

		Bid Evaluation Report
		eport- Acquiring of Branch Premises on Rental Basis AGE MANGA MANDI, DISTRICT LAHORE
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SNDB/COK/ADMIN/TD/730/2016
3	Tender Description	Evaluation Report- Acquiring of Branch Premises on Rental Basis Village Manga Mandi, District Lahore
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published / SPPRA S.No	SPPRA S.No: 30240 Express Tribune, Daily Express & Daily Bulekha (25 ^h October 2016)
6	Total Bid Documents Sold	03
7	Total Bids Received	03
8	Bid Opening Date & Time	11/11/2016 at 1630 Hrs
9	No. Of Bid qualified	01
10	Bid(s) Rejected	

Detail on the above is as follows:

S No	Name of Firm or Bidder	Area	Cost offered by the Bidder	Ranking in terms of cost	Comparison with Estimated cost (Estimated Cost= Rs.100/-per sq.ft)	Reasons for acceptance/ Rejection (Qualifying Marks= 70%)	Remarks
0	1	2.a	2.b	3	4	5	6
1.	Mohammad Jamil	1800 sq.ft	Rs. 80,000/ -i.e. Rs. 44/- per sq.ft.	3 rd Lowest	Rs.56/- below the estimated cost	Disqualified- Obtained 65% in the Evaluation Process	-
2.	Ghulām Hayat	2140 sq.ft	Rs. 85,000/ -i.e. Rs. 40/- per sq.ft.	2 nd Lowest	Rs.60/- below the estimated cost	Disqualified- Obtained 65% in the Evaluation Process	-
3.	Javed Bashir	1500 sq.ft	Rs. 45,000/ -i.e. Rs. 30/- per sq.ft.	1 st Lowest	Rs.70/- below the estimated cost	Qualified- Obtained 75% in the Evaluation Process	Accepted for Award of Contract

Accordingly going by the eligibility criteria offered in the tender document, Serial No.3 stands as only qualified bidder & it is also below the estimated cost.

Members Signature- Procurement/Committee

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

Mr. Saeed Jamal Chief Financial Officer

Mr. Syed Muhammad Aqeel Chief Manager, IDBL Karachi

Durantic at Franker to	Dated:	11/11/16
Location MANGA MANDI	n Performa Serial No:	01
Bidder GHULAMHARAT	Pay Order No.	1/420499-

Provision of Emergency Exit Door (Yes/*No)

	S. No.	Requisite	M <u>ax</u> Marks	Marks Obtained as	Marks Obtained	N	Aarking Crite	eria	Documents/ Information to be
				per Documentary Evidence	After Due Visit by the Premises Committee	For Branches in Main Cities	Small Cities	For Branches in Rural/ Interior Areas	enclosed
	1	Location	40	40	15)n main locati nercial point	on	Site Plan
	2		0			Away /	stride the main	n location	
Ø	-	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	Ś	5	Above 1800 sq.ft.	Above 1500 sq.ft	Above 1200 sq.ft.	
			3			Below 1500 sq.ft.	Below	Below	
	3	Other Banks in Close Proximity	15	15	15		1200 sq.ft anks, within 1	1000 sq.ft km	Names of the
3			<u>10</u> 5	1		3 B 2 B	anks, within 1 anks, within 1	km	Banks with exact distances from the
	4	Advance Rent	10	10	10		l Year	NU	premises offered
		Required	5		-10				Tick the appropriate
			0				2 Years 3 Years		column
	5	Parking Space (Dedicated to the	10	10	10	Above 4 Vehicles		3 licles	Numbers
		premises)	5			3-4 Vehicles	2		
			3			1-2 Vehicles	1	icles	
	6	State of Property Offered	10	10	10		Constructed	icte	Map of the
1		Total Marks	5				Ploy	/	premises
v.		LOSAS ITTAFES	100	90	65	(/ Disquali	ified

Members Signatures Pre-Evaluation Committee

Muhammad Shahid Saleem Administration Division

Tahawar RA2A Operations Division

Signature Post-Premises Committee

Farhan Ashraf Khan Group Business Head-North Group Bank Limited DHA Y-Block, Lahora. SIGNATURE MEMBER Head - Fin Div. Head - Admin Div Member-IDBL, Date:

Dilshad Hussain Khan Finance Division

Rizuran Manmood Khan Stinior Vice Frestdent Member Bank Limited 159-Y, DHA, LAHORE.

Dated: 11/11/16 **Premises Evaluation Performa**

Location_MANGA MANDI Bidder M. JAHEEL

Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisite	Max Marks	Marks Obtained as	Marks Obtained	M	arking Crite	ria	Documents/ Information to be
				per Documentary Evidence	After Due Visit by the Premises Committee	For Branches in Main Cities	Small Cities	For Branches in Rural/ Interior Areas
t	Location	40	40	15	(Comm		on of view)	Site Plan
		0				stride the main		
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
		5			Above 1800 sq.ft.	Above 1500 sq_ft	Above [200 sq.ft.	
_		5			Below 1500 sq.ft.	Below 1200 sq.ft	Below 1000 sq.ft.	
3	Other Banks in	15	1.5	15	5 B	anks, within I	km	Names of the
	Close Proximity	10			3 B	anks, within I	km	Banks with exact distances from the
		5			2 B	anks, within 1 km		premises offered
4	Advance Rent	10				l Year		Tick the appropriate
	Required	5				2 Years		column
		0	0	0		3 Years		
5	Parking Space (Dedicated to the	10	10	10	Above 4 Vehicles	Ve	3 hioles	Numbers
	premises)	5			3-4 Vehicles		2 hicles	
		3			1-2 Vehicles		I hicle	
6	State of Property Offered	10	10	10	1 cius ins	Constructed		Map of the
		5		1		Plot		premises
	Total Marks	100	40	15		Qualified	l / Disqua	lified

Members Signatures- Pre -Evaluation Committee-

Muhanimad Shahid Saleem Administration Division

Tahawar Operations Division

Signature Post-Premises Committee

Date:_

hraf Khan han Head-North ank Limited Group Sind Y-Block, SIGNATURE MEMBER Head - Fin Div.. Head - Admin Div Member-IDBL._

Dilstad Hossain Khan **Finance** Division

) was

Richvan Mainmood Khan Senior Vice President Area Manager - Lahore Membaingh Bank Limited 159-Y, DHA, LAHORE.

