

October 10, 2012

**Bid Evaluation Report**  
**Acquiring of Branch Premises on Rental Basis**  
**(Umerkot Branch)**

1	Name of Procuring Agency	Sindh Bank Ltd
2	Tender Reference No.	SBL/COK/ADMIN/ID/103
3	Tender Description	Umerkot Branch
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	SPPRA ID No: 6397/2012
6	Total Bid Documents Sold	01
7	Total Bids Received	01
8	Bid Opening Date	25/0/2012

**Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
**(Umerkot Branch)**

No. of bid qualified 1  
 Bid(s) Rejected 0

**Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
**(Umerkot Branch)**

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	M. Rashid State Agency	Qualified	Rs.37 per sq.ft	Qualified Bidder

Going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bid

  
 Muhammad Imran Zubair  
 Officer Incharge Procurement

  
 Muhammad Shahid Saleem  
 Admin Officer

  
 Mubsin Ali Rahu  
 Project Manager

**Members - Procurement Committee**  
**(For Hoisting of Evaluation Report)**

- 1 VP Finance Division
- 2 Head of Administration Division
- 3 Head of L. T. Division
- 4 Chief Financial Officer
- 5 Chief Operating Officer

Signature	Date
	10/10/12
	10/10/12
	
	
	

October 10, 2012

<b>Bid Evaluation Report</b>		
<b>Acquiring of Branch Premises on Rental Basis</b> (Sajawal District Thatta Branch)		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SBL/COK/ADMIN/TD/107
3	Tender Description	Sajawal District Thatta Branch
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	SPPRA ID No: 6679/2012
6	Total Bid Documents Sold	02
7	Total Bids Received	02
8	Bid Opening Date	27/02/2012

**Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Sajawal District Thatta Branch)


No. of bid qualified 1  
Bid(s) Rejected 0

**Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Sajawal District Thatta Branch)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	M. Rashid State Agency	Qualified	Rs.22 per sq.ft	Qualified Bidder
02	GMS Builders & Developers	Disqualified	Rs.21 per sq.ft	Not fulfilled the Eligibility Criteria

Going by the eligibility criteria offered in the tender document, Serial No. 1 stands as qualified bid.

  
Muhammad Imran Zubair  
Officer Incharge Procurement

  
Muhammad Shahid Saleem  
Admin Officer

  
Mohsin Ali Rahu  
Project Manager

**Members - Procurement Committee**  
**(For Hoisting of Evaluation Report)**

	<u>Signature</u>	<u>Date</u>
1 VP Finance Division		10/10/12
2 Head of Administration Division		10/10/12
3 Head of I. T. Division		
4 Chief Financial Officer	 	

IN MEMORY OF SHAHEED MOHTARMA BENAZIR BHUTTO



September 12<sup>th</sup>, 2012

SNDB/ADMIN/048/2012

Jamshed Alam Memon,  
Manager Assessment,  
Sindh Public Procurement Regulatory Authority,  
Barrack 8, Secretariat 4-A, Court Road,  
Karachi.

**Subject: NIT FOR PREMISES REQUIRED AT PUNJAB & BALOCHISTAN DATED 07.04.2012**

SPPRA letter no. Dir (A&F) M0370/SPPRA/30-4/11-12/647, dated September 7<sup>th</sup>, 2012, refers.

Dear Sir,

Requisites are enclosed as desired, please.

Item No	Observation.	Reply	Remarks
02	Bid Evaluation Report of Item No.2 of (Chaman) Balochistan not received	The said drill was not carried out as the bidder backed out	Evidence attached as Annexure "A"

Item No	Punjab Branches Name	Observation	Remarks
01	Shahrah-e-Fatima Jinnah Lahore	Procuring Agency is required to furnish: 1. Bid Evaluation Report 2. Letter of Award 3. Contract Evaluation form 4. BOQ 5. Contract Agreement	1. Bid Evaluation Report attached as Annexure "B" 2. Letter of Award copy attached as Annexure "C". 3. Contract Evaluation Form has been dispatched previously. 4. The NIT was to acquire a premise on rented basis so as such in this particular case no BOQ was involved. 5. Contract Agreement has been dispatched previously.


2082  
14-9  
M-1

IN MEMORY OF SHAHEED MOHTARMA BENAZIR BHUTTO

**SINDH BANK**  
POWER TO THE PEOPLE

Item No	Punjab Branches Name	Observation	Remarks
06	Kahna District Lahore	Procuring Agency is required to furnish: 1. Bid Evaluation Report 2. Letter of Award 3. Contract Evaluation form 4. BOQ 5. Contract Agreement	1. Bid Evaluation Report attached as Annexure "D" 2. Letter of Award copy attached as Annexure "E" 3. Contract Evaluation Form has been dispatched previously. 4. The NIT was to acquire a premise on rented basis so as such in this particular case no BOQ was involved. 5. Contract Agreement has been dispatched previously.

Regards,

  
**Lt. Col. (R) Shahzad Begg**  
Senior Vice President/ Head of Administration





The Chief Executive Officer,  
Sindh Bank Limited,  
Karachi

*SPPRA Admin*  
*H. Nisfani*  
09

Subject: NIT FOR PREMISES REQUIRED FOR BRANCHES AT KARACHI  
INTERIOR & RURAL SINDH & BALOCHISTAN DATED 09.02.2012

Ref No: SNDB/ADMIN/041/2012 dated 21.08.2012

I am directed to refer to the Contract Agreement(s) of item No: 1 & 6 of Punjab and item No:2 of Balochistan of subject NIT received vide above referred letter and to state that Procuring Agency is required to furnish Bid Evaluation Report seven days prior to award of contract in terms of Rule-45 of SPP Rules, 2010, whereas Bid Evaluation Report of item No:2 of Balochistan (i.e. Chaman) is not received/hoisted on SPPRA's website.

2. Besides, Procuring Agency is required to furnish Letter of Award of Contract, Contract Evaluation Form, BOQ, Contract Agreement within 07-days of award of contract in terms of Rule-50 of SPP Rules, 2010 whereas only contract agreement(s) has been received.

3. Accordingly, it is requested to please examine the propriety of subject procurement and take appropriate action in the matter, under intimation to this Authority.

*JAM*  
(JAMSHED ALAM MEMON)  
MANAGER (ASSESSMENT)



## NOTICE INVITING TENDERS PREMISES REQUIRED FOR BRANCHES

Sindh Bank Limited invites sealed bids under SPPRA rules, 2010 for acquiring of branch premises on rental basis at following places.

### Punjab

1. Shahrah-e-Fatma Jinnah, Lahore
2. Multan X
3. Kalra Khassa Tehsil & Distt. Gujrat X
4. Chak 33-D, Tehsil & District Okara X
5. Ferozpur Road, Rawalpindi X
6. Kahna, District Lahore X

### Balochistan

1. Zohab
2. Chaman
3. Dere Murad Jamal
4. Gwadar

Interested parties are required to submit their proposals as per the terms & conditions given in the Tender document, which may be collected on payment of Rs.500/- through Pay Order in favor of "SINDH BANK LIMITED".

Awarding Authority / Tender Document	Base Date / Date of Submission of Bids	Tender Opening Date/Time	Contact Person / Address for Collection of Tender Documents	Contact Number
09/04/2012 to 24/04/2012	25/04/2012 Up to 12.30 p.m.	25/04/2012 Up to 1:30 p.m.	For Punjab Major (R) Azhar Hussain, 159-Y, D.H.A., Lahore	042-99254335 042-99254336 042-99254337
			For Balochistan Munir Ahmed Khan Sindh Bank Limited M.A. Jinnah Road Quetta	081-2865680 081-2865683

Attachment of refundable Pay Order (1% of total sum of one year rent demanded of the premises offered) as a Bid Security in the name of SINDH BANK LIMITED with the Tender Document is mandatory.

This advertisement is also available on the websites of Sindh Bank Limited ([www.sindhbanktd.com](http://www.sindhbanktd.com)) and SPPRA ([www.cprsindh.gov.pk](http://www.cprsindh.gov.pk)).

Address for submission of Tender Documents is as under:

B/R 07/04/12

Lt. Col. (R) Shahzad Beggs, Head of Administration  
Sindh Bank Limited, Head Office 3rd Floor, Federation House, Abdullah Shah Ghazi Road, DLF-III, Karachi-75600.  
Phone: (92-21) 35529320 Fax: (92-21) 35870543, E-mail: [shahzad.beggs@sindhbanktd.com](mailto:shahzad.beggs@sindhbanktd.com)

EASI/Net

Gulistan Jhal  
FAIZMA ENTER  
FAYYAZ

**SINDH BANK**  
POWER TO THE PEOPLE

Ref # SB/JRQ/ADMIN/15/2012  
Dated: 08/09/2012

To,

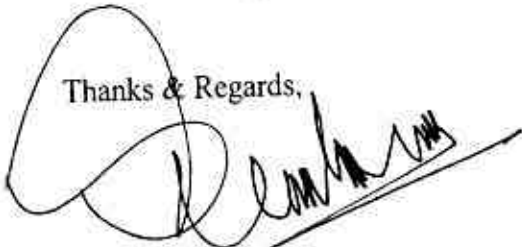
Mr. Lt. Col @ Shehzad Baig,  
Head of Admin Div,  
Sindh Bank Ltd,  
Head Office,  
Karachi.

Subject: **RETURN OF ADVANCE RENT PAY ORDER**

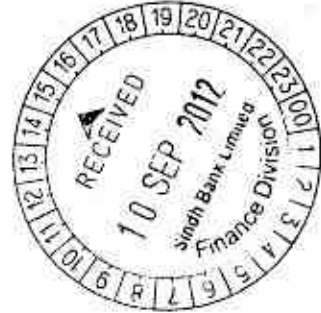
With reference to the subject cited above, we enclose herewith Advance Rent Pay order of chaman branch premises as the owner of the property has refused to rent out his property.

