul Hasan Isphani Road  
Karachi

**SUB: Acquiring of Branch Premises on Rental Basis i.e. Abul Hasan Isphani Road Karachi**

Dear Sir,

Please give your consent in extension of Bid Validity for Acquiring of Branch Premises on Rental i.e. Abul Hasan Isphani Road Karachi.

Regards,

  
Muhammad Ather Iqbal  
AVP-II / Administration  
Sindh Bank Ltd

Agree

# PREMISES EVALUATION Evaluation Performa

Location PAUL HASAN Isphani, RD

Serial No: \_\_\_\_\_

Bidder MAIN

Pay Order No. 00413037

Provision of Emergency Exit Door (Yes/\*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria			Documents/ Information to be enclosed
					For Branches in Main Cities	Small Cities	For Branches in Rural/ Interior Areas	
1	Location	40	40	20	On main location (Commercial point of view) Away / inside the main location			Site Plan
2	Area	15			1500 sq.ft. to 1800 sq.ft.	1200 sq.ft. to 1500 sq.ft.	1000 sq.ft. to 1200 sq.ft.	Title document of the property
		5			Above 1800 sq.ft.	Above 1500 sq.ft.	Above 1200 sq.ft.	
		5	5	5	Below 1500 sq.ft.	Below 1200 sq.ft.	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15	15	15	3 Banks, within 1 km			Names of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km			
		5			2 Banks, within 1 km			
4	Advance Rent Required	10	5	5	1 Year			Tick the appropriate column
		5			2 Years			
		5			3 Years			
5	Parking Space (Dedicated to the premises)	10	10	10	Above 4 Vehicles	3 Vehicles		Numbers
		5			3-4 Vehicles	2 Vehicles		
		5			1-2 Vehicles	1 Vehicle		
6	State of Property Offered	10	10	10	Constructed			Map of the premises
		5			Plot			
Total Marks		100	85	65	Qualified / Disqualified			

## Notes

- Acquiring of 70% marks (on the information given by the bidder) will make a bidder qualify for visit of the property by the Premises Committee of the Bank.
- Subsequently the property will be visited by Banks Premises Committee for physical verification of the information given by the bidder. Location which acquires minimum of 70% marks after due inspection as per the criteria given above will be considered as "Qualified Premises / Bid".
- Property will not be considered, if it does not fall in the commercial status.
- Attachment of relevant evidence in each of the above requisite is mandatory. In case of non-provision of evidence to any of the demand, no marks will be awarded.
- If it's a plot, then the building will be constructed at owner's expense.
- Following Documents are mandatory at the Time of Submission of Bids, otherwise bidder will be disqualified.
  - a. Copies of Title Documents including 'FARDS', Deeds, Lease, Sub-Lease, Sale Deed etc.
  - b. Approved Building Plan (Commercial)
  - c. Search Certificate/Non Encumbrance Certificate.

## Members Signature- Premises Pre Evaluation Team

Muhammad Shahid Saleem  
Administration Division

Musharraf Musadain  
Operation Division

M. Irfan Zafar  
Law Division

Dilshad Hussain Khan  
Finance Division

## Members Signature - Post Evaluation -Premises Committee

A. RAUF CHANDIO  
Group Head (Region)

Members Signature- Procurement Committee

ISHEAQUE AHMED SOOMRO  
Sindh Bank Ltd  
Karachi

Member

Muhammad Amin  
UP-II, G.H(S) Office  
Karachi.

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

Mr. Saeed Jamil  
Member-Chief Financial Officer

Mr. Syed Muhammad Aqeel  
Member- Chief Manager, IDBL Karachi

## PREMISES EVALUATION Evaluation Performa

2

Location ABUL HASAN ISPHAGANI RD Serial No: \_\_\_\_\_

Bidder IRFAN ACHAI

Pay Order No. 00413031

Provision of Emergency Exit Door (Yes/No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria			Documents/ Information to be enclosed
					For Branches in Main Cities	Small Cities	For Branches in Rural/ Interior Areas	
1	Location	40	40	35	On main location (Commercial point of view)			Site Plan
2	Area	15			1500 sq. ft. to 1200 sq. ft.	1200 sq. ft. to 1000 sq. ft.	1000 sq. ft. to 800 sq. ft.	Title document of the property
		5			Above 1800 sq. ft.	Above 1500 sq. ft.	Above 1200 sq. ft.	
		5	5	5	Below 1500 sq. ft.	Below 1200 sq. ft.	Below 1000 sq. ft.	
3	Other Banks in Close Proximity	15	15	15	3 Banks, within 1 km			Names of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km			
		5			3 Banks, within 1 km			
4	Advance Rent Required	10	5	5	1 Year			Tick the appropriate column
		5			2 Years			
		5			3 Years			
5	Parking Space (Dedicated to the premises)	10	10	10	Above 4 Vehicles	3 Vehicles	2 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	1 Vehicle	
		5			1-2 Vehicles	1 Vehicle		
6	State of Property Offered	10	10	10	Constructed			Map of the premises
		5			Plot			
	Total Marks	100	85	70	Qualified / Disqualified			

### Notes:

- Acquiring of 70% marks (on the information given by the bidder) will make a bidder qualify for visit of the property by the Premises Committee of the Bank.
- Subsequently the property will be visited by Banks Premises Committee for physical verification of the information given by the bidder. Location which acquires minimum of 70% marks after due inspection as per the criteria given above will be considered as "Qualified Premises - Bid".
- Property will not be considered, if it does not fall in the commercial status.
- Attachment of relevant evidence in each of the above requisite is mandatory. In case of non-provision of evidence to any of the demand, no marks will be awarded.
- If it's a plot, then the building will be constructed at owner's expense.
- Following Documents are Mandatory at the Time of Submission of Bid, otherwise bidder will be disqualified.
  - Copies of Title Documents including 'FARDS', Deeds, Lease, Sub-Lease, Sale Deed etc.
  - Approved Building Plan (Commercial)
  - Search Certificate/Non Encumbrance Certificate.

