

**Hina Awan**

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**From:** "Hina Awan" <hina.awan@sindhbankltd.com>  
**Date:** Monday, December 11, 2017 1:47 PM  
**To:** "SPPRA" <tenders@pprasindh.gov.pk>; "Sheraz Riaz" <sheraz.riaz@sindhbankltd.com>  
**Cc:** "Ather Iqbal" <ather.iqbal@sindhbankltd.com>; "Farhan Amir" <farhan.amir@sindhbankltd.com>  
**Attach:** Nazimabad Branch.pdf; Khaipur Muhalla Lukman Banch.pdf  
**Subject:** Rule 50 Complaine - Acquiring of Branch Premises Nazimabad Branch, Khaipur Muhalla Lukman Banch

**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

# 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 Nazimabad 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. 150/- 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 0300 Hours
- 11) NUMBER OF TENDER DOCUMENTS SOLD 06  
(Attach list of buyers)
- 12) NUMBER OF BIDS RECEIVED 06
- 13) NUMBER OF BIDDERS PRESENT AT THE TIME OF OPENING OF BIDS 06
- 14) BID EVALUATION REPORT  
(Enclose a copy) 21/11/2017 Attached
- 15) NAME AND ADDRESS OF THE SUCCESSFUL BIDDER Mrs Muhammad Imran, House No. 309-A,  
Block No. C, Muhalla Barkat Hyderis,  
North Nazimabad, Karachi
- 16) CONTRACT AWARD PRICE Rs. 210,000/- i.e. Rs. 105/- Per Sq.ft
- 17) RANKING OF SUCCESSFUL BIDDER IN EVALUATION REPORT  
(i.e. 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> EVALUATION BID).  
1) Muhammad Imran  
2) Muhammad Iqbal  
3) Adnan Zahoor / Aslam Siddiqui  
4) Ameen Sh.  
5) Mohammad Irfan
- 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 October 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	
No	No

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

Yes	
No	No

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

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

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

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

Yes	
No	No

39) Date of Award of Contract:

Signature & Official Stamp of  
Authorized Officer

*11/12/12*  
*[Signature]*  
Lt Col (R) Shehzad 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**

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**Bid Evaluation Report**

**Evaluation Report- Acquiring of Branch Premises on Rental Basis  
NAZIMABAD,KARACHI**

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 <b>NAZIMABAD,KARACHI</b>
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 <sup>TH</sup> October 2017)
6	Total Bid Documents Sold	06
7	Total Bids Received	06
8	Bid Opening Date & Time	31/10/2017 at 0300 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.150/- per sq.ft)	Reasons for acceptance/ Rejection (Qualifying Marks= 70%)	Remarks
0	1	2.a	2.b	3	4	5	6
1	Adnan Zahoor/Aslam Siddiqui	1564 Sq.ft	Rs. 350,000/- i.e. Rs. 224/- per sq.ft.	4 <sup>th</sup> Lowest	Rs. 74/- per sq.ft above estimated cost	Qualified- Obtained 70% in the Evaluation Process	-
2	Muhammad Iqbal	2500 Sq.ft	Rs. 300,000/- i.e. Rs. 120/- per sq.ft.	3 <sup>rd</sup> Lowest	Rs. 30/- per sq.ft above estimated cost	Qualified- Obtained 75% in the Evaluation Process	-
3	Syed Neyaz-Ur-Rehman	2500 Sq.ft	Rs. 280,000/- i.e. Rs. 112/- per sq.ft.	2 <sup>nd</sup> Lowest	Rs. 38/- per sq.ft above estimated cost	Disqualified- Obtained 65% in the Evaluation Process	-
4	Ameen Sh	1100 Sq.ft	Rs. 280,000/- i.e. Rs. 255/- per sq.ft.	5 <sup>th</sup> Lowest	Rs. 105/- per sq.ft above estimated cost	Qualified- Obtained 75% in the Evaluation Process	-
5	Muhammad Imran	2000 Sq.ft	Rs. 210,000/- i.e. Rs. 105/- per sq.ft.	1 <sup>st</sup> Lowest	Rs. 45/- per sq.ft below the estimated cost	Qualified- Obtained 85% in the Evaluation Process	Accepted for Award of Contract
6	Muhammad Irfan	1500 Sq.ft	Rs. 400,000/- i.e. Rs. 267/- per sq.ft.	6 <sup>th</sup> Lowest	Rs. 117/- per sq.ft above estimated cost	Qualified- Obtained 70% in the Evaluation Process	-

Accordingly going by the eligibility criteria offered in the tender document, Serial No.5 stands as 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

S.No: 01

Bidder: Adnan Zahoor

Date: 31/10/2017.

Location/Place: Nazimabad Kara

Pay Order No: 04323634 (Bank: Habib)

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	25	On main location (Commercial point of view)			Site Plan
		0			Away / stride the main location			
2	Area	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		10	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			1 Year			Tick the appropriate column
		5			2 Years			
		0	0	00	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	90	70	Qualified / Disqualified			

## Members Signature- Evaluation Committee

Muhammad Shahid Saleem  
Admin Division

Tahawar Raza  
Operation Division

Dilshad Hussain Khan  
Finance Division

## Signature Post Premises Committee

A. RAUF CHANDIO  
Group Head  
(Southern Region)  
SINDH BANK LIMITED  
Karachi.

ISHFAQ AHMED SOOMRO  
Senior Vice President-I  
SINDH BANK LTD  
Group Head (South) Office  
Karachi.

## SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. Sd. Anwar

Head - Admin Div. Sd. Anwar

Member-IDB Sd. Anwar

Member

MUHAMMAD RAFIQUE  
Vice President-I  
SINDH BANK LIMITED  
Group Head (South) Office  
Karachi.

# ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS EVALUATION PERFORMA

S.No: 02

Bidder: Muhammed Inzal

Date: 31/10/2017

Location/Place: Nazimabad Kara

Pay Order No: 18677539 (HBL)

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	15	On main location (Commercial point of view)			Site Plan
		0			Away / stride the main location			
2	Area	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	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	90	75	Qualified / Disqualified			

## Members Signature- Evaluation Committee

Muhammad Shahid Saleem  
Admin Division

Tahawar Raza  
Operation Division

Dushad Hussain Khan  
Finance Division

Head - Fin Div.

Head - Admin Div.

Member-IDBL.

Date:

## Signature Post Premises Committee

A. Group Head  
Group Head  
(Southern Region)  
SINDH BANK LIMITED  
Karachi.

Member  
ISHFAQ AHMED SOOMRO  
Senior Vice President-I  
SINDH BANK LTD  
Group Head (South) Office  
Karachi.

Member  
MUHAMMAD RAFIQUE  
Vice President-I  
SINDH BANK LIMITED  
Group Head (South) Office  
Karachi.

# ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS EVALUATION PERFORMA

S.No: 03

Bidder: Syed Nazeer ul Delman

Date: 31/01/2017

Location/Place: Nazimabad Karachi

Pay Order No: 7512788 (Faysal Ba)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria			Documents/ Information to be enclosed
					For Branches in Main Cities	Small Cities	For Branches in Rural/ Interior Areas	
1	Location	40	40	20	On main location (Commercial point of view)			Site Plan
		0			Away / stride the main location			
2	Area	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	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			1 Year			Tick the appropriate column
		5			2 Years			
		0	0	00	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	80	65	Qualified / Disqualified			

## Members Signature- Evaluation Committee

Muhammad Shahid Saleem  
Admin Division

Tahawar Raza  
Operation Division

Dilshad Hussain Khan  
Finance Division

**SIGNATURE MEMBERS PC-ADMIN**

Head - Fin Div. S. I. Khan

Head - Admin Div. [Signature]

Member-IDBL. [Signature]

Date: [Signature]

Member

**MUHAMMAD RAFIQUE**  
Vice President-I  
SINDH BANK LIMITED  
Group Head (South) Office

## Signature Post Premises Committee

**A. RAUF CHANDIO**  
Group Head  
(Southern Region)  
SINDH BANK LIMITED  
Karachi.

**ISHRAQ AHMED SOOMRO**  
Senior Vice President-I  
SINDH BANK LTD  
Group Head (South) Office  
Karachi



# 4 **ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS EVALUATION PERFORMANCE**

S.No: 4

Bidder: Amin Sh

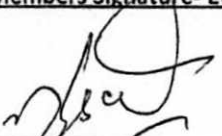
Date: 31/10/2017


Location/Place: Nazimabad, Kasa


Pay Order No: 325395 (Summit Bank cheque)

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 / stride 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			Above 1800 sq.ft.	Above 1500 sq.ft.	Above 1200 sq.ft.	
		5	5	05	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			1 Year			Tick the appropriate column
		5	5	05	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	85	75	Qualified / Disqualified			

## **Members Signature- Evaluation Committee**

  
 Muhammad Shahid Saeem  
 Admin Division

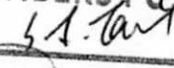

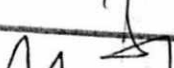
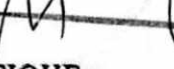
  
 Tahawar Raza  
 Operation Division

  
 Dilshad Hussain Khan  
 Finance Division

## **Signature Post Premises Committee**

Group Head  
**A. RAUF CHANDIO**  
 Group Head  
 (Southern Region)  
 SINDH BANK LIMITED  
 Karachi.