D	Pated: <u>\\\</u>]/ 6
<u>Premises Evaluation</u>	<u>Performa</u>
Location MANGA MANDI	Serial No
Bidder JANES BASTIC	Pay Order No OD 4 38 20 4

Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisite		inter	Marks Obtained	Marking Criteria			Documents/ Information to be
						Documentary Visit by the	For Branches in Main Cities	Small Cities
l	Location	40	40	30	(Comr	On main locati nercial point	on of view)	Site Plan
2		0			Away /	stride the main	1 location	
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
		5			Above 1800 sq.ft.	Above 1500 sq.ft	Above 1200 sq.ft.	
		5			Below 1500 sq.ft.	Below 1200 sq.tt	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15	15	15	5 B	anks, within I	km	Names of the Banks with exact distances from the premises offered
		10			3 B	anks, within 1	km	
1					2 B	anks, within 1	km	
4	Advance Rent Required	10				l Year		Tick the
		0	0			2 Years		appropriate column
5	Parking Space (Dedicated to the	10		0	Above 4 Vehicles	3 Years	3	Numbers
	premises)	5	Ś	5	3-4 Vehicles	2		
		-3			I-2 Vehicles	1	ieles	
6	State of Property Offered	10	10	10		Constructed	icle	Map of the
	Total Marks	5		7		Plot		premises
	THE PLACES	100	85	75	(Qualified	/ Disquali	fied

Members Signatures- Pre -Evaluation Committee 1 24 Muhammad Shahid Saleem Tabawar Dilshad Hyssain Khan Administration Division **Operations** Division Finance Division Signature Post-Premises Committee a. W my Rixwal Marmood Khan Senior Vice President Area Manager - Lahura Farhan Ashraf Khan Group Business Head-North Sindh Bank Limited DHAY-Block, Labore. Member Sindh Bank Limited 159-Y, DHA, LAHORE. URE MEMBERSP GNAT -ADMIN : ta Herd - Cin Diy. Head - Admin Div Member-IDBL

Date:.

FINANCIAL PROPOSAL

PRICE SCHEDULE

Name & Contact Details of the Bidder <u>Jowed Berchib</u>
Premises Name Enyert Khan Plaza
Monthly Rent (Lump Sum) - 45000/2
Monthly Rent (Per Square Feet)

<u>NOTE</u>

- 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.
- 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.
- 8. All clauses of the agreement (Attached as Annexure "A") are part of the tender documents.

Signature & Stamp of the Bidder	versa	N.P.	
Date 25-10-2016	Cell#	0300-420	8923
StGNATURE Head - Fin Div Head - Admin D Member-IDBL Date:	51.Car		13

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Sindh Bank Ltd Tender Document - Acquiring of Office Premises on Rental Basis Leasing, Modaraba & Insurance Companies

4 FINANCIAL PROPOSAL

PRICE SCHEDULE 0322 4003100 Call Ghulon Ghoys Name of the Bidder Mohquemac James Monthly Rent (Lump Sum) Earghty thousad Monthly Rent (Per Square Feer) RS= 44 Per Sulpt \sim

<u>NOTE</u>

- 1. Owner will be liable to pay all municipal, government, non-government and other taxes, 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.
- Earnest money of 1% of one year rent demanded of the premises, in shape of pay order or irrecoverable Bank Guarantee acceptable to the Bank is to be attached with Financial Proposal.

Signature & Stamp of the Bidder M. Ju-

Date _____ 11-

SIGNATURE MEMBE -ADMIN Head . Fra Day, 51 Head - 1- nin Div. Men 41. Smillito

Manga Mandi

FINANCIAL PROPOSAL 4

PRICE SCHEDULE

Call 03116733772 Name of the Bidder Ghylan hayat S/o Fatch ali Monthly Rens (Lump Sum) 85,000= Eaighty fille florward. Monthly Rent (Per Square Feet) 39 Per Sal 2nd

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NOTE

h

- 1. Owner will be liable to pay all municipal, government, non-government and other rates, taxes, stamp duty (as applicable under Stamp Act 1989) duly stamped on the contract agreement and assessment which may be levied in respect of the Demised Premises.
- 2. For each property separate pay order has to be enclosed as per the amount mentioned in the advertisement given in the newspaper.
- 3. Earnest money of 1% of one year rent demanded of the premises, in shape of pay order or irrecoverable Bank Guarantee acceptable to the Bank is to be attached with Financial Proposal.

فلأكافيات Signature & Stamp of the Bidder _

Date & - 11 - 16

SIGNATURE MEMBE Head - Fin Div.	RS PC-ADMIN
Head - Admin Div.	15,
Member-IDBL Date:///	76-

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

TYPE OF PROCUREMENT

TENDER NAME

TYPE OF TENDER

OPENING DATE

OPENING TIME

ADMIN / IT / CONSULTANT / MEDIA

ACQUIRING OF BRANCHTRETISES ON REVTAL

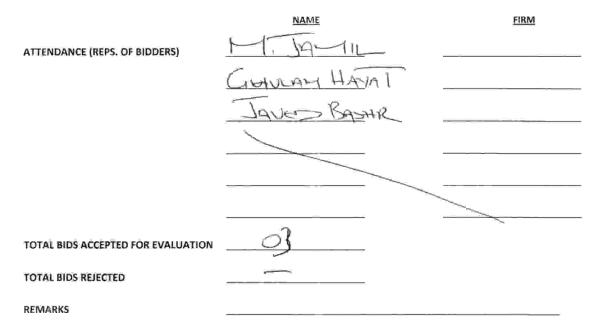
SINGLE STAGE-ONE ENVELOPE / SINGLE STAGE-TWO ENVELOPE / TWO STAGE / TWO STAGE-TWO ENVELOPE

11/11/16 1630 Has

BASIS 16 1ANGA MANOI

ATTENDANCE (MEMBER PC)

CHIEF MAUAGER, 100L



PROCUREMENT COMMITTEE



SINDHBA MK ATTENDANCE SHEET **BID OPENING -**32AVCH PRE TISE FOR SELECTION OF 1/11/16 Date:

NINE DE LETTE

S.No	Company Name	Name of Company Representative	Contact No.	Company Address	Signature
21	M. JAMIL GHULAM	2.	\square		
52	GHULAM HATAT		YV	64 Box	
23	JALES 1345HIR.				

