



# Tabani Corporation (Pvt) Ltd.

METALLURGICAL COMPLEX

To,  
Executive Director,  
Sindh Teacher Education Development Authority,  
Karachi.

18<sup>th</sup> May 2017

Subject: Tenancy Agreement for hiring the bungalow No. 308 Situated at Bahdur yaar Jang Cooperative Housing Society, Bahadurabad, Karachi for the office accommodation of STEDA.

Dear Sir,

Reference to your letter no. STEDA/BoGs/817/2017 we are enclosing herewith pay order bearing no. 01228578 of Rs.132,000/-as 2% Performance Security in favor of Sindh Teacher Education Development Authority (STEDA).

You are further requested to please release our 2% Bid bond and obliged.

Thanking you in anticipation.

Regards

Abdul Mateen Qureshi

Tabani Corporation (Pvt) Ltd.

**HEAD OFFICE:**

47-E/1, Block-6  
R.E.C.H.S.  
Karachi-75400, Pakistan  
Phones : (92-21) 4531921-3 Lines  
U.A.N : (92-21) 111-111-786  
Fax : (92-21) —  
E-mail : tabani-ci

**COMPLEX:**

PLOT NO. 216, PHASE-III,  
INDUSTRIAL ESTATE,  
GADOON AMAZAI TOPI,  
DISTT: SWABI, N.W.F.P.  
PAKISTAN.

**LAHORE OFFICE:**

G-1/11, Canal Park  
Gulberg-II,  
Lahore  
Phones : (92-42) 5753752  
Fax : (92-42) 5762898  
o@aerobus.com.pk  
bani.lhe@tabani-group.com

**ISLAMABAD OFFICE:**

S.N.C. Centre, Block-12-D,  
Blue Area,  
Islamabad, Pakistan  
Phones : (92-51) 2271348-49, 2270352  
Fax : (92-51) 2273757  
E-mail : tabani.isb@ cyber.net.pk

Group of Companies

**NEW MAILING ADDRESS**

TTL House: No. 38/1, Banglore Town,

صرف وصولت کے لئے  
Account Payee Only



بنك دبي الإسلامي  
Dubai Islamic Bank  
بنك دبي الإسلامي (مصرف دبي الإسلامي) - دبي

SHAHEED-E-MILLAT BRANCH. (0020)

بی-او-نمبر  
P.O.No. 01228578  
اسٹیٹشنری/ریفرنس نمبر  
Stationary/Ref No: 1228578

01	07	01	51	1Y	7Y
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ادائیگی  
Pay to SINDH TEACHER EDUCATION DEVELOPMENT AUTHORITY کے حکم پر  
Or Order

رقم  
Rupees Pakistani Rupees One Hundred Thirty Two  
Thousand Only\*\*\*\*\*

روپے  
PKR 132,000.00

Payable at any Branch in Pakistan

**SYED MUHAMMAD ALI**  
PA. # B-418  
دستخط بی/ای/اتارنی نمبر  
Signatory  
PA/Attorney No

Please do not write below this line. اس لائن کے نیچے نہیں لکھیں

⑈0 1 2 28 5 78 ⑈0 1 300 20⑈000000000000 ⑈ 1 1000 ⑈0 20⑈

# 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 EDUCATION DEVELOPMENT AUTHORITY (STEDA)
- 2) PROVINCIAL / LOCAL GOVT./ OTHER PROVINCIAL
- 3) TITLE OF CONTRACT OFFICE ACCOMODATION REQUIRED
- 4) TENDER NUMBER STEDA/729/2017 DATED 26-01-2017 SR# 31414
- 5) BRIEF DESCRIPTION OF CONTRACT \_\_\_\_\_
- 6) FORUM THAT APPROVED THE SCHEME PROCUREMENT COMMITTEE
- 7) TENDER ESTIMATED VALUE \_\_\_\_\_
- 8) ENGINEER'S ESTIMATE  
(For civil works only) \_\_\_\_\_
- 9) ESTIMATED COMPLETION PERIOD (AS PER CONTRACT) \_\_\_\_\_
- 10) TENDER OPENED ON (DATE & TIME) 28-02-2017 04:00 PM
- 11) NUMBER OF TENDER DOCUMENTS SOLD 02  
(Attach list of buyers)
- 12) NUMBER OF BIDS RECEIVED 02
- 13) NUMBER OF BIDDERS PRESENT AT THE TIME OF OPENING OF BIDS 02
- 14) BID EVALUATION REPORT  
(Enclose a copy) \_\_\_\_\_
- 15) NAME AND ADDRESS OF THE SUCCESSFUL BIDDER Tabbani Corporation (Pvt) Ltd.
- 16) CONTRACT AWARD PRICE RS 600,000 (RS: Six Hundred thousand only) per month
- 17) RANKING OF SUCCESSFUL BIDDER IN EVALUATION REPORT  
(i.e. 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> EVALUATION BID). 1st