### Members Signature- Premises Pre Evaluation Team

Muhammad Shahid Saleem  
Administration Division

Musharraf Hussain  
Operation Division

M. Irfan Zafar  
Law Division

Dilshad Hussain Khan  
Finance Division

### Members Signature - Post Evaluation - Premises Committee

A. Raza Chaudhary  
Group Head (MITE)

ISHF Ali Amir Siddiqui  
Senior Vice President -  
Sindh Bank Ltd  
(Karachi)

Member

Muhammad Amin  
UP-II, GHS office  
Karachi

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

Mr. Saeed Jamal  
Member- Chief Financial Officer

Mr. Syed Muhammad Aqeel  
Member- Chief Manager, IDBL Karachi

## PREMISES EVALUATION Evaluation Performa

Location ABUL HASAN KHANI RD Serial No: \_\_\_\_\_

Bidder ANWAR Pay Order No. 22413-22

Provision of Emergency Exit Door (Yes/\*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria			Documents/ Information to be enclosed
					For Branches in Main Cities	Small Cities	For Branches in Rural/ Interior Areas	
1	Location	40	40	30	On main location (Commercial point of view) Away / wide the main location			Site Plan
2	Area	15			1500 sq.ft. to 1800 sq.ft.	1200 sq.ft. to 1500 sq.ft.	1000 sq.ft. to 1200 sq.ft.	Title document of the property
		5			Above 1800 sq.ft.	Above 1500 sq.ft.	Above 1200 sq.ft.	
		5	5	5	Below 1500 sq.ft.	Below 1200 sq.ft.	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15	15	15	5 Banks, within 1 km			Names of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km			
		5			2 Banks, within 1 km			
4	Advance Rent Required	10			3 Year			Tick the appropriate column
		5			2 Years			
		5			1 Year			
5	Parking Space (Dedicated to the premises)	10	10	10	Above 4 Vehicles	3 Vehicles		Numbers
		5			3-4 Vehicles	2 Vehicles		
		5			1-2 Vehicles	1 Vehicle		
6	State of Property Offered	10	10	10	Constructed			Map of the premises
		5			Plot			
Total Marks		100	80	70	Qualified / Disqualified			

### Notes:

- Acquiring of 70% marks (on the information given by the bidder) will make a bidder qualify for visit of the property by the Premises Committee of the Bank.
- Subsequently the property will be visited by Banks Premises Committee for physical verification of the information given by the bidder. Location which acquires minimum of 70% marks after due inspection as per the criteria given above will be considered as "Qualified Premises Bid".
- Property will not be considered, if it does not fall in the commercial status.
- Attachment of relevant evidence in each of the above requisite is mandatory. In case of non-provision of evidence to any of the demand, no marks will be awarded.
- If it's a plot, then the building will be constructed at owner's expense.
- Following Documents are Mandatory at the Time of Submission of Bids, otherwise bidder will be disqualified.
  - Copies of Title Documents including 'FARDS', Deeds, Lease, Sub-Lease, Sale Deed etc.
  - Approved Building Plan (Commercial)
  - Search Certificate/Non Encumbrance Certificate.

### Members Signature- Premises Pre Evaluation Team

Muhammad Shahid Saleem  
Administration Division

Musharat Hussain  
Operation Division

Irhan Zafar  
Law Division

Dilshad Hussain Khan  
Finance Division

### Members Signature - Post Evaluation -Premises Committee

Group Head (F&D)

Members Signature- Procurement Committee

Lt. Col. (R) Shuhzad Begg  
Chairperson-Head of Administration

Mr. Saeed Jamal  
Member-Chief Financial Officer

Mr. Syed Muhammad Aqeel  
Member-Chief Manager, IDBL Karachi

Member

Muhammad Amin  
UP-II, GH-(S) Office  
Karachi.

## PREMISES EVALUATION Evaluation Performa

4

Location ABUL ISARANI RD

Serial No: \_\_\_\_\_

Bidder ASIF / KARIM / AMIR

Pay Order No. 14435827

Provision of Emergency Exit Door (Yes/No)

S. No.	Requirement	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria			Documents/ Information to be enclosed
					For Branches in Main Cities	Small Cities	For Branches in Rural/ Interior Areas	
1	Location	40	40	35	On main location (Commercial point of view) Away / Inside the main location			Site Plan
2	Area	15			1500 sq.ft. to 1800 sq.ft.	1200 sq.ft. to 1500 sq.ft.	1000 sq.ft. to 1200 sq.ft.	Title documents of the property
		5	5	05	Above 1800 sq.ft.	Above 1500 sq.ft.	Above 1200 sq.ft.	
		5			Below 1100 sq.ft.	Below 1200 sq.ft.	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15	15	15	3 Banks, within 1 km 3 Banks, within 1 km 2 Banks, within 1 km			Names of the Banks with exact distances from the premises offered
4	Advance Rent Required	10	5	15	1 Year 2 Years 3 Years			Tick the appropriate columns
5	Parking Space (Dedicated to the premises)	10	10	10	Above 4 Vehicles 3-4 Vehicles 1-2 Vehicles	3 Vehicles 2 Vehicles 1 Vehicle		Numbers
6	State of Property Offered	10	10	10	Constructed Plot			Map of the premises
	Total Marks	100	85	80	Qualified / Disqualified			