Signature – Procurement Committee Members

Head of Administration

k

Chief Financial Officer

Chief Manager (IDBL)

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SINDH PUBLIC PROCUREMENT REGULATORY AUTHORITY

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CONTRACT EVALUATION FORM

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

13			SINDH BANK LIMITED/ADMINISTRATION		
1)		GANIZATION / DEPTT. CAL GOVT / OTHER	SCHEDULED BANK		
2) 3)	TITLE OF CONTRA		Acquiring of Branch Premises on Rental Basis i.e. Manga	M	
3) 4)	TENDER NUMBER		SNDB/COK/ADMIN/TD/730/2015	ANDI	
5)		ON OF CONTRACT	Same as above		
6)		PROVED THE SCHEME	Competent Authority		
-				[
7)	TENDER ESTIMAT		Rs.100/- per sq.ft		
8)	ENGINEER'S ESTI (For civil works only				
05	ESTIMATED COM	PLETION PERIOD (AS PI			
9) 10)		ON (DATE & TIME)	11/11/2016 at 1630 Hours		
	La.	DER DOCUMENTS SOLD			
11)	(Attach list of buyers				
123	NUMBER OF BIDS	RECEIVED	03		
			TIME OF OPENING OF BIDS		
			16/12/2016		
14)	BID EVALUATION (Enclose a copy)	REPORT V			
100			UL BIDDER Javed Bashir MANCA MAND	Dar Vin	12-00
15)	NAME AND ADDK	ESS OF THE SUCCESSF	ULBIDDER AND ADDRESS AND	145 10	eve i
16)	CONTRACT AWAR	RD PRICE	Rs.30/- per sp.ft	Dis	
				-4	
17)	RANKING OF SUC (i.e. 1 st , 2 nd , 3 rd EVAI	CESSFUL BIDDER IN EV LUATION BID).	ALUATION REPORT		
	Quici 18 1.0 2010		. Mr. Javed Bashir		
18)	METHOD OF PROC	CUREMENT USED : - (Tig	ck one)		
~~~					
	a) SINGLE ST	AGE – ONE ENVELOPE	PROCEDURE Domestic Loca	1	
	b) SINGLE ST	AGE – TWO ENVELOPE	PROCEDURE		
	c) TWO STAC	TE BIDDING PROCEDUR	RE	_	
	-				
	d) TWO STAC	JE – TWO ENVELOPE BI	IDDING PROCEDURE		
				-	
	PLEASE SF	PECIFY IF ANY OTHER	METHOD OF PROCUREMENT WAS ADOPTED	i.e.	
	EMERGENC	CY, DIRECT CONTRACTING	3 ETC. WITH BRIEF REASONS:		

19) APPROVING AUTHORITY FOR AWARD OF CONTRACT         20) WHETHER THE PROCUREMENT WAS INCLUDED IN ANNUAL PROCUREMENT PLAN?         Yes       No         21) ADVERTISEMENT :       Yes         i) SPPRA Website (If yes, give date and SPPRA Identification No.)       No         ii) News Papers (If yes, give names of newspapers and dates)       Yes         22) NATURE OF CONTRACT       Yes         23) WHETHER QUALIFICATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS? (If yes, enclose a copy)       Yes         24) WHETHER BID EVALUATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS? (If yes, enclose a copy)       Yes         24) WHETHER APPROVAL OF COMPETENT AUTHORITY WAS OBEIGNED FOR USING A METHOD OTHER THAN OPEN COMPETENT AUTHORITY WAS OBEIGNED FOR USING A METHOD OTHER THAN OPEN COMPETITIVE BIDDING?         26) WAS BID SECURITY OBTAINED FROM ALL THE BIDDERS?       Yes         27) WHETHER THE SUCCESSFUL BID WAS LOWEST EVALUATED BID / BEST EVALUATED BID (in case of Consultancies)       Yes         28) WHETHER THE SUCCESSFUL BIDDER SAND THEIR QUOTED PRICES WEER ERAD OUT AT THE TIME OF OPENING OF BIDS?       Yes         29) WHETHER RE EVALUATION REPORT GIVEN TO BIDDERS BEFORE THE AWARD OF CONTRACT? (Attach copy of the bid evaluation report)       Yes       No	20) WHETHER THE PROCUREMENT WAS INCLUDED IN ANNUAL PROCUREMENT PLAN?         Yes       ✓         No         21) ADVERTISEMENT :         i)       SPPRA Website (If yes, give date and SPPRA Identification No.)         ii)       News Papers (If yes, give names of newspapers and dates)         ii)       News Papers (If yes, give names of newspapers and dates)         22)       NATURE OF CONTRACT         23)       WHETHER QUALIFICATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS? (If yes, enclose a copy)	
Yes       No         21) ADVERTISEMENT :       Yes         i)       SPPRA Website (If yes, give date and SPPRA Identification No.)         ii)       News Papers (If yes, give names of newspapers and dates)         Yes       Express Tribune, Daily Express & Daily brat (25: 0.2015)         22)       NATURE OF CONTRACT         ''es       Yes         ''es       Int         ''es       ''es         ''es       'es         ''es <td>Yes       ✓       No         21) ADVERTISEMENT :       Yes       Yes         i)       SPPRA Website (If yes, give date and SPPRA Identification No.)       Yes       SPPRA SR. NO.30240         ii)       News Papers (If yes, give names of newspapers and dates)       Yes       Express Triburie, Daily Express &amp; D Ibrat (25.10.2015)         22)       NATURE OF CONTRACT       Yes       Int.         23)       WHETHER QUALIFICATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS? (If yes, enclose a copy)       Yes       Yes</td> <td>_</td>	Yes       ✓       No         21) ADVERTISEMENT :       Yes       Yes         i)       SPPRA Website (If yes, give date and SPPRA Identification No.)       Yes       SPPRA SR. NO.30240         ii)       News Papers (If yes, give names of newspapers and dates)       Yes       Express Triburie, Daily Express & D Ibrat (25.10.2015)         22)       NATURE OF CONTRACT       Yes       Int.         23)       WHETHER QUALIFICATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS? (If yes, enclose a copy)       Yes       Yes	_