18) METHOD OF PROCUREMENT USED :- (Tick one)

- a) SINGLE STAGE – ONE ENVELOPE PROCEDURE \_\_\_\_\_  Domestic/ Local
- b) SINGLE STAGE – TWO ENVELOPE PROCEDURE Single Stage  Two Envelope
- c) TWO STAGE BIDDING PROCEDURE \_\_\_\_\_
- d) TWO STAGE – TWO ENVELOPE BIDDING PROCEDURE \_\_\_\_\_

PLEASE SPECIFY IF ANY OTHER METHOD OF PROCUREMENT WAS ADOPTED i.e. EMERGENCY, DIRECT CONTRACTING ETC. WITH BRIEF REASONS:

19) APPROVING AUTHORITY FOR AWARD OF CONTRACT \_\_\_\_\_

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	Reloaded10548 14-04-2017
No	

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

Yes	Daily Kawash 30-01-2017, Daily Jung 29-01-2017, Daily Dawn 30-01-2017
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 type="checkbox"/>	No	<input checked="" 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 checked="" type="checkbox"/>	No	<input 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**

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



# Tabani Corporation (Pvt) Ltd.

METALLURGICAL COMPLEX

## TECHNICAL OFFER

### S. No.

Location	:	308, Bahdur Yaar Jang Cooperative Housing Society, Bahadurabad, Karachi.
Approach to the building	:	Near Dawood Public School Karachi.
Area	:	783 yards (RCC)
Advance rent required	:	11 months and deposit 5 months
Parking Space (inside)	:	6-8 vehicles inside
Parking Space (outside)	:	More than 10 vehicles outside
Condition of property	:	Constructed
Enclosures	:	A, Site Plan, B, electricity Bills C, Gas Bills
Emergency Exit	:	1
Staff Canteen	:	1
Prayer Area	:	1 (Open)
Electricity	:	3 Meters
Sui Gas	:	2 Meters
Conference Hall	:	1 (16-0*22-0 feet)
Bid Validity	:	90 working days from 28-February-2017

\*\*\*\*\*

HEAD OFFICE:

COMPLEX:

LAHORE OFFICE:

ISLAMABAD OFFICE:

**NEW MAILING ADDRESS**  
TI House: No. 38/1, Banglore Town,  
Near Tipu Sultan Hall, Karachi-75350

PLOT NO. 216, PHASE-III,  
INDUSTRIAL ESTATE,  
GADOON AMAZAI TOPI,  
DISTT: SWABI, N.W.F.P.  
PAKISTAN.  
PHONE : (05372) 70402

G-1/11, Canal Park  
Gulberg-II,  
Lahore  
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Fax : (92-42) 5762898  
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: tabani.lh@tabani-group.com

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Blue Area,  
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Fax : (92-51) 2273757  
E-mail : tabani.isb@cyber.net.pk



# Tabani Corporation (Pvt) Ltd.

METALLURGICAL COMPLEX

February 27, 2017

**The Executive Director,**  
Sindh Teachers Education Development Authority (STEDA),  
Government Elementary College of Education,  
Qasimabad,  
Karachi

**Subject: Submission of Technical / Commercial offer for Office Premises required in Karachi**

Dear Sir,

*Qureshi*  
*STED/CR/1 Dated 26.1.2017*

Reference your tender no. ~~RSU/SERP II/PROC/OS/TD/2015~~ for acquiring of office premises on rental basis.

We are enclosing following:

1. Technical offer / Specification along with other evidence.
2. Financial proposal.
3. 1% earnest money.
4. Company profile.
5. SNTN # 0800870-1
6. SRBT No. Already applied for SRB vide our message dated 19-02-2019 (copy enclosed).
7. Validity of offer 90 days.