### Notes

- Acquiring of 70% marks (on the information given by the bidder) will make a bidder qualify for visit of the property by the Premises Committee of the Bank.
- Subsequently the property will be visited by Banks Premises Committee for physical verification of the information given by the bidder. Location which acquires minimum of 70% marks after due inspection as per the criteria given above will be considered as "Qualified Premises / Bid".
- Property will not be considered, if it does not fall in the commercial status.
- Attachment of relevant evidence in each of the above requisite is mandatory. In case of non-provision of evidence to any of the demand, no marks will be awarded.
- If it's a plot, then the building will be constructed at owner's expense.
- Following Documents are mandatory at the Time of Submission of Bids, otherwise bidder will be disqualified.
  - Copies of Title Documents including 'FARBS', Deeds, Lease, Sub-Lease, Sale Deed etc.
  - Approved Building Plan (Commercial)
  - Search Certificate/Non Encumbrance Certificate.

### Members Signature- Premises Pre Evaluation Team

Muhammad Shahid Saleem  
Administration Division

Mushakraf Hussain  
Operation Division

M. Irfan Zafar  
Law Division

Dilshad Hussain Khan  
Finance Division

### Members Signature - Post Evaluation -Premises Committee

A. RAUF CHAUDHIO

Group Head Region

Members Signature- Procurement Committee

ISHAQUE AHMED SOOMRO  
Sindh Bank Ltd  
Karachi

Member

Muhammad Aamir  
UP-II, GHT-(S) office  
Karachi.

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

Mr. Saeed Jamal  
Member-Chief Financial Officer

Mr. Syed Muhammad Aqeel  
Member- Chief Manager, IDBL Karachi

## PREMISES EVALUATION Evaluation Performa

Location ABUL HAYAN ISHAQANI RD Serial No: \_\_\_\_\_

Bidder S.H. SHARAF  
70M ST. ABSAR JEHAN

Pay Order No. 64136612A

Provision of Emergency Exit Door (Yes/\*No)

S. No.	Requirement	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria			Documents/ Information to be enclosed
					For Branches in Main Cities	Small Cities	For Branches in Rural/ Interior Areas	
1	Location	40	40	35	On main location (Commercial point of view) Away / inside the main location			Site Plan
2	Area	15	15	15	1500 sq.ft. to 1800 sq.ft.	1200 sq.ft. to 1500 sq.ft.	1000 sq.ft. to 1200 sq.ft.	Title document of the property
3	Other Banks in Close Proximity	15	15	15	5 Banks, within 1 km	3 Banks, within 1 km	2 Banks, within 1 km	Names of the Banks with exact distances from the premises offered
4	Advance Rent Required	10	5	5	1 Year	2 Years	3 Years	Tick the appropriate column
5	Parking Space (Dedicated to the premises)	10	10	10	Above 4 Vehicles	3 Vehicles	2 Vehicles	Numbers
6	State of Property Offered	10	10	10	3-4 Vehicles	2 Vehicles	1-2 Vehicles	Map of the premises
Total Marks		100	95	90	Qualified / Disqualified			

### Note:

- Acquiring of 70% marks (on the information given by the bidder) will make a bidder qualify for visit of the property by the Premises Committee of the Bank.
- Subsequently the property will be visited by Banks Premises Committee for physical verification of the information given by the bidder. Location which acquires minimum of 70% marks after due inspection as per the criteria given above will be considered as "Qualified Premises / Bid".
- Property will not be considered, if it does not fall in the commercial status.
- Attachment of relevant evidence in each of the above requisite is mandatory. In case of non-provision of evidence to any of the demand, no marks will be awarded.
- If it's a plot, then the building will be constructed at owner's expense.
- Following Documents are Mandatory at the Time of Submission of Bid, otherwise bidder will be disqualified.
  - Copy of Title Documents including 'FARDS', Deeds, Lease, Sub-Lease, Sale Deed etc.
  - Approved Building Plan (Commercial)
  - Search Certificate / Encumbrance Certificate.

### Members Signature- Premises Pre Evaluation Team

Muhammad Shahid Saleem  
Administration Division

Musharaf Hussain  
Operation Division

M. Irfan Zafar  
Law Division

Dilshad Hussain Khan  
Finance Division

### Members Signature - Post Evaluation - Premises Committee

L. RAUF CHANDIO  
Group Head (Region)  
SINDH BANK LIMITED )  
Members Signature- Procurement Committee

ISHFAQ HUSSAIN SOOMRA  
Senior Vice President  
SINDH BANK LTD.  
(Head Office)  
Karachi

Member  
Muhammad Amin  
UP-II, G.H-(S) office  
Karachi.

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

Mr. Saeed Jamal  
Member-Chief Financial Officer

Mr. Syed Muhammad Aqeel  
Member- Chief Manager, IDBL Karachi

## PREMISES EVALUATION Evaluation Performa

6

Location Abul Hasan / Shami Rd.