i)       SPPRA Website (If yes, give date and SPPRA Identification No.)       Yes       SPPRA SR. NO.30240         ii)       News Papers (If yes, give names of newspapers and dates)       Yes       Express Tribure, Daily Express & Daily Ibrat (25.10.2015)         22)       NATURE OF CONTRACT       Int.       Int.         23)       WHETHER QUALIFICATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DECUMENTS? (If yes, enclose a copy)       Yes       ✓ No         24)       WHETHER BID EVALUATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DECUMENTS? (If yes, enclose a copy)       Yes       ✓ No         25)       WHETHER APPROVAL OF COMPETENT AUTHORITY WAS OBTIMED FOR USING A METHOD OTHER THAN OPEN COMPETENT AUTHORITY WAS OBTIMED FOR USING A METHOD OTHER THAN OPEN COMPETITIVE BIDDING?       Yes       ✓ No         26)       WAS BID SECURITY OBTAINED FROM ALL THE BIDDERS?       Yes       ✓ No          27)       WHETHER THE SUCCESSFUL BID WAS LOWEST EVALUATED BID / BEST EVALUATED BID (in case of Consultancies)       Yes       ✓ No         28)       WHETHER THE SUCCESSFUL BIDDERS AND THEIR QUOTED PRICES WERE READ OUT AT THE TIME OF OPENING OF BIDS?       Yes       ✓ No         30)       WHETHER EVALUATION REPORT GIVEN TO BIDDERS BEFORE THE AWARD OF CONTRACT?       Yes       ✓ No	<ul> <li>i) SPPRA Website (If yes, give date and SPPRA Identification No.)</li> <li>ii) News Papers (If yes, give names of newspapers and dates)</li> <li>iii) News Papers (If yes, give names of newspapers and dates)</li> <li>iv) Yes Express Tribune, Daily Express &amp; D Ibrat (25.10.2015)</li> <li>iv) No</li> <li>iv) No<td>?</td></li></ul>	?
<ul> <li>i) SPPRA Website (If yes, give date and SPPRA Identification No.)</li> <li>ii) News Papers (If yes, give names of newspapers and dates)</li> <li>Yes Express Tribune, Daily Express &amp; Daily Ibrat (25.10.2015)</li> <li>No</li> <li>22) NATURE OF CONTRACT</li> <li>23) WHETHER QUALIFICATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS? (If yes, enclose a copy)</li> <li>Yes / No</li> <li>WHETHER THE SUCCESSFUL BID WAS LOWEST EVALUATED BID / BEST EVALUATED BID (in case of Consultancies)</li> <li>WHETHER THE SUCCESSFUL BIDDER SAND THEIR QUOTED PRICES WERE READ OUT AT THE TIME OF OPENING OF BIDS?</li> <li>Yes / No</li> <li>Yes / No</li> <li>WHETHER NAMES OF THE BIDDERS AND THEIR QUOTED PRICES WERE READ OUT AT THE TIME OF OPENING OF BIDS?</li> <li>Yes / No</li> <li>WHETHER EVALUATION REPORT GIVEN TO BIDDERS BEFORE THE AWARD OF CONTRACT?</li> </ul>	<ul> <li>i) SPPRA Website (If yes, give date and SPPRA Identification No.) ii) News Papers (If yes, give names of newspapers and dates)</li> <li>22) NATURE OF CONTRACT</li> <li>23) WHETHER QUALIFICATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS? (If yes, enclose a copy)</li> <li>Yes I No</li> </ul>	
ii)       News Papers (If yes, give names of newspapers and dates)       Yes       Express Tribune, Daily Express & Daily brat (25.10.2015)         22)       NATURE OF CONURACT       Image: Ima	ii)       News Papers (If yes, give names of newspapers and dates)       Yes       Express Tribune, Daily Express & D Ibrat (25.10.2015)         22)       NATURE OF CONTRACT       No         23)       WHETHER QUALIFICATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS? (If yes, enclose a copy)       Yes       ✓	
(If yes, give names of newspapers and dates)       It is bepress induce, Dary Expless a Dary thrat (25, 10, 2015)         (If yes, give names of newspapers and dates)       No         (If yes, give names of newspapers and dates)       No         (If yes, give names of newspapers and dates)       No         (If yes, give names of newspapers and dates)       No         (If yes, give names of newspapers and dates)       No         (If yes, enclose a copy)       Yes         (If yes, enclose a copy)       Yes <td><ul> <li>(If yes, give names of newspapers and dates)</li> <li>22) NATURE OF CONTRACT</li> <li>23) WHETHER QUALIFICATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DØCUMENTS? (If yes, enclose a copy)</li> </ul></td> <td></td>	<ul> <li>(If yes, give names of newspapers and dates)</li> <li>22) NATURE OF CONTRACT</li> <li>23) WHETHER QUALIFICATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DØCUMENTS? (If yes, enclose a copy)</li> </ul>	
22) NATURE OF CONTRACT ^{meanded} ✓ Int.          23) WHETHER QUALIFICATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS? (If yes, enclose a copy)          Yes ✓ No          24) WHETHER BID EVALUATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS? (If yes, enclose a copy)          Yes ✓ No          25) WHETHER APPROVAL OF COMPETENT AUTHORITY WAS OBTATIZED FOR USING A METHOD OTHER THAN OPEN COMPETITIVE BIDDING?          Yes ✓ No          26) WAS BID SECURITY OBTAINED FROM ALL THE BIDDERS?       Yes ✓ No          27) WHETHER THE SUCCESSFUL BID WAS LOWEST EVALUATED BID / BEST EVALUATED BID (in case of Consultancies)       Yes ✓ No          28) WHETHER THE SUCCESSFUL BIDDER SAND THEIR QUOTED PRICES WERE READ OUT AT THE TIME OF OPENING OF BIDS?        Yes ✓ No          29) WHETHER EVALUATION REPORT GIVEN TO BIDDERS BEFORE THE AWARD OF CONTRACT?          Yes ✓ No	<ul> <li>22) NATURE OF CONTRACT</li> <li>23) WHETHER QUALIFICATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS? (If yes, enclose a copy)</li> <li>Yes ↓ No</li> </ul>	Daily