I have personally visited the owner with some respected persons of Chmana city to convince him but all our efforts went in vain. We therefore request your good self to please cancel attached pay order and publish tender notice for Chaman Branch Premises.

Thanks & Regards,



**Munir Ahmad Khan**  
SVP / Area Manager  
Sindh Bank Ltd,  
M.A Jinnah Road Branch,  
Quetta.



locatio- not finalized  
Advance rent PO is to  
may be treated cancelled



10/9

**Bid Evaluation Report**  
**Acquiring of Branch Premises on Rental Basis**  
**(Shahra-e-Fatima Jinnah, Lahore)**

1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SBL/COK/ADMIN/TD
3	Tender Description	Acquiring Branch Premises on Rental Basis (Shahra-e-Fatima Jinnah, Lahore)
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	Business Pakistan Observer, Daily Khabrain & Mahasib (April 7, 2012)
6	Total Bid Documents Sold	4
7	Total Bids Received	4
8	Bid Opening Date	25/04/2012

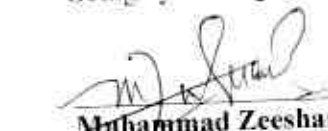
**Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
**(Shahra-e-Fatima Jinnah, Lahore)**

No. of bid qualified                      1  
 Bid(s) Rejected                             0

**Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
**(Shahra-e-Fatima Jinnah, Lahore)**

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
1	Aamir Saeed	Qualified	Rs. 117 per sq. ft.	Qualified Bidder
2	Azhar Iqbal	Disqualified	Rs. 65 per sq.ft. 2 <sup>nd</sup>	Not fulfilled the eligibility criteria
3	M Adnan Mufti	Disqualified	Rs. 37 per sq.ft. 1 <sup>st</sup>	Not fulfilled the eligibility criteria
4	Sarosh Malik	Disqualified	Rs. 78 per sq.ft. 3 <sup>rd</sup>	Not fulfilled the eligibility criteria

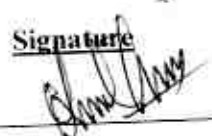
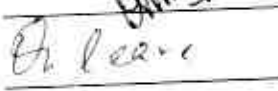

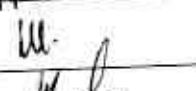

Going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bid

  
 Muhammad Zeeshan Zahid  
 Admin Officer

  
 Mohsin Ali Rahu  
 Project Manager

**Members - Procurement Committee**  
**(For Hoisting of Evaluation Report)**

- 1 VP Finance Division
- 2 Head of Administration Division
- 3 Head of I. T. Division
- 4 Chief Financial Officer
- 5 Chief Operating Officer

**Signature**  
  
  
  
  


**Date**  
 05/07/12

IN MEMORY OF SHAHEED MOHTARMA BENAZIR BHUTTO



SBL/COK/ADMIN/TD/58  
18/7/2012


Mr. Aamir Saeed  
House No.253,  
Muhalla Rawaz Garden,  
Lahore.

Subject: Letter of Award – Location Shahr-e-Fatima Jinnah Lahore

Bid against Location offered on subject NIT dated 7/4/2012, has been accepted.  
Lease agreement is enclosed for necessary signature & early return, please.

Sincerely,

For & behalf of Sindh Bank Limited,



Muhammad Shahid Saleem  
OG-I  
Sindh Bank Limited

**Bid Evaluation Report**  
**Acquiring of Branch Premises on Rental Basis**  
**(Kahna District, Lahore)**

1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SBL/COK/ADMIN/TD
3	Tender Description	Acquiring Branch Premises on Rental Basis (Kahna District, Lahore)
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	Business Pakistan Observer, Daily Khabrain & Mahasib (April 7, 2012)
6	Total Bid Documents Sold	4
7	Total Bids Received	4
8	Bid Opening Date	25/04/2012

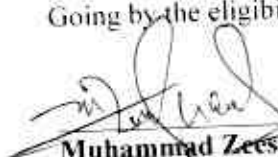
**Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
**(Kahna District, Lahore)**

No. of bid qualified                                   1  
 Bid(s) Rejected                                      0

**Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
**(Kahna District, Lahore)**

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
1	Munawar Hussain	Qualified	Rs. 45 per sq. ft.	Qualified Bidder
2	Babar Irshad Dar	Disqualified	Rs. 31 per sq.ft. 2nd	Not fulfilled the eligibility criteria
3	Shahid Mehmood Sindho	Disqualified	Rs. 38 per sq.ft. 3rd	Not fulfilled the eligibility criteria
4	Amjad Baig	Disqualified	Rs. 16 per sq.ft. 1st	Not fulfilled the eligibility criteria

Going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bid

  
**Muhammad Zeeshan Zahid**  
 Admin Officer

  
**Mohsin Ali Rahu**  
 Project Manager

**Members - Procurement Committee**  
**(For Hoisting of Evaluation Report)**

- 1 VP Finance Division
- 2 Head of Administration Division
- 3 Head of I. T. Division
- 4 Chief Financial Officer
- 5 Chief Operating Officer

Signature	Date
	5/7/12
On leave	
A.S.	
U	
	

IN MEMORY OF SHAHEED MOHTARMA BENAZIR BHUTTO



SBL/COK/ADMIN/TD/36  
18/7/2012

Mr. Munawar Hussain  
Bulhar Post office Kahna,  
District Lahore.

Subject: Letter of Award – Location Kahna District Lahore

Bid against Location offered on subject NIT dated 7/4/2012, has been accepted.  
Lease agreement is enclosed for necessary signature & early return, please.

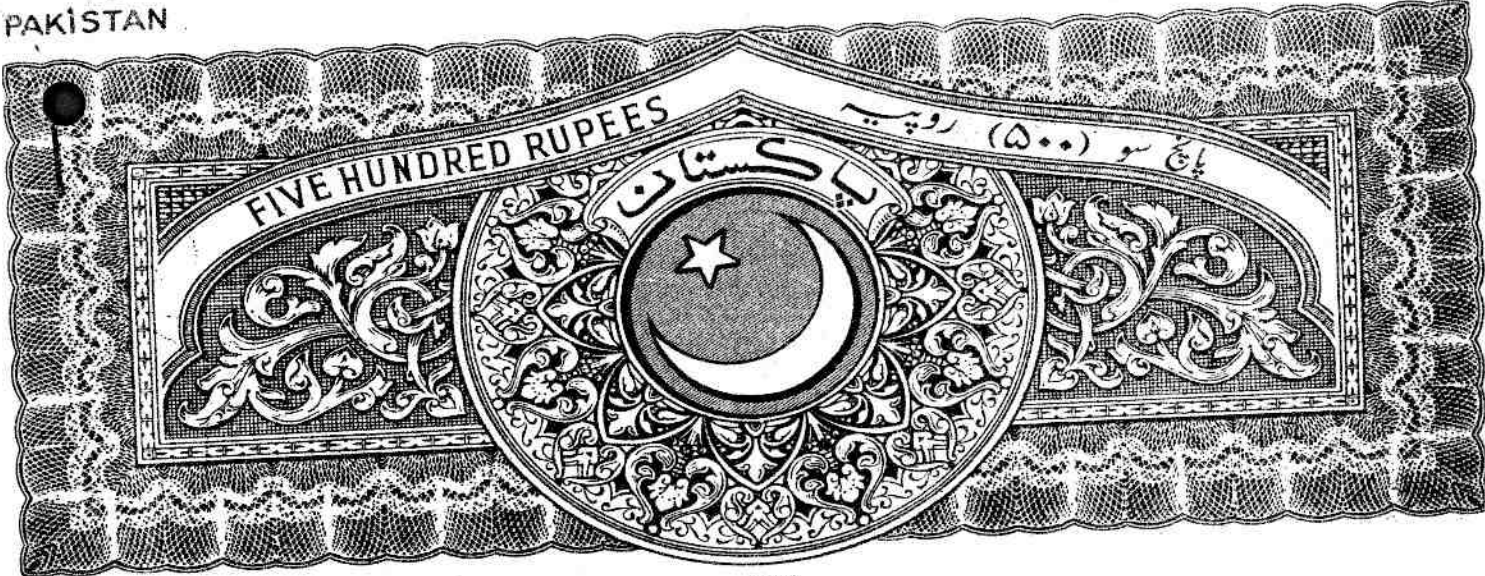
Sincerely,

For & behalf of Sindh Bank Limited,

Muhammad Shahid Saleem  
OG-I  
Sindh Bank Limited



PAKISTAN



MUHAMMAD HIRAZ, CHAIRMAN  
Lic. No. 392, Shop No. 61, Al-Rasman Plaza  
Lucky Star, Saddar, Karachi  
S No. 2252  
To with Address  
Through with Address  
Value Rs. 500  
Sender's Name

11 APR 2012

*Muhammad Bilal*

**LEASE AGREEMENT**

This Lease Agreement is made at \_\_\_\_\_ on this 14 day of June 2012.

**BETWEEN**

Mr. Muhammad Bilal S/o Hasan Ali Soomro, Muslim, adult, holding CNIC No.42301-3229073-3 R/o. House No.48, Street No.6, Jinnah Abaad No.1, Old Haji Camp, Karachi. (hereinafter referred to as the "Lessor") which expression shall, where the context so permits, means and includes its successors, administrators, executors and assigns) of the **ONE PART;**

**AND**

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

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Plot Survey No.22 (Old Survey No.E-5/3-14), situated at Lawrance Quarter, Siddique Wahab Road, Timber Market, Karachi.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the premises measuring ground Floor 1460 sq.ft. for opening of Timber Market Branch Karachi. (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:

Contd....