Member  
**ISHFAQUE AHMED SOOMRO**  
 Senior Vice President-I  
 SINDH BANK LTD  
 Group Head (South) Office  
 Karachi

**SIGNATURE MEMBERS PC/ADMIN**  
 Head - Fin Div.   
 Head - Admin Div.   
 Member-IDBI   
 Date:   
 Member  
**MUHAMMAD RAFIQUE**  
 Vice President-I  
 SINDH BANK LIMITED  
 Group Head (South) Office  
 Karachi.

# ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS EVALUATION PERFORMA

Date: 31/10/17

S.No: 5

Location/Place: Nari

Bidder: Mohd. Guman

Cheque 54978497 (UBL)  
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			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 / stride the main location			
2	Area	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	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			1 Year			Tick the appropriate column
		5	5	05	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	85	85	Qualified / Disqualified			

## Members Signature- Evaluation Committee

Muhammad Shahid Saleem  
Admin Division

Tahawar Raza  
Operation Division

Dilshad Hussain Khan  
Finance Division

Head - Fin Div.

Head - Admin Div.

Member-IDBL

Date:

Member

MUHAMMAD RAFIQUE  
Vice President-I  
SINDH BANK LIMITED  
Group Head (South) Office  
Karachi.

## Signature Post Premises Committee

A. RAUF CHANDIO  
Group Head  
(Southern Region)  
SINDH BANK LIMITED  
Karachi.

Member  
ISHFAQ AHMED SOOMRO  
Senior Vice President-I  
SINDH BANK LTD  
Group Head (South) Office  
Karachi



# ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS EVALUATION PERFORMA

S.No: 6  
 Bidder: Mohammad Stefan

Date: 31/10/17  
 Location/Place: Nasirabad  
 Cheque: 325326  
 Pay Order No: Summit Bank

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria			Documents/ Information to be enclosed
					For Branches in Main Cities	Small Cities	For Branches in Rural/ Interior Areas	
1	Location	40	40	20	On main location (Commercial point of view)			Site Plan
		0			Away / stride the main location			
2	Area	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		10	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			1 Year			Tick the appropriate column
		5	5	05	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	95	70	Qualified / Disqualified			

## Members Signature- Evaluation Committee

Muhammad Shahid Saleem  
 Admin Division

Tahawar Raza  
 Operation Division

Dilshad Hussain Khan  
 Finance Division

## Signature Post Premises Committee

A. RAUF CHANDIO  
 Group Head  
 (Southern Region)  
 SINDH BANK LIMITED  
 Karachi.

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

MUHAMMAD RAFIQUE  
 Vice President-I  
 SINDH BANK LIMITED  
 Group Head (South) Office  
 Karachi.

Head - Fin Div.  
Head - Admin Div.  
Member-IDBL.  
 Date: \_\_\_\_\_

#### 4 FINANCIAL PROPOSAL

##### PRICE SCHEDULE

Name & Contact Details of the Bidder ADNAN ZAHOR / M. Aslam Siddiqui.  
Premises Name SUPERIOR RESIDENCY 1-A, 1-33 NAZIMABAD BUCKINGHAM  
Monthly Rent (Lump Sum) Rs 350,000 PER MONTH APPROX.  
Monthly Rent (Per Square Feet) Rs 233 PER 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 31st Oct 2017.

CONTACT: SADIQ JARCAVI - 0300 2056799  
ADVOCATE.

SIGNATURE MEMBERS PG-ADMIN

Head - Fin Div. S. S. Khan

Head - Admin Div. S. S. Khan

Member-IDBL. S. S. Khan

Date: 31st Oct 2017

#### 4 FINANCIAL PROPOSAL

##### PRICE SCHEDULE

Name & Contact Details of the Bidder Muhammad Iqbal  
Premises Name AL GHAFOR VISTA (Nazimabad No-1)  
Monthly Rent (Lump Sum) RS. 3,00,000/- per month (negotiation)  
Monthly Rent (Per Square Feet) RS. 120/- per Sq. Ft. (NEGOTIATION)

##### 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 26-10-2017

Represented by

KHIZAR RIZWAN HILALI

Cell- 0332-3650455

NAZIMABAD BLOCK # 1.

12

SIGNATURE MEMBERS PC-ADMIN  
Head - Fin Div. [Signature]  
Head - Admin Div. [Signature]  
Member-IDBL. [Signature]  
Date: [Signature]

#### 4 FINANCIAL PROPOSAL

##### PRICE SCHEDULE

Name & Contact Details of the Bidder SYED NAZIM - UR-RIZWAN

Premises Name A1- GHAFOR (CLASSIC) NAZIMABAD # 1

Monthly Rent (Lump Sum) Rs. 28000/- Per Month

Monthly Rent (Per Square Feet) Rs. 112/- Per 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 Premises.
2. For each property separate pay order has to be enclosed as per the amount mentioned in the advertisement given in the newspaper.
3. Rent will commence after one month of signing of agreement.
4. During process of renovation if any NOC is required from the government agencies the lessor is liable to get its approval. 25% amount of the total rent will be withheld till the needful is met.
5. Tenders may be submitted directly by the owners of the premises. No tenders will be entertained if submitted by or through brokers/ agents.
6. If the financial evaluation are the same, then the successful bidder will be the one who has Acquired maximum marks in evaluation phase.
7. Writing of tender reference as given in the NIT on the Envelop, carrying tender document is must on 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 31.10.2017

SIGNATURE MEMBERS-PC-ADMIN

Head - Fin Div. S. I. Khan

Head - Admin Div. S. I. Khan

Member-PC-ADMIN S. I. Khan

Date: 31.10.2017

P. Cell No. 03002056799

## 4 FINANCIAL PROPOSAL

### PRICE SCHEDULE

Name & Contact Details of the Bidder Amin Sh

Premises Name Nazimabad

Monthly Rent (Lump Sum) = 280000/-

Monthly Rent (Per Square Feet) 255/-

### 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 Amin Sh

Date 26/10/2017

0300 - 8225673

SIGNATURE MEMBERS PC-ADMIN 12

Head - Fin Div. S. A. Tang

Head - Admin Div. [Signature]

Member-IDBL. [Signature]

Date: [Signature]



#### 4 FINANCIAL PROPOSAL

##### PRICE SCHEDULE

Name & Contact Details of the Bidder Muhammad Imran  
Premises Name Nazimabad No. 1 Kandi  
Monthly Rent (Lump Sum) 210,000/-  
Monthly Rent (Per Square Feet) 105/- per 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

26/10/17

0331-2270004

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. S. I. Khan

Head - Admin Div. S. I. Khan

Member-IDBL S. I. Khan

Date: 26/10/17



## 4 FINANCIAL PROPOSAL

### PRICE SCHEDULE

Name & Contact Details of the Bidder Muhammad Irfan

Premises Name Nazim-ul-Karachi

Monthly Rent (Lump Sum) = 400000/-

Monthly Rent (Per Square Feet) = 267/-

### 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 Muhammad Irfan

Date 26/10/2017

0321- 2722224

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. C. Irfan

Head - Admin Div. [Signature]

Member-IDBL. [Signature]

Date: [Signature]

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

TYPE OF PROCUREMENT

ADMIN / IT / CONSULTANT / MEDIA

TENDER NAME

Aca/ Nazimabad, Kachachi

TYPE OF TENDER

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

OPENING DATE

31/10/17

OPENING TIME

03:00 HR

ATTENDANCE (MEMBER PC)

ATTENDANCE (REPS. OF BIDDERS)

Adnan <sup>NAME</sup> Zahoor / Aslam Siddiqui

Muhammad

Sabir

Syed Naeem - US -

Rehman

Ameen

Sh

Mohammad

Imran

Muhammad

Irfan

FIRM

By drop box

TOTAL BIDS ACCEPTED FOR EVALUATION

TOTAL BIDS REJECTED

REMARKS

### PROCUREMENT COMMITTEE SIGNATURE

Head of Administration:

Chief Finance Officer:

Chief Manager, IDBL:

**ATTENDANCE SHEET  
BID OPENING -**

FOR SELECTION OF Acq of Nazimabad, Karachi

Date: 31/10/2017

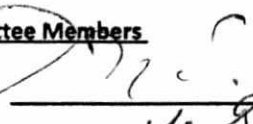
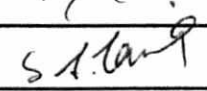

S.No	Company Name	Name of Company Representative	Contact No.	Company Address	Signature
1	Adnan Zahoor/ Aslam Siddiqui	By Drop box			
2	Muhammad Gopal				
3	Syed Nigar - us- Rehman				
4	Ameen sh				
5	Mohammad Gopal				
6	Mohammad Imran				

Signature - Procurement Committee Members

Head of Administration

Chief Financial Officer

Chief Manager (IDBL)

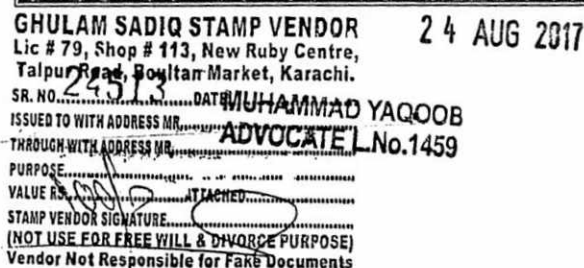
  
  


**Acquiring of Branch Premises**  
**Nazimabad Branch**

S.NO	BIDDER NAME	AMOUNT
1	Muhammad Imran	300
2	Muhammad Iqbal	300
3	Adnan Zahoor / Aslam Siddiqui	300
4	Ameen Sh.	300
5	Syed Neyaz-ur-Rehman	300
6	Muhammad Irfan	300
Total		1,800/-

### **3 SCOPE OF WORK**

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



This Lease Agreement is made at Karachi on this 24th day of Dec 2017.

