

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 Acquiring of Branch Premises Chachro Branch, Thaparkar
- 4) TENDER NUMBER SNDB/COK/ADMIN/TD/831/2017
- 5) BRIEF DESCRIPTION OF CONTRACT Same as Above
- 6) FORUM THAT APPROVED THE SCHEME Competent Authority
- 7) TENDER ESTIMATED VALUE Rs. 50/- Per Sq.ft
- 8) ENGINEER'S ESTIMATE
(For civil works only) -
- 9) ESTIMATED COMPLETION PERIOD (AS PER CONTRACT) within 1 Month
- 10) TENDER OPENED ON (DATE & TIME) 31/10/2017 At 1500 Hours
- 11) NUMBER OF TENDER DOCUMENTS SOLD 07
(Attach list of buyers)
- 12) NUMBER OF BIDS RECEIVED 07
- 13) NUMBER OF BIDDERS PRESENT AT THE TIME OF OPENING OF BIDS 07
- 14) BID EVALUATION REPORT
(Enclose a copy) 17/04/2017 Attached
Mrs. Liaquat Ali Rahimaa Muhalla,
Chachro Dist. Tharparkar,
- 15) NAME AND ADDRESS OF THE SUCCESSFUL BIDDER
- 16) CONTRACT AWARD PRICE Rs. 50,000/- i.e. Rs. 33/- Per Sq.ft
- 17) RANKING OF SUCCESSFUL BIDDER IN EVALUATION REPORT
(i.e. 1st, 2nd, 3rd EVALUATION BID). 1) Liaquat Ali
- 18) METHOD OF PROCUREMENT USED : - (Tick one)
- a) SINGLE STAGE – ONE ENVELOPE PROCEDURE ☒ Domestic/ Local
- b) SINGLE STAGE – TWO ENVELOPE PROCEDURE ☐
- c) TWO STAGE BIDDING PROCEDURE ☐
- d) TWO STAGE – TWO ENVELOPE BIDDING PROCEDURE ☐

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

19) APPROVING AUTHORITY FOR AWARD OF CONTRACT COMPETENT AUTHORITY

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

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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21) ADVERTISEMENT :

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

Yes	SPPRA S. No: 34751
No	

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

Yes	Express Tribune, Daily Express & Ibrat 10th Oct. 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 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	Yes
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

4 39) Date of Award of Contract: 27/04/18

Signature & Official Stamp of
Authorized Officer

Mohammad Saleem
Chief Engineer & Vice President
SINDH BANK LTD.
Head Office Karachi.

FOR OFFICE USE ONLY

SPPRA, Block. No.8, Sindh Secretariat No.4-A, Court Road, Karachi

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

Print

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Reset



Purchased by Sindh Bank limited chachro

Sajjad Durr U. Chachro
Stamp Vendor
Bus Stop Chachro

LEASE AGREEMENT
CHACHRO BRANCH DISTRICT THARPARKAR

This Lease Agreement is made at 27 on this APRIL day of
2018

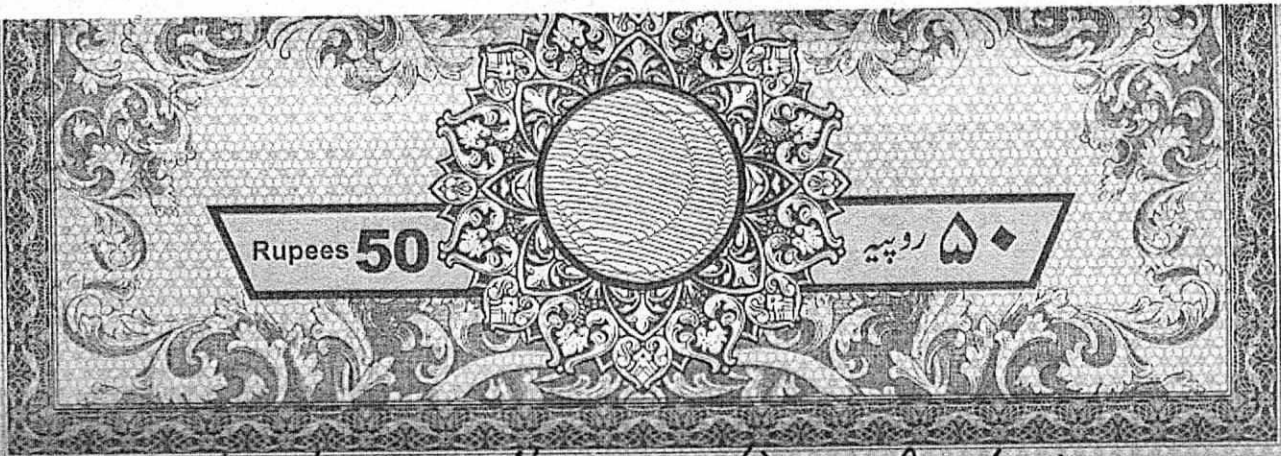
BETWEEN

Mr Liaquat Ali S/O Abdullah, Muslim Adult, holding C NIC No.44301-2386340-3 resident of Rahimaa Muhallah Chachro District Tharparkar (hereinafter referred to as the "Lessor") which 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,

[Signature]
[Signature]
KARACHI
HEAD OFFICE



288
27-4-18

Purchased by Sindh Bank Limited Chachro

Satram Das H. Chelan:
Stamp Vendor
Bus Stop Chachro

as the "Lease" 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 Open Plot No. 2 measuring 4500 sq fts vide jiryan No.294, situated in Deh Chachro Taluka Chachro District Tharparkar (1500 sq fts Required to the Bank)

AND WHEREAS the lessor has agreed to let and the lessee has agreed to take on lessee Open Plot No.2 of the aforesaid Measuring 1500 sq ft. on Ground floor for opening of Chachro Branch. (hereinafter referred to as the " Demised Premises") on the terms and conditions as set forth hereunder:

[Handwritten signature]
[Circular stamp: SINDH BANK KARACHI]
[Handwritten signature]

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 15-05-2018 and ending on 14-05-2019, 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 15-05-2018 and ending on 14-05-2019 (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.50,000/- (Rupees Fifty Thousand only)

Advance Rent

3. The Lessee has paid a sum of Rs.600,000/- (Rupees Six Hundred Thousand only) to the Lessor towards 12 months Advance Rent in respect of the Demised Premises for a period between 15-05-2018 to 14-05-2019 in addition to a sum of Rs.1,200,000/- (Rupees One Million Two Hundred 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. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises. An amount of Rs. 400,000/- (Rupees Four Hundred Thousand only) shall be released after satisfaction / completion of terms and conditions herein-below.

Renewal of Lease

4. On expiry of the term of Lease hereunder, the Lease shall be extended at the option of the Lessee on the terms and conditions to be mutually agreed upon by the parties hereto provided the Lessee has served upon the Lessor a notice of its intention to renew the Lease at least 90 days prior to the expiry of the tenure of the Lease as aforesaid.

Termination

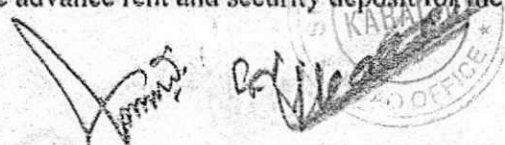
5. The Lessee shall have a right to terminate this Agreement upon giving to the Lessor 90 days' notice in writing.

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 and branch purpose only;

Contd....P/3

-: 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
(LESSORS' 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



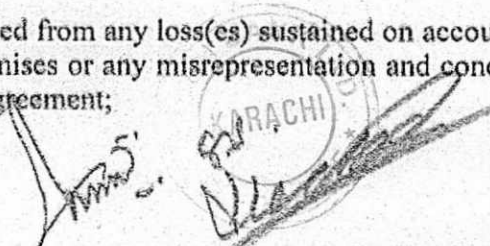
order is issued by court, the Lessee will have the right to claim the damages and deduct the amount of Rs.10,000/- per day as penalty and also the rent will not be paid of the period the premises remained closed.