*Bilal Soomro*



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 both hereby demise upon the Lessee the Demised Premises for a term of Ten (10) years commencing from 1/7/2012 and ending on 30/6/2022.

**SECTION - I**

**(GENERAL TERMS)**

Term

1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Ten (10) years commencing from 1/7/2012 and ending on 30/6/2022 (both days inclusive). subject to handing over possession of the Premises.

Rent

2. The monthly rent of the Demised Premises for the first three years will be Rs.200,000/- (Rupees Two Hundred Thousand only) which shall be subject to 25% increase on expiry of every three years.

Advance Rent/  
Subsequent Rent

3. The Lessee will pay to the Lessor an advance rent of Rs.4,800,000/- (Rupees Four Million Eight Hundred Thousand only) equal to 24 months advance rent starting on the date of taking over physical possession of the Demised Premises. The advance rent will be adjustable 100% from the monthly rent of 24 months. After two years the rent will be paid on monthly basis. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises.

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 of its intention to do so and Lessor shall return the rent for the unexpired period to the Lessee on the day the Lessee delivers possession of the Demised Premises to the Lessor.

Ejectment

6. The Lessor hereby expressly waives all their 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 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 and other documents including construction approval etc., 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 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;



Contd....P/3

*Signature*

- ii) Use the Demised Premises for exclusive purpose of its office or its branch office only;
- iii) Pay on or before the due date all water, sewerage, electricity, gas and telephone bills and any incidental charges or amounts claimed in respect thereof pertaining to the term of lease hereunder and handover copies of bills to the 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

OR

- v) On earlier termination of the lease as provided herein above in the same condition in which it was handed over to Lessee; except normal wear and tear;
- vi) Carry out at its cost civil and/or electrical repair work as may be necessary for restoration and rehabilitation of the Demised Premises to the same condition when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease;
- vii) Not carry out any structural alterations to the Demised Premises without the permission of the Lessor save those expressly authorized hereunder.

### 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) To provide NOCs to the Bank for onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises;
- iii) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- iv) Allow the Lessee to construct toilet(s) and one kitchen in the Demised Premises as per its requirement;
- v) Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the Demised Premises;
- vi) Allow provision of electricity generator and provide suitable space for the same in the Demised Premises;
- vii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- viii) 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;
- ix) 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;



- x) Allow installation of standing AC and / or split units on the walls or any other suitable location of the Demised Premises including the roof top;
- xi) Allow the placement of Lessee's neon signs on the roof top and walls of the Demised Premises;
- xii) 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;
- xiii) 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;
- xiv) 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;
- xv) Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement,
- xvi) Provide electricity connection at the Demised Premises with 30 KVA Transformer OR 25 Kilo Watt load with 90 Ampere 3 (three) phase meter and in case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility;
- xvii) Provide at his expense sweet water connection;
- xviii) Provide at his expense sewerage line (outer point);

IN WITNESS WHEREOF the parties have signed these presents on the day of 11/12 and year first above mentioned.



**LESSOR**

**LESSEE**

Bilal Soomro  
 Name : Muhammad Bilal  
 S/o : Hasan Ali Soomro  
 CNIC : 42301-3229073-3

Shahzad Begg  
 Sindh Bank Limited  
 For & behalf of Sindh Bank Limited

Kh. Fajammul Hussain  
 EVP & Head of HR  
 CNIC. 42101-1553069-9

Shahzad Begg  
 SVP & Head of Administration  
 CNIC. 37405-9733476-7

**WITNESSES**

AL-MEMAN ESTATE  
 Full Name: ABDUL MAJEED  
 Signature: Majeed  
 NIC No.: 42301-2436846-5  
 Address : HUSSAINI CENTRE  
ALTAH HUSSAIN  
ROAD KARACHI

MUHAMMAD SHEAIB SOOMRO  
 Full Name: MUHAMMAD SHEAIB SOOMRO  
 Signature: [Signature]  
 NIC No.: 42301-0642325-9  
 Address : H.No 39 STREET NO 06  
JINNAH ABAD NO 01  
SIBBIQUE WAHAB ROAD  
KARACHI



Premises Evaluation Performance

Location Timber Market Date 27/02/2012

Bidder Well Time Pay Order No. 04428/64 Ref. 26

0300-2056799

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

①

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	For Branches in Rural / Interior Areas	
1	Location	40	40	35	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property  2600 sq.ft
		10	10	10	Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15			5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10	10	10	3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand - Advance Rent)	10			1 Year		Details
		7			2 Years		
		3	3	3	3 Years		
5	Parking Space (Dedicated to the premises)	10	10	5	Above 4 Vehicles	3 Vehicles	Numbers  4-6 vehicles
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	5	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		<b>100</b>	<b>83</b>	<b>68</b>	<b>Qualified / Disqualified</b>		

Summit  
NIB  
MCB  
Sovind

Note Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zahid  
Admin Division  
Date \_\_\_\_\_

Dilshad Hussain Khan  
Finance Division

Muhammad Farooq  
Operations Division

Signatures Premises Committee

Group Head ( )  
Date \_\_\_\_\_

Muhammad Rajam  
Member  
UP GAT Office

Shafiqul A. Ghouse  
Member  
P. GAT Office

Premises Evaluation Performa

34385314  
34385315

Location Timber Market Date 27/02/2012

2

Bidder M. Ashraf Pay Order No. 0005183 Ref. 52

(Copy Fetal)  
0321-8287585

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

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	30	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	15	10	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15		10	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10	3	3	1 Year		Details
		7			2 Years		
		3			3 Years ✓		
5	Parking Space (Dedicated to the premises)	10	10	8	Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	6	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		100	78	67	Qualified / Disqualified		

Rs. 350,000  
250 sq.ft.  
Rs. 140 psft.

not attached

Note Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zahid  
Admin Division  
Date \_\_\_\_\_

Dilshad Hussain Khan  
Finance Division

Muhammad Farooq  
Operations Division

Signatures Premises Committee

Group Head ( )  
Date \_\_\_\_\_

Muhammad Raza  
Member  
V.P. 6/6/14

Shafiq Ahmad  
Member  
V.P. 6/6/14 (S) Office

Premises Evaluation Form

Location Timber Market Date 27/02/2012

Bidder Property Link Pay Order No. 1847156 Ref. 54

3

0300-2179077

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

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	30	On main location (Bank's business point of view)		Rs. 170,000/- 2000 sq.ft. Rs. 85/- ps.ft. Site Plan
		5			Away / Stride the main location		
2	Area	15	15	10	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property  2000 sq.ft.
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	15	10	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand - Advance Rent)	10			1 Year		Details
		7	7	7	2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10			Above 4 Vehicles	3 Vehicles	Numbers  3-4
		5	5	5	3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	8	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		100	92	60	Qualified / Disqualified		

Askani  
AL-Club  
AL-Bank  
HMB  
UBL

**Note** Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zaeshan Zahid  
Admin Division  
Date \_\_\_\_\_

Dilshad Hussain Khan  
Finance Division  
Date \_\_\_\_\_

Muhammad Parooq  
Operations Division  
Date \_\_\_\_\_

Signatures Premises Committee

Group Head ( )  
Date \_\_\_\_\_

Member  
Muhammad Rafiq  
VP GIBH office

Member  
A. Soomro  
VP GIBH office



Premises Evaluation Performance

Location Timber Market Date 27/02/2012

Bidder Al Meera Esker Pay Order No. 2136333 Ref. 65 4

0322-2460265

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

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	35	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10	10		Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5		5	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	15	15	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10			1 Year		Details
		7	7	7	2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10			Above 4 Vehicles	3 Vehicles	Numbers
		5	5	5	3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	7	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		<b>100</b>	<b>87</b>	<b>77</b>	<b>Qualified / Disqualified</b>		

*13000000*  
*20000000*  
*Rs. 257,521/-*  
*2702 sq ft*  
*R/95 sq ft*  
*13000000*  
*13000000*  
*13000000*

*ABL*  
*HAB*  
*ESB*  
*UBL*  
*IS-B*  
*ANB*

**Note** Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zahid  
 Admin Division  
 Date \_\_\_\_\_

Dilshad Hussain Khan  
 Finance Division

Muhammad Farooq  
 Operations Division

Signatures Premises Committee

Group Head (  
 Date \_\_\_\_\_

Muhammad Raza  
 V.P. GBH

Member A. Ghouse  
 V.P. GBH (S) Office.

*had door available*

Premises Evaluation Performance

Location Karachi Admin Society Date 27/02/2012

Bidder Well Time Pay Order No. 04428172 Ref. 21

**0300-2056799**

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

1

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	For Branches in Rural / Interior Areas	
1	Location	40	40	35	On main location (Bank's business point of view)		Site Plan Rs. 325,000/- 3800 sq. ft. Rs. 85/-sq. ft.
		5			Away / Stride the main location		
2	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property  3800 sq. ft.
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5	5	5	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	15	8	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand - Advance Rent)	10			1 Year		Details
		7			2 Years		
		3	3	3	3 Years		
5	Parking Space (Dedicated to the premises)	10	10	8	Above 4 Vehicles	3 Vehicles	Numbers 6-8 vehicles
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	8	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		100	83	67	Qualified / Disqualified		