Mr. Abbas Ali Rangwala S/o Shabbir Hussain Rangwala, Muslim, Adult, holding CNIC No. 42101-6167386-3, R/o House No.309-A, Block-C, Muhalla Barkaat Hayderi, North Nazimabad, Karachi. (hereinafter referred to as the "Lessor") which expression shall, where the context so permits, means and includes its successors, administrators, executors and assigns) of the **ONE PART:**

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

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the aforesaid premises measuring 2000 sq.ft. on Ground floor for opening of Nazimabad, Karachi Branch. (hereinafter referred to as the "**Demised Premises**") on the terms and conditions as set forth hereunder:



NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

In consideration of the Lessee paying the rent herein after reserved in the manner hereinafter mentioned and the covenants hereinafter written to be observed by the Lessor and the Lessee, the Lessor doth hereby demise upon the Lessee the Demised Premises for a term of Twelve (12) months commencing from 28-11-2017 and ending on 27-11-2018, 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 28-11-2017 and ending on 27-11-2018 (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.210,000/- (Rupees Two Hundred Ten Thousand only)

Advance Rent

3. The Lessee will pay a sum of Rs.2,520,000/- (Rupees Two Million Five hundred Twenty thousand only) to the Lessor towards 12 months Advance Rent in respect of the Demised Premises for a period between 28-11-2017 to 27-11-2018 in addition to a sum of Rs.2,520,000/- (Rupees Two Million Five hundred Twenty thousand only) as Security Deposit for further adjustment/refund. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises. An amount of Rs. 1,000,000/- (Rupees One Million only) shall be released after satisfaction / completion of terms and conditions herein-below.

Renewal of Lease

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

Termination

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

Ejectment

6. The Lessor hereby expressly waives all its statutory and other rights of ejecting the Lessee from the Demised Premises except in the event Lessee fails to fulfill its commitments as appearing in Section II hereafter.

Indemnity

7. The Lessor hereby declares that the Demised Premises are free from all encumbrances, charges, claims and demands and that the Lessor have not done or omitted to do any act, deed or thing whatsoever whereby the Demises Premises may be subject to any charge, lien or attachment by any Bank, Court of Law, authority or person whosoever. The copies of title documents provided to the lessee are genuine and valid. If any discrepancy is found at a later stage affecting the lessee's rights, the lessor undertakes to rectify the same within seven (7) days, failing which the lessee reserves the right to terminate the agreement, whereupon the lessor shall be bound to immediately refund the advance rent and security deposit for the unexpired period.

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

The Lessee hereby covenants with the Lessor that it shall:

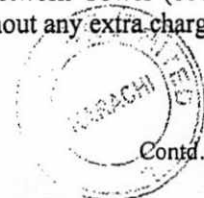
- i) Not assign or sub let the Demised Premises or any part thereof to any other party;
- ii) Use the Demised Premises for exclusive purpose of its office only;

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

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

Category	Electric Load		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.


- xxii) Provide at his expense running sweet water connection throughout the tenancy period;
- xxiii) Provide at his expense sewerage line (outer point) and also arrange repairing/shifting of drainage lines of upper floor, from demised premises, if any at lessor's expense.
- xxiv) Lessor is bound to seek prior permission of Lessee before selling of demised premises before the completion tenure of this lease agreement.


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

**LESSORS**

**LESSEE**

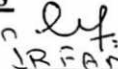
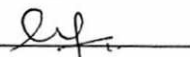
**Sindh Bank Limited  
For & behalf of Sindh Bank Limited**

  
Mr. Abbas Ali Rangwala  
S/o Shabbir Hussain Rangwala,  
CNIC No. 42101-6167386-3

  
A. RAUF CHAUDHRY  
Group Head  
(Southern Region)  
SINDH BANK LIMITED  
Karachi.

  
ISHFAQ AHMED SOOMRO  
Senior Vice President-I  
SINDH BANK LTD  
Group Head (South) Office  
Karachi.

**WITNESSES**

Full Name:   
IRFAN N. FAROOQ  
Signature:   
NIC No.: 42301-0942538-1  
Address: House No. 94  
Block 13-5  
Gulshan-e. LOBAC

Full Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
NIC No.: \_\_\_\_\_  
Address: \_\_\_\_\_

**Hina Awan**

---

**From:** "Hina Awan" <hina.awan@sindhbankltd.com>  
**Date:** Monday, December 11, 2017 1:47 PM  
**To:** "SPPRA" <tenders@pprasindh.gov.pk>; "Sheraz Riaz" <sheraz.riaz@sindhbankltd.com>  
**Cc:** "Ather Iqbal" <ather.iqbal@sindhbankltd.com>; "Farhan Amir" <farhan.amir@sindhbankltd.com>  
**Attach:** Nazimabad Branch.pdf; Khaipur Muhalla Lukman Banch.pdf  
**Subject:** Rule 50 Complaine - Acquiring of Branch Premises Nazimabad Branch, Khaipur Muhalla Lukman Banch

**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

# 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 Khairpur, Muhala Lukman 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. 100/- 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 0300 Hours
- 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) 21/11/2017 Attached  
Mr. Fareed Nawaz, Near Nawaz Pilling Station  
Muhalla Arshe Housing Society,  
Chairpur.
- 15) NAME AND ADDRESS OF THE SUCCESSFUL BIDDER
- 16) CONTRACT AWARD PRICE Rs. 80,000/- i.e. Rs. 26/- Per Sq.ft
- 17) RANKING OF SUCCESSFUL BIDDER IN EVALUATION REPORT  
(i.e. 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> EVALUATION BID).  
1) Fareed Nawaz  
2) Mohammad Ayub
- 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 October 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	
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"/>
-----	-------------------------------------	----	--------------------------

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: 11/12/17  
Signature & Official Stamp of Authorized Officer  
Lt Col / R. Shahzad Begg  
EYP/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

Date: 17/11/2017

<b>Bid Evaluation Report</b>		
Evaluation Report- Acquiring of Branch Premises on Rental Basis Khairpur, Muhala Lukman 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 Khairpur, Muhala Lukman 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 <sup>TH</sup> October 2017)
6	Total Bid Documents Sold	02
7	Total Bids Received	02
8	Bid Opening Date & Time	31/10/2017 at 0300 Hrs
9	No. Of Bid qualified	01
10	Bid(s) Rejected	-

Detail on the above is as follows:

S. No	Name of Firm or Bidder	Area	Cost offered by the Bidder	Ranking in terms of cost	Comparison with Estimated cost (Estimated Cost= Rs.100/-per sq.ft)	Reasons for acceptance/ Rejection (Qualifying Marks= 70%)	Remarks
0	1	2.a	2.b	3	4	5	6
1.	Fareed Nawaz	3064 sq.ft	Rs. 80,000/- i.e. Rs. 26/- per sq.ft.	1 <sup>st</sup> Lowest	Rs.74/- below the estimated cost	Qualified- Obtained 75% in the Evaluation Process	Accepted for Award of Contract
2.	Muhammad Ayub	1350 sq.ft	Rs. 75,000/- i.e. Rs. 56/- per sq.ft.	2 <sup>nd</sup> Lowest	Rs.44/- below the estimated cost	Qualified- Obtained 72% in the Evaluation Process	-

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- 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: 31/10/17

S.No: 1

Location/Place: Khairpur, Civil Hospital

Bidder: Fazeed Nawaz

Pay Order No: 530547

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	38	On main location (Commercial point of view)			Site Plan
		0			Away / stride 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			3 Banks, within 1 km			
		5	5	5	2 Banks, within 1 km			
4	Advance Rent Required	10		70	1 Year			Tick the appropriate column
		5		5	2 Years			
		0	0	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	70	75	Qualified / Disqualified			

Members Signature- Evaluation Committee

*[Signatures]*

Muhammad Shahid Saleem  
Admin Division

Tahawar Raza  
Operation Division

Dilshad Hussain Khan  
Finance Division

*One Plan room not be  
separated but can be  
used in future, when  
required*

Signature Post Premises Committee

*[Signatures]*  
Group Head      Member

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. *[Signature]*

Head - Admin Div. *[Signature]*

Member-IDBE. *[Signature]*

Date: *[Signature]*  
Member

2

# ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS EVALUATION PERFORMA

S.No: 2

Bidder: Mohd. Ayub

Date: 31/10/17

Location/Place: Khair pur, Civil Hospital

Pay Order No: 530557 Sindh bank

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 / 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			5 Banks, within 1 km			Names of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km			
		5	5	5	2 Banks, within 1 km			
4	Advance Rent Required	10			1 Year			Tick the appropriate column
		5			2 Years			
		0	0	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	80	72	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

SIGNATURE MEMBERS PG-ADMIN

Head - Fin Div. S. I. Khan

Head - Admin Div. S. I. Khan

Member-IDBL S. I. Khan

Member Date: S. I. Khan



#### 4 FINANCIAL PROPOSAL

Khairat pur civil Hospital  
Near Mohallah, Lugma

##### PRICE SCHEDULE

Name & Contact Details of the Bidder FAREED NAWAZ SHAIKH  
(CONT # 0304-7779539)

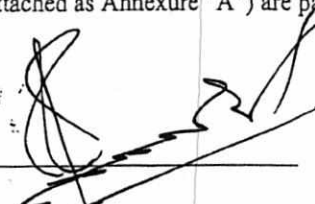
Premises Name N.A.