- 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;

Contd....P/4

-: 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) Provide electricity connection at the Demised Premises with 8 Kilo Watt load with 90 Ampere 3 (three) phase meter and 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.

xxii) Provide at his expense running sweet water connection throughout the tenancy period;

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.

xxiii) Lessor is bound to seek prior permission of Lessee before selling of demised premises or creating any 3rd party interest therein before the completion tenure of this lease agreement.



xxiv) Advance rent will be paid after possession of the premises, if possession not handed over within 3 months of this date then the agreement will be stand cancelled at the option of lessee.

Contd....P/5

-: 5 :-

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

LESSORS

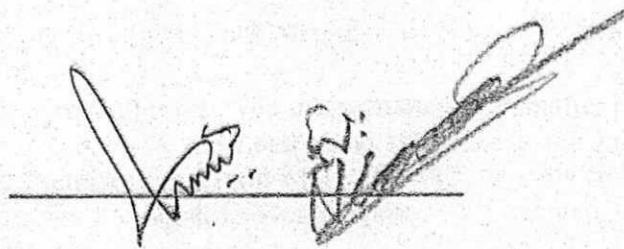



LESSEE

Sindh Bank Limited
For & behalf of Sindh Bank Limited




Mr. Liaquat Ali
S/o Abdullah
CNIC No. 44301-2386340-3



WITNESSES

Full Name: Ghulam Mustafa
Signature: [Signature]
NIC No.: 44301-9740295-9
Address: Karnal Nagar Paro
Chachro District
Thar parker

Full Name: Akhtar Parvez
Signature: [Signature]
NIC No.: 44301-2483714-5
Address: Rahiman Colony Chachro
District Tharparker

Bid Evaluation Report		
Evaluation Report- Acquiring of Branch Premises on Rental Basis		
Chachro Distt, Tharparkar Branch		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SNDB/COK/ADMIN/TD/831/2017
3	Tender Description	Evaluation Report- Acquiring of Branch Premises on Rental Basis Chachro Distt Tharparkar Branch
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published / SPPRA S.No	SPPRA S.No: 34751 Express Tribune, Daily Express, Sindhi Express, Daily Bulekha, Nuwai-e-Watan & Daily Wahdat (10 th October 2017)
6	Total Bid Documents Sold	07
7	Total Bids Received	07
8	Bid Opening Date & Time	31/10/2017 at 1500Hrs
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.30/- per sq.ft)	Reasons for acceptance/ Rejection (Qualifying Marks= 70%)	Remarks
0	1	2.a	2.b	3	4	5	6
1.	Niaz Ali	1950 sq.ft	Rs. 30,000/- i.e. Rs. 15/- per sq.ft.	1 st Lowest Bidder	Rs. 35/- below the estimated cost	Disqualified- Obtained 63% in the Evaluation Process	
2..	Ghulam Qadri	1200 sq.ft	Rs. 35,000/- i.e. Rs. 29/- per sq.ft.	2 nd Lowest Bidder	Rs. 21/- below the estimated cost	Disqualified- Obtained 65% in the Evaluation Process	
3.	Arbab Ali	1750 sq.ft	Rs. 50,000/- i.e. Rs. 29/- per sq.ft.	3 rd Lowest Bidder	Rs. 21/- below the estimated cost	Disqualified- Obtained 69% in the Evaluation Process	
4.	Arbab Ali	1750 sq.ft	Rs. 50,000/- i.e. Rs. 29/- per sq.ft.	4 th Lowest Bidder	Rs. 21/- below the estimated cost	Disqualified- Obtained 69% in the Evaluation Process	
5.	Ghulam Muhammad	1250 sq.ft	Rs. 40,000/- i.e. Rs. 32/- per sq.ft.	5 th Lowest Bidder	Rs. 18/- below the estimated cost	Disqualified - Obtained 77% in the Evaluation Process	Due to incomplete property documents
6.	Liaquat Ali	1500 sq.ft	Rs. 50,000/- i.e. Rs. 33/- per sq.ft.	6 th Lowest Bidder	Rs. 17/- below the estimated cost	Qualified- Obtained 75% in the Evaluation Process	Accepted for Award of Contract
7.	Akhtar Hussain	1050 sq.ft	Rs. 50,000/- i.e. Rs. 48/- per sq.ft.	7 th Lowest Bidder	Rs. 2/- below the estimated cost	Disqualified- Obtained 65% in the Evaluation Process	

Accordingly going by the eligibility criteria offered in the tender document, Serial No. 6 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

ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS EVALUATION PERFORMA

Date: 21/11/2017

S.No: _____

Location/Place: KARACHI

Bidder: _____

Pay Order No: 1011111111

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	32	On main location (Commercial point of view)			Site Plan
		0	Away from the main location					
2	Area	15	15	10	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			Above 1800 sq.ft	Above 1500 sq.ft	Above 1200 sq.ft	
		5			Below 1500 sq.ft	Below 1200 sq.ft	Below 1000 sq.ft	
3	Other Banks in Close Proximity	15			3 Banks, within 1 km			Names of the Banks with exact distances from the premises offered
		10	10	08	1 Bank, 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		Above 4 Vehicles	3 Vehicles		Numbers
		5		5	3-4 Vehicles	2 Vehicles		
		5			1-2 Vehicles	1 Vehicle		
6	State of Property Offered	10	10	5	Constructed			Map of the premises
		5			Plot			
Total Marks		100	90	65	Qualified / Disqualified			

Members Signature-Evaluation Committee

Muhammad Shahid Saleem
Admin Division

Tahawar Raza
Operation Division

Dilshad Hussain Khan
Finance Division

Signature Post Premises Committee

Group Head

Member

Member

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div.

Head - Admin Div.

Member-ID&L

Date:

ALHAN QURESHI
AREA MANAGER
HYDERABAD, T.

AMIR AHMED SHAKE
Branch Manager
Sindh Bank Limited,
Market Area Branch Hyderabad.

②

Location/Place: 11/11/20

Pay Order No. 25511017

Eldest: Feb 1/91 100.00

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Dev-Visit by the Premier Committee	Marking Criteria			Documents/ Information to be enclosed
					For Branches in Main Cities	Small Cities	For Branches in Rural/ Inferior Areas	
1	Location	40	40	30	On main location (Commercial point of view) Away / inside the main location			Site Plan
2	Area	15			1500 sq.ft. to 1600 sq.ft.	1200 sq.ft. to 1300 sq.ft.	1000 sq.ft. to 1200 sq.ft.	Title document of the property
		5			Above 1600 sq.ft.	Above 1400 sq.ft.	Above 1200 sq.ft.	
		5	5	5	Below 1200 sq.ft.	Below 1200 sq.ft.	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15			5 Banks, within 1 km			Names of the Banks with exact distances from the premises offered
		10	10	10	3 Banks, within 1 km			
		5			2 Banks, within 1 km			
4	Advance Rent Required	10			1 Year			Tick the appropriate column
		5	5	5	2 Years			
		0			3 Years			
5	Parking Space (Dedicated to the premises)	10	10	10	Above 4 Vehicles	3 Vehicles		Numbers
		5			3-4 Vehicles	2 Vehicles		
		3			1-2 Vehicles	1 Vehicle		
6	State of Property Offered	10	10	5	Constructed			Map of the premises
		5			Plot			
Total Marks		100	80	65	Qualified / Disqualified			

Members Signature- Evaluation Committee

Muhammad Shahid Saleem
Admin Division

Tahawar Raza
Operation Division

Drishad Hussain Khan
Finance Division

Signature Post Premises Committee

George Heath

Member

Member

SIGNATURE MEMBERS

Head • Fin div.