ABL  
HBL  
MHB  
AL-Habi  
Fairah

**Note** Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zahid  
Admin Division  
Date

Dilshad Hussain Khan  
Finance Division

Muhammad Farooq  
Operations Division

Signatures Premises Committee

Group Head (  
Date

Member  
Shafiq A. Soomro  
VP - GBH Office

Member  
Muhammad Rafiq  
VP GBH Office

Premises Evaluation Performa

Location KAECHS Date 27/02/2012

Bidder Majab Eulprisi Pay Order No. 50600961 Ref. 50

2

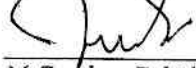
0300-2561931


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

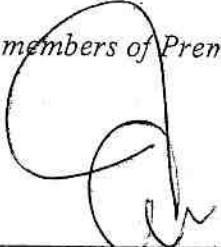
S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	40	On main location (Bank's business point of view)		Re. 250,000 1785 sq. ft. Reg. 40/PS 21 Site Plan 190000/- 1785 sq. ft.
		5			Away / Stride the main location		
2	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property  1785 sq. ft. approximately
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5	5	5	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15			5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered  ABC Faisal AL-Hab
		10	10	10	3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10			1 Year		Details
		7			2 Years		
		3	3	3	3 Years		
5	Parking Space (Dedicated to the premises)	10	10	6	Above 4 Vehicles	3 Vehicles	Numbers  8 vehicles
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		100	78	74	Qualified / Disqualified		

**Note** Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".


Signatures Evaluation Committee

  
 M. Zeeshan Zahid  
 Admin Division  
 Date \_\_\_\_\_

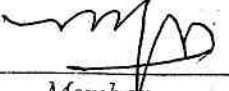
  
 Dilshad Hussain Khan  
 Finance Division  
 Date \_\_\_\_\_

  
 Muhammad Farooq  
 Operations Division  
 Date \_\_\_\_\_

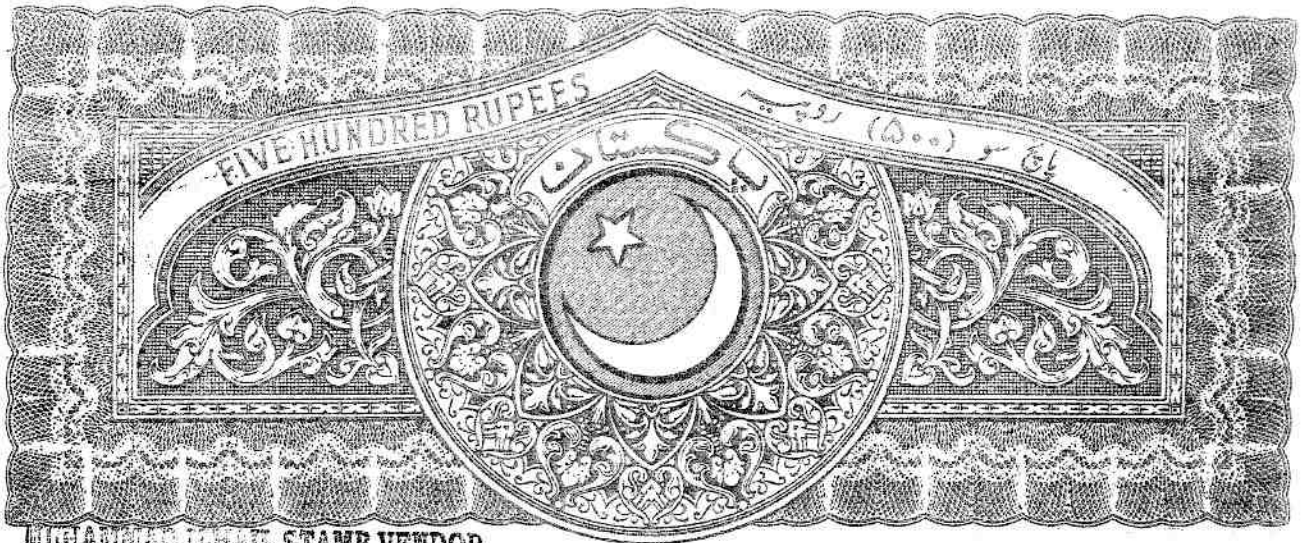
Signatures Premises Committee

  
 Group Head ( )  
 Date \_\_\_\_\_

  
 Member  
 VP: (1104) effico.

  
 Member  
 Muhammad Rafayn  
 VP GIBH off

Back Door available



**MUHAMMAD ISMAIL STAMP VENDOR**

Lic. No. 362, Shop No. 44, Al-Rehman Plaza

Lucky Star, Saddar, Karachi

15 JUN 2012

S.No. 10 Date 27/6/12

Issue to with Address Sindhurcent

Through with Address Sindhurcent

Purpose 69

Value Rs. 200 Attached ✓

Stamp Vendor's Signature [Signature]

### LEASE AGREEMENT

This Lease Agreement is made at \_\_\_\_\_ on this 27th day of June 2012.

### BETWEEN

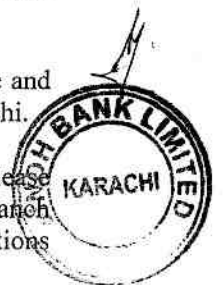
Mrs. Nasreen Naz W/o Ahmed Ali, Muslim, adult, holding CNIC No. 42101-1722211-8 R/o. House No.L-211, Sector 5-J, New Karachi.. (hereinafter referred to as the "Lessor") which expression shall, where the context so permits, means and includes its successors, administrators, executors and assigns) of the **ONE PART**;

### AND

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

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Plot No. AS-24, Street No.3, Secor No.5-H North Karachi Township, Karachi.

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



نسرین ناز

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 both hereby demise upon the Lessee the Demised Premises for a term of Ten (10) years commencing from 1/7/2012 and ending on 30/6/2022.

**SECTION - I**

**(GENERAL TERMS)**

Term

1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Ten (10) years commencing from 1/7/2012 and ending on 30/6/2022 (both days inclusive). subject to handing over possession of the Premises.

Rent

2. The monthly rent of the Demised Premises for the first three years will be Rs.125,000/- (Rupees One Hundred Twenty Five Thousand only) which shall be subject to 25% increase on expiry of every three years.

Advance Rent/  
Subsequent Rent

3. The Lessee will pay to the Lessor an advance rent of Rs.4,500,000/- (Rupees Four Million Five Hundred Thousand only) equal to 36 months advance rent starting on the date of taking over physical possession of the Demised Premises. The advance rent will be adjustable 100% from the monthly rent of 36 months. After three years the rent will be paid on monthly basis. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises.

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 of its intention to do so and Lessor shall return the rent for the unexpired period to the Lessee on the day the Lessee delivers possession of the Demised Premises to the Lessor.

Ejectment

6. The Lessor hereby expressly waives all their 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 Demised Premises may be subject to any charge, lien or attachment by any Bank, Court of Law, authority or person whosoever. The copies of title and other documents including construction approval etc., 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 with in 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 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;





Contd....P/3





- ii) Use the Demised Premises for exclusive purpose of its office or its branch office only;
  - iii) Pay on or before the due date all water, sewerage, electricity, gas and telephone bills and any incidental charges or amounts claimed in respect thereof pertaining to the term of lease hereunder and handover copies of bills to the 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
- OR
- v) On earlier termination of the lease as provided herein above in the same condition in which it was handed over to Lessee; except normal wear and tear;
  - vi) Carry out at its cost civil and/or electrical repair work as may be necessary for restoration and rehabilitation of the Demised Premises to the same condition when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease;
  - vii) Not carry out any structural alterations to the Demised Premises without the permission of the Lessor save those expressly authorized hereunder.

**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) To provide NOCs to the Bank for onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises;
- iii) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- iv) Allow the Lessee to construct toilet(s) and one kitchen in the Demises Premises as per its requirement;
- v) Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the Demised Premises;
- vi) Allow provision of electricity generator and provide suitable space for the same in the Demised Premises;
- vii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- viii) 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;
- ix) 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;


*سید ناز*



- x) Allow installation of standing AC and / or split units on the walls or any other suitable location of the Demised Premises including the roof top;
- xi) Allow the placement of Lessee's neon signs on the roof top and walls of the Demised Premises;
- xii) 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;
- xiii) 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;
- xiv) 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;
- xv) 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.
- xvi) Provide electricity connection at the Demised Premises with 30 KVA Transformer OR 25 Kilo Watt load with 90 Ampere 3 (three) phase meter and in case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility;
- xvii) Provide at his expense sweet water connection;
- xviii) Provide at his expense sewerage line (outer point);


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

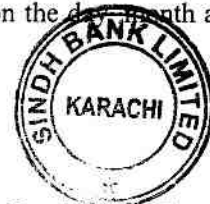
**LESSOR**


  
 Name : Nasreen Naz  
 W/o : Ahmed Ali  
 CNIC : 42101-1722211-8

**LESSEE**

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


  
 Name/Farooqui  
 Chief Operating Officer  
 CNIC. 42301-2770688-3



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

**WITNESSES**

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

Full Name: M. Shahid Syed  
 Signature:   
 NIC No.: 42301-0712419-7  
 Address : Head office  
Sindh Bank Ltd.