Monthly Rent (Lump Sum) Rupee Eighty thousand (Rs. 80000/-)

Monthly Rent (Per Square Feet) Rs. 26.041 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.

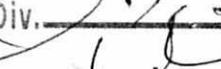
Signature & Stamp of the Bidder 

Date 16-10-2017.

##### SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. 

Head - Admin Div. 

Member-IDBL. 

Date: 

#### 4 FINANCIAL PROPOSAL

PRICE SCHEDULE

Name & Contact Details of the Bidder

muhammad  
Ayub

Premises Name

— N.A —

Monthly Rent (Lump Sum)

Rs 75,000/= Monthly Rent

Monthly Rent (Per Square Feet)

Rs 56 (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.
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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 16-10-2017

**SIGNATURE MEMBERS PC-ADMIN**

Head - Fin Div.

Head - Admin Div.

Member-IDBL.

Date:

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

TYPE OF PROCUREMENT

☒ ADMIN / ☐ IT / ☐ CONSULTANT / ☐ MEDIA

TENDER NAME

Acq/ of Khairpur, Muhala Lukman

TYPE OF TENDER

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

OPENING DATE

31/10/17

OPENING TIME

03:00 HRS

ATTENDANCE (MEMBER PC)

ATTENDANCE (REPS. OF BIDDERS)

NAME

Fareed Nawaz  
Muhammad  
Ayub

FIRM

By Drop box

TOTAL BIDS ACCEPTED FOR EVALUATION

02

TOTAL BIDS REJECTED

REMARKS

### PROCUREMENT COMMITTEE SIGNATURE

Head of Administration:

Chief Finance Officer:

Chief Manager, IDBL:



ATTENDANCE SHEET  
BID OPENING -

FOR SELECTION OF Acq of Khaixpur, Muhala Lukman

Date: 31/10/17


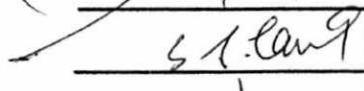

S.No	Company Name	Name of Company Representative	Contact No.	Company Address	Signature
1	Fatheed Nawaz	] By Dropbox			
2	Muhammad Ayub				

Signature - Procurement Committee Members

Head of Administration

Chief Financial Officer

Chief Manager (IDBL)

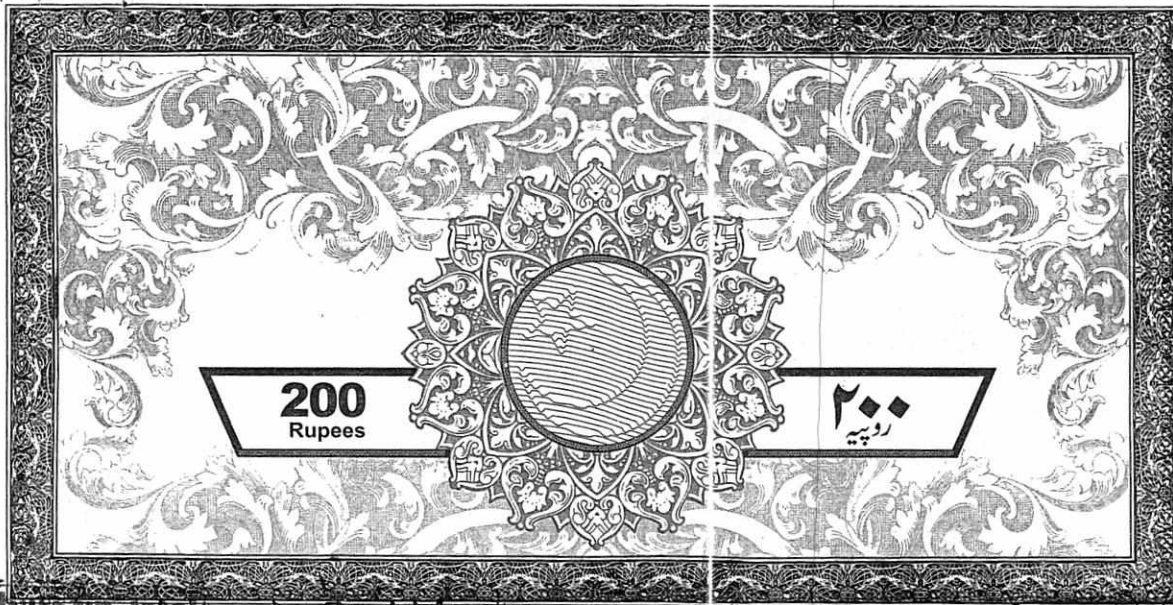
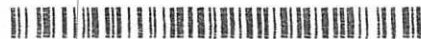
**Acquiring of Branch Premises**  
**Khairpur, Muhalla Lukman Branch**

S.NO	BIDDER NAME	AMOUNT
1	Fareed Nawaz	300
2	Mohammad Ayub	300
Total		600/-



### **3 SCOPE OF WORK**

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



فارید نواز شاہ س/و محمد امین نواز شاہ  
21/11/2017

#### LEASE AGREEMENT

KHAIRPUR, CIVIL HOSPITAL ROAD, NEAR MUHALLA LUQMAN BRANCH.

This Lease Agreement is made at Karachi on this 11th day of Dec 2017.

#### BETWEEN

Mr. Fareed Nawaz Shaikh S/o. Muhammad Nawaz Shaikh; Muslim, adult, holding CNIC No: 45203-8560163-7, R/O Near Nawaz Filling Station, Mohalla Arisha Housing Society, Khairpur (hereinafter referred to as the "**Lessors**") which expression shall, where the context so permits, means and includes its successors, administrators, executors and assignees) of the **ONE PART**;

#### AND

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

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Building constructed measuring 1024 Sq. Ft. on Portion of Plot No.7,8,9,10,33,34,35 & 36 Total Area Measuring 22425 Sq. fts out of property bearing CS Nos.169,170 & 171 Total Area measuring 37000 Sq. yds. situated at Arisha Colony Opp. Mill Colony, Civil Hospital Road, Khairpur. Area measuring 1080 sq. ft. on Ground Floor, measuring 992 sq. fts. on Basement Floor and measuring 992 sq. fts on First Floor, total required area measuring 3064 sq. fts.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease Plots the aforesaid premises measuring 1080 sq. ft. on Ground floor, measuring 992 on Basement floor and measuring 992 on First floor Total Measuring 3064 for opening of Khairpur, Muhalla Luqman Branch. (hereinafter referred to as the "**Demised Premises**") on the terms and conditions as set forth hereunder:

Contd....P/2

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

In consideration of the Lessee paying the rent herein after reserved in the manner hereinafter mentioned and the covenants hereinafter written to be observed by the Lessor and the Lessee, the Lessor doth hereby demise upon the Lessee the Demised Premises for a term of Twelve (12) months commencing from **28-11-2017** and ending on **27-11-2018**, 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 **28-11-2017** and ending on **27-11-2018** (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.80,000/- (Rupees Eighty Thousand only)

**Advance Rent**

3. The Lessee has paid a sum of Rs.960,000/- (Rupees Nine Hundred Sixty Thousand only) to the Lessor towards 12 months Advance Rent in respect of the Demised Premises for a period between **28-11-2017** to **27-11-2018**. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises. An amount of Rs.700,000/- (Rupees Seven 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 fulfil 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 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 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;

- 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 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;

Contd....P/4

- i) 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.
- ii) 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.
- iii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- iv) 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;
- v) 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;
- vi) Allow installation of outer of the ACs at a technically suitable place without any extra charges;
- vii) Allow the placement of Lessee's signage/signboard on the roof top and front of the Demised Premises without any monetary claim.
- viii) 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;
- ix) 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;
- x) 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;
- xi) 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.
- xii) An amount of Rs.700,000/- will be withheld from advance rent, till the electric load as per the detail given below is not provided.