Head - Admin Div

Member-Y091

Date: _____

ZEESHAN DURESHI
AREA MANAGER
HYDERABAD-1.

JAMES HAROLD SINGH
Branch Manager
Sinh Bank Limited.
Market Area Branch Hyderabad

Serial
3 Number

(3)

ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS EVALUATION PERFORMA

S.No: _____

Date: _____


Location/Place: _____

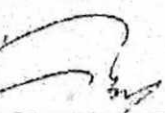
Bidder: Final 1st

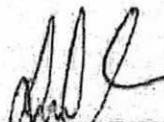
Pay Order No: _____

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria			Document/ Information to be enclosed
					For Branches in Metro Cities	Small Cities	For Branches in Rural/ Interior Areas	
1	Location	40	40	34	On main location (Commercial point of view)			Site Plan
		0			Away / inside the main location			
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	5	5	Above 1800 sq.ft.	Above 1500 sq.ft.	Above 1200 sq.ft.	
		5			Below 1500 sq.ft.	Below 1200 sq.ft.	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15			5 Banks, within 1 km			Names of the Banks with exact distances from the premises offered
		10	10	10	3 Banks, within 1 km			
		5			2 Banks, within 1 km			
4	Advance Rent Required	10	10	5	1 Year			Tick the appropriate column
		5			2 Years			
		0			3 Years			
5	Parking Space (Dedicated to the premises)	10	10		Above 4 Vehicles	3 Vehicles		Numbers
		5		5	3-4 Vehicles	2 Vehicles		
		3			1-2 Vehicles	1 Vehicle		
6	State of Property Offered	10	10	10	Constructed			Map of the premises
		5			Plot			
Total Marks		100	85	69	Qualified / Disqualified			

Members Signature- Evaluation Committee



Muhammad Shahid Saleem
Admin Division


Tahawar Raza
Operation Division


Bilshad Hussain Khan
Finance Division

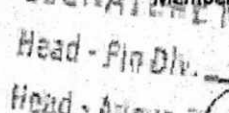

ZEESHAN DORESHI
AREA MANAGER
HYDERABAD-1.

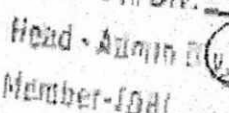
Signature Post Premises Committee

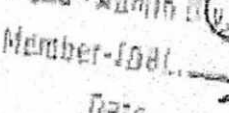

Group Head

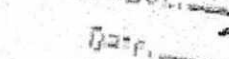

Member


Member


Head - Fin Div.


Head - Admin Div.


Member - IDBL


Member - PC-ADMIN


JAVED AHMAD SHAIKH
Branch Manager
Sindh Bank Limited,
Market Area Gurgaon Hyderabad.

Serial
no 3 number

4

ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS EVALUATION PERFORMANCE

Date: _____

Location/Place: _____

Pay Order No: _____

S.No: _____

Bidder: _____

Bidder: Excel

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	34	On main location (Commercial) point of view			Site Plan
		0			Away/ inside the main location			
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	5	5	Above 1800 sq.ft.	Above 1500 sq.ft.	Above 1200 sq.ft.	
		5			Below 1500 sq.ft.	Below 1200 sq.ft.	Below 1000 sq.ft.	
		5			5 Banks, within 1 km	3 Banks, within 1 km	2 Banks, within 1 km	
3	Other Banks in Close Proximity	15	10	10	1 Year			Names of the Banks with exact distances from the premises offered
		10			2 Years			
		5			3 Years			
4	Advance Rent Required	10	10	5	Above 4 Vehicles			Tick the appropriate column
		5			3-4 Vehicles			
		5			1-3 Vehicles			
5	Parking Space (Dedicated to the premises)	10	10	5	Constructed			Numbers
		5			Plot			
		5			Qualified / Disqualified			
6	State of Property Offered	10	10	10	Map of the premises			
		5						
		5						
	Total Marks	100	85	69				

Members Signature- Evaluation Committee

Muhammad Shahid Saleem
Admin Division

Tahawar Raza
Operation Division

Blisshad Hussain Khan
Finance Division

ZEESHAN DURESHI
AREA MANAGER
HYDERABAD-1.

Signature Post Premises Committee

Group Head

Member

SIGNATURE MEMBER

Head - Fin Div

Head - Admin Div

Member-IOBL

Date: _____

JAMIL AHMED SHAIKH
Branch Manager
Sindh Bank Limited.
Marwar Area Branch Hyderabad.

PC-ADMIN

ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS EVALUATION PERFORMANCE

Date: _____

Location/Place: Hydrabad

Pay Order No: 161

S No: _____

Bidder: 1-2-41

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)			Site Plan
		0			Away / outside the main location			
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	5	Above 1800 sq. ft.	Above 1500 sq. ft.	Above 1200 sq. ft.	
		5			Below 1500 sq. ft.	Below 1200 sq. ft.	Below 1000 sq. ft.	
3	Other Banks in Close Proximity	15			5 Banks, within 1 km			Names of the Banks with exact distances from the premises offered
		10	10	8	3 Banks, within 1 km			
		5			2 Banks, within 1 km			
					1 Year			
4	Advance Rent Required	10			2 Years			Tick the appropriate column
		5	5	5	3 Years			
		5						
		0						
5	Parking Space (Dedicated to the premises)	10			Above 4 Vehicles	3 Vehicles		Numbers
		5	5	5	3-4 Vehicles	2 Vehicles		
		5			1-2 Vehicles	1 Vehicle		
		0						
6	State of Property Offered	10	10	10	Constructed			Map of the premises
		5			Plot			
Total Marks		100	75	63	Qualified / Disqualified			

Members Signature- Evaluation Committee

Muhammad Shahid Saleem
Admin Division

Tahawar Raza
Operation Division

Dilshad Hussain Khan
Finance Division

ZEESHAN QURESHI
AREA MANAGER
HYDERABAD-1.

Signature Post Premises Committee

Group Head

Member

Member

JAMIL AHMED SHAikh
Branch Manager
Sindh Bank Limited.
Market Area Branch Hyderabad.

SIGNATURE MEMBERS
Head - Fin Div.
Head - Admin Div.
Member-T&E
Date: _____

ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS EVALUATION PERFORMA

Date: 31/12/17

S.No: 6

Location/Place: Chakkar

Bidder: Ghulam
Mohammad

Pay Order No: 13768612
UBL

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria			Documentary 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
		0			Away / Inside the main location			
2	Area	15	15	10	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.ft.	Below 1000 sq.ft.	
		5			1500 sq.ft.	1200 sq.ft.	1000 sq.ft.	
3	Other Banks in Close Proximity	15	10	8	5 Banks, within 1 km			Names of the Banks, with exact distances from the premises offered
		10			5 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	09	Above 4 Vehicles	3 Vehicles	Numbers	
		5			3-4 Vehicles	2 Vehicles		
		2			1-2 Vehicles	1 Vehicle		
6	State of Property Offered	10	10	10	Constructed			Map of the premises
		5			Plot			
Total Marks		100	90	77	Qualified / Disqualified			

Members Signature- Evaluation Committee

Muhammad Shahid Saleem
Admin Division

Tahawar Raza
Operation Division

Dilshad Hussain Khan
Finance Division

ZEESHAN QURESHI
AREA MANAGER
HYDERABAD-1.

Signature Post Premises Committee

Could not provide the bank required by local Dept.