Premises Evaluation Performance

Location New Karachi Industrial Area Date 27/02/2012

Bidder Faizan Euliyari's Pay Order No. 1510136 Ref. 07

0321-2722224  
021-32722224

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

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural/Interior Areas	
1	Location	40	40	23	On main location (Bank's business point of view)		<del>R. 312, 350 ft 3471 sq. ft. R. 90/18/9/H</del> Site Plan
		5			Away / Stride the main location		
2	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property <u>3471 sq. ft.</u>
		10	10	10	Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2600 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15			5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered <u>Meezan AL-Mabruki Faisal UBL</u>
		10	10	5	3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand - Advance Rent)	10			1 Year		Details
		7	7	3	2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10	10	10	Above 4 Vehicles	3 Vehicles	Numbers <u>10 vehicles</u>
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
Total Marks		100	87	61	Qualified / Disqualified		

Note Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zahid  
Admin Division  
Date \_\_\_\_\_

Dilshad Hussain Khan  
Finance Division

Muhammad Parooq  
Operations Division

Signatures Premises Committee

Group Head ( )  
Date \_\_\_\_\_

Member  
Office

Side Exit available  
Member  
Office

Premises Evaluation Performa

Location New Karachi Date 27/02/2012  
 Bidder Edel One Pay Order No. 05355096 Ref. 35  
0321-2270004

2

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

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	35	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	15	15	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	10	10	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10	3	3	1 Year		Details
		7			2 Years		
		3			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	Condition of Property	10	10	5	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		100	88	78	Qualified / Disqualified		

*Handwritten notes:*  
 Rs 200,000/-  
 2000 sq ft.  
 Rs 100/- (sq ft)  
 2000 sq ft.  
 125000/-  
 3 Year term

*Handwritten notes:*  
 Bank Islami  
 AL-Habib  
 Paykal

Note Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zahid  
 Admin Division  
 Date \_\_\_\_\_

Dilshad Hussain Khan  
 Finance Division

Muhammad Farooq  
 Operations Division

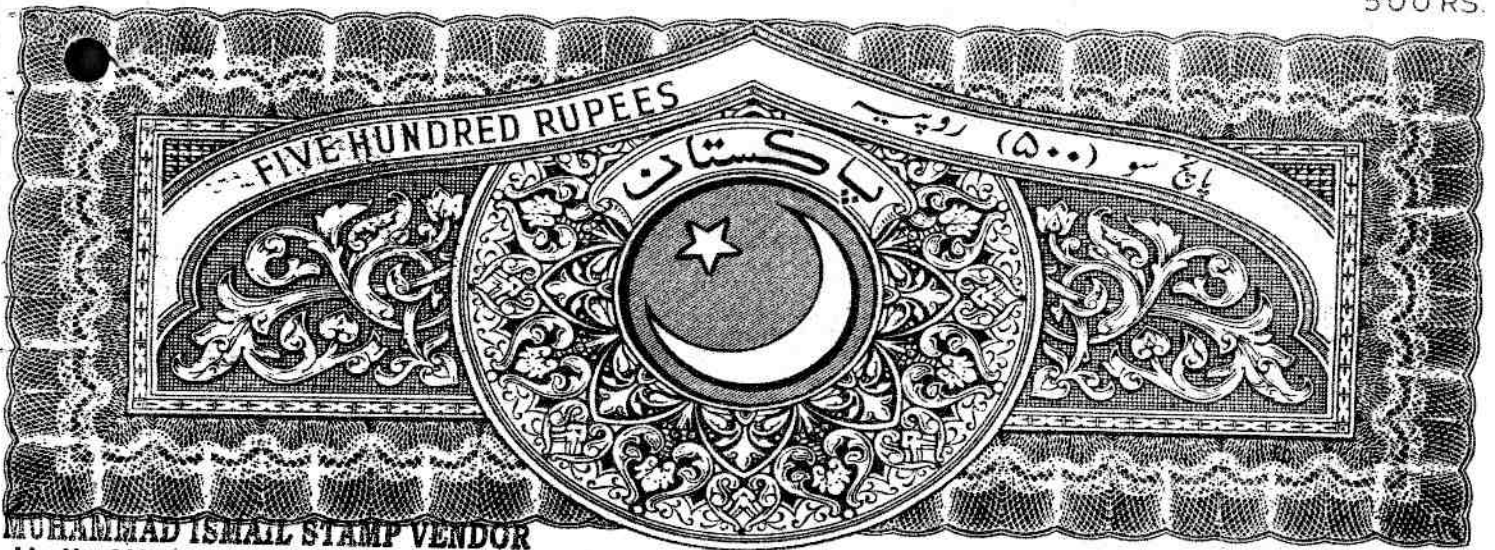
Signatures Premises Committee

Group Head ( )  
 Date \_\_\_\_\_

Member  
 VP-GBH-5 Office

Member  
 NP GBH Office

*Handwritten note:* Edel One Premises is available



**MUHAMMAD ISMAIL STAMP VENDOR**

Lic. No. 362, Shop No. 44, Al-Rehman Plaza  
 Lucky Star, Saddar, Karachi

15 JUN 2012

S.No. 6711 Date .....  
 Issue to with Address .....  
 Through with Address ..... *Sindh Bank*  
 Purpose .....  
 Value Rs. 500 Attached .....  
 Stamp Vendor's Signature *[Signature]*

**LEASE AGREEMENT**

This Lease Agreement is made at *Karachi* on this *25th* day of *June* 2012.

**BETWEEN**

1) Mr. Muhammad Ilyas Kamadi S/o Abdul Ghaffar, holding CNIC No.42201-0472837-5, 2) Mrs. Fatima Ilyas Kamadi W/o. Muhammad Ilyas Kamadi, holding CNIC No.42201-0410433-8, both are Muslims, adults, R/o. House No.L-9, Block 13A, Irum Palace FL-14, Gulshan-e-Iqbal, Karachi. (hereinafter referred to as the "Lessor") which expression shall, where the context so permits, means and includes its successors, administrators, executors and assigns) of the **ONE PART**;

**AND**

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

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Plot No. SA/90, block-8, KAECHS Society, Opp: Shaheed-e-Millat Road, Karachi

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on let the premises measuring ground floor, 915 sq.ft and first floor, 915 sq.ft Total 1830 sq.ft for opening of Karachi Administration Society Branch, Karachi. (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:

Contd....P/2



*Fatima Ilyas*



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 both hereby demise upon the Lessee the Demised Premises for a term of Ten (10) years commencing from 1/7/2012 and ending on 30/6/2022.

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

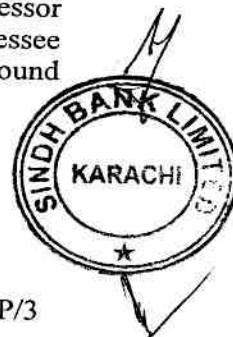
1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Ten (10) years commencing from 1/7/2012 and ending on 30/6/2022 (both days inclusive). subject to handing over possession of the Premises.
2. The monthly rent of the Demised Premises for the first three years will be Rs.190,000/- (Rupees One Hundred Ninty Thousand only) which shall be subject to 25% increase on expiry of every three years.
3. The Lessee shall pay monthly rent of the Demised Premises to the Lessors severally as under:

a)	Mr. Muhammad Ilyas Kamadi	50 %
b)	Mrs. Fatima Ilyas Kamadi	50 %
4. The Lessee will pay to the Lessor an advance rent of Rs.6,840,000 /-(Rupees Six Million Eight Hundred Forty Thousand only) equal to 36 months advance rent starting on the date of taking over physical possession of the Demised Premises. The advance rent will be adjustable 100% from the monthly rent of 36 months. After three years the rent will be paid on monthly basis. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises.
5. 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.
6. The Lessee shall have a right to terminate this Agreement upon giving to the Lessor 90 days' notice in writing of its intention to do so and Lessor shall return the rent for the unexpired period to the Lessee on the day the Lessee delivers possession of the Demised Premises to the Lessor.
7. The Lessor hereby expressly waives all their 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.
8. 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 and other documents including construction approval etc., 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 with in 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 for the unexpired period.

**SECTION - II**

**(LESSEE'S COVENANTS)**

The Lessee hereby covenants with the Lessor that it shall:



Contd....P/3

Term  
Rent  
Advance Rent/  
Subsequent Rent  
Renewal of Lease  
Termination  
Ejectment  
Indemnity

Fatima Ilyas

- i) Not assign or sub let the Demised Premises or any part thereof to any other party;
- ii) Use the Demised Premises for exclusive purpose of its office or its branch office only;
- iii) Pay on or before the due date all water, sewerage, electricity, gas and telephone bills and any incidental charges or amounts claimed in respect thereof pertaining to the term of lease hereunder and handover copies of bills to the 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

OR

- v) On earlier termination of the lease as provided herein above in the same condition in which it was handed over to Lessee; except normal wear and tear;
- vi) Carry out at its cost civil and/or electrical repair work as may be necessary for restoration and rehabilitation of the Demised Premises to the same condition when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease;
- vii) Not carry out any structural alterations to the Demised Premises without the permission of the Lessor save those expressly authorized hereunder.

**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) To provide NOCs to the Bank for onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises;
- iii) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- iv) Allow the Lessee to construct toilet(s) and one kitchen in the Demised Premises as per its requirement;
- v) Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the Demised Premises;
- vi) Allow provision of electricity generator and provide suitable space for the same in the Demised Premises;
- vii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- viii) 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;
- ix) Ensure that the Demised Premises are and continue to remain structural sound and undertake at his cost such major structural repairs as may be deemed necessary by the Lessee;

Contd..P/4



Fatima Alyas

- x) Allow installation of standing AC and / or split units on the walls or any other suitable location of the Demised Premises including the roof top;
- xi) Allow the placement of Lessee's neon signs on the roof top and walls of the Demised Premises;
- xii) 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;
- xiii) 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;
- xiv) 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;
- xv) 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.
- xvi) Provide electricity connection at the Demised Premises with 30 KVA Transformer OR 25 Kilo Watt load with 90 Ampere 3 (three) phase meter and in case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility;
- xvii) Provide at his expense sweet water connection;
- xviii) Provide at his expense sewerage line (outer point);

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

**LESSOR**

[Signature]  
 Name : Muhammad Ilyas Kamadi  
 S/o : Abdul Ghaffar  
 CNIC : 42201-0472837-5

Fatima Ilyas  
 Name : Fatima Ilyas Kamadi  
 W/o : Muhammad Ilyas Kamadi  
 CNIC : 42201-0410433-8

**WITNESSES**

Full Name: [Signature]  
 Signature: Fajiyah Abdul Malik  
 NIC No.: 42501-5646036-3  
 Address: D-15/6A Feroz  
 Duplex Block 3A  
 Gulshan e Jahan  
 Karachi

**LESSEE**

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

[Signature]  
 Naim Farooqui  
 Chief Operating Officer  
 CNIC. 42301-2770688-3

[Signature]  
 Kh. Tajammul Hussain  
 EVP & Head of HR  
 CNIC. 42101-1553069-9

Full Name: [Signature]  
 Signature: [Signature]  
 NIC No.: 42301-0712419-7  
 Address: Head office  
 Sindh Bank Ltd.