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

Further, if the required load is not arranged by the Lessors 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, Lessors will resolve the matter at his cost and responsibility.



- : 5 :-
- i) 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.

- ii) Lessor is bound to seek prior permission of Lessee before selling of demised premises before the completion tenure of this lease agreement.

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

Further, if the required load is not arranged by the Lessors 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, Lessors will resolve the matter at his cost and responsibility.

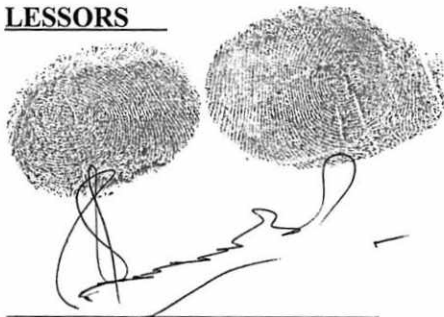
- i) Provide at his expense running sweet water connection throughout the tenancy period;

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.

- ii) Lessor is bound to seek prior permission of Lessee before selling of demised premises before the completion tenure of this lease agreement.

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

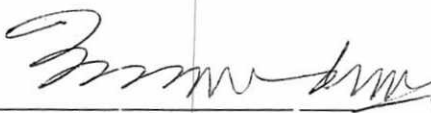
**LESSORS**



Mr. Fareed Nawaz Shaikh  
S/o Muhammad Nawaz Shaikh  
CNIC No. 45203-8560163-7

**LESSEE**

**Sindh Bank Limited**  
**For & behalf of Sindh Bank Limited**



Syed Assad Ali  
EVP & Group Head Sindh Rural  
CNIC. 4200-0503790-5

**WITNESSES**

Full Name: MANZOOR ALI KURIO  
Signature: [Signature]  
NIC No.: 45203-8983137-9  
Address: NEAR K.T.M. MUHALLA  
JINNAH COLONY, KHARPUR.

Full Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
NIC No.: \_\_\_\_\_  
Address: \_\_\_\_\_

**Hina Awan**

---

**From:** "Hina Awan" <hina.awan@sindhbankltd.com>  
**Date:** Monday, December 11, 2017 1:42 PM  
**To:** "SPPRA" <tenders@pprasindh.gov.pk>; "Sheraz Riaz" <sheraz.riaz@sindhbankltd.com>  
**Cc:** "Ather Iqbal" <ather.iqbal@sindhbankltd.com>; "Farhan Amir" <farhan.amir@sindhbankltd.com>  
**Attach:** Khadda Market Branch.pdf; Salehpat Branch.pdf  
**Subject:** Rule 50 Complainece - Acquiring of Branch Premises Khadda Market Branch, Salehpat 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

11/12/2017

# 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 Khadda Market Branch, Lyari
- 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. 150/- Per Sq.fit
- 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 0300 Hours
- 11) NUMBER OF TENDER DOCUMENTS SOLD 05  
(Attach list of buyers)
- 12) NUMBER OF BIDS RECEIVED 05
- 13) NUMBER OF BIDDERS PRESENT AT THE TIME OF OPENING OF BIDS 05
- 14) BID EVALUATION REPORT  
(Enclose a copy) 22/11/2017 Attached  
Mrs. Mohammed Javed, Flat No. 7-31, Hapiani  
Falima Bhai Building, Shahwaliullah Road,  
Khadda Market, Lyari, Karachi
- 15) NAME AND ADDRESS OF THE SUCCESSFUL BIDDER
- 16) CONTRACT AWARD PRICE Rs. 200,000/- i.e. Rs. 143/- Per Sq.fit
- 17) RANKING OF SUCCESSFUL BIDDER IN EVALUATION REPORT  
(i.e. 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> EVALUATION BID). 1) Muhammad Javed
- 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 ☒ No ☐
- 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<br>10th October 2017 |
| No  |   |
- 22) NATURE OF CONTRACT
- |                    |                                     |      |                          |
|--------------------|-------------------------------------|------|--------------------------|
| Domestic/<br>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	
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"/>
-----	-------------------------------------	----	--------------------------

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: 11/12/17

Signature & Official Stamp of  
Authorized Officer

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

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Reset



<b>Bid Evaluation Report</b>	
<b>Evaluation Report- Acquiring of Branch Premises on Rental Basis</b>	
<b>KHADDA MARKET LYARI, KARACHI</b>	
1	Name of Procuring Agency
2	Tender Reference No.
3	Tender Description
4	Method of Procurement
5	Tender Published / SPPRA S.No
6	Total Bid Documents Sold
7	Total Bids Received
8	Bid Opening Date & Time
9	No. Of Bid qualified
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. 150/- per sq.ft)	Reasons for acceptance/ Rejection (Qualifying Marks= 70%)	Remarks
0	1	2.a	2.b	3	4	5	6
1	Abdul Karim	1875 Sq.ft	Rs. 150,000/- i.e. Rs. 80/- per sq.ft.	1 <sup>st</sup> Lowest	Rs. 70/- per sq.ft below the estimated cost	Disqualified- Obtained 65% in the Evaluation Process	-
2	A4 Enterprise	2385 Sq.ft	Rs. 410,000/- i.e. Rs. 172/- per sq.ft.	3 <sup>rd</sup> Lowest	Rs. 22/- per sq.ft above estimated cost	Disqualified- Obtained 65% in the Evaluation Process	-
3	Yousuf Iqbal	900 Sq.ft	Rs. 250,000/- i.e. Rs. 278/- per sq.ft.	5 <sup>th</sup> Lowest	Rs. 128/- per sq.ft above estimated cost	Disqualified- Obtained 60% in the Evaluation Process	-
4	Baber Shah	1100 Sq.ft	Rs. 250,000/- i.e. Rs. 227/- per sq.ft.	4 <sup>th</sup> Lowest	Rs. 77/- per sq.ft above estimated cost	Qualified- Obtained 75% in the Evaluation Process	-
5	Muhammad Javed	1400 Sq.ft	Rs. 200,000/- i.e. Rs. 143/- per sq.ft.	2 <sup>nd</sup> Lowest	Rs. 7/- per sq.ft below the estimated cost	Qualified- Obtained 80% in the Evaluation Process	Accepted for Award of Contract

Accordingly going by the eligibility criteria offered in the tender document, Serial No.5 stands as qualified bidder & it is also below the estimated cost.

Members Signature- Procurement Committee

Lt. Col. (R) Shahzad Beggs  
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: 31/10/2017

S.No: 01

Location/Place: Khadda Market Yarn Karachi

Bidder: Abdul Karim

Pay Order No: 02022307 (Sonari Bank)

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	10	On main location (Commercial point of view)			Site Plan
		0			Away / stride the main location			
2	Area	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		15	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			1 Year			Tick the appropriate column
		5	5	05	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	95	85	Qualified / Disqualified			

## Members Signature- Evaluation Committee

Muhammad Shahid Saleem  
Admin Division

Tahawar Raza  
Operation Division

Dilshad Hussain Khan  
Finance Division

## Signature Post Premises Committee

A. Group Head  
Group Head  
(Southern Region)  
SINDH BANK LIMITED  
Karachi.

Member  
ISHFAQ AHMED SOOMRO  
Senior Vice President-I  
SINDH BANK LTD  
Group Head (South) Office  
Karachi

MUHAMMAD BARIQUE  
Member Vice President-I  
SINDH BANK LIMITED  
Group Head (South) Office  
Karachi.

Head - Fin Div.

Head - Admin Div.

Member-IDBL.

Date:

2

# ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS EVALUATION PERFORMA

Date: 31/01/2017

S.No: 02

Location/Place: Khadda Market 4<sup>th</sup> floor

Bidder: Al Enterprises

Pay Order No: 0345578 (Bank of Habib)

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	15	On main location (Commercial point of view)			Site Plan
		0			Away / stride 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	10	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			Above 4 Vehicles	3 Vehicles		Number
		5	5	05	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	65	Qualified / Disqualified			

## Members Signature- Evaluation Committee

Muhammad Shahid Saleem  
Admin Division

Tahawar Raza  
Operation Division

Dilshad Hussain Khan  
Finance Division

SIGNATURE MEMBERS PC-ADMIN

## Signature Post Premises Committee

A. RAUF CHANDIO  
Group Head  
(Southern Region)  
SINDH BANK LIMITED  
Karachi.

Member  
ISHFAQ AHMED SOOMRO  
Senior Vice President-I  
SINDH BANK LTD  
Group Head (South) Office  
Karachi.

Head - Fin Div.

Head - Admin Div.

Member-IDB.

Date

MUHAMMAD RAFIQUE  
Vice President-I  
Member  
SINDH BANK LIMITED  
Group Head (South) Office  
Karachi.

# **ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS EVALUATION PERFORMA**

S.No:

03

Date: 31/10/2017

Location/Place:

Khadda Market Yarn

Bidder:

Young Jewels

Pay Order No:

325378 (Smt Bank)

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	15	On main location (Commercial point of view)			Site Plan
		0			Away / stride 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			Above 1800 sq.ft.	Above 1500 sq.ft.	Above 1200 sq.ft.	
		5	5	05	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	5		1 Year			Tick the appropriate column
		5		05	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	85	60	Qualified / Disqualified			

## **Members Signature- Evaluation Committee**

Muhammad Shahid Saleem  
Admin Division

Tahawar Raza  
Operation Division

Dilshad Hussain Khan  
Finance Division

Head - Fin Div.