AMIR AHMED SHAKH
Branch Manager
Sindh Bank Limited
Market Area Branch Hyderabad

Group Head _____ Member _____

SIGNATURE MEMBER
Head - Fin Div. _____
Head - Admin Div. _____
Member-IOBL _____
Date: _____

7 **ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS EVALUATION PERFORMANCE**

S.No: 7
 Bidder: Liaquat Ali

Date:
 Location/Place: Hydrabad
 Pay Order No:

Slender.

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Doc 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
		0			Away / inside the main 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 documents of the property
		5			Above 1800 sq.ft	Above 1500 sq.ft	Above 1200 sq.ft	
		5			Below 1500 sq.ft	Below 1200 sq.ft	Below 1000 sq.ft	
		5						
3	Other Banks in Close Proximity	15		10	5 Banks, within 1 km			Names of the Banks with exact distances from the premises offered
		10	10		3 Banks, within 1 km			
		5			2 Banks, within 1 km			
		5			1 Year			Tick the appropriate column
4	Advance Rent Required	10			2 Years			
		5			3 Years			
		0	0					
5	Parking Space (Dedicated to the premises)	10	10	10	Above 4 Vehicles	3 Vehicles		Numbers
		5			1-4 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	75	Qualified/Disqualified			

Members Signature: Evaluation Committee

Muhammad Shahid Saleem
Admin Division

Tahawar Raza
Operation Division

Dilshad Hussain Khan
Finance Division

ZEESHAN DURESHI
AREA MANAGER
HYDERABAD-1.

Signature Post Premises Committee

Group Head

Member

Member

SIGNATURE

Head - Fin Div.

Head - Admin Div.

Member-DBL

Date:

JAMIL AHMED SHAIKH
Branch Manager
Sindh Bank Limited.
Market Area Branch Hyderabad.

4 FINANCIAL PROPOSAL

PRICE SCHEDULE

Contract Details of the Bidder

Niaz Ali

Contract Name

Niaz Ali Samoon Market

Monthly Rent (Lump Sum)

30,000/-

Monthly Rent (Per Square Feet)

15.38 rupees.

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

Date 12-10-2017

SIGNATURE MEMBERS OF COMMITTEE

HEAD

MEMBER

MEMBER

Date

4 FINANCIAL PROPOSAL

PRICE SCHEDULE

Name & Contact Details of the Bidder Akhtar Hussain S/o Muhammad Mehrab
Premises Name Akhtar Hussain { 0333-2505934 }
{ 0345-7325464 }
Monthly Rent (Lump Sum) ₹50000/-
Monthly Rent (Per Square Feet) ₹47.61/sq-ft

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 23-10-2017

SIGNATURE
Head - Finance
Head - Admin. & Mktg.
Member-1021
Date: 23/10/2017

4 FINANCIAL PROPOSAL

PRICE SCHEDULE

Name & Contact Details of the Bidder

Ghulam Qadir 0332 2075435

Premises Name

Ghulam Qadir / Chahso city

Monthly Rent (Lump Sum)

Rs. 35000/-

Monthly Rent (Per Square Feet)

Rs. 28/-

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 19-10-2017

SIGNATURE MEMBERS (C-ADMT)
Head - Fin Div. [Signature]
Head - Admin Div. [Signature]
Member-IDL. [Signature]
Date: [Signature]

4 FINANCIAL PROPOSAL

PRICE SCHEDULE

Name & Contact Details of the Bidder Ghulam Muhammad

Premises Name Ghulam Muhammad Market

Monthly Rent (Lump Sum) Rs. 40,000/-

Monthly Rent (Per Square Feet) 32/-

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

[Signature]

Date 17-10-2017

SIGNATURE MEMBERS OF COMMITTEE

Head - Finance

Head - Admin & D.

Member - JUEL

13

4 FINANCIAL PROPOSAL

PRICE SCHEDULE

Name & Contact Details of the Bidder LIADUAT ALI 03456263102

Premises Name CHACHRO

Monthly Rent (Lump Sum) 40000 to 50000 per month
1000sqft. 1500sqft.

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 30-10-17

SIGNATURE MEMBERS OF JC
Head - Mr. _____
Head - Admin. _____
Member - J.C. _____
Date: _____

SNDB/COK/ADMIN/TD/831/2017

Dated: January 22, 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 S.No: 34751 for the following branches.

1. Chachro. Distt. Tharparkar.
2. Kot Bangalow. Talukha Kot Diji. Distt. Khairpur

The reason for extension is due to delay from the bidder end.

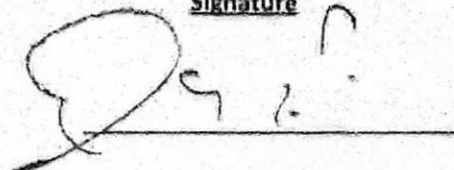
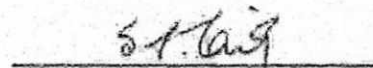

Members Signature- Procurement Committee

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

Dated: 23/1/2018

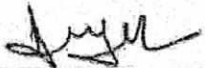
To,
Mr. Hasmat Ali
Plot No. 2, Jangam No 24,
Chachro, Dist Tharparkar
Sindh

SUB: Extension of Bid Validity Period

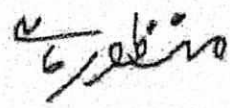
Dear Sir,

Please give your consent in extension of Bid Validity for the tender of Branch Premises on
Rental Basis for Chachro, Sindh

Regards,


Mr. Ather Iqbal
AVP-II - Administration
Sindh Bank Ltd




Hasmat Ali

Date:- 30-10-2017

Head of Administration Division
Sindh bank Limited
Federation House, Head Office
Karachi.

Subject:- Tender- for Branch premises at Chachro, Dist:-Tharparkar

Dear Sir,

I have already dispatched pay order # 522472, for Rs. 300/ for tender fees along with other relevant documents via TCS on last week.

Today, I have enclosed herewith the Pay Order # 522509 Rs. 6000/ for one year advance fees @ 1%. Actually I mistakenly forgetted the same to submit you.

Today I appended some documents, photographs and other needed information below

1. My property is fully owned in my name and registered in Form- 2
2. MY premise is located in prime location and near to main chowk.
3. NBP & Tameer/ Telenor Bank are situated beside of me.
4. My property has two roads as per requirements for emergency gate
5. I have property areas 25 feets to 70 Feets for you
6. Any areas will be allocated as per your desired /needs
7. Monthly rent will be negotiated (Rs.50,000/) as per need/areas.
8. I will build RCC roof & facilitate in wapda meter

Kindly visit the areas, location, premises & facilities as you need because I intend to give the same any bank.