22) NATURE OF CONTRACT       Lost       V       Int.         23) WHETHER QUALIFICATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS? (If yes, enclose a copy)       Yes       No         24) WHETHER BID EVALUATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS? (If yes, enclose a copy)       Yes       ✓       No         25) WHETHER APPROVAL OF COMPETENT AUTHORITY WAS OBTAINED FOR USING A METHOD OTHER THAN OPEN COMPETITIVE BIDDING?       Yes       No       ✓         26) WAS BID SECURITY OBTAINED FROM ALL THE BIDDERS?       Yes       No       ✓         27) WHETHER THE SUCCESSFUL BID WAS LOWEST EVALUATED BID / BEST EVALUATED BID (in case of Consultancies)       Yes       No         28) WHETHER THE SUCCESSFUL BIDDERS AND THEIR QUOTED PRICES WERE READ OUT AT THE TIME OF OPENING OF BIDS?       Yes       No         29) WHETHER NAMES OF THE BIDDERS AND THEIR QUOTED PRICES WERE READ OUT AT THE TIME OF OPENING OF BIDS?       Yes       No         30) WHETHER EVALUATION REPORT GIVEN TO BIDDERS BEFORE THE AWARD OF CONTRACT?       Yes       No	22) NATURE OF CONTRACT 23) WHETHER QUALIFICATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS? (If yes, enclose a copy) Yes ✓ No	
WAS INCLUDED IN BIDDING / TENDER DOCUMENTS? (If yes, enclose a copy)       Yes ✔ No         24) WHETHER BID EVALUATION CRITERIA WAS INCLUDED IN BIDDING / TENDER DOCUMENTS? (If yes, enclose a copy)       Yes ✔ No         25) WHETHER APPROVAL OF COMPETENT AUTHORITY WAS OBTAINED FOR USING A METHOD OTHER THAN OPEN COMPETITIVE BIDDING?       Yes ✔ No         26) WAS BID SECURITY OBTAINED FROM ALL THE BIDDERS?       Yes ✔ No         27) WHETHER THE SUCCESSFUL BID WAS LOWEST EVALUATED BID / BEST EVALUATED BID (in case of Consultancies)       Yes ✔ No         28) WHETHER THE SUCCESSFUL BIDDER WAS TECHNICALLY COMPLIANT?       Yes ✔ No         29) WHETHER NAMES OF THE BIDDERS AND THEIR QUOTED PRICES WERE READ OUT AT THE TIME OF OPENING OF BIDS?       Yes ✔ No         30) WHETHER EVALUATION REPORT GIVEN TO BIDDERS BEFORE THE AWARD OF CONTRACT?       Yes ✔ No	WAS INCLUDED IN BIDDING / TENDER DOCUMENTS? (If yes, enclose a copy)	
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THE TIME OF OPENING OF BIDS?         30) WHETHER EVALUATION REPORT GIVEN TO BIDDERS BEFORE THE AWARD OF CONTRACT?         (Attach conv of the bid evaluation report)		
CONTRACT? (Attach conv of the bid evaluation report)	THE TIME OF OPENING OF PIDS?	JT AT
(Attach conv of the bid evaluation report)	,	D OF
	(Attach conv of the bid evaluation report)	

Aut	re & Official Stamp of horized Officer Lt Col (R) Shahzad Begg EVP/Head of Administration CE USE ONLY SINDH BANK LIMITED		
<u>.</u>		No	no
38)	SPECIAL CONDITIONS, IF ANY (If yes, give Brief Description)	Yes	
37)	WERE PROPER SAFEGUARDS PROVIDED ( THE CONTRACT (BANK GUARANTEE ETC.)	ON MOBILIZA	TON ADVANCE PAYMENT IN Yes No 7
	SUPPLIER'S PREMISES IN CONNECTION W BE ASCERTAINED REGARDING FINANCING (If yes, enclose a copy)	TH THE PROC	UREMENT? IF SO, DETAILS TO
36)	WAS A VISIT MADE BY ANY OFFICER/OFF	ICIAL OF THE	Yes VI No VI
35)	WAS IT ASSURED BY THE PROCURING A BLACK LISTED?	No GENCY THAT	
	(If yes, give detailed reasons.)	Yes	
34)	DEVIATION FROM QUALIFICATION CRITER		No
55)	WAS THE EXTENSION MADE IN RESPONSE (If yes, give reasons)	Yes	
201	WAS THE EVTENCION MADE IN DESIGNATION	No TIME2	No
32)	ANY DEVIATION FROM SPECIFICATIONS G (If yes, give details)	IVEN IN THE T	ENDER NOTICE / DOCUMENTS
		No	No
31)	ANY COMPLAINTS RECEIVED (If yes, result thereof)	Yes	

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Tele: 021-9205356; 021-9205369 & Fax: 021-9206291

**Bid Evaluation Report** Evaluation Report-Acquiring of Branch Premises on Rental Basis VILLAGE MANGA MANDI, DISTRICT LAHORE Name of Procuring Agency 1 Sindh Bank Ltd. 2 Tender Reference No. SNDB/COK/ADMIN/TD/730/2016 Evaluation Report-Acquiring of Branch Premises on Rental Basis Tender Description 3 Village Manga Mandi, District Lahore 4 Method of Procurement Single Stage One Envelop Bidding Procedure SPPRA S.No: 30240 Tender Published / SPPRA 5 Express Tribune, Daily Express & Daily Bulekha S.No (25^h October 2016) Total Bid Documents Sold 6 03 7 Total Bids Received 03 8 Bid Opening Date & Time 11/11/2016 at 1630 Hrs 9 No. Of Bid qualified 01 10 Bid(s) Rejected

بالخذرارعوا

Detail on the above is as follows:

POWER TO THE PROPLE

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.100/-per sq.ft)	Reasons for acceptance/ Rejection (Qualifying Marks= 70%)	Remarks
0	1	2.a	2.b	3	4	5	6
1.	Mohammad Jamil	1800 sq.ft	Rs. 80,000/ -i.e. Rs. 44/- per sq.ft.	3 ^{id} Lowest	Rs.56/- below the estimated cost	Disgualified- Obtained 65% in the Evaluation Process	•
2.	Ghulam Hayat	2140 sq.ft	Rs. 85,000/ -i.e. Rs. 40/- per sq.ft.	2 nd Lowest	Rs.60/- below the estimated cost	Disqualified- Obtained 65% in the Evaluation Process	-
3.	Javed Bashir	1500 sq.ft	Rs. 45,000/ -i.e. Rs. 30/- per sq.ft.	1ª Lowest	Rs.70/- below the estimated cost	Qualified- Obtained 75% in the Evaluation Process	Accepted for Award of Contract

Accordingly going by the eligibility criteria offered in the tender document, Serial No.3 stands as only qualified bidder & it is also below the estimated cost.

Members Signature- Procurement/Committee

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

Mr. Saeed Jamal Chief Financial Officer

Mr. Syed Muhammad Aqeel Chief Manager, IDBL Karachi

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Premises Evalua	Dated: <u>11/11/16</u> tion Performa
Location MANGA MANDI	Sertal No:
Bidder GLULAMATHATAT	Pay Order No. 1420499"

Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisito	Max Marks	Marks Obtained as	Marks Obtained	Marking Criteria			Documents/ Information to be	
			per Documientury Evidence	A ffer Due Visit by the Premises Committee	Far Branches in Main Cities	Small Cities	For Branches In Rural/ Interior Areas	enclosed	
1	Losation	40	40	15	1Com	n minin locata mercial pain	on al'inew]	Site Plan	
		<u>0</u>			AWRY	stride the main	location		
2	Area	15			1300 sq.A. to 1800 sq.B.	1200 sq.ft 10 1500 sq.ft	1000 sq.ft to 1200 sq.ft	Thile document of the property	
			5	Ś	5	Above 1800 sq.ft	Above 1500 sq.it	Above 1200 sq:ft	
3	William Davance for	5			Below 1500 sq.A	Below 1200 sq.ft	Below 1000 su 0		
- °	Other Banks in Close Proximity	15	15	15	5 B	inks, within t	ken	Names of the	
- 0	151022 Cities annually	10			38	mks, within 1	kin	Banks with exact	
-		3			2 B	uiks, within (	kan	distances from the	
4	Advance <u>Reni</u> Required	10	10	10		1 Year		premises offered Tick the appropriate	
		5				2 Years			
3	Parking Space	0				3 Years		contration	
-	(Deillented in the premises)	10	10	C	Aboye 4 Vehicles	Veh	3 icles	Numbers	
		5			3-4 Velucies	2			
		3			1-2	Ven	icles		
6	State of Property Different	10	10	10	Vehicles	Veh Constructed	ture/	A Local Science	
	- Contention	5		1			1	Mup of the promises	
	Totul Marks	100	Gr	15	Plos Qualified / Disquali			A N	

Members Signatures Dee -Evaluation Cummittee

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Muhammad Snahid Salesm Administration Division

Tuhawar RAZA Operations Division

Signature Post-Premises Committee

Farhan Ashraj Khan Group Rusiness Head-Jorth Group Rusiness Head-Jorth Bhank Limited DHA Y-Block, Lahges SIGNATURE MEMBER

Member-IDBL

Date:

Head - Fin Div. Head - Admin Div

Dilshad Hussain Khan

Finance Division

12

Richen Mairmood Johan Service Vice Hesteent Membrager - Labore Sindh Bank Limited 159-Y. DHA, LAHORE.

Dated: 11/11/16 <u>Premises Evaluation Performa</u>

Lucation MANGA MANDI Buller M. JAMER

Date:___

X

Serial Nor<u>___2</u> Pay Order No__<u>1142</u>5455

Provision of Emergency Exit Door (Yes/*No)

NØ.	Requisite	Max Marks	Marka Optained as	Marks Obtained	M	arking Crite	(iy)	Documents/ Information to be
			por Documentary Evidence	After Due Visit by the Premises Committee	Eor Braoches In Male Cities	Small Cities	For Branches In Roral/ Interior Aceas	enclosed,
1	Location	40	40	15		a main locati		Site Plan
	1	- 0	10	12	(Conn Auny)	aride the main	of <u>view)</u> Vacation	
2	Arca	15			1500 sq.8	1200 sq.ft	1000 sq.11	Title document of
	71	15	15	15	10	to	U)	the property
ř –	ļ		F.16-91	10	1800 Sent	Abave	Above	-
		5			1800 sq.ft.	1500 sq_ft	1200 sq.ft.	
	1	3			Below	Below	Below	9
					1500 sq.ft	1200 sq 0	1000 zg.A	
3	Other Banks in	15	15	15	ΣB	anks; within I	jputi	Names of the
	Close Proximity	10				anks, within 1		Bunks with exact distances from the
		5			2 B	airks, wähin l	kä	premises offered
4	Advance Rent	10				Yeur		Tick the
	Required	ŝ				2 Years		appropriate
	·	Û	_C	Ø		J Years		celumu
5	Parking Space	10	10	10	Above 4	a	3	Numbers
	(Dedicated to the prenified)	3	7 2		Vehicles		ntoites 2	-
	proteinaday				Venicles		hicles	
		3			1-2		]	
					Vehicles		hiele	
.6	State of Property	10	1C	10		Constructed		Map of the
.6	Ollered	3	_1C	10		Play		premises.
.6	Offsred Total Marks	3 100	10 90	10 15		Play	l / Disqua	premises
.6	Offsred Total Marks	5 100 tares- Pee -	Evaluation Comm			Qualified		
.6	Offered Total Marks Members Signa Muhanimard Si Administratio Signature Post Farlian Ass Group Flering Sindh Than Sindh Than Sindh Than Sindh Than Sindh Than Sindh Than Sindh Than Sindh Than	s 100 tares-Pro- fashid Salec on Division -Premises hraf Kl ss Head-f nk Linn bock, Let IGNAT( 2ad - Fin	Evaluation Comm The Div.	hawar ations Division	an Juali	Plot Qualified Dash	I / Disqua J Jaka d Hassain Kh nance Division	
.6	Offered Total Marks Members Signa Muhanimard Si Administratio Signature Post Farlian Ass Group Flering Sindh Than Sindh Than Sindh Than Sindh Than Sindh Than Sindh Than Sindh Than Sindh Than	s 100 tares-Pro- hahid Salee on Division -Premises hraf Kl ss Head-l hraf Kl ss Head-l hraf Kl ss Head-l bck, Let IGNAT(	Evaluation Comm The Div.	hawar ations Division	_	Plot Qualified Dash	I / Disqua J Jaka d Hassain Kh nance Division	ified

Door the Firster	Dated: 11/11/16
Location MANGA MANDI	Sorial No IS
Buller JANES RASHE	Pay Order No 001 28 204

Provision of Emergency Exit Door (Yes/*No)

S. Ng	Starting as Uplained			ria	Documents/			
			per Ducumentary Evidence	After Due Visif by the Premises Committee	Fur Branches In Main Cities	Small Cities	For Branches in Rural/ Interior Areas	enclosed
1	Location	40	40	30	(Comm	n main locati norcial point	OII OI VIEW)	Site Plun
2	16.10	_				strade the main	locinian	
9	Area	15	15	15	1500 sq.ft. to 1800 sq.ft.	1200 sq.() 10 1300 sq.()	1000 sq.ft. 10 1200 sq.ft.	Title document of the property
		5			Above 1800 sq.11	Above 1500 sq.n	Above 1200 sq.0.	
		5	_		Below 1500 sq ft	Below 1200 sq.R.	Belgw	
3	Other Banks in Close Proximity	15	15	15	5 B	unks, within )		Names of the
		10			JB	toks, within 1	km	Bonks with exact
4	Advance Reat				2.Br	mks, within I	kat	distances from the premises offered
	Required	01				Year		Fick the appropriate
1						2 Years		
3	Parking Space	U	0	0		3 Years		column