Serial No: \_\_\_\_\_

Bidder Khadija Ullomani

Pay Order No. 00413034

Provision of Emergency Exit Door (Yes/\*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria			Documents/ Information to be enclosed
					For Branches in Main Cities	Small Cities	For Branches in Rural/ Interior Areas	
1	Location	40	40	20	On main location (Commercial point of view)			Site Plan
2	Area	0			Away / beside the main location			Title document of the property
		15			1500 sq.ft. to 1800 sq.ft.	1200 sq.ft. to 1500 sq.ft.	1000 sq.ft. to 1200 sq.ft.	
		5			Above 1800 sq.ft.	Above 1500 sq.ft.	Above 1200 sq.ft.	
		5	5	5	Below 1500 sq.ft.	Below 1200 sq.ft.	Below 1000 sq.ft.	
		5						
3	Other Banks in Close Proximity	15	15	15	5 Banks, within 1 km			Names of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km			
		5			2 Banks, within 1 km			
4	Advance Rent Required	10	5	5	1 Year			Tick the appropriate column
		5			2 Years			
		0			3 Years			
5	Parking Space (Dedicated to the premises)	10	10	10	Above 4 Vehicles	3 Vehicles	2 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	1 Vehicle	
		5			1-2 Vehicles	1 Vehicle		
6	State of Property Offered	10	10	10	Constructed			Map of the premises
		5			Plot			
Total Marks		100	85	65	Qualified / Disqualified			

**Notes:**

- Acquiring of 70% marks (on the information given by the bidder) will make a bidder qualify for visit of the property by the Premises Committee of the Bank.
- Subsequently the property will be visited by Banks Premises Committee for physical verification of the information given by the bidder. Location which acquires minimum of 70% marks after due inspection as per the criteria given above will be considered as "Qualified Premises / Bid".
- Property will not be considered, if it does not fall in the commercial status.
- Attachment of relevant evidence in each of the above requisite is mandatory. In case of non-provision of evidence to any of the demand, no marks will be awarded.
- If it's a plot, then the building will be constructed at owner's expense.
- Following Documents are mandatory at the Time of Submission of Bid, otherwise bidder will be disqualified.
  - Copy of Title Documents including 'FARDS', Deeds, Lease, Sub-Lease, Sale Deed etc.
  - Approved Building Plan (Commercial)
  - Search Certificate/ Non Encumbrance Certificate.

**Members Signature - Premises Pre Evaluation Team**

Muhammad Shahid Saleem  
Administration Division

Musharrat Hussain  
Operation Division

Mirfan Zafar  
Law Division

Bilal Hussain Khan  
Finance Division

**Members Signature - Post Evaluation - Premises Committee**

A. R. T. F. 244/20

Group Head

Members Signature - Procurement Committee

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

Mr. Saeed Jamal  
Member-Chief Financial Officer

Mr. Syed Muhammad Aqeel  
Member- Chief Manager, IDBL Karachi

ISHFAQ AHMED SOOMRO

Senior Vice President

SINHA MEMBER LTD

Member

Muhammad Amin  
UP-II, GH(S) Office  
Karachi

البنك سindh Bank Ltd

Sindh Bank Ltd  
Tender Document - Acquiring of Branch Premises on Rental Basis

4

## FINANCIAL PROPOSAL

### PRICE SCHEDULE

Name & Contact Details of the Bidder Amir Ali / Karim / Asif

Premises Name Rabiaz Flower Shop # 10, 11 & 12 Main Abul Hasan Lephans Road

Monthly Rent (Lump Sum) Rs. 285,000/-

Monthly Rent (Per Square Feet) Rs. 230/-

Area 1236 Square ft of three shop

NOTE

- 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.
- For each property separate pay order has to be enclosed as per the amount mentioned in the advertisement given in the newspaper.
- Rent will commence after one month of signing of agreement.
- 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.
- Tenders may be submitted directly by the owners of the premises. No tenders will be entertained if submitted by or through brokers/ agents.
- If the financial evaluation are the same, then then successful bidder will be the one who has Acquired maximum marks in evaluation phase.
- Writing of tender reference as given in the NIT on the Envelop, carrying tender document is must or the bank will not be responsible if the documents are not received by the Procurement Committee on time.
- All clauses of the agreement (Attached as Annexure "A") are part of the tender documents.

Signature & Stamp of the Bidder [Signature]

Date \_\_\_\_\_

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. \_\_\_\_\_

Head - Admin Div. ALLIED BANK LTD

Member-IDBL. Abul Hasan Lephans Road

Date: Road Branch

MAEN ABUL HASAN LEPHANS ROAD

Sadiq Farahi Advocate  
(Contact # 0300-2056788)

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#### 4 FINANCIAL PROPOSAL

##### PRICE SCHEDULE

Name & Contact Details of the Bidder Sh. Shujat  
Premises Name Abul Hasan Asghari Rd.  
Monthly Rent (Lump Sum) Rs. 235,000/-  
Monthly Rent (Per Square Feet) 152/-

##### 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. Rent will commence after one month of signing of agreement.
4. 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.
5. Tenders may be submitted directly by the owners of the premises. No tenders will be entertained if submitted by or through brokers/ agents.
6. If the financial evaluation are the same, then then successful bidder will be the one who has Acquired maximum marks in evaluation phase.
7. Writing of tender reference as given in the NIT on the Envelop, carrying tender document is must or the bank will not be responsible if the documents are not received by the Procurement Committee on time.
8. All clauses of the agreement (Attached as Annexure "A") are part of the tender documents.