Hope you will find our bid most competitive.

Thanking you,

*Abdul Mateen Qureshi*  
**Abdul Mateen Qureshi**  
Tabani Corporation (Pvt) Ltd  
**0321 8208729**  
HEAD OFFICE:

**COMPLEX:**

PLOT NO. 216, PHASE-III,  
INDUSTRIAL ESTATE,  
GADOON AMAZAI TOPI,  
DISTT: SWABI, N.W.F.P.  
PAKISTAN.  
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**NEW MAILING ADDRESS**

TTI House: No. 38/1, Bar glorie Town,  
Near Tipu Sultan Hall, Karachi-75350

nes

net.pk



**SINDH TEACHER EDUCATION DEVELOPMENT AUTHORITY  
(STEDA) at Government Elementary College of Education  
Qasimabad Karachi**



No.STEDA/645 / 2016 Karachi Dated: 19-9-2016

**4. FINANCIAL PROPOSAL**

PRICE SCHEDULE

Name of Bidder TABANI CORPORATION (PVT) Ltd.

Monthly Rent (lump Sum) Rs. 600,000/- (Six lac Rupees only)

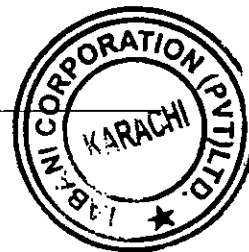
NOTE

*Chairman of the Committee* *Member* *Committee Member*

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 Sindh Teacher Education development Authority(STEDA) is to be attached with Financial Proposal.