Head - Admin Div.

Member-IDBL

Date:

## **Signature Post Premises Committee**

A. RAUF CHANDIO  
Group Head  
(Southern Region)  
SINDH BANK LIMITED  
Karachi.

Member  
ISHAQUE AHMED SOOMRO  
Senior Vice President-I  
SINDH BANK LTD  
Group Head (South) Office  
Karachi

Member  
MUHAMMAD RAFIQUE  
Vice President-I  
SINDH BANK LIMITED  
Group Head (South) Office  
Karachi

4

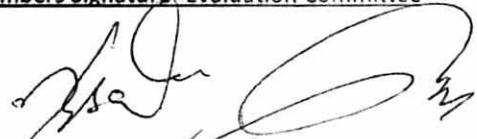
# ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS EVALUATION PERFORMA


S.No: 4  
 Bidder: Babex Shah


Date: 31/10/17  
 Location/Place: Khadka Market  
 Pay Order No: 325379  
Summit bank (cheque)

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 / stride 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			Above 1800 sq.ft.	Above 1500 sq.ft.	Above 1200 sq.ft.	
		5	5	05	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		1 Year			Tick the appropriate column
		5	5	05	2 Years			
		0			3 Years			
5	Parking Space (Dedicated to the premises)	10	10	10	Above 4 Venices	3 Venices		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	85	75	Qualified / Disqualified			

## Members Signature- Evaluation Committee

  
 Muhammad Shahid Saleem  
 Admin Division

  
 Tahawar Raza  
 Operation Division

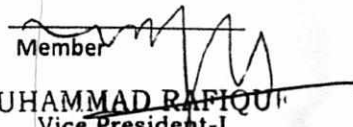
  
 Dilshad Hussain Khan  
 Finance Division

**SIGNATURE MEMBERS PC-ADMIN**  
 Head - Fin Div. 5/10/17  
 Head - Admin Div. 5/10/17  
 Member-IDBL. 5/10/17  
 Date: 5/10/17

## Signature Post Premises Committee

  
 A. Ghous Chaudhry  
 Group Head  
 (Southern Region)  
 SINDH BANK LIMITED  
 Karachi.

  
 Member  
 ISHFAQE AHMED SOOMRO  
 Senior Vice President-I  
 SINDH BANK LTD.  
 Group Head (South) Office  
 Karachi

  
 Member  
 MUHAMMAD RAFIQUE  
 Vice President-I  
 SINDH BANK LIMITED  
 Group Head (South) Office  
 Karachi



# **ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS EVALUATION PERFORMA**

Date: 31/10/17

S.No: 5

Location/Place: Khadda Market

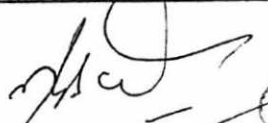
Bidder: Mohd. Tawed


Cheque 325377


Pay Order No: Summit Bank


S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria			Documents/ Information to be enclosed
					For Branches in Main Cities	Small Cities	For Branches in Rural/ Interior Areas	
1	Location	40	40	35	On main location (Commercial point of view)			Site Plan
		0			Away / stride 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			Above 1800 sq.ft.	Above 1500 sq.ft.	Above 1200 sq.ft.	
		5	5	05	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	5	05	1 Year			Tick the appropriate column
		5	5	05	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	85	80	< Qualified / Disqualified			

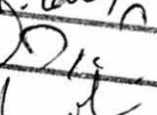
## **Members Signature- Evaluation Committee**


  
 Muhammad Shahid Saleem  
 Admin Division

  
 Tahawar Raza  
 Operation Division

  
 Dilshad Hussain Khan  
 Finance Division

  
 Head - Fin Div.

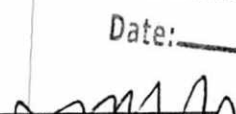
  
 Head - Admin Div.

  
 Member-IDBI

## **Signature Post Premises Committee**

  
 A. RAUF CHANDIO  
 Group Head  
 (Southern Region)  
 SINDH BANK LIMITED  
 Karachi.

  
 ISHTIAQUE AHMED SOOMRO  
 Senior Vice President-I  
 SINDH BANK LTD.  
 Group Head (South) Office  
 Karachi

  
 MUHAMMAD RAFIQUE  
 Vice President-I  
 SINDH BANK LIMITED  
 Group Head (South) Office  
 Karachi



## FINANCIAL PROPOSAL

### PRICE SCHEDULE

Name & Contact Details of the Bidder Abdul Abdul Karim  
Premises Name Haji Juma Building, Khadda Market LYARI.  
Monthly Rent (Lump Sum) Rs. 15000/- Per Month (one lac and fifty Thousand Only)  
Monthly Rent (Per Square Feet) Rs. 80/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 the successful bidder will be the one who has Acquired maximum marks in evaluation phase.
7. Writing of tender reference as given in the NIT on the Envelop, carrying tender document is must or the bank will not be responsible if the documents are not received by the Procurement Committee on time.
8. All clauses of the agreement (Attached as Annexure "A") are part of the tender documents.

Signature & Stamp of the Bidder

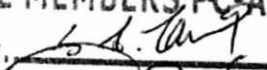
Abdul Karim.



Date 31.10.2017

707: SADIA JARCHVI - 03002056799  
ADVOCATE

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. 

Head - Admin Div. 

Member-IDBL. 

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

## 4 FINANCIAL PROPOSAL

### PRICE SCHEDULE

Name & Contact Details of the Bidder A4 ENTERPRISES, 0311-2000652

Premises Name Khadda Market - Lyari

Monthly Rent (Lump Sum) 410,000

Monthly Rent (Per Square Feet) Rs 172/- Per 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 the successful bidder will be the one who has Acquired maximum marks in evaluation phase.
7. Writing of tender reference as given in the NIT on the Envelop, carrying tender document is must or the bank will not be responsible if the documents are not received by the Procurement Committee on time.
8. All clauses of the agreement (Attached as Annexure "A") are part of the tender documents.

Signature & Stamp of the Bidder

Date 31 Oct 2017

**A4 ENTERPRISES**

Proprietor

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. S. S. S. S.

Head - Admin Div. S. S. S. S.

Member-IDBL. S. S. S. S.

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

## PROPOSAL

### PRICE SCHEDULE

Contact Details of the Bidder Yousaf Iqbal  
remises Name Mhoda Market Legari  
Monthly Rent (Lump Sum) = 250000/-  
Monthly Rent (Per Square Feet) = 278/-

### 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.
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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 25/10/2017

SIGNATURE MEMBERS PC-1

Head - Fin Div. S. I. Tanwar

Head - Admin Div. [Signature]

Member-IDBL. [Signature]

Date: [Signature]

## BID PROPOSAL

### PRICE SCHEDULE

Name & Contact Details of the Bidder Baber Shah

Premises Name Khoda Market Lyari

Monthly Rent (Lump Sum) = 250,000/-

Monthly Rent (Per Square Feet) = 227/-

### 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 26/10/2017

For  
✓  
Baber Shah

0321 2445000

### SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. S. I. Lang

Head - Admin Div. [Signature]

Member-IDBL. [Signature]

Date: [Signature]

#### 4 FINANCIAL PROPOSAL

##### PRICE SCHEDULE

Name & Contact Details of the Bidder Muhammad Tawed

Premises Name Khada Market Tyan

Monthly Rent (Lump Sum) 200,000/-

Monthly Rent (Per Square Feet) Rs 143 per 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 296

Date 26/10/2017

0321-272224

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. S. I. Qureshi

Head - Admin Div. S. I. Qureshi

Member-IDBL. S. I. Qureshi

Date: 26/10/2017

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

TYPE OF PROCUREMENT

✓  
ADMIN / IT / CONSULTANT / MEDIA

TENDER NAME

Acq/ 25 Khadda Market Lypxi, Kazachi

TYPE OF TENDER

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

OPENING DATE

31/10/2017

OPENING TIME

03:00 HR

ATTENDANCE (MEMBER PC)

ATTENDANCE (REPS. OF BIDDERS)

NAME

FIRM

Abdul kaxim  
A4  
Entexpises  
Yousuf  
Tajmal  
Babes  
Shah  
Muhammad  
Tajmal

By Drop box

TOTAL BIDS ACCEPTED FOR EVALUATION

TOTAL BIDS REJECTED

REMARKS

**PROCUREMENT COMMITTEE SIGNATURE**

Head of Administration:

Chief Finance Officer:

Chief Manager, IDBL:



**ATTENDANCE SHEET  
BID OPENING -**

FOR SELECTION OF Acq of Khadda Market Layari, Kasachi

Date: 31/10/2017

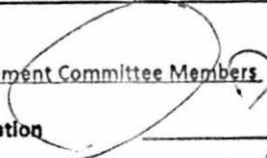
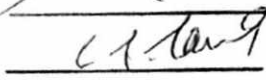
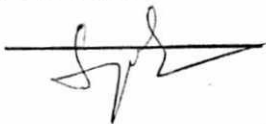
S.No	Company Name	Name of Company Representative	Contact No.	Company Address	Signature
1	Abdul Kasim	] By Drop box			
2	A4 Entexpises				
3	Yousuf Iqbal				
4	Babar Shah				
5	Muhammad Taneel				

Signature - Procurement Committee Members

Head of Administration

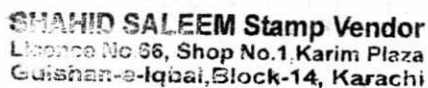
Chief Financial Officer

Chief Manager (IDBL)

### **3 SCOPE OF WORK**

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



Issued To With Address .....