Signature & Stamp of the Bidder

Date 30-04-2018

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div.

Head - Admin Div.

Member-IDBL.

Date:

6

## 4 FINANCIAL PROPOSAL

### PRICE SCHEDULE

Name & Contact Details of the Bidder Uzair Jafar

Premises Name ABUL HASSAN SHANILU

Monthly Rent (Lump Sum) 280000/-

Monthly Rent (Per Square Feet) 1

### 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. Rent will commence after one month of signing of agreement.
4. 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.
5. Tenders may be submitted directly by the owners of the premises. No tenders will be entertained if submitted by or through brokers/ agents.
6. If the financial evaluation are the same, then then successful bidder will be the one who has Acquired maximum marks in evaluation phase.
7. Writing of tender reference as given in the NIT on the Envelop, carrying tender document is must or the bank will not be responsible if the documents are not received by the Procurement Committee on time.
8. All clauses of the agreement (Attached as Annexure "A") are part of the tender documents.

Signature & Stamp of the Bidder Uzair Jafar

Date 02-05-2018

0321-2722224

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### SIGNATURE MEMBERS PC-AID

Head - Fin Div. [Signature]

Head - Admin Div. [Signature]

Member-IT [Signature]

Patu: [Signature]

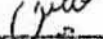
## 4 FINANCIAL PROPOSAL

### PRICE SCHEDULE

Name & Contact Details of the Bidder Mr. Muren Shab  
Premises Name Abul Hassan Istahani Road  
Monthly Rent (Lump Sum) 300000/-  
Monthly Rent (Per Square Feet) \_\_\_\_\_

### NOTE

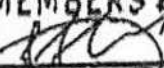
1. Owner will be liable to pay all municipal, government, non-government and other rates, taxes, stamp duty (as applicable under Stamp Act 1989) duly stamped on the contract agreement and assessment which may be levied in respect of the Demised Premises.
2. For each property separate pay order has to be enclosed as per the amount mentioned in the advertisement given in the newspaper.
3. Rent will commence after one month of signing of agreement.
4. 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.
5. Tenders may be submitted directly by the owners of the premises. No tenders will be entertained if submitted by or through brokers/ agents.
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7. Writing of tender reference as given in the NIT on the Envelop, carrying tender document is must or the bank will not be responsible if the documents are not received by the Procurement Committee on time.
8. All clauses of the agreement (Attached as Annexure "A") are part of the tender documents.

Signature & Stamp of the Bidder 


Date 02-05-2018

0321-2722224

### SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. 

Head - Admin Div. 

Member-IDBL. 

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

#### 4 FINANCIAL PROPOSAL

##### PRICE SCHEDULE

Name & Contact Details of the Bidder MR. IRFAN AGTHAI


Premises Name AGUL HASSAN ISPHANNI

Monthly Rent (Lump Sum) 35000/-

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

##### NOTE


1. Owner will be liable to pay all municipal, government, non-government and other rates, taxes, stamp duty (as applicable under Stamp Act 1989) duly stamped on the contract agreement and assessment which may be levied in respect of the Demised Premises.
2. For each property separate pay order has to be enclosed as per the amount mentioned in the advertisement given in the newspaper.
3. Rent will commence after one month of signing of agreement.
4. 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.
5. Tenders may be submitted directly by the owners of the premises. No tenders will be entertained if submitted by or through brokers/ agents.
6. If the financial evaluation are the same, then then successful bidder will be the one who has Acquired maximum marks in evaluation phase.
7. Writing of tender reference as given in the NIT on the Envelop, carrying tender document is must or the bank will not be responsible if the documents are not received by the Procurement Committee on time.
8. All clauses of the agreement (Attached as Annexure "A") are part of the tender documents.

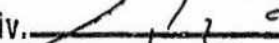
Signature & Stamp of the Bidder 

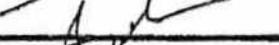
Date 02-05-2018

0321-2722224

##### **SIGNATURE MEMBERS PC-ADMIN**

Head - Fin Div. 

Head - Admin Div. 

Member-IDBL. 

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

#### 4 FINANCIAL PROPOSAL

##### PRICE SCHEDULE

Name & Contact Details of the Bidder MR. ANWAR

Premises Name ABUL HUSSAN ISPHANI road

Monthly Rent (Lump Sum) 425000/-

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

##### NOTE

1. Owner will be liable to pay all municipal, government, non-government and other rates, taxes, stamp duty (as applicable under Stamp Act 1989) duly stamped on the contract-agreement and assessment which may be levied in respect of the Demised Premises.
2. For each property separate pay order has to be enclosed as per the amount mentioned in the advertisement given in the newspaper.
3. Rent will commence after one month of signing of agreement.
4. 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.
5. Tenders may be submitted directly by the owners of the premises. No tenders will be entertained if submitted by or through brokers/ agents.
6. If the financial evaluation are the same, then the successful bidder will be the one who has Acquired maximum marks in evaluation phase.
7. Writing of tender reference as given in the NIT on the Envelop, carrying tender document is must or the bank will not be responsible if the documents are not received by the Procurement Committee on time.
8. All clauses of the agreement (Attached as Annexure "A") are part of the tender documents.