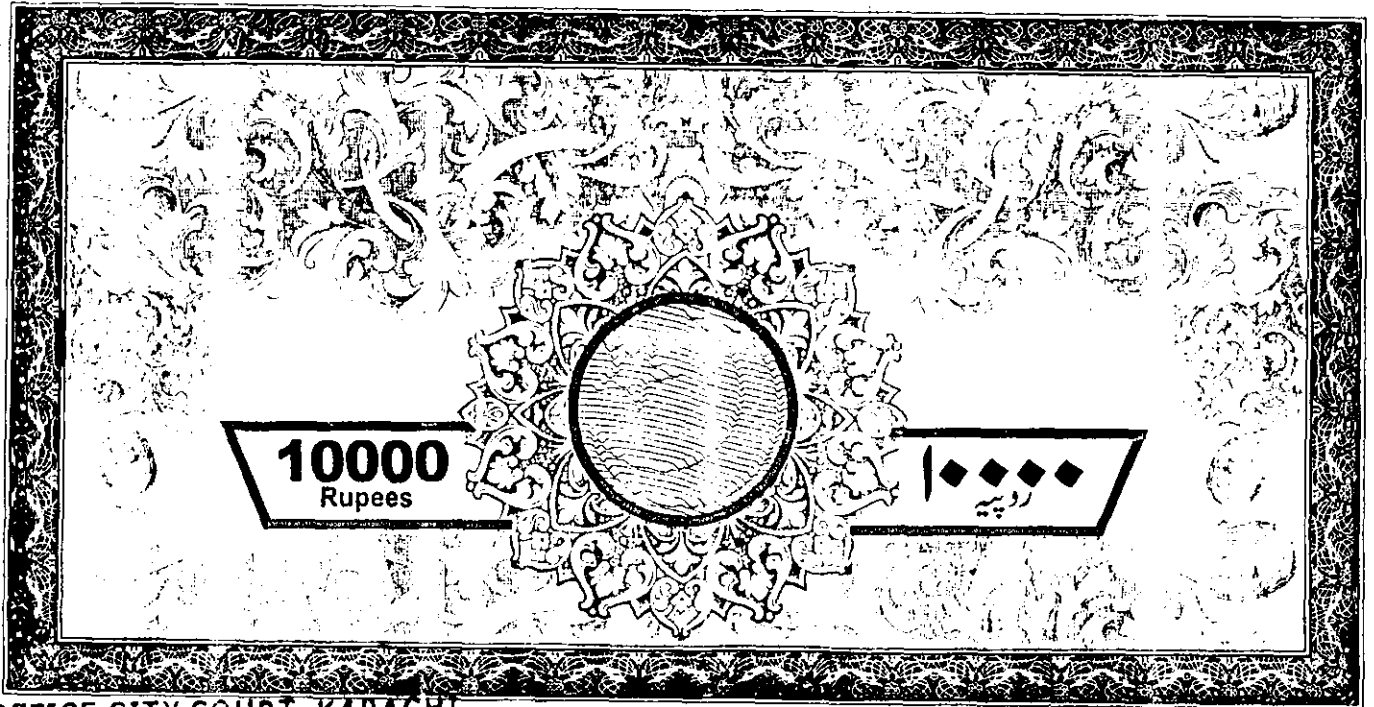
Signature & Stamp of the Bidder

*[Handwritten Signature]*



Date: 27-02-2017





**STAMP OFFICE CITY COURT, KARACHI**

Issued to Abdul Aziz  
 NIC/Company Card No. Adras  
 Vide D.S.R. No. 13 dated 8/5/17  
 On behalf of challan No: 18 Dt. 8/5/17  
 for the purpose of \_\_\_\_\_  
 E. No: 13 Dated 8/5/17

*Er. Office Director*

### TENANCY AGREEMENT

This Tenancy is made at Karachi on this 10<sup>th</sup> of May, 2017

BETWEEN

**M/S. TABANI CORPORATION (PVT.) LTD,**

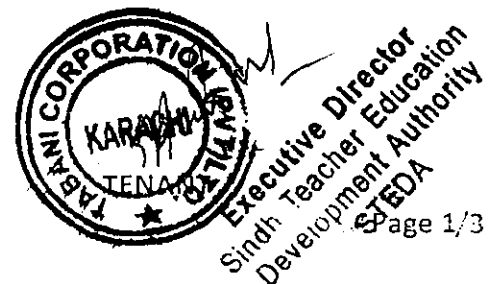
Through its C.E.O. Mr. Zain Tabani, S/o Mr. Abdul Rauf Tabani holding CNIC 42201-1901140-5 Resident of House No. 4A, Darul Aman Cooperative Housing Society, Block 7&8, Karachi hereinafter referred to as Owner, which expression shall, wherever the context so required or permits, include his/ her successor done, executor, administrators and assign the OWNER.