Thank you

ارباب علي

Arbab Ali S/o Ahmed
CNIC # 44301-0474498-3
Cell # 0341-9599779

SIGNATURE MEMBERS PC-IONML
Head - Fin Div.
Head - Admin Div.
Member-IONML
Date:

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

TYPE OF PROCUREMENT

✓
ADMIN / IT / CONSULTANT / MEDIA

TENDER NAME

BRANCH PRETEND. on Rental CHACHRO

TYPE OF TENDER

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

OPENING DATE

31/10/17

OPENING TIME

15:00 Hrs

ATTENDANCE (MEMBER PC)

HDA
CFO
CHIEF MANAGER, IDBL

ATTENDANCE (REPS. OF BIDDERS)

NAME

FIRM

NIJAZ ALI

GHULAM DADRI

ABDUL ALI

GHULAM MUHAMMAD X 2

LAQUAT ALI

AKTIAZ HUSSAIN

TOTAL BIDS ACCEPTED FOR EVALUATION

07

TOTAL BIDS REJECTED

REMARKS

PROCUREMENT COMMITTEE

MAs

31/10/17

Members Signature- Procurement Committee

Li. Col. (R) Shahzad Beg
Head of Administration

Mr. Saeed Jamal
Chief Financial Officer

Mr. Syed Muhammad Aqeel
Chief Manager, IDBL Karachi

21/10/17
S.S. Lang

Spr

3 SCOPE OF WORK

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

Acquiring of Branch Premises - Chachro Branch

S.NO	BIDDER NAME	Location	AMOUNT	PO NO	BANK NAME
1	Ghulam Mohammad	Chachro	300	13768611	UBL
2	Arbab Ali	Chachro	600	00522472	Sindh Bank
3	Liaquat Ali	Chachro	300	00483398	Sindh Bank
4	Akhtar Hussain	Chachro	300	0052294	Sindh Bank
5	Ghulam Qadir	Chachro	300	0498017	NBP
6	Niyaz Ali	Chachro	300	0088257	NBP
Total		1,800/-			

SNDB/ADMIN/ESTATE/010

27 April 2018

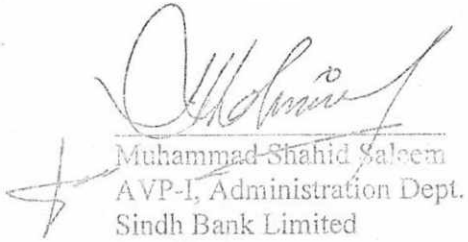
Mr. Liaquat Ali
R/o. Raahmaa Muhalla,
Chachro, District Tharparkar.

Subject: Letter of Award – Chachro Branch Distt. Tharparkar

Bid against Location offered on subject NIT dated 10/10/2017, 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

farhan.amir@sindhbankltd.com

From: <farhan.amir@sindhbankltd.com>
Date: Friday, April 27, 2018 3:33 PM
To: <sheraz.riaz@sindhbankltd.com>; "SPPRA" <tenders@pprasindh.gov.pk>
Cc: <ather.iqbal@sindhbankltd.com>; <hina.awan@sindhbankltd.com>; "Shahid Saleem" <shahid.saleem@sindhbankltd.com>
Attach: 04272018153201.pdf
Subject: Rule 50 Compliance - Acquiring of Branch Premises on Rental Basis i.e. Chachro Branch. Tharparkar

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
OG-1
Administration Division
Sindh Bank Ltd

4/27/2018

Hina Awan

From: "Hina Awan" <hina.awan@sindhbankltd.com>
Date: Monday, February 26, 2018 12:43 PM
To: "SPPRA" <tenders@pprasindh.gov.pk>; "Sheraz Riaz" <sheraz.riaz@sindhbankltd.com>
Cc: "Shahid Saleem" <shahid.saleem@sindhbankltd.com>; "Ather Iqbal" <ather.iqbal@sindhbankltd.com>;
"Farhan Amir" <farhan.amir@sindhbankltd.com>
Attach: 02262018123948.pdf
Subject: Rule 50 Compliance - Acquiring of Airport Road, Quetta Branch

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,

Hina Awan
Procurement Officer

26/02/2018

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 Acquiring of Branch Premises Airport Road, Quetta Branch
- 4) TENDER NUMBER SNDB/COK/ADMIN/TD/831/2017
- 5) BRIEF DESCRIPTION OF CONTRACT Same as Above
- 6) FORUM THAT APPROVED THE SCHEME Competent Authority
- 7) TENDER ESTIMATED VALUE Rs. 120/- Per Sq.ft
- 8) ENGINEER'S ESTIMATE
(For civil works only) -
- 9) ESTIMATED COMPLETION PERIOD (AS PER CONTRACT) within 1 Month
- 10) TENDER OPENED ON (DATE & TIME) 31/10/2017 At 1500 Hours
- 11) NUMBER OF TENDER DOCUMENTS SOLD 01
(Attach list of buyers)
- 12) NUMBER OF BIDS RECEIVED 01
- 13) NUMBER OF BIDDERS PRESENT AT THE TIME OF OPENING OF BIDS 01
- 14) BID EVALUATION REPORT
(Enclose a copy) 13/12/2017 Attached
Mr Saeed Ahmed, Red Crescent Society, Shop No.
- 15) NAME AND ADDRESS OF THE SUCCESSFUL BIDDER 56-001, Khasra No. 1246/140 Sitaraul Mohale,
Chashma, Mouza Habib, Patta Saddar, Quetta
- 16) CONTRACT AWARD PRICE Rs. 150,000/- i.e. Rs. 92/- Per Sq.ft
- 17) RANKING OF SUCCESSFUL BIDDER IN EVALUATION REPORT
(i.e. 1st, 2nd, 3rd EVALUATION BID). 1) Saeed Ahmed
- 18) METHOD OF PROCUREMENT USED : - (Tick one)
- a) SINGLE STAGE – ONE ENVELOPE PROCEDURE ☒ Domestic/ Local
- b) SINGLE STAGE – TWO ENVELOPE PROCEDURE ☐
- c) TWO STAGE BIDDING PROCEDURE ☐
- d) TWO STAGE – TWO ENVELOPE BIDDING PROCEDURE ☐

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

19) APPROVING AUTHORITY FOR AWARD OF CONTRACT _____ COMPETENT AUTHORITY

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

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

21) ADVERTISEMENT :

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

Yes	SPPRA S. No: 34751
No	

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

Yes	Express Tribune, Daily Express & Ibrat 10th Oct. 2017
No	

22) NATURE OF CONTRACT

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

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

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

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

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

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

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

26) WAS BID SECURITY OBTAINED FROM ALL THE BIDDERS?

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

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

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

28) WHETHER THE SUCCESSFUL BIDDER WAS TECHNICALLY
COMPLIANT?

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

29) WHETHER NAMES OF THE BIDDERS AND THEIR QUOTED PRICES WERE READ OUT AT
THE TIME OF OPENING OF BIDS?

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

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

(Attach copy of the bid evaluation report)

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

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

Yes	
No	No

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

Yes	
No	No

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

Yes	Yes
No	

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

Yes	
No	No

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

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

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

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

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

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

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

Yes	
No	No

39) Date of Award of Contract: 26/2/2018

Signature & Official Stamp of
Authorized Officer

(Signature)
Lt Col (R) Shahzad Begg
EVP/Head of Administration
SINDH BANK LIMITED

FOR OFFICE USE ONLY

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

Print

Save

Reset

SNDB/COK/ADMIN/TD/831/2017

Dated: January 2, 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 Acquiring of Branch Premises on Rental Basis for Airport Road, Quetta having SPPRA S.No: 34751.

The reason for extension is due to delay from the bidder end.

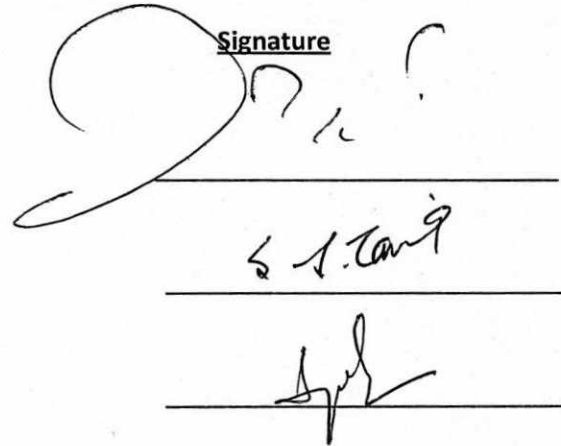
Members Signature- Procurement Committee

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

Dated 23-01-2018

Mr.Saeed Ahmed
Pakistan Red Crescent Society
Shop No.56-001, khasra No.1243/140
Situated at Mahal Chashma Mouza Habib
Patta Saddar Teshel & Distt Quetta

Dear Sir,

SUB: Extension of Bid Validity Period for acquiring of Airport Road Quetta

Please give your consent in agreeing to extend the bid validity for acquiring of branch premises on rental basis Airport Road Quetta as per SPPRA Rule 38.