Signature & Stamp of the Bidder ib

Date 02-05-2018

0321-2722224

13

##### SIGNATURE MEMBERS ADMIN

Head - Fin Div. \_\_\_\_\_

Head - Admin Div. \_\_\_\_\_

Member-IBBL. \_\_\_\_\_

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

ATTENDANCE SHEET  
 BID OPENING -

FOR SELECTION OF Acquiring of Branch Premises Abdul Haseeb Isphani

Date: 04/05/2018 Karachi

S.No	Company Name	Name of Company Representative	Contact No.	Company Address	Signature
1	Mueen				
2	Muhammad Agha				
3	Anwar				
4	Amir Ali / Kamal / Asif				
5	Mrs. Haseeb Isphani w/o Syed				
6	Khalid Ismail				

Signature - Procurement Committee Members

Head of Administration

Chief Financial Officer

Chief Manager (IDBL)

SNDB/COK/ADMIN/TD/902/2018

Dated: 16/10/2018

Mrs. Absar Jahan.  
W/o Shujat Shah.  
House No.A.1-10.  
Block-4, Mohallah  
Gulshan-e-Iqbal.  
Karachi.

**Subject: Contract Award-Branch Premises on Rental Basis- Abul Hassan**  
**Isphani Road.**

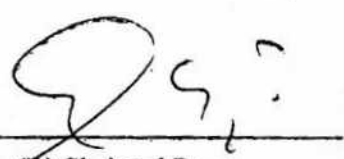
Dear Sir,

The management of Sindh Bank Limited is pleased to award the subject contract to Mrs. Absar Jahan, in accordance with terms and conditions mentioned in our tender dated 10/04/2018.

Please acknowledge.

Sincerely,

For & behalf of Sindh Bank Limited,

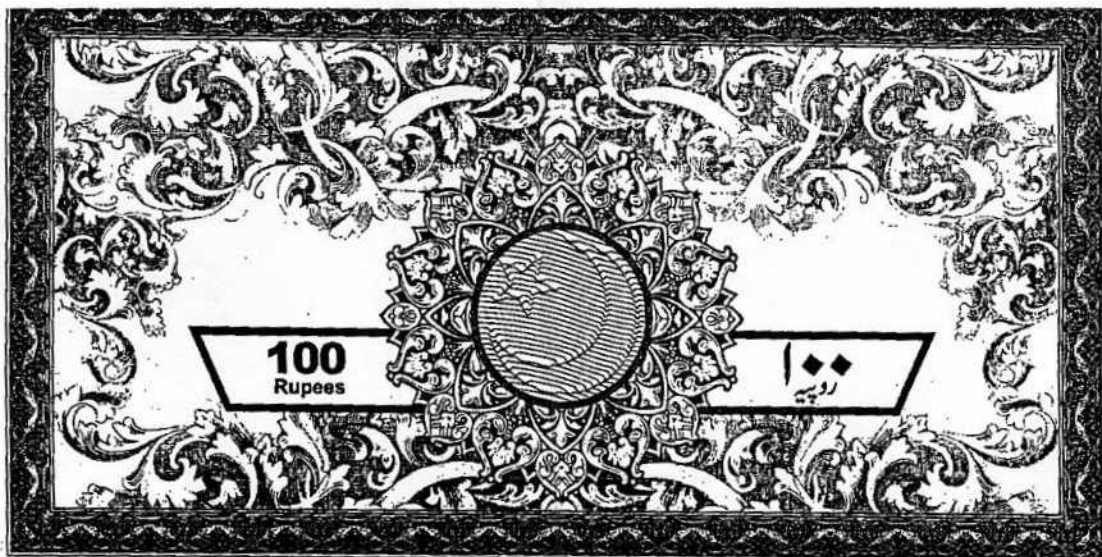
  
Lt. Col. (R) Shahzad Begg  
EVP/Head of Administration Division

SINDH BANK LIMITED  
HEAD OFFICE  
3RD FLOOR, FEDERATION HOUSE  
ABDULLAH SHAH GHAZI ROAD  
CLIFTON KARACHI-75600.

UAN : +92-111-333-225  
PHONE : +92-21-35829320  
+92-21-35829394  
FAX : +92-21-35870543  
WEB : www.sindhbankltd.com

برائے کاروبار : +92 11 333 225  
فون : +92 21 35829320  
+92 21 35829394  
فیکس : +92 21 35870543

سندھ بینک لمیٹڈ  
ہیڈ آفس، تیسری منزل، فیڈریشن ہاؤس،  
عبداللہ شاہ غازی روڈ، کلکٹن، کراچی۔ ۷۵۶۰۰۔ پاکستان



**GHULAM SADIQ STAMP VENDOR**

Lic # 79, Shop # 113, New Ruby Centre

Talpur Road, Boulton

Market, Karachi.

Date.....

30 JUL 2018

(RUPEES ONE HUNDRED ONLY)

Issue to with AddressMR.....

Through with AddressMR.....

Purpose:.....

Value Rs: 100/- Attached.....

Stamp Vendors Signature.....

(NOT USE FOR FREE WILL & DIVORCE PURPOSE)

Vendor NOT RESPONSIBLE FOR FRAUD Documents

**LEASE AGREEMENT**  
**ABUL HASAN ISPHAHANI ROAD BRANCH KARACHI**

This Lease Agreement is made at KH on this 16 day of OCT 2018.