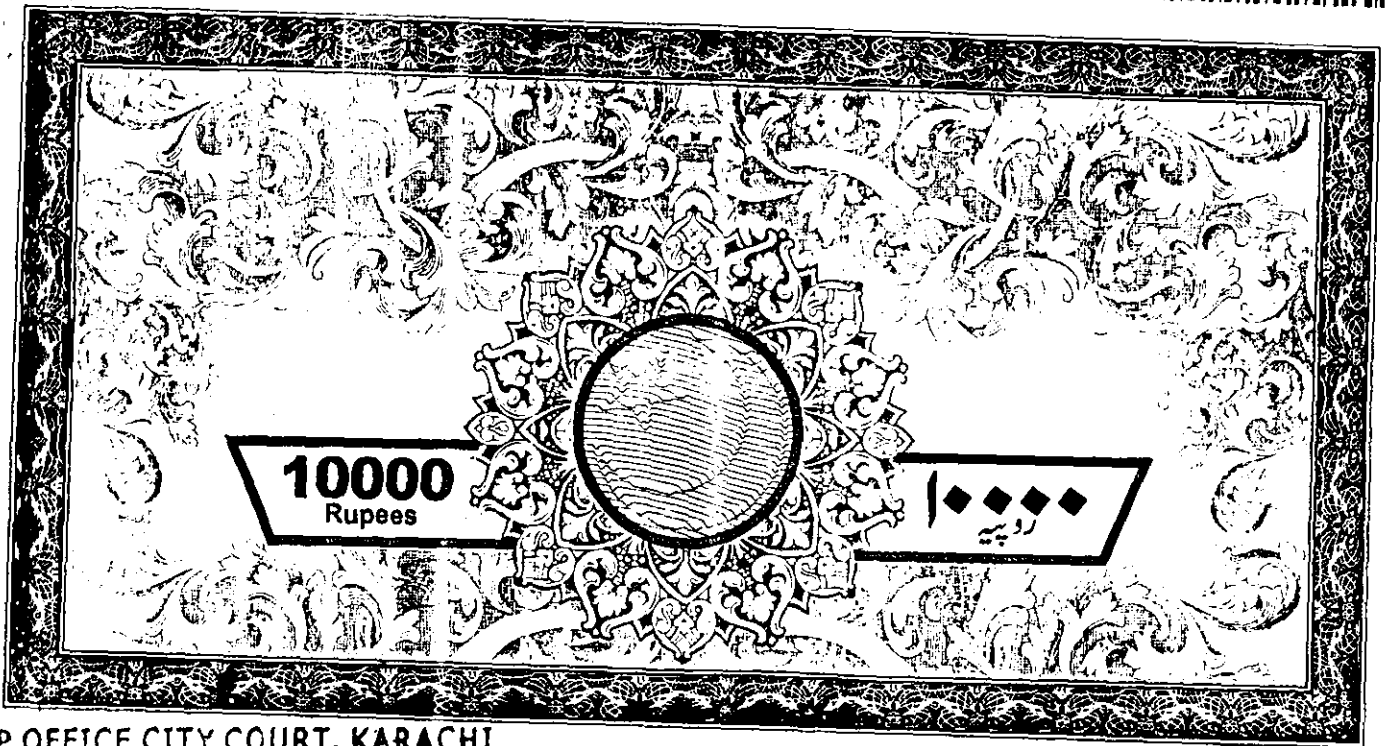
AND

Sindh Teacher Education Development Authority (STEDA) through its Executive Director, address Government Elementary College of Education (GECE) Qasimabad, Near Sindhi Hotel, Liaquatabad, Karachi, hereinafter referred to as TENANT, which expression shall, wherever the context so required or permits, include his/ her successor done, executor, administrators and assign the TENANT.

WHEREAS the OWNER is the undisputed owner in possession of Plot No.308, BUNGLOW/ HOUSE CONSTRUCTED ON PROPERTY NO. Bungalow No.308, Bahadurabad, Street No.16, KARACHI, MEASURING 783 SQUARE YARDS, comprising multiple floors having one hall measuring 20X30 feet for conference/ meeting.

*Zain Tabani*  
 LANDLORD





**STAMP OFFICE CITY COURT, KARACHI**

Issued to: Abdul Aziz  
 NIC/Company Card No: Adi 876  
 Vide D.S.R. No: 13 dated 8/5/17  
 On behalf of challan No: 18 Dt. 8/5/17  
 for the purpose of: \_\_\_\_\_  
 E. No: 13 Dated 8/5/17

AND WHERE AS the tenant ST. CITY COURT has agreed to take the aforesaid premises on rent with effect from 10.05.2017 at the monthly rent of Rs.600,000/= in words Rupees: Six Hundred Thousand Only and both the above parties have agreed on the following terms and conditions:

1. That the period of tenancy shall be initially for 11 months subject to renewal w.e.f 09.04.2018 on such terms and conditions as may be mutually agreed upon.
2. In case, if tenancy agreement is extended rent shall be enhanced 10% / month.
3. That either party shall serve three (3) months prior written notice to the other in case the said premises is being vacated or required to be vacated on or before expire of tenancy period.
4. The tenant shall not include in such activity that may be offensive to the legal right of easement to which the adjoining neighbors are entitle to.
5. That the tenant shall not make any structural alteration, modification, addition, or damage including to the floor, walls, interior or exterior of the said premises without prior permission of the landlord.
6. That no offensive material shall be stored in the said premises that are prohibited by law.
7. That adequate fire-fighting arrangements shall be made by the tenant so that the fire, accidental or otherwise may be extinguished.
8. That all property tax, rates, assessment, levied by the Government or its agencies, shall be payable by the owner. If such bills are received by the tenant, these should be transmitted to the owner immediately.
9. That on the receipt of bills of electricity, water, gas etc. the same shall be paid by the tenant promptly and a copy shall be transmitted to the owner.
10. That the tenant shall in no case let out or sublet the premises collectively or individually to any other person or persons of handover to any outside.
11. That the premise would be handed over to the tenant with serviceable electricity fixture, etc. in immaculate condition.
12. To permit the landlord through its authorize representatives to visit the premises as and when requested.