Premises Evaluation Performance

Location Kavachi Admin Society Date 27/02/2012

Bidder Well Time Pay Order No. 04428172 Ref. 21

**0300-2056799**

①

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

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	35	On main location (Bank's business point of view)		Rs. 325,000/- 3800 sq.ft. Rs. 85/-/sq.ft. Site Plan
		5			Away / Stride the main location		
2	Area	15	5	5	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property  3800 sq.ft.
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	15	8	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand - Advance Rent)	10	3	3	1 Year		Details
		7			2 Years		
		3			3 Years ✓		
5	Parking Space (Dedicated to the premises)	10	10	8	Above 4 Vehicles	3 Vehicles	Numbers 6-8 vehicles
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	8	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		100	<b>83</b>	<b>67</b>	Qualified / Disqualified		

ABL  
HBL  
FMB  
AL-Habi  
Faizal

**Note** Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zahid  
Admin Division  
Date \_\_\_\_\_

Dilshad Hussain Khan  
Finance Division  
Date \_\_\_\_\_

Muhammad Farooq  
Operations Division  
Date \_\_\_\_\_

Signatures Premises Committee

Group Head ( )  
Date \_\_\_\_\_

Member  
A. Soomro  
UP GIBH Office

Member  
Muhammad Rafiq  
UP GIBH Office



Premises Evaluation Performa

Location

KAECHS

Date 27/02/2012

Bidder Nayab Enterprises

Pay Order No. 50600961

Ref. 50

2

0300-2561931

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

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	40	On main location (Bank's business point of view)		Rs. 250,000 1785 sq ft 190000/- 1785 sq ft Site Plan
		5			Away / Stride the main location		
2	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property  1785 sq. ft. approximately
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5	5	5	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15			5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10	10	10	3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand - Advance Rent)	10			1 Year		Details
		7			2 Years		
		3	3	3	3 Years		
5	Parking Space (Dedicated to the premises)	10	10	6	Above 4 Vehicles	3 Vehicles	Numbers  8 vehicles
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		100	78	74	Qualified / Disqualified		

ABL  
Faisal  
AL-Flat

Note Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zahid  
Admin Division  
Date \_\_\_\_\_

Dilshad Hussain Khan  
Finance Division

Muhammad Farooq  
Operations Division

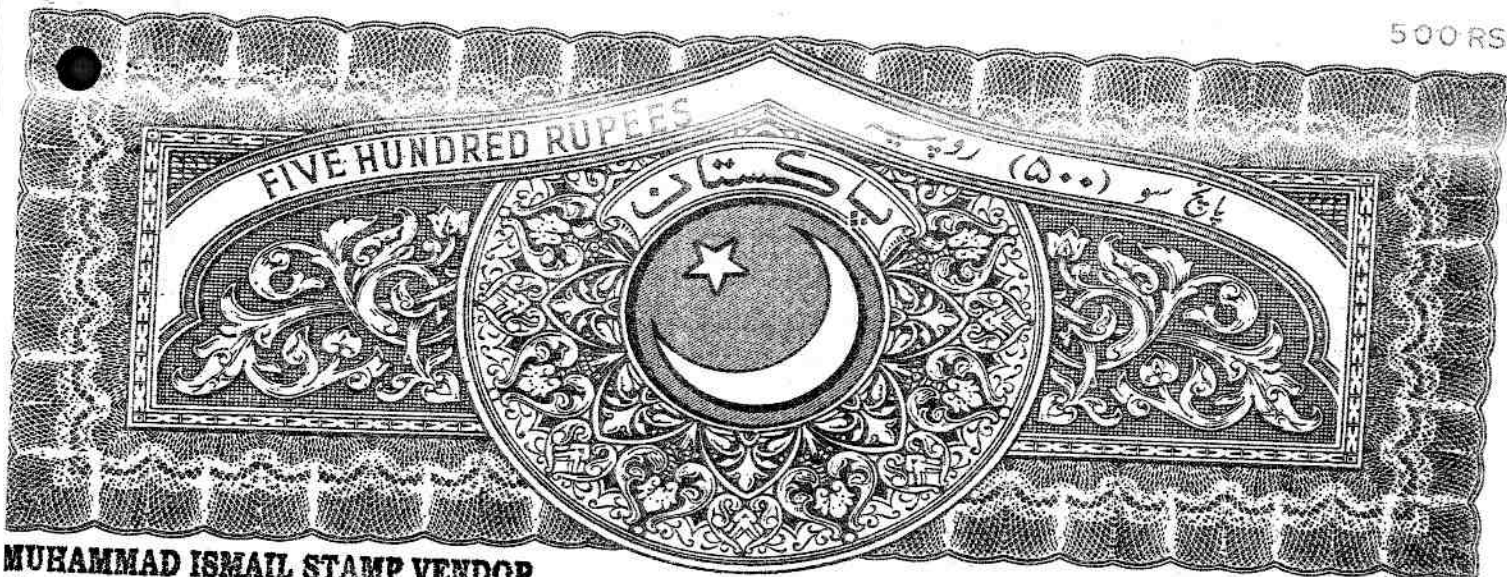
Signatures Premises Committee

Group Head ( )  
Date \_\_\_\_\_

Member  
VP-GIBH's office

Member  
Muhammad Rafiq  
VP GIBH office

Back Door available



**MUHAMMAD ISMAIL STAMP VENDOR**

Lic. No. 362, Shop No. 44, Al-Rehman Plaza

Lucky Star, Saddar, Karachi

S.No. 2477 Date 10 MAY 2012

Issue to with Address .....

Through with Address .....

Value Rs. 207 Attached .....

Stamp Vendor's Signature [Signature]

**LEASE AGREEMENT**

This Lease Agreement is made at Karachi on this 15<sup>th</sup> day of June 2012.

**BETWEEN**

Mr. Arshad Ali Khan S/o Ahmedullah Khan, Muslim, adult, holding CNIC No.42101-0656956-7 R/o. House No.4/848, Liaquatabad, Karachi. (hereinafter referred to as the "Lessor") which expression shall, where the context so permits, means and includes its successors, administrators, executors and assigns) of the **ONE PART**;

**AND**

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

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Plot No.2, Block-3, Machine Area, Survey Sheet No.7/9, situated at Liaquatabad, Karachi

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the premises measuring ground floor 1200 sq.ft and first floor 800 sq.ft Total 2000 sq.ft. for opening of Liaquatabad Branch Karachi. (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:

Contd. ....



[Signature]

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 both hereby demise upon the Lessee the Demised Premises for a term of Ten (10) years commencing from 1/7/2012 and ending on 30/6/2022.

**SECTION - I**

**(GENERAL TERMS)**

1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Ten (10) years commencing from 1/7/2012 and ending on 30/6/2022 (both days inclusive). subject to handing over possession of the Premises.
2. The monthly rent of the Demised Premises for the first three years will be Rs.230,000/- (Rupees Two Hundred Thirty Thousand only) which shall be subject to 25% increase on expiry of every three years.
3. The Lessee will pay to the Lessor an advance rent of Rs.8,280,000 /-(Rupees Eight Million Two Hundred Eighty Thousand only) equal to 36 months advance rent starting on the date of taking over physical possession of the Demised Premises. The advance rent will be adjustable 100% from the monthly rent of 36 months. After three years the rent will be paid on monthly basis. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises.
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.
5. The Lessee shall have a right to terminate this Agreement upon giving to the Lessor 90 days' notice in writing of its intention to do so and Lessor shall return the rent for the unexpired period to the Lessee on the day the Lessee delivers possession of the Demised Premises to the Lessor.
6. The Lessor hereby expressly waives all their 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.
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 and other documents including construction approval etc., 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 with in 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 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;



Contd....P/3





- ii) Use the Demised Premises for exclusive purpose of its office or its branch office only;
- iii) Pay on or before the due date all water, sewerage, electricity, gas and telephone bills and any incidental charges or amounts claimed in respect thereof pertaining to the term of lease hereunder and handover copies of bills to the 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

OR

- v) On earlier termination of the lease as provided herein above in the same condition in which it was handed over to Lessee; except normal wear and tear;
- vi) Carry out at its cost civil and/or electrical repair work as may be necessary for restoration and rehabilitation of the Demised Premises to the same condition when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease;
- vii) Not carry out any structural alterations to the Demised Premises without the permission of the Lessor save those expressly authorized hereunder.

### 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) To provide NOCs to the Bank for onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises;
- iii) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- iv) Allow the Lessee to construct toilet(s) and one kitchen in the Demised Premises as per its requirement;
- v) Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the Demised Premises;
- vi) Allow provision of electricity generator and provide suitable space for the same in the Demised Premises;
- vii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- viii) 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;
- ix) 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;




Contd..P/4



- x) Allow installation of standing AC and / or split units on the walls or any other suitable location of the Demised Premises including the roof top;
- xi) Allow the placement of Lessee's neon signs on the roof top and walls of the Demised Premises;
- xii) 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;
- xiii) 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;
- xiv) 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;
- xv) 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.
- xvi) Provide electricity connection at the Demised Premises with 30 KVA Transformer OR 25 Kilo Watt load with 90 Ampere 3 (three) phase meter and in case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility;
- xvii) Provide at his expense sweet water connection;
- xviii) Provide at his expense sewerage line (outer point);


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

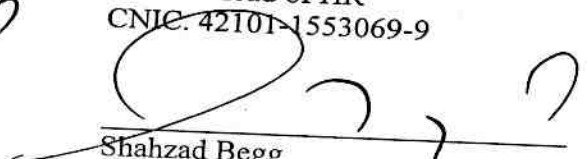
**LESSOR**

  
ARSHAD ALI KHAN  
 Name  
 S/o : AHMED ULLAH KHAN  
 CNIC : 42101-0656956-7

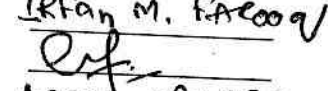
**LESSEE**


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

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

  
 Shahzad Begg  
 SVP & Head of Administration  
 CNIC. 37405-9733476-7

**WITNESSES**

Full Name: Irfan M. Farooq  
 Signature:   
 NIC No.: 42301-0942538-1  
 Address: Office no 2 Baghchand  
Buidiy AM. 11  
Feroz Road Karachi

Full Name: Muhammad Ghafiq Bader  
 Signature:   
 NIC No.: 42301-0712418-7  
 Address: Head office  
Sindh Bank Ltd.