**BETWEEN**

Mst. Absar Jehan Begum W/o Shujaat Shah, holding CNIC No.42201-0499241-2, Muslim, adult, R/o, House No.A-1-10, Block-4, Mohallah Gulshan-e-Iqbal, Karachi. (hereinafter referred to as the "Lessor") which expression shall, where the context so permits, means and includes its successors, administrators, executors and assigns) of the **ONE PART**;

**AND**

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

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Building (Ground +1<sup>st</sup> Floor) constructed on Plot No.A-1/10, Block No.4, Scheme - 24, Gulshan-e-Iqbal Karachi. Measuring 1550 sq.ft. on Ground Floor. .

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease measuring 1550 sq.ft. on Ground floor for opening of Abul Hasan Isphani Road Branch Karachi. (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:

*Absar Jehan Begum,*

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 Twelve (12) months commencing from 15-09-2018 and ending on 14-09-2019, subject to handing over the possession of the premises.

**SECTION - I**  
**(GENERAL TERMS)**

Term

1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Twelve (12) months commencing from 15-09-2018 and ending on 14-09-2019 (both days inclusive), renovation for further terms as per terms agreed between parties.

Rent

2. The monthly rent of the Demised Premises will be Rs.235,000/- (Rupees Two Hundred Thirty Five Thousand only)

Advance Rent

3. The Lessee will pay a sum of Rs.2,820,000/- (Rupees Two Million Eight Hundred Twenty Thousand only) to the Lessor towards 12 months Advance Rent in respect of the Demised Premises for a period between 15.09.2018 to 14.09.2019 in addition to a sum of Rs. 2,820,000/- (Rupees Two Million Eight Hundred Twenty Thousand only) as Security Deposit for further adjustment/refund. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises. An amount of Rs. 1,000,000/- (Rupees One Million only) shall be released after satisfaction / completion of terms and conditions herein-below.

Renewal of Lease

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.

Ejectment

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

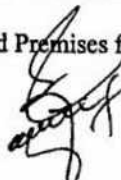
7. The Lessor hereby declares that the Demised Premises are free from all encumbrances, charges, claims and demands and that the Lessor have not done or omitted to do any act, deed or thing whatsoever whereby the Demises Premises may be subject to any charge, lien or attachment by any Bank, Court of 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 within seven (7) days, failing which the lessee reserves the right to terminate the agreement, whereupon the Lessor shall be bound to immediately refund the advance rent and security deposit for the unexpired period.

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

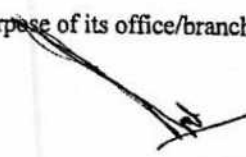
The Lessee hereby covenants with the Lessor that it shall:

- 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/branch purpose only;

*Alsar Ehsan Begum,*



Contd....P/3



- 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' COVENANTS)**

The Lessor hereby covenants with the Lessee that he shall:

- i) Hand over the possession of the Demised Premises to the Lessee at the time of signing of this agreement;
- ii) The Lessor before handing over possession to the lessee will shift all sewerage/drain lines from demised premises to outside the premises, at his own cost and risk.
- iii) To provide place for Emergency Exit. for any emergency situation in branch;
- iv) To provide NOCs/Permissions for establishment of Bank's Branch at the Demised Premises from all concerned local/ town/ city administration departments and onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., at their cost and risk. In case the branch premises are sealed during construction by any govt. department or stay order is issued by court, the Lessee will have the right to claim the damages and deduct the amount of Rs.10,000/- per day as penalty and also the rent will not be paid of the period the premises remained closed.
- v) To provide proper place for Earth Bore/Earth Pits.
- vi) Be responsible to resolve any issue, if arises regarding ownership of cited property, in case of failure to do so, Lessor will be liable to return the advance rent of remaining period along with all expenses incurred by the bank for renovation of its branch at the demised premises.
- vii) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- viii) Allow the Lessee to construct RCC lockers room/ vaults, toilet(s) and one kitchen in the Demises Premises as per its requirement;
- ix) Allow installation of radio/TV/PTCL/DISH antenna and Network Tower (100 feet approximately) on the roof top of the Demised Premises without any extra charges;

*Abdul Jahan Begum,*



Contd....P/4

- x) Allow installation of Solar PV Panels, at roof top for solar operated power system of Branch, which may take about 1000 sq.ft. without any extra charges.
- xi) Provide suitable space (around the premises or on the roof top) in Demised Premises without any extra charges for the installation of generator 60 KVA OR below and also provide Tax Certificate for permission of concerned departments for installation of generator.
- xii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- xiii) Not do or cause to be done by himself or his agent, workman or employee anything which may be or may become a nuisance value for the Lessee and/or its customers;
- xiv) Ensure that the Demised Premises are and continue to remain structurally sound and undertake at his cost such major structural repairs as may be deemed necessary by the Lessee;
- xv) Allow installation of outer of the ACs at a technically suitable place without any extra charges;
- xvi) Allow the placement of Lessee's signage/signboard on the roof top and front of the Demised Premises without any monetary claim.
- xvii) Keep the Lessee indemnified from any loss(es) sustained on account of any defect in the Lessor's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this Lease Agreement;
- xviii) Allow installation of any machinery, equipment, apparatuses, communication system etc. as may be required by the Lessee to carry out its normal business and operational activities;
- xix) Allow Lessee to paint, display, affix or exhibit signs and insignia as may be appropriate and necessary for its various activities at its own cost;
- xx) Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement. Any approval or permission required in this respect from any official authority, the Lessor will obtain such approval / permission at his own cost.
- xxi) An amount of Rs.1,000,000/- will be withheld from advance rent, till the electric load as per the detail given below is not provided.