Ali Jal  
 LANDLORD





Abdul Aziz  
 TENANT  
 Executive Director  
 Sindh Teacher Education  
 Development Authority  
 STEDA  
 Page 2/3

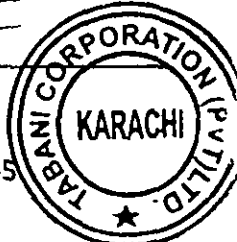
13. That the tenant shall keep the premises in its present order, and will not cause any damage to the rented premises.
14. That the tenant shall allow the owner or his representative/ agent to inspect the said premises during any reasonable time of the day with prior appointment with tenant.
15. That the tenant is authorize to put cabins, partitions etc. of wood or synthetic material without causing damages to the floors or four walls of the premises.
16. That on the expiry of tenancy period, the tenant shall hand over to the owner vacant possession of the rented premise in its original condition in which it was let out, except normal wear and of the rented premise in its original condition in which it was let out, except normal wear and tear.

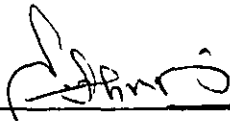
In witness whereof the owner and the tenant have set their respective hands on this day of 10<sup>th</sup> May two thousand seventeen.

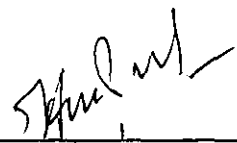
WITNESS

1.   
Mr. Abdul Mateen Qureshi  
CNIC #42201-0338854-1

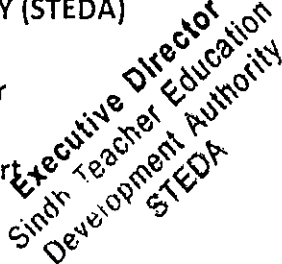
OWNER   
MR. ZAIN TABANI  
S/O ABDUL RAUF TABANI  
CNIC NO. 42201-1901140-5