Regards,



M.Ather Iqbal

AVP –II (Administration)

OK agrees to
bid validity
extension
Saeed Ahmed

SNDB/COK/ADMIN/TD/831/2017
26/02/2018

Mr. Saeed Ahmed.
Shop No. 56-001, Khasra No. 1246/140
Situated at Mahal Chashma, Mouza Habib,
Pata Saddar, Tehsil & Distt.
Quetta.

Subject: Contract Award – Acquiring of Branch Premises – Airport Road Quetta.

We are pleased to place an order with you for Acquiring of Branch Premises – Airport Road Quetta Branch, with all terms & conditions mentioned in our tender no. SNDB/COK/ADMIN/TD/831/2017 dated: 31/10/2017.

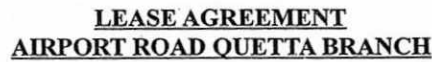
Please acknowledge.

Sincerely,

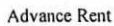
For & behalf of Sindh Bank Limited,



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



The monthly rent of the Demised Premises will be Rs.150,000/- (Rupees One Hundred Fifty Thousand only)



Renewal of Lease

Termination

Ejectment

Indemnity

The Lessee hereby covenants with the Lessor that it shall:

-

- 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
(LESSORS' 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. No such place is available.
- 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 Demised 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;
- x) 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. Roof top is not available.
- 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.



- 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/- 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	OR	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. We will agree to provide transformer along with 03 Phase Meter. In case fluctuation of light occurs that is beyond our control.

- 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.

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

LESSORS



LESSEE

Sindh Bank Limited
For & behalf of Sindh Bank Limited
MUNIR AHMAD KHAN
 Vice President & Area Manager
 Balochistan Region
SINDH BANK LTD.
 M.A. Jinnah Road, Quetta.

Kh.Tajammul Hussain
 SEVP & Head of HR
 CNIC: 42101-1553069-9

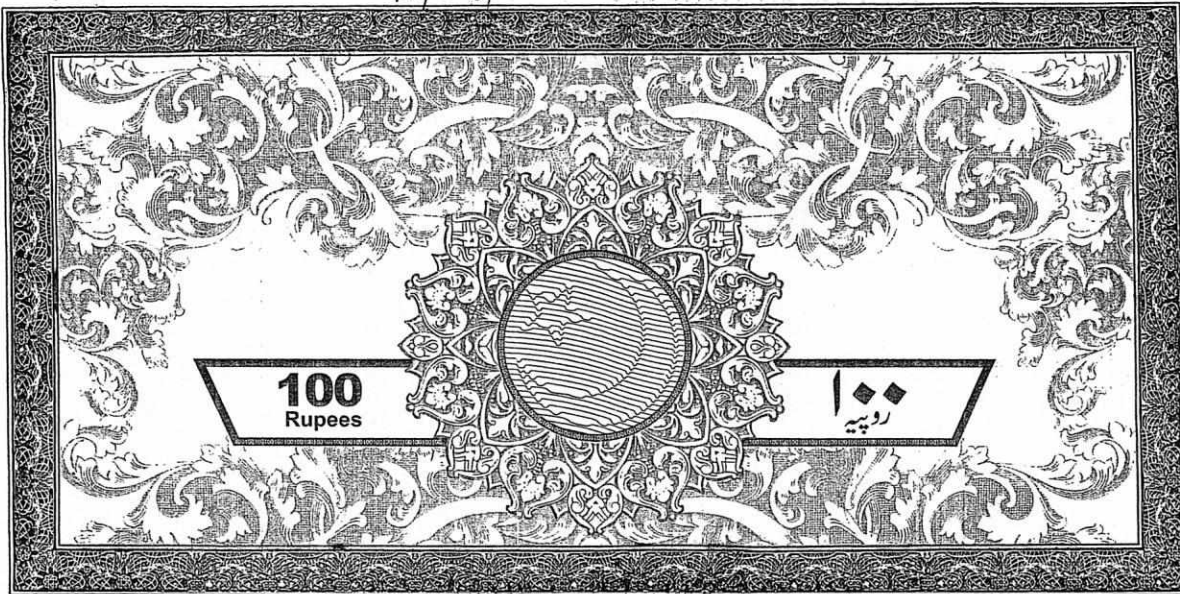
Shahzad Begg
 EVP & Head of Administration
 CNIC: 37405-9733476-7

Saeed Uddin Khan
 HEAD ISLAMIC BANKING
SINDH BANK LTD.

WITNESSES

Full Name: Aneel Kumar
 Signature: [Signature]
 NIC No.: 54400-1392099-3
 Address: PRCS, Almo Chowk.

Full Name: [Signature]
 Signature: [Signature]
 NIC No.: 55301-2461264-3
 Address: AD-12 OTD.



AIRPORT ROAD QUETTA BRANCH

This Memorandum of Understanding is made at Karachi on this ----- day of -----
----- 2016.

BETWEEN

M/s. Pakistan Red Crescent Society, Address: Khasra No.1246/140 situated at Mahal Chashma, Mouza Habib, Patta Sadder, Tehsil & Dist. Quetta. (hereinafter referred to as the "Lessor") which expression shall, where the context so permits, means and includes its successors, administrators, executors and assigns) of the **ONE PART**;

AND

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

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Shop No. 56, measuring 1630 sq.ft. constructed in a project of Pakistan Red Crescent exist on Khasra No.1246/140, total property measuring 3-Road, 26-Pole (1644.5 sq.ft.) situated at Mahal Chashma, Mouza Habib, Patta Sadder, Tehsil & Dist. Quetta.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the premises Shop No.01 measuring 1630 sq.ft. On ground floor for opening of Airport Road Quetta Branch. (Hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:

Contd....P/2

-: 2 :-

NOW, THEREFORE, THIS MOU 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 Lessors and the Lessee, the Lessors doth hereby demise upon the Lessee the Demised Premises for a term of ~~Ten (10)~~ years commencing from ~~20-12-2017~~ and ending on 19-12-2018.

for 06 years

01-01-2018

31-12-2018

SECTION - I (GENERAL TERMS)



Term

The Lessors hereby demises unto the Lessee the Demised Premises for a period of ~~Ten (10)~~ years commencing from ~~20-12-2017~~ and ending on ~~19-12-2017~~ (both

22-12-17 2858
 17/12/17
 76/1/17
 M. A. J.

Rent

2. The monthly rent of the Demised Premises will be Rs.150, 000/- (Rupees One Hundred Fifty Thousand only) subject to 8% increase, if the parties agree to renew the lease beyond one year period.

3. In pursuance of this MOU the parties have agreed to enter into Lease agreements for the tenure of 12 months and thereafter on every renewal.

4. In case of inability of any party to execute any lease agreement for any term during the currency of the period herein contained the condition of this MOU will prevail and binding on parties, will supersede the lease agreement.

Advance Rent

5. The Lessee has paid a sum of Rs.1,800,000/- (Rupees One Million Eight Hundred Thousand only) to the Lessor towards 12 months Advance Rent in respect of the Demised Premises for a period between 20-12-2017 to 19-12-2018. 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

6. 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

7. The Lessee shall have a right to terminate this MOU upon giving to the Lessors 90 days' notice in writing. Same Lessor shall have a right to terminate this MOU upon giving Lessee 90 Days' notice in writing.