Category	Electric Load	OR	Transformer Load	Meter
Main Cities Branches	25 KVA		20 KW	90 Amp, 3 Phase
Small Cities Branches	23 KVA		18 KW	
RUA Branches	19 KVA		15 KW	

Further, if the required load is not arranged by the Lessor within 90 days from the date of the possession of demised premises the Lessee will have the right to deduct the amount of Rs.1500 per day OR fuel charges being incurred on running of the generator, whichever is higher. In case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility.

*Aliwan Khan Begum*

*[Signature]*

*[Signature]*

Contd....P/5

- xxii) Provide at his expense running sweet water connection throughout the tenancy period;
- xxiii) 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.
- xxiv) Lessor is bound to seek prior permission of Lessee before selling of demised premises before the completion tenure of this lease agreement.

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

LESSOR

*Absar Jehan Begum.*

Mrs. Absar Jehan Begum  
W/o. Shujaat Shah  
CNIC No: 42201-0499241-2

WITNESSES

*[Signature]*  
SHUJAAT SHAH  
422010-579577-7

*[Signature]*  
42501-5646031-3

LESSEE

Sindh Bank Limited  
For & behalf of Sindh Bank Limited

*[Signature]*  
A. RAUF CHANDIO  
GROUP HEAD  
(Southern Region)  
SINDH BANK LIMITED  
Karachi.

*[Signature]*  
ISHFAQ AHMED SOOMRO  
Senior Vice President-I  
SINDH BANK LTD  
Group Head (South) Office  
Karachi

SNDB/COK/ADMIN/TD/002/2018

Dated: July 20<sup>th</sup>, 2018

**OFFICE ORDER**

**SUBJECT: EXTENSION FOR BID VALIDITY PERIOD**

As per SPPRA Rule 38 (2), approval is solicited for further Ninety (90) days extension of "Bid Validity Period" for the tender of Premises Required for Branches having SPPRA NIT ID. No: T00531-17-0012 for the following branches located in Sindh.

**Sindh**

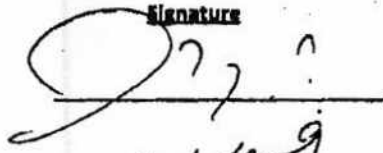
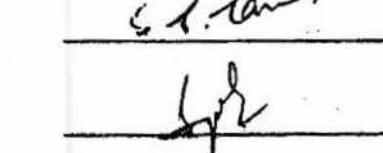
- |  |   |
|--|---|
| 1. Saadi Town, Karachi                   | 10. Bulri Shah Karim, District Tando Muhammad Khan  |
| 2. Gedap Town, Karachi                   | 11. Madeji, Taluka Garri Yaseen, District Shikarpur |
| 3. Gulberg/Samanabad, F.B. Area, Karachi | 12. Tando Jam, Taluka & District Hyderabad          |
| 4. Abul Hasan Isphahani Road, Karachi    | 13. Golarchi, District Badin                        |
| 5. Balidia Town, Karachi                 | 14. Mirpur Sakro, District Thatta                   |
| 6. Quaidabad, Karachi                    | 15. Chundko, District Khairpur                      |
| 7. Golarchi, District Badin              | 16. Ahmed Pur, Taluka Kingri, District Khairpur     |
| 8. Mirpur Sakro, District Thatta         |   |
| 9. Chundko, District Khairpur            |   |

**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

Signature  
  


**Recommended for Approval, please**

  
 President/CEO

SINDH BANK LIMITED  
 HEAD OFFICE  
 3RD FLOOR, FEDERATION HOUSE  
 ABDULLAH SHAH GHAZI ROAD  
 CLIFTON KARACHI-75600.

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سندھ بینک لمیٹڈ  
 ایڈمنسٹریشن، تیسری منزل، فیڈریشن ہاؤس،  
 عبداللہ شاہ غازی روڈ، کلپٹن، کراچی۔ ۷۵۶۰۰۔ پاکستان

### 3 SCOPE OF WORK

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

**farhan.amir@sindhbankltd.com**

---

**From:** <farhan.amir@sindhbankltd.com>  
**Date:** Friday, October 19, 2018 5:28 PM  
**To:** "SPPRA" <tenders@pprasindh.gov.pk>; <sheraz.riaz@sindhbankltd.com>  
**Cc:** <ather.iqbal@sindhbankltd.com>; <hina.awan@sindhbankltd.com>; "Mohammad Saleem" <mohammad.saleem@sindhbankltd.com>; "mohiuddin" <mohiuddin@sindhbankltd.com>  
**Attach:** 10192018172607.pdf  
**Subject:** Rule 50 Compliance - Branch Premises on Rental Basis -Abul Isphani Road

**Dear Concern,**

Please refer the attached mention documents of caption subject tender needs to be hoisted on SNDB and SPPRA websites as per SPPRA Rule # 50

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

Kindly confirm once it is get hoisted on your respective websites.

Regards,  
Farhan A Siddiqui

10/19/2018