Premises Evaluation Performance

Location Liaquat abad Date 27/02/2012

Bidder Chhazri Zulfrises Pay Order No. 3/06585 Ref. 03

0300-8266227

①

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

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	40	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	15	15	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	15	10	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10			1 Year		Details
		7			2 Years		
		3	3	3	3 Years		
5	Parking Space (Dedicated to the premises)	10	10		Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	7	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		100	93	80	Qualified / Disqualified		

Rs. 280,000/-  
2000 Sq.ft  
Rs. 1400 Rs. 2000

HMB  
UBL  
ABL  
Bank ALI  
AL-Habi

**Note** Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zahid  
Admin Division  
Date \_\_\_\_\_

Dilshad Hussain Khan  
Finance Division

Muhammad Farooq  
Operations Division

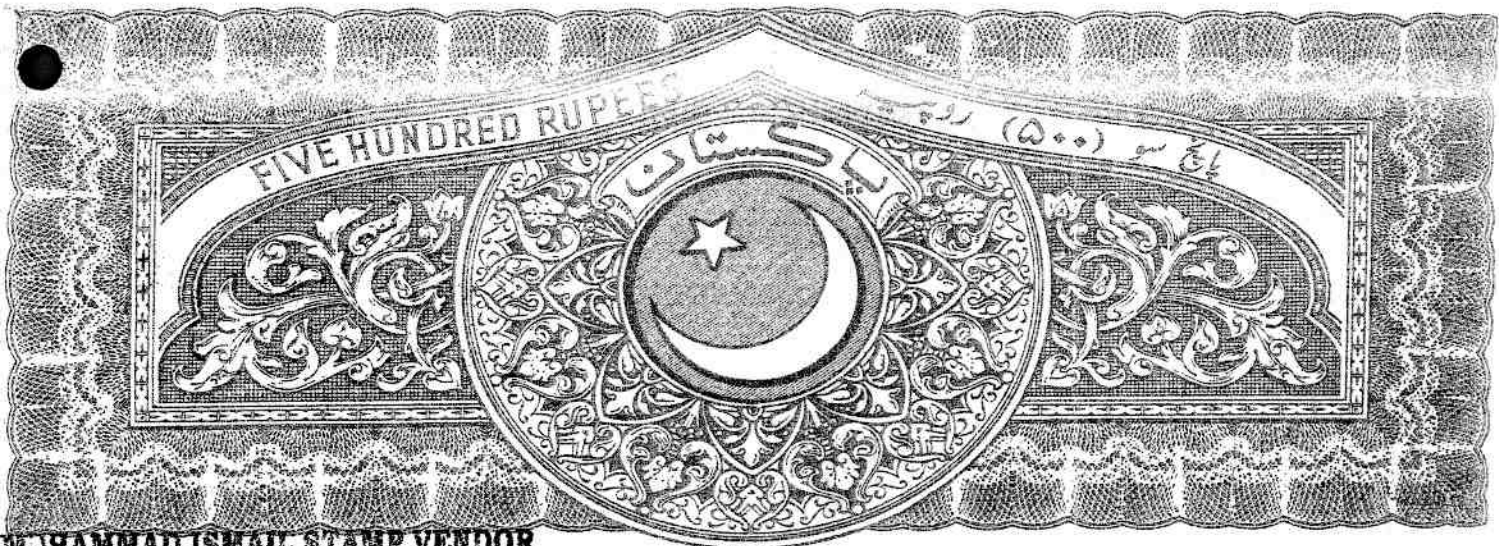
Signatures Premises Committee

Group Head ( )  
Date \_\_\_\_\_

Member  
Muhammad Rafiq  
UP GIBH SA

Member  
A. Soudko  
W. SAH S office.

*Handwritten notes:*  
Edit available



**MUHAMMAD ISMAIL STAMP VENDOR**

Lic. No. 362, Shop No. 44, Al-Rehman Plaza  
 Lucky Star, Saddar, Karachi

19 MAY 2012

S. No. .... Date  
 Issue to with Address  
 Through with Address  
 Rs. .... Attached  
 Stamp Vendor's Signature

*[Handwritten Signature]*  
*[Handwritten Signature]*  
 M/S Sindh Bank

**LEASE AGREEMENT**

This Lease Agreement is made at Karachi on this 25<sup>th</sup> day of June 2012.

**BETWEEN**

Mr. Shahid Iqbal S/o. Iqbal Ahmed Jan, Muslim, adult, holding CNIC No.42201-2826605-9 R/o. House No.489, PIB Colony, Karachi. (hereinafter referred to as the "Lessor") which expression shall, where the context so permits, means and includes its successors, administrators, executors and assigns) of the **ONE PART**;

**AND**

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

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Property Shop No.2 bearing Plot No.SB-13 Ground Floor situated st project Gulshan Centre, Sub Plot N.SB-13/II, Block No.13-C, Scheme 24, Gulshan-e-Iqbal Karachi.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the premises measuring **1348 sq.ft.** for opening of Gulshan-e-Iqbal University Road Branch Karachi. (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:

Contd....P/2

*[Handwritten Signature]*

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

In consideration of the Lessee paying the rent herein after reserved in the manner hereinafter mentioned and the covenants hereinafter written to be observed by the Lessor and the Lessee, the Lessor both hereby demise upon the Lessee the Demised Premises for a term of Ten (10) years commencing from 1/7/2012 and ending on 30/6/2022.

**SECTION - I**

**(GENERAL TERMS)**

Term

1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Ten (10) years commencing from 1/7/2012 and ending on 30/6/2022 (both days inclusive). subject to handing over possession of the Premises.

Rent

2. The monthly rent of the Demised Premises for the first three years will be Rs.140,000/- (Rupees One Hundred Forty Thousand only) which shall be subject to 25% increase on expiry of every three years.

Advance Rent/  
Subsequent Rent

3. The Lessee will pay to the Lessor an advance rent of Rs.5,040,000/-(Rupees Five Million Forty Thousand only) equal to 36 months advance rent starting on the date of taking over physical possession of the Demised Premises. The advance rent will be adjustable 100% from the monthly rent of 36 months. After three years the rent will be paid on monthly basis. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises.

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 of its intention to do so and Lessor shall return the rent for the unexpired period to the Lessee on the day the Lessee delivers possession of the Demised Premises to the Lessor.

Ejectment

6. The Lessor hereby expressly waives all their 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 Demised Premises may be subject to any charge, lien or attachment by any Bank, Court of Law, authority or person whosoever. The copies of title and other documents including construction approval etc., 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 with in 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 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 or its branch office only;
  - iii) Pay on or before the due date all water, sewerage, electricity, gas and telephone bills and any incidental charges or amounts claimed in respect thereof pertaining to the term of lease hereunder and handover copies of bills to the 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
- OR
- v) On earlier termination of the lease as provided herein above in the same condition in which it was handed over to Lessee; except normal wear and tear;
  - vi) Carry out at its cost civil and/or electrical repair work as may be necessary for restoration and rehabilitation of the Demised Premises to the same condition when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease;
  - vii) Not carry out any structural alterations to the Demised Premises without the permission of the Lessor save those expressly authorized hereunder.

**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 will have no objection, if the Lessee demolishes the internal walls of the premises in order to annex the premises with any other premises adjacent thereto for the convenience of Lessee's business operations.
- iii) To provide NOCs to the Bank for onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises;
- iv) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- v) Allow the Lessee to construct toilet(s) and one kitchen in the Demises Premises as per its requirement;
- vi) Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the Demised Premises;
- vii) Allow provision of electricity generator and provide suitable space for the same in the Demised Premises;
- viii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- ix) 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;
- x) 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;







- xi) Allow installation of standing AC and / or split units on the walls or any other suitable location of the Demised Premises including the roof top;
- xii) Allow the placement of Lessee's neon signs on the roof top and walls of the Demised Premises;
- xiii) 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;
- xiv) 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;
- xv) 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;
- xvi) 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.
- xvii) Provide electricity connection at the Demised Premises with 30 KVA Transformer OR 25 Kilo Watt load with 90 Ampere 3 (three) phase meter and in case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility;
- xviii) Provide at his expense sweet water connection;
- xix) Provide at his expense sewerage line (outer point);

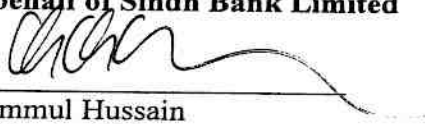
IN WITNESS WHEREOF the parties have signed these presents on the day, month and year first above mentioned.