	(Dedicated to the	10			Abave 4 Vehicles	Veb	3 icles	Numbers
	premisery	5	S	5	3-4 Vehicies	2		
		3)			1-2	Ĩ		
6	State of Property Offered	10	10	10	Velucies	Veh Constructed	icie	Map of the
=		5		~~~		Plat		premises
	Total Murks	100	85	75	(		/ Dísquali	

ĥ, Muhammad Shahid Salcem Tahawar Dilshind Hjessain Khan Administration Division **Operations** Division Finance Division Signature Post-Premises Committee Reway Makmood Khan Farhan Astraf Khan Group Bushess Haad-North Sindh Bank Limited DHAY-Block, Labore. Sentor vice President
 Area Manager - Lastra
 Member Sinch Bank - Inited
 159-Y, DHA, LAHORE. J SIGNATURE MEMBERS PC-ADMIN ĩa Herd Cally, Head - Admin Div Member-IDBL Ł Date:

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

# FINANCIAL PROPOSAL

PRICE SCHEDULE

Name & Contact Details of the Bidder Jawed Berbhib
Premises Name Engelt Khon Plaza
Monthly Rent (Lump Sum) - 45000/2
Monthly Rent (Per Square Feet)

# <u>NOTE</u>

- 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.
- 3. 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.
- 8. All clauses of the agreement (Attached as Annexure "A") are part of the tender documents.

Signature & Stamp of the Bidder	ved Ballib	
Date 25-10-2016	Cell# 0300-42089	23
	MEMBERS PC-ADMIN	
Head - Fin Div,,	ST. Tang	1.
Head - Admin D	)iv	a,
Member-IDBL		
Date:	14 THAT	

C.



Sindh Bank Lid Tender Document - Acquiring of Office Premises on Rental Basis Leasing, Modaraba & Insurance Companies

# 4 FINANCIAL PROPOSAL

PRICE SCHEDULE 0322 4003100 Name of the Bidder Mohquinder Jamee Ghulon Ghoys R)=8-000 y thousad al9 Monthly Rent (Lump Sum) Monthly Reni (Per Square Feel) RS= 44 Per Salpt  $\mathcal{O}_{\mathcal{S}}$ 

## NOTE

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- Owner will be liable to pay all municipal, government, non-government and state tures, 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.
- Earnest money of 1% of one year rent demanded of the premises, in shape of pay order or irrecoverable Bank Guarantee acceptable to the Bank is to be attached with Financial Proposal.

Signature & Stump of the Bidder M. Jun:

Dute 8-11-1

SIGNATURE MEMBE ADMIN Head - Fra Bib ... Head - 24 Min Dil Men ... Spir Ilila

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Manga Mandi

Sindle Bank Ltd Tender Occument - Argumung of Office Prenuses on Runnel Basis Leasing, Modaraba & Insurance Companies

#### FINANCIAL PROPOSAL 4

## PRICE SCHEDULE

Cell 03116733772 Name of the Bidder Chylan hayat S/o Fatch ali Monthly Reni (Lump Sum) 8.5,000= Eaighty Fills Elonwood. Monthly Rent (Per Square Feel) 39 Per Square Feel)

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#### NOTE

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- 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 sumper' un the contract agreement and assessment which may be lavied in respect of the Demised Premises.
- 2. For each property separate pay urder has to be enclosed as per the amount mentioned in the advertisement given in the newspaper
- 3. Earnest money of 1% of one year rent demanded of the premises, in shape of pay order or irrecoverable Bank Guarantee acceptable to the Bank is to be attached with Financial Proposal

فلأكرفيات

Signature & Stamp of the Bidder

Dale 8-11-16

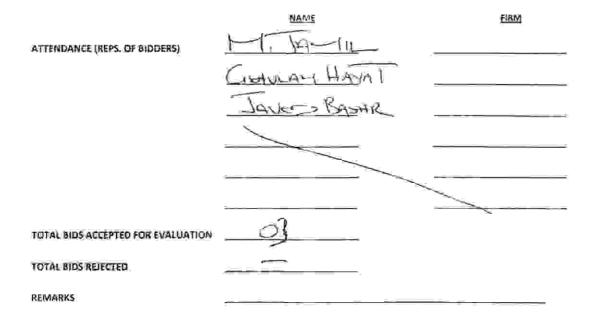
SIGNATURE MEMBER	S PC-ADMIN
Head - Admin Div.	5
Member-ID8L Date:	14

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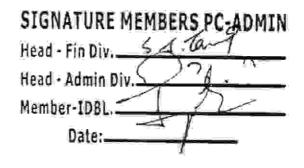
# MINUTES OF THE OPENING OF THE TENDER (TECHNICAL /FINANCIAL PHASE)

-		
TYPE OF PROCUREMENT	ADMIN / IT / CONSULTANT / MEDIA	
TENDER NAME	ACQUIRING OF BRANCH PRE-ISES	on REVIAL
TYPE OF YENDER	ANGLE STATE ONE ENTRUPE / ENGLE STAGE OWD ENVELOPS / TWO STAGE / TWO STAGE TWO ENVELOPE	BASIS 16
OPENING DATE	11/11/16	MANGA
OPENING TIME	1630 Has	MANGA MANQI
ATTENDANCE (MEMBER PC)	Har	

CFD CHICFMAURGER, 1DD



PROCUREMENT COMMITTEE



ATTENDANCE SHEET BID OPENING -ZOANCH Pre FOR SELECTION OF TISR 11/14/16 Date:

SINDHBANK

STATISTICS STATES

S.No	Company Name	Name of Company Representative	Contact No.	Company Address	Signature
01	M.JAM	2.	$\cap$		
22	M.JAML GHULAM HAVAJ JALED ISASHIR.	15	YD	Lof Box	
23	JALES 134541R.				

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# Signature -Procurement Committee Members

Head of Administration

**Chief Financial Officer** 

Chief Manager (IDBL)



SNDB/ADMIN/ESTATE/. 008 4 January 2017

Mr. Javed Bashir R/o. Javed High School, Manga Mandi, Dak Khana Khas, Teh & Distt. Lahore City.

# Subject: Letter of Award - Village Manga Mandi Branch

Bid against Location offered on subject NIT dated 25/10/2016, has been accepted. Lease agreement is enclosed for necessary signature & early return, please.

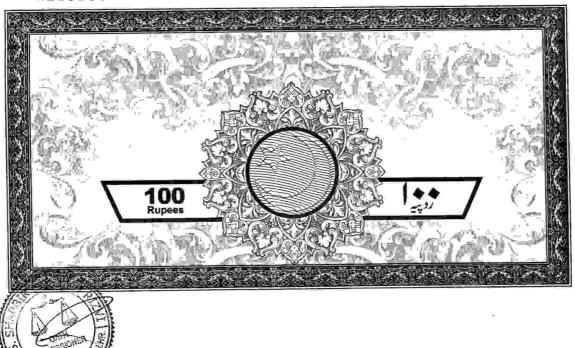
Sincerely.

For & behalf of Sindh Bank Limited,

Muhammad Shahid Saleem AVP-I, Administration Dept. Sindh Bank Limited

# N155059

### 



#### LEASE AGREEMENT VILLAGE MANGA MANDI BRANCH

This Lease Agreement is made at faber on this os day of Jana 2017.

#### BETWEEN

Mr. Javed Bashir s/o Bashir Ahmed Khan, Muslim, adult, holding CNIC No: 35202-5347845-1, R/o. Javed High School, Manga Mandi, Dak Khana Khas, Teh & Distt. Lahore City. (hereinafter referred to as the "Lessor") which expression shall, where the context so permits, means and includes its successors, administrators, executors and assigns) of the ONE PART;