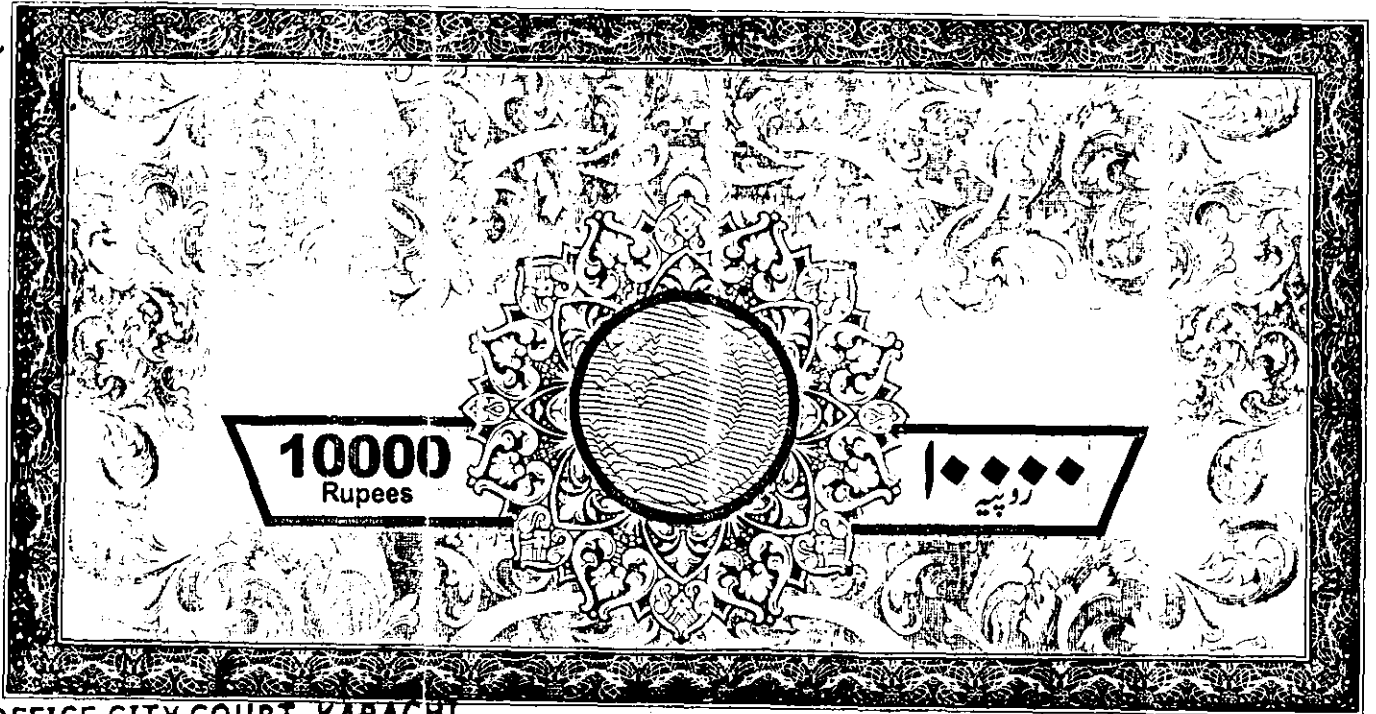


2.   
Mr. Rasheed Ahmed Channa  
CNIC # 45303-1196680-3

TENANT   
M/S. SINDH TEACHER EDUCATION  
DEVELOPMENT AUTHORITY (STEDA)

Through Executive Director  
Mr. Abdul Majeed Bhurt  
S/o Khair Muhammad Bhurt  
CNIC NO.41204-4099481-9

  
Executive Director  
Sindh Teacher Education  
Development Authority  
STEDA



**STAMP OFFICE CITY COURT, KARACHI**

Issued to: Abdul Aziz  
 NIC/Company Card No: Adverse  
 Vide D.S.R. No: 13 dated 8/5/17  
 On behalf of challan No: 18 Dt. 8/5/17  
 for the purpose of \_\_\_\_\_  
 E. No: 13 Dated 8/5/17

*Signature of Officer*

**TENANCY AGREEMENT**

This Tenancy is made at Karachi on this 10<sup>th</sup> of May, 2017

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Through its C.E.O. Mr. Zain Tabani, S/o Mr. Abdul Rauf Tabani holding CNIC 42201-1901140-5 Resident of House No. 4A, Darul Aman Cooperative Housing Society, Block 7&8, Karachi hereinafter referred to as Owner, which expression shall, wherever the context so required or permits, include his/ her successor done, executor, administrators and assign the OWNER.

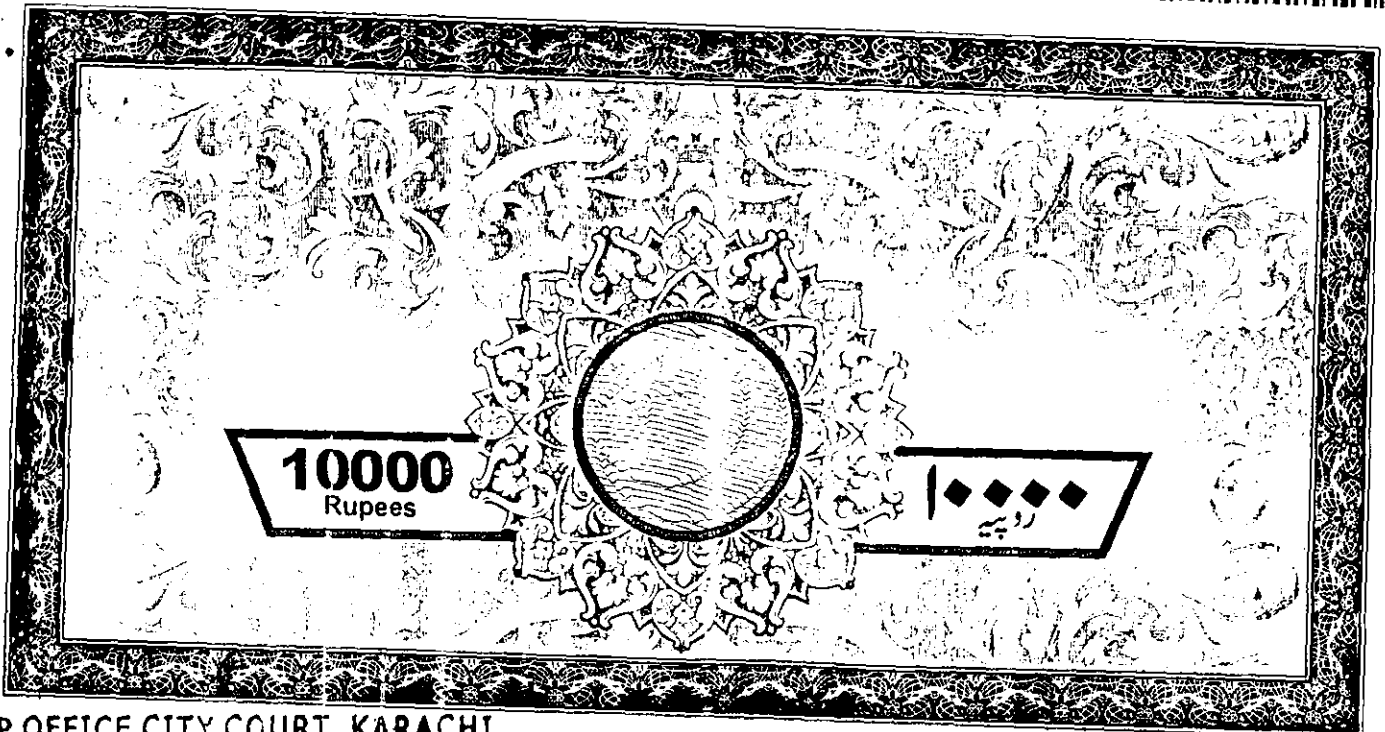
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*Signature of Landlord*  
 LANDLORD