Eviction

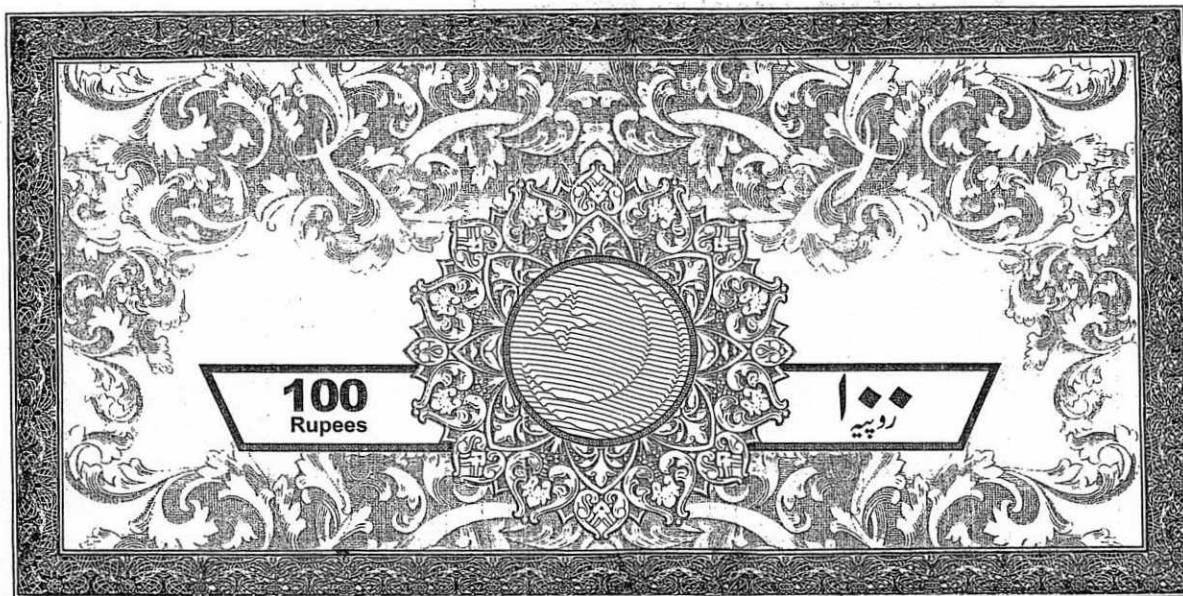
8. The Lessors hereby expressly waives all its statutory or other rights of ejecting the Lessee from the Demised Premises except in case where Lessee fails to fulfill its commitments as appearing in Section II hereafter.

Indemnity

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



1/1/2018



SECTION - II (LESSEE'S COVENANTS)

The Lessee hereby covenants with the Lessors 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 or its branch office only;
- iii) Pay on or before the due date all water, sewerage, 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 Lessors;
- iv) Handover vacant and peaceful possession of the Demised Premises to the Lessors on expiry of the lease term as aforesaid or extended lease term as the case may be

OR

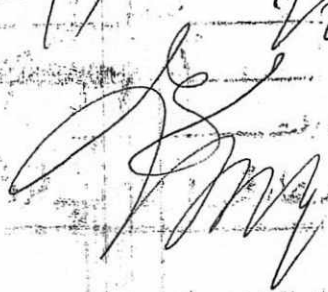
- v) On earlier termination of the lease as provided herein above in the same condition in which it was handed over to Lessee; except normal wear and tear;
- vi) Carry out at its cost civil and/or electrical repair work as may be necessary for restoration and rehabilitation of the Demised Premises to 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 Lessors save those expressly authorized hereunder.

SECTION - III (LESSOR'S COVENANTS)

The Lessors 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 MOU;
- ii) To provide place for Emergency Exit. for any emergency situation in branch;
- i) 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



22-12-17 2858


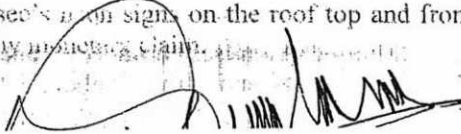
- ii) Order is issued by court, the Lessee will have the right to claim the damages and deduct the amount of Rs.10, 000/- per day as penalty and also the rent will not be paid of the period the premises remained closed.
- iii) To provide proper place for Earth Bore/Earth Pits: (No such place is available with PRCS Balochistan Provincial Branch).
- iv) Be responsible to resolve any issue, if arises regarding ownership of cited property, in case of failure to do so, Lessors 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.
- v) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;

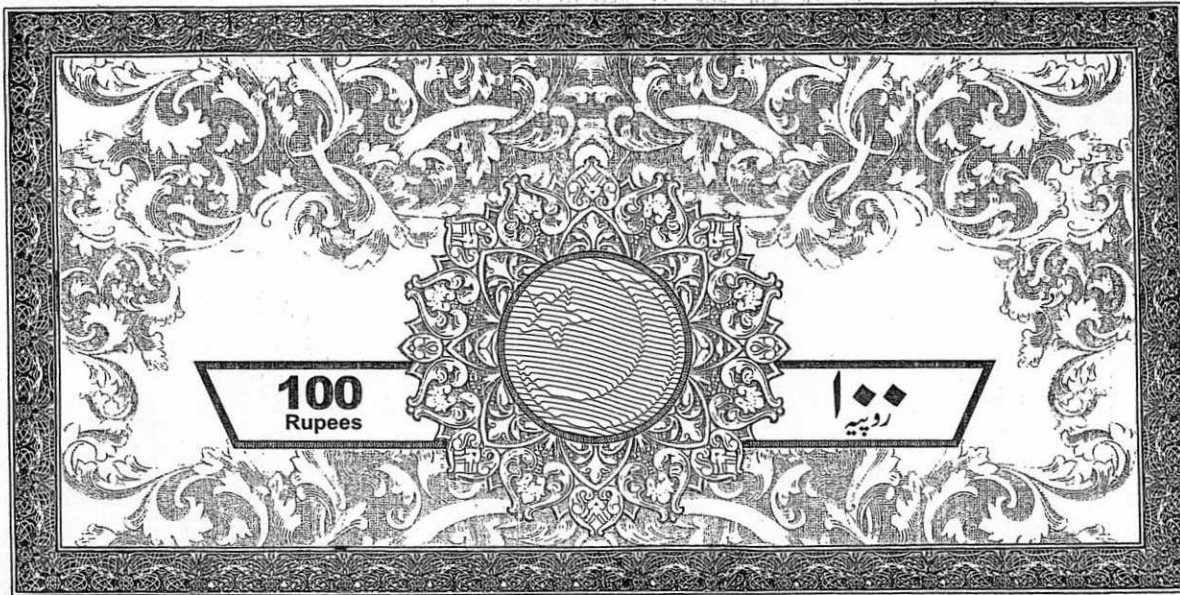
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- 4 -

- vi) Allow the Lessee to construct RCC lockers, room, vaults, toilet(s) and one kitchen in the Demised Premises as per its requirement;
- vii) Allow installation of radio/TV/PTCL/DISH antenna and Network Tower (100 feet approximately) on the roof top of the Demised Premises;
- viii) Provide suitable space in Demised Premises for the installation of generator 60 KVA OR below and also provide Tax Certificate for permission of concerned departments for installation of generator. (Generator may be installed at the front of the Bank not inside the premises of other rented building of PRCS, Balochistan)
- ix) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- x) 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 his customers;
- xi) 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;
- xii) Allow installation of outer of the AC's at a technically suitable place without any extra charges;
- xiii) Allow the placement of Lessee's name sign on the roof top and front of the Demised Premises without any monetary claim.