## AND

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

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of property measuring 09 Marlas, Vide Khewat No.493, Khatoni No.711 to 715, Khasra Nos. 1712 to 1722, 1755, 1756, 1757 & 1788 situated at Manga Mandi, Lahore.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the 4 shops constructed on aforesaid premises measuring on Ground Floor 1500 sq.ft. for opening of Manga Mandi Branch. (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:

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 1-2-2017 and ending on 31-1-2018, subject to handing over the possession of the premises.





Contd....P/2

## <u>SECTION - I</u> (GENERAL TERMS)

Term

 The Lessor hereby demises unto the Lessee the Demised Premises for a period of Twelve (12) months commencing from 1-2-2017 and ending on 31-1-2018 (both days inclusive), renovation for further terms as per terms agreed between parties.

# Rent

 The monthly rent of the Demised Premises will be Rs.45,000/- (Rupees Forty Five Thousand only)

# Advance Rent

3. The Lessee will pay a sum of Rs.540,000/- (Rupees Five Hundred Forty Thousand only) to the Lessor towards 12 months Advance Rent in respect of the Demised Premises for a period between 1-2-2017 to 31-1-2018 in addition to a sum of Rs. 1,080,000/- (Rupees One Million Eighty 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

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.

### <u>SECTION – II</u> (LESSEE'S COVENANTS)

The Lessee hereby covenants with the Lessor that it shall;

i) Not assign or sub let the Demised Premises or any part thereof to any other party;

- ii) Use the Demised Premises for exclusive purpose of its office only;
- iii) Pay on or before the due date all water, tanker charges, electricity, gas and telephone bills and any incidental charges or amounts claimed in respect thereof pertaining to the term of lease hereunder and handover copies of bills to the Lessor;
- iv) Handover vacant and peaceful possession of the Demised Premises to the Lessor on expiry of the lease term as aforesaid or extended lease term as the case may be.

Contd.....P/3

Dath Containing

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 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;

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- 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.

#### <u>SECTION – III</u> (LESSORS' COVENANTS)

The Lessor hereby covenants with the Lessee that he shall:

- Hand over the possession of the Demised Premises to the Lessee at the time of signing of this agreement;
- 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;
- Allow installation of radio/TV/PTCL/DISH antenna and Network Tower (100 fee approximately) on the roof top of the Demised Premises without any extra charges;
- Allow installation of Solar PV Panels, at roof top for solar operated power system of Branch, which may take about 400 sq.ft. without any extra charges.
- xi) Provide suitable space (around the premises or on the roof top ) in Demised Premises without any extra charges for the installation of generator 60 KVA OR below and also provide Tax Certificate for permission of concerned departments for installation of generator.
- xii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;

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- 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;
- Allow installation of any machinery, equipment, apparatuses, communication system etc. as may be required by the Lessee to carry out its normal business and operational activities;
- xix) Allow Lessee to paint, display, affix or exhibit signs and insignia as may be appropriate and necessary for its various activities at its own cost;
- xx) Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement. Any approval or permission required in this respect from any official authority, the lessor will obtain such approval / permission at his own cost.
- xxi) An amount of Rs.1,000,000/- for main cities and Rs.700,000/- for other cities branches will be withheld from advance rent, till the electric load as per the detail given below is not provided.

Category	Electric Load		Transformer Load	Meter
Main Cities Branches	25 KVA		20 KW	90 Amp, 3 Phase
Small Cities Branches	23 KVA	OR	18 KW	
RUA Branches	19 KVA	1	15 KW	1

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.

- Provide at his expense running sweet water connection throughout the tenant 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.

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

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LESSORS

LESSEE

Sindh Bank Limited For & behalf of Sindh Bank Limited

## WITNESSES

Mr. Javed Bashir S/o Bashir Ahmed Khan CNIC No: 35202-5347845-1

Full Name:	Muhammad Shahzad golen	Full Name:
Signature:	(0001	Signature:
NIC No.:	35301- 8827/66-3	NIC No.:
Address :	Flat # 09 Bizmillah Centr	Address :
	Glazi Road LHR.	

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Branch Premises PAY ORDERS-2016						
S.No	Company Name	AMOUNT DEPOSITED	PO NO			
01	Muhammad Jamil	300	5113859			
02	Ghulam Hayat	300	303690			
03	Javed Bashir	300	188079			
	Total	900				