**TABANI CORPORATION (PVT.) LTD**  
 KARACHI  
 TENANT  
 Executive Director  
 Sindh Teacher Education  
 Development Authority  
 STEDA



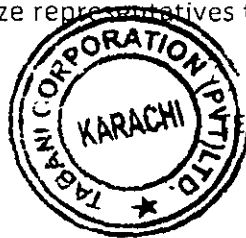
**STAMP OFFICE CITY COURT, KARACHI**

Issued to: Abdul Aziz  
 NIC/Company Card No. Adm 8/17  
 Vide D.S.R. No. 13 dated 8/5/17  
 On behalf of challan No: 18 Dt: 8/5/17  
 for the purpose of \_\_\_\_\_  
 E. No: 13 Dated: 8/9/17

AND WHERE AS the tenant Abdul Aziz has agreed to take the aforesaid premises on rent with effect from 10.05.2017 at the monthly rent of Rs.600,000/= in words Rupees: **Six Hundred Thousand Only** and both the above parties have agreed on the following terms and conditions:

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Landlord  
 LANDLORD




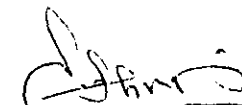
Executive Director  
 Sindh Teacher Education  
 Development Authority  
 STEDA  
 Page 2/3

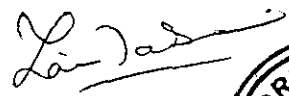
13. That the tenant shall keep the premises in its present order, and will not cause any damage to the rented premises.
14. That the tenant shall allow the owner or his representative/ agent to inspect the said premises during any reasonable time of the day with prior appointment with tenant.
15. That the tenant is authorize to put cabins, partitions etc. of wood or synthetic material without causing damages to the floors or four walls of the premises.
16. That on the expiry of tenancy period, the tenant shall hand over to the owner vacant possession of the rented premise in its original condition in which it was let out, except normal wear and of the rented premise in its original condition in which it was let out, except normal wear and tear.

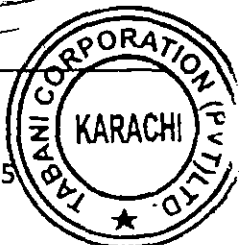
In witness whereof the owner and the tenant have set their respective hands on this day of 10<sup>th</sup> May two thousand seventeen.

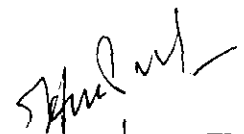
WITNESS

1.   
Mr. Abdul Mateen Qureshi  
CNIC #42201-0338854-1

2.   
Mr. Rasheed Ahmed Channa  
CNIC # 45303-1196680-3

OWNER   
MR. ZAIN TABANI  
S/O ABDUL RAUF TABANI  
CNIC NO. 42201-1901140-5



TENANT   
M/S. SINDH TEACHER EDUCATION  
DEVELOPMENT AUTHORITY (STEDA)

Through Executive Director  
Mr. Abdul Majeed Bhurt  
S/o Khair Muhammad Bhurt  
CNIC NO.41204-4099481-9

Executive Director  
Sindh Teacher Education  
Development Authority  
STEDA