- xiv) Keep the Lessee indemnified from any loss(es) sustained on account of any defect in the Lessors's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this MOU;
- xv) 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;
- xvi) 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;
- xvii) 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 Lessors will obtain such approval / permission at his own cost.
- xviii) 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	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	

Contd..P/5

-: 5 :-

- xix) 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. (PRCS is not responsible for the fluctuation of electricity from WAPDA)
- xx) Provide at his expense running sweet water connection; (PRCS does not have sweet water facility).



28/12/2013

[Signature]

xxi) Provide in his expense sewerage line (outer point) and also arrange repairing/shifting of drainage lines of upper floor from demised premises if any.

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

LESSORS

LESSEE

Sindh Bank Limited
 Sr. Vice President-I / Area Manager
 Balochistan Region
 SINDH BANK LTD.
 M.A. Jinnah Road, Quetta.

[Signature]
MUNIR AHMAD KHAN
 Sr. Vice President-I / Area Manager
 Balochistan Region
SINDH BANK LTD.
 M.A. Jinnah Road, Quetta.



Kh. Tajammul Hussain
 SEVP & Head of HR
 CNIC: 42101-125306745

[Signature]
Saeed Uddin Khan
 HEAD ISLAMIC BANKING
SINDH BANK LTD.

Shahzad Begh
 Sr. VP & Head of Administration
 CNIC: 5745-9713476

WITNESSES

Signature: *Anzel Kummrao*
[Signature]
 CNIC: 54400-1392099-3

Signature: *2223 Toom*
[Signature]
 CNIC: 55301-2461264-3



Date: 06/12/2017

Bid Evaluation Report		
Evaluation Report- Acquiring of Branch Premises on Rental Basis Airport Road, Quetta Branch		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SNDB/COK/ADMIN/TD/831/2017
3	Tender Description	Evaluation Report- Acquiring of Branch Premises on Rental Basis Airport Road, Quetta Branch
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published / SPPRA S.No	SPPRA S.No: 34751 Express Tribune, Daily Express, Sindhi Express, Daily Bulekha, Nawai-e-Watan & Daily Wahdat (10 TH October 2017)
6	Total Bid Documents Sold	01
7	Total Bids Received	01
8	Bid Opening Date & Time	31/10/2017 at 1500 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.120/-per sq.ft)	Reasons for acceptance/ Rejection (Qualifying Marks= 70%)	Remarks
0	1	2.a	2.b	3	4	5	6
1.	Saeed Ahmed	1630 sq.ft	Rs. 150,000/- i.e. Rs. 92/- per sq.ft.	Only Bidder	Rs. 8/- below the estimated cost	Qualified- Obtained 100% in the Evaluation Process	Rule 48 Has been complied with

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

Members Signature- Premises Pre & Post Evaluation Committee

Muhammad Shahid Saleem
Administration Division

Tahawar Raza
Operation Division

Dilshad Hussain Khan
Finance Division

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

ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS EVALUATION PERFORMA

S.No:

①

Bidder:

Saeed Ahmed

Date: 01/11/2017

Location/Place:

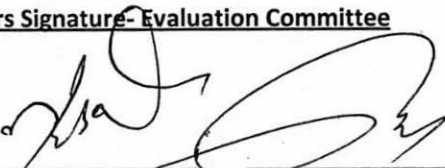
Airport Road Quetta

Pay Order No:

No Bid Security

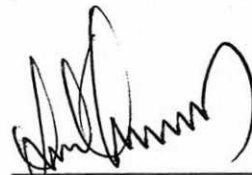
S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria			Documents/ Information to be enclosed
					For Branches in Main Cities ✓	Small Cities	For Branches in Rural/ Interior Areas	
1	Location	40	40	40	On main location (Commercial point of view)			Site Plan
		0			Away / stride the main 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.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	10	10	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		Numbers
		5			3-4 Vehicles	2 Vehicles		
		3			1-2 Vehicles	1 Vehicle		
6	State of Property Offered	10	10	10	Constructed			Map of the premises
		5			Plot			
Total Marks		100	100	100	Qualified / Disqualified			

Members Signature- Evaluation Committee



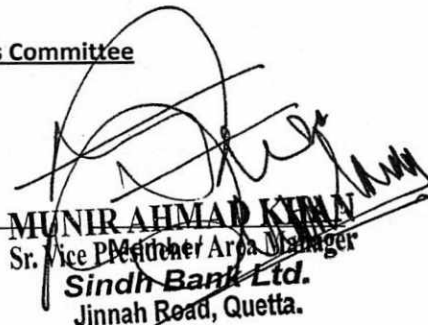
Muhammad Shahid Saleem
Admin Division

Tahawar Raza
Operation Division



Dilshad Hussain Khan
Finance Division

Signature Post Premises Committee


MUNIR AHMAD KHAN
Sr. Vice President Area Manager
Sindh Bank Ltd.
Jinnah Road, Quetta.

Group Head

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. 

Head - Admin Div. 

Member-IDB 

Saeed Uddin Khan
HEAD ISLAMIC BANKING
SINDH BANK LTD.

Member

4 FINANCIAL PROPOSAL

PRICE SCHEDULE

Name & Contact Details of the Bidder PAKISTAN RED CRESCENT BALUCHITAN
AIRPORT ROAD, QUETTA.

Premises Name _____

Monthly Rent (Lump Sum) RS. 150000/- (Lump Sum) (1630 Sft)

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 _____



SIGNATURE MEMBERS PC-ADMIN
Head - Fin Div. S.A. Tang
Head - Admin Div. [Signature]
Member-IDM [Signature]

Date: _____

TENDER No: SNDB/ADMIN/TD/831/2017

PREMISES REQUIRED FOR BRANCHES-Airport Road, Quetta
Certificate in Compliance of Rule 48 of SPPRA

This is to certify that as only one bid was received against the tender, so Rule 48 has been complied with detail as follows:

S.No	Market Unit Price.	Estimated Price	Current tender Price
01	Rs 125/- To Rs 150/-	Rs 120/- Per Sq.ft	Rs 92/- Per Sq.ft

Member Procurement Committee



Head of Finance Division



Head of Admin Division



Member of IDBL

High Way Builders & Marketing

Deal In: Property Purchase Sale & Town Planner
MD M Shoaib Khan 0333-7867961/0300-3825428

Ref No: _____

Date: _____

مذکورہ ملک
جناب کی معلومات کے لئے فراہم کیا گیا ہے
انٹرپرائز روڈ نمبر 125/1 سے لے کر 150/1
رہجہ فٹ
Shoaib

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

TYPE OF PROCUREMENT

☒ ADMIN / IT / CONSULTANT / MEDIA

TENDER NAME

Acq/ Air post Road, Quetta

TYPE OF TENDER

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

OPENING DATE

31/10/2017

OPENING TIME

3:00 HRS

ATTENDANCE (MEMBER PC)

ATTENDANCE (REPS. OF BIDDERS)

NAME

FIRM

Saeed Ahmed — By Drop box

TOTAL BIDS ACCEPTED FOR EVALUATION

TOTAL BIDS REJECTED

REMARKS

PROCUREMENT COMMITTEE SIGNATURE

Head of Administration:

Chief Finance Officer:

Chief Manager, IDBL:

[Signature]
S. I. [Signature]
[Signature]

ATTENDANCE SHEET
 BID OPENING -

FOR SELECTION OF Aca Airport Road Quetta

Date: 31/10/17

S.No	Company Name	Name of Company Representative	Contact No.	Company Address	Signature

Signature - Procurement Committee Members

Head of Administration

Chief Financial Officer

Chief Manager (IDBL)

[Signature]
S. I. Khan
[Signature]

3 SCOPE OF WORK

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

Acquiring Airport Road, Quetta Branch

S.NO	BIDDER NAME	AMOUNT
1	Mohammad Jawaaid	300
Total		300/-