Through With Address .....

Purpose: **ADU TE**

Value 120

AGVOC KHADD

Not For Use: \_\_\_\_\_

Vendor Not Responsible Any Extra Documentation

... (responsibility, care and documentation)

# Abu Talib Mposa LEASE AGREEMENT

**KHADDA MARKET LYARI, KARACHI BRANCH**

## BETWEEN

AND

AND WHEREAS the Lessors have agreed to let and the Lessee has agreed to take on lease the aforesaid premises measuring 1400 sq.fts on Ground floor for opening of Khadda Market, Karachi Branch. (hereinafter referred to as the "**Demised Premises**") on the terms and conditions as set forth hereunder:

Contd....P/2



NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

In consideration of the Lessee paying the rent herein after reserved in the manner hereinafter mentioned and the covenants hereinafter written to be observed by the Lessors and the Lessee, the Lessors doth hereby demise upon the Lessee the Demised Premises for a term of Twelve (12) months commencing from **28-11-2017** and ending on **27-11-2018**, subject to handing over the possession of the premises.

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

Term

1. The Lessors hereby demises unto the Lessee the Demised Premises for a period of Twelve (12) months commencing from **28-11-2017** and ending on **27-11-2018** (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.200,000/- (Rupees Two Hundred Thousand only)

Advance Rent

3. The Lessee will pay a sum of Rs.2,400,000/- (Rupees Two Million Four hundred thousand only) to the Lessors towards 12 months Advance Rent in respect of the Demised Premises for a period between **28-11-2017** to **27-11-2018** in addition to a sum of Rs.2,400,000/- (Rupees Two Million Four hundred thousand only) as Security Deposit for further adjustment/refund. The Lessee shall deduct income tax from all amounts payable to the Lessors towards rent of the Demised Premises. All amount of advance rent shall be release after providing Electric Load and letter of Administration from Court and 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 Lessors 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 Lessors 90 days' notice in writing.

Ejection

6. The Lessors 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 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 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 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 and security deposit for the unexpired period. X

**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 only;



Contd....P/3

- iii) Pay on or before the due date all water, tanker charges, electricity, gas and telephone bills and any incidental charges or amounts claimed in respect thereof pertaining to the term of lease hereunder and handover copies of bills to the 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.
- 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 Lessors save those expressly authorized hereunder.
- viii) To pay timely and regular rent as per lease agreement.

**SECTION - III**  
**(LESSORS' 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 agreement;
- ii) The Lessors 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 , 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.
- 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;



- 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 Lessors will obtain such approval / permission at his own cost.
- xxi) An amount of Rs.1,000,000/- will be withheld from advance rent, till the electric load as per the detail given below is not provided.

Category	Electric Load		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 Lessors 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, Lessors will resolve the matter at his cost and responsibility.



- xxii) Provide at his expense running sweet water connection throughout the tenancy period;
- xxiii) Provide at his expense sewerage line (outer point) and also arrange repairing/shifting of drainage lines of upper floor, from demised premises, if any at Lessor's expense.
- xxiv) Lessors is bound to seek prior permission of Lessee before selling of demised premises before the completion tenure of this lease agreement.


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



**LESSORS**

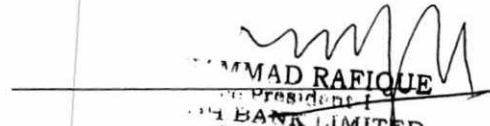
**LESSEE**


**Sindh Bank Limited  
For & behalf of Sindh Bank Limited**


  
Mr. Muhammad Jawed  
S/o Dawood  
CNIC No. 42301-1101422-1


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

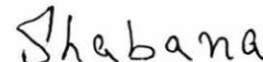
**WITNESSES**


  
**MUHAMMAD RAFIQUE**  
President  
**SINDH BANK LIMITED**  
Head (South) Office  
Karachi.

  
Mr. Muhammad Majid  
S/o Dawood  
CNIC NO.42301-0916448-9

  
Mr. Muhammad Arif  
S/o Dawood  
CNIC No.42301-1101417-5

  
Mr. Muhammad Sajid  
S/o Dawood  
CNIC No.42301-7584277-1

  
Mst. Shabana  
D/o. Dawood  
CNIC No.42301-1123094-6

  
Mst. Zahida  
D/o Dawood  
CNIC No.42301-5582871-8,



## Hina Awan

---

**From:** "Hina Awan" <hina.awan@sindhbankltd.com>  
**Date:** Monday, December 11, 2017 1:42 PM  
**To:** "SPPRA" <tenders@pprasindh.gov.pk>; "Sheraz Riaz" <sheraz.riaz@sindhbankltd.com>  
**Cc:** "Ather Iqbal" <ather.iqbal@sindhbankltd.com>; "Farhan Amir" <farhan.amir@sindhbankltd.com>  
**Attach:** Khadda Market Branch.pdf; Salehpat Branch.pdf  
**Subject:** Rule 50 Complaine - Acquiring of Branch Premises Khadda Market Branch, Salehpat 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

# 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 Salehpatt 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. 100/- 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 0300 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) 17/11/2017 Attached  
Mr. Qalander Bukhsh Sadat Muhalla,  
Post Office Salehpatt, Salehpatt Tehsil,  
District Sukkur.
- 15) NAME AND ADDRESS OF THE SUCCESSFUL BIDDER 1) Qalander Bukhsh
- 16) CONTRACT AWARD PRICE Rs. 45,000/- i.e. Rs. 43/- Per Sq.ft
- 17) RANKING OF SUCCESSFUL BIDDER IN EVALUATION REPORT  
(i.e. 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> EVALUATION BID). 1) Qalander Bukhsh
- 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 October 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	
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"/>
-----	-------------------------------------	----	--------------------------

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:

11/12/17

Signature & Official Stamp of  
Authorized Officer

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

Date: 17/11/2017

<b>Bid Evaluation Report</b>		
Evaluation Report- Acquiring of Branch Premises on Rental Basis Salehpat Distt. Sukkur 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 Salehpat Distt. Sukkur 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 <sup>TH</sup> October 2017)
6	Total Bid Documents Sold	01
7	Total Bids Received	01
8	Bid Opening Date & Time	31/10/2017 at 0300 Hrs
9	No. Of Bid qualified	01
10	Bid(s) Rejected	-

Detail on the above is as follows:

S. No	Name of Firm or Bidder	Area	Cost offered by the Bidder	Ranking in terms of cost	Comparison with Estimated cost (Estimated Cost= Rs.100/-per sq.ft)	Reasons for acceptance/ Rejection (Qualifying Marks= 70%)	Remarks
0	1	2.a	2.b	3	4	5	6
1.	Qalandar Bux	1048 sq.ft	Rs. 45,000/- i.e. Rs. 43/- per sq.ft.	Only Lowest	Rs. 57/- below the estimated cost	Qualified- Obtained 70% 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- Procurement Committee**

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

Mr. Saeed Jamal  
Chief Financial Officer

Mr. Syed Muhammad Aqeel  
Chief Manager, IDBL Karachi



#### 4 FINANCIAL PROPOSAL

0345-2502222

##### PRICE SCHEDULE

Name & Contact Details of the Bidder Syed Qalandar Bux Rizvi  
Premises Name Sindh Bank Hld Saleh pat branch  
Monthly Rent (Lump Sum) 45000/- 26 x 26 Square feet  
Monthly Rent (Per Square Feet) 29.43 per Square feet Area 1144 Sq 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 10/10/2017

##### SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. S. S. Bhatt

Head - Admin Div. S. S. Bhatt

Member-IDBL S. S. Bhatt

Date: 10/10/2017

The bank with an open site. Located in

# ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS EVALUATION PERFORMANCE

Date: 31/10/17

S.No: 1

Location/Place: Saleh Pat

Bidder: Salander bux

Pay Order No: 536173  
Sindh bank

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria			Documents/ Information to be enclosed
					For Branches in Main Cities	Small Cities	For Branches in Rural/ Interior Areas	
1	Location	40	40	35	On main location (Commercial point of view)			Site Plan
		0			Away / stride 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	Above 1800 sq.ft.	Above 1500 sq.ft.	Above 1200 sq.ft.	
		5	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			3 Banks, within 1 km			
		5	5	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		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	80	70	Qualified / Disqualified			

## Members Signature- Evaluation Committee



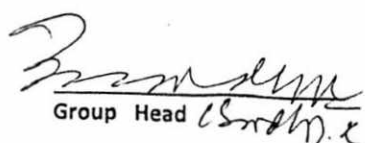

Muhammad Shahid Saleem  
Admin Division

Tahawar Raza  
Operation Division


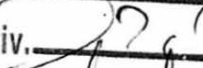




Dilshad Hussain Khan  
Finance Division

## Signature Post Premises Committee

 Group Head  
 Member

## SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div.   
Head - Admin Div.   
Member-IDBL.   
Date: 

Member

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

Date: 17/11/2017


**Acquiring of Salehpat Branch, Sukkur**  
**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	Marketing Price.	Estimated Price	Current tender Price
01	Rs. 100/- Per Sq. Ft.	Rs. 100/- Per Sq. Ft.	Rs. 43/- Per Sq. Ft.

**Member Procurement Committee**

  
-----  
Head of Finance Division

  
-----  
Head of Admin Division

  
-----  
Member of IDBL

# AL MEHRAN STATE

Prop:  
Muhammad Nasir

Mobile

Ref: \_\_\_\_\_

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

Shops Monthly Rent per square feet Rs = 100/- per shop

MUHAMMAD NASIR

*[Signature]*

Address Man Road saleh Put District sukkur

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

TYPE OF PROCUREMENT

✓  
ADMIN / IT / CONSULTANT / MEDIA

TENDER NAME

Acq of Salehpur Distt, Sukkur

TYPE OF TENDER

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

OPENING DATE

31/10/17

OPENING TIME

03:00 HRS

ATTENDANCE (MEMBER PC)

ATTENDANCE (REPS. OF BIDDERS)

NAME

Balandax Bux

FIRM

-> By Dsgp box

TOTAL BIDS ACCEPTED FOR EVALUATION

01

TOTAL BIDS REJECTED

REMARKS

### PROCUREMENT COMMITTEE SIGNATURE

Head of Administration:

Chief Finance Officer:

Chief Manager, IDBL:

[Signature]  
[Signature]  
[Signature]





ATTENDANCE SHEET  
BID OPENING -

FOR SELECTION OF Acq of Salehpur Distt, Sukkur

Date: 31/10/17

S.No	Company Name	Name of Company Representative	Contact No.	Company Address	Signature
1	Salanda Bux	By Drop box			

Signature - Procurement Committee Members

Head of Administration

Chief Financial Officer

Chief Manager (IDBL)

[Signature]  
31.10.17  
[Signature]



**Acquiring of Branch Premises**  
**Salehpat Branch**

S.NO	BIDDER NAME	AMOUNT
1	Qalander Bakhsh	300
Total		300/-

### **3 SCOPE OF WORK**

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



Issue 21/11/2017  
To Rs: 200/-

Stamp Depot Keeper  
Asstt: Accounts Officer Sukkur  
21/11/17

Sindh Bank Ltd.  
Challan No. 7501. Dt. 21.11.2017

**LEASE AGREEMENT**  
**SALEHPAT BRANCH DISTT. SUKKUR**

This Lease Agreement is made at Karachi on this 11th day of Dec 2017.

**BETWEEN**

Syed Qalander Bux Rizvi S/o. Syed Yousif Ali Rizvi, Muslim, adult, holding CNIC No45503-5541127-7, R/o. Sadat Muhalla, Post Office salehpa, Sahipat, Tehsil, Salehpat, District Sukkur. (hereinafter referred to as the "Lessor") which expression shall, where the context so permits, means and includes its successors, administrators, executors and assigns) of the **ONE PART**;

**AND**

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

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Shop No.1,2,3 & 4 measuring 1144 sq.fts constructed on Plot No.135 to 156 situated at Deh Chak No.5, Salehpat, Distt. Sukkur.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease Shops No.1,2,3 & 4 the aforesaid premises measuring 1048 sq.ft. on Ground floor for opening of Salehpat Branch. (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:

Contd....P/2

*Syed Qalander Bux Rizvi*

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 **28-11-2017** and ending on **27-11-2018**, 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 **28-11-2017** and ending on **27-11-2018** (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.45,000/- (Rupees Forty Five Thousand only)

Advance Rent

3. The Lessee has paid a sum of Rs.540,000/- (Rupees Five Hundred Forty Thousand only) to the Lessor towards 12 months Advance Rent in respect of the Demised Premises for a period between **28-11-2017** to **27-11-2018**. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises. An amount of Rs. 500,000/- (Rupees Five 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

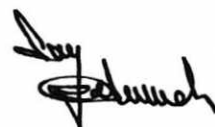
7. The Lessor hereby declares that the Demised Premises are free from all encumbrances, charges, claims and demands and that the Lessor have not done or omitted to do any act, deed or thing whatsoever whereby the Demises Premises may be subject to any charge, lien or attachment by any Bank, Court of 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



- iii) Pay on or before the due date all water, tanker charges, electricity, gas and telephone bills and any incidental charges or amounts claimed in respect thereof pertaining to the term of lease hereunder and handover copies of bills to the Lessor;
- iv) Handover vacant and peaceful possession of the Demised Premises to the Lessor on expiry of the lease term as aforesaid or extended lease term as the case may be.
- v) On termination of the lease as provided herein above in the same condition in which it was handed over to Lessee; except normal wear and tear;
- vi) Carry out at its cost civil and/or electrical repair work as may be necessary for restoration and rehabilitation of the Demised Premises to the same condition when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease;
- vii) Not carry out any structural alterations to the Demised Premises without the permission of the Lessor save those expressly authorized hereunder.
- viii) To pay timely and regular rent as per lease agreement.

**SECTION - III**  
**(LESSOR'S 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;

*Day*  
*Sharma*

Contd....P/4

- x) Allow installation of Solar PV Panels, at roof top for solar operated power system of Branch, which may take about 1000 sq.ft. without any extra charges.
- xi) Provide suitable space (around the premises or on the roof top ) in Demised Premises without any extra charges for the installation of generator 60 KVA OR below and also provide Tax Certificate for permission of concerned departments for installation of generator.
- xii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- xiii) Not do or cause to be done by himself or his agent, workman or employee anything which may be or may become a nuisance value for the Lessee and/or its customers;
- xiv) Ensure that the Demised Premises are and continue to remain structurally sound and undertake at his cost such major structural repairs as may be deemed necessary by the Lessee;
- xv) Allow installation of outer of the ACs at a technically suitable place without any extra charges;
- xvi) Allow the placement of Lessee's signage/signboard on the roof top and front of the Demised Premises without any monetary claim.
- xvii) Keep the Lessee indemnified from any loss(es) sustained on account of any defect in the Lessor's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this Lease Agreement;
- xviii) Allow installation of any machinery, equipment, apparatuses, communication system etc. as may be required by the Lessee to carry out its normal business and operational activities;
- xix) Allow Lessee to paint, display, affix or exhibit signs and insignia as may be appropriate and necessary for its various activities at its own cost;
- xx) Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement. Any approval or permission required in this respect from any official authority, the lessor will obtain such approval / permission at his own cost.
- xxi) An amount of Rs.500,000/- 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.

*Signature*



- xxii) Provide at his expense running sweet water connection throughout the tenancy period;
- xxiii) Provide at his expense sewerage line (outer point) and also arrange repairing/shifting of drainage lines of upper floor, from demised premises, if any at lessor's expense.
- xxiv) Lessor is bound to seek prior permission of Lessee before selling of demised premises before the completion tenure of this lease agreement.

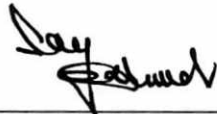
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- i) Provide at his expense running sweet water connection throughout the tenancy period;
- ii) Provide at his expense sewerage line (outer point) and also arrange repairing/shifting of drainage lines of upper floor, from demised premises, if any at lessor's expense.
- iii) Lessor is bound to seek prior permission of Lessee before selling of demised premises before the completion tenure of this lease agreement.

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

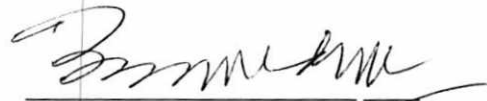
**LESSOR**



Syed Qalander Bux Rizvi  
S/o: Syed Yousif Ali Rizvi  
CNIC No45503-5541127-7

**LESSEE**

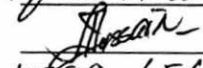
**Sindh Bank Limited**  
**For & behalf of Sindh Bank Limited**

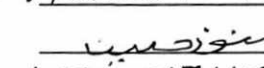


Syed Assad Ali  
EVP & Group Head Sindh Rural  
CNIC. 4200-0503790-5

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

**WITNESSES**

Full Name: Iqbal Hussain  
Signature:   
NIC No.: 45502-6560422-5  
Address: Village Fazalabad P/O  
Salehpat Taluka Salehpat

Full Name: Mumwar Hussain  
Signature:   
NIC No.: 45503-0174428-3  
Address: Sadat Poro P/O Salehpat  
Taluka Salehpat Distt. Sukkur