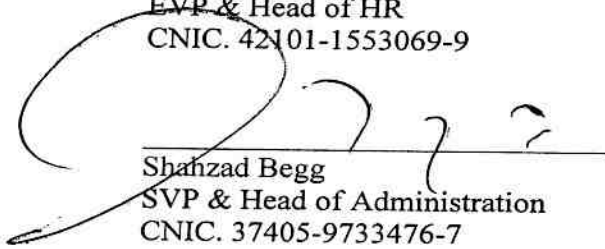
**LESSOR**

**LESSEE**

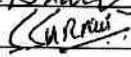
  
  
 Name : Shahid Iqbal  
 S/o : Iqbal Ahmed Jan  
 CNIC : 42201-2826605-9


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

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

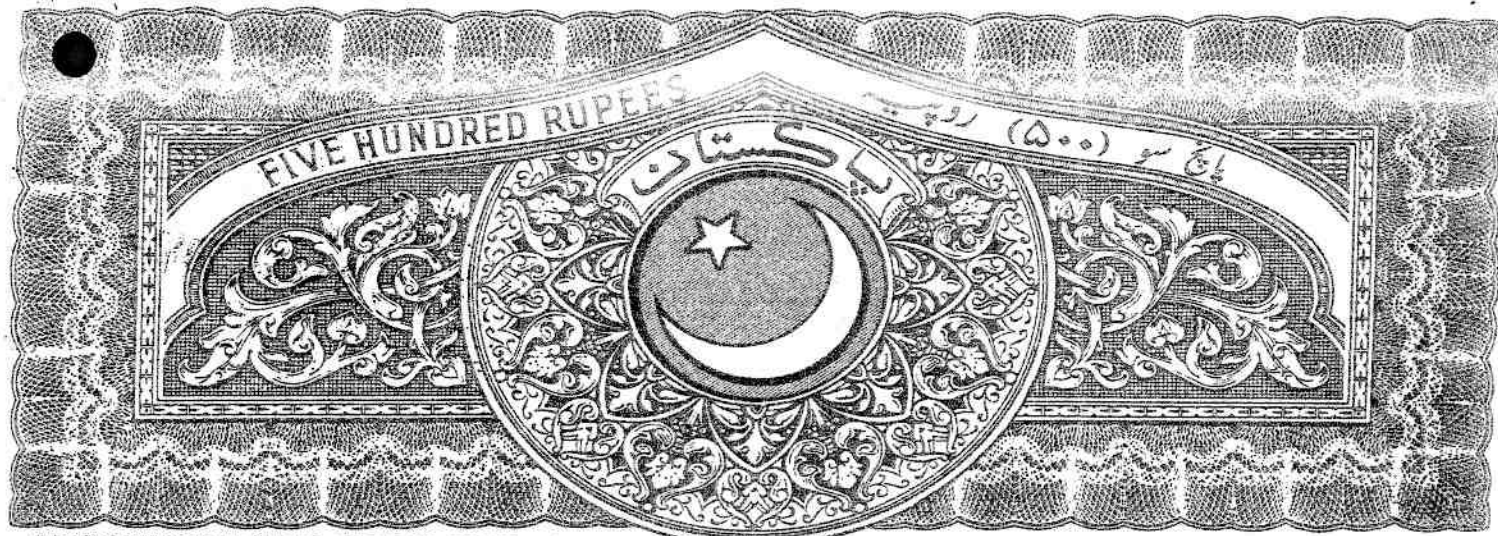
  
 Shahzad Begg  
 SVP & Head of Administration  
 CNIC. 37405-9733476-7

**WITNESSES**

Full Name: Sheh Sadia Tarchin  
 Signature:   
 NIC No.: 42101-6300898-5  
 Address : 2nd floor Morris  
Walla Building  
M.A. Jinnah Road KHI

Full Name: M. Shahid Saleem  
 Signature:   
 NIC No.: 42301-0712418-7  
 Address : Head office  
Sindh Bank Ltd.





**MUHAMMAD ISMAIL STAMP VENDOR**

Flat No. 362, Shop No. 44, Al-Rehman Plaza 19 MAY 2012  
 Lucky Star, Saddar, Karachi

S.No. .... Date .....

Issue to with Address .....

Through with Address .....

Purpose .....

Value Rs. .... Attached .....

Stamp Vendor's Signature .....

### LEASE AGREEMENT

This Lease Agreement is made at *Karachi* on this *25<sup>th</sup>* day of *June* 2012.

#### BETWEEN

Mr. Muhammad Muslim Siddiqui S/o. Muhammad Nazim, Muslim, adult, holding CNIC No.42000-8041991-3 R/o. House No.C-186, Block-9, Gulshan-e-Iqbal, Karachi. (hereinafter referred to as the "Lessor") which expression shall, where the context so permits, means and includes its successors, administrators, executors and assigns) of the **ONE PART**;

#### AND

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

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Property Shop No.3 bearing Plot No.SB-13 Ground Floor situated at project Gulshan Centre, Sub Plot N.SB-13/II, Block No.13-C, Scheme 24, Gulshan-e-Iqbal Karachi.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the premises measuring **468 sq.ft.** for opening of Gulshan-e-Iqbal University Road Branch Karachi. (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:

Contd....P/2

-: 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 both hereby demise upon the Lessee the Demised Premises for a term of Ten (10) years commencing from 1/7/2012 and ending on 30/6/2022.

**SECTION - I**

**(GENERAL TERMS)**

- Term
- Rent
- Advance Rent/  
Subsequent Rent
- Renewal of Lease
- Termination
- Ejectment
- Indemnity
1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Ten (10) years commencing from 1/7/2012 and ending on 30/6/2022 (both days inclusive). subject to handing over possession of the Premises.
  2. The monthly rent of the Demised Premises for the first three years will be Rs.55,000/- (Rupees Fifty Five Thousand only) which shall be subject to 25% increase on expiry of every three years.
  3. The Lessee will pay to the Lessor an advance rent of Rs.1,980,000/- (Rupees One Million Nine Hundred Eighty Thousand only) equal to 36 months advance rent starting on the date of taking over physical possession of the Demised Premises. The advance rent will be adjustable 100% from the monthly rent of 36 months. After three years the rent will be paid on monthly basis. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises.
  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.
  5. The Lessee shall have a right to terminate this Agreement upon giving to the Lessor 90 days' notice in writing of its intention to do so and Lessor shall return the rent for the unexpired period to the Lessee on the day the Lessee delivers possession of the Demised Premises to the Lessor.
  6. The Lessor hereby expressly waives all their 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.
  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 and other documents including construction approval etc., 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 with in 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 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 or its branch office only;
  - iii) Pay on or before the due date all water, sewerage, electricity, gas and telephone bills and any incidental charges or amounts claimed in respect thereof pertaining to the term of lease hereunder and handover copies of bills to the 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
- OR
- v) On earlier termination of the lease as provided herein above in the same condition in which it was handed over to Lessee; except normal wear and tear;
  - vi) Carry out at its cost civil and/or electrical repair work as may be necessary for restoration and rehabilitation of the Demised Premises to the same condition when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease;
  - vii) Not carry out any structural alterations to the Demised Premises without the permission of the Lessor save those expressly authorized hereunder.

**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 will have no objection, if the Lessee demolishes the internal walls of the premises in order to annex the premises with any other premises adjacent thereto for the convenience of Lessee's business operations.
- iii) To provide NOCs to the Bank for onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises;
- iv) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- v) Allow the Lessee to construct toilet(s) and one kitchen in the Demised Premises as per its requirement;
- vi) Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the Demised Premises;
- vii) Allow provision of electricity generator and provide suitable space for the same in the Demised Premises;
- viii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- ix) 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;
- x) 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;

- xi) Allow installation of standing AC and / or split units on the walls or any other suitable location of the Demised Premises including the roof top;
- xii) Allow the placement of Lessee's neon signs on the roof top and walls of the Demised Premises;
- xiii) 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;
- xiv) 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;
- xv) 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;
- xvi) 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.
- xvii) Provide electricity connection at the Demised Premises with 30 KVA Transformer OR 25 Kilo Watt load with 90 Ampere 3 (three) phase meter and in case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility;
- xviii) Provide at his expense sweet water connection;
- xix) Provide at his expense sewerage line (outer point);

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

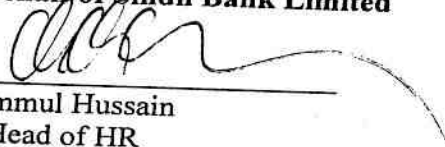
**LESSOR**



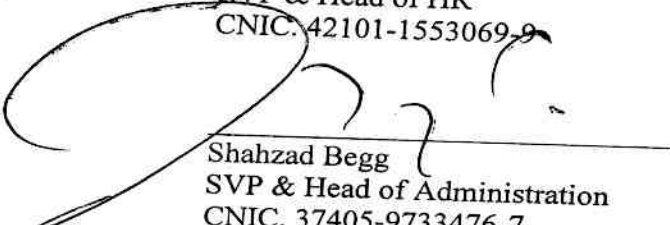
Name : Muhammad Muslim Siddiqui  
S/o : Muhammad Nazim  
CNIC : 42000-8041991-3

**LESSEE**

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

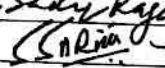



Kh. Tajammul Hussain  
EVP & Head of HR  
CNIC. 42101-1553069-9



Shahzad Begg  
SVP & Head of Administration  
CNIC. 37405-9733476-7

**WITNESSES**

Full Name: Syed Saadiq Raja Jarchui  
Signature:   
NIC No.: 42101-6300898-5  
Address : 2nd floor Morris  
Walka Building  
M.H. Jinnah Road

Full Name: H. Sharif Sander  
Signature:   
NIC No.: 42201-0712418-7  
Address : Head office  
Sindh Bank Ltd



Premises Evaluation Performance

Location Main University Road Date 27/02/2012

Bidder Fahem Associates Pay Order No. 0954076 Ref. 08  
0321-2722224

1

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

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	30	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	15	10	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	15	10	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10			1 Year		Details
		7	7	7	2 Years ✓		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10	10	3	Above 4 Vehicles	3 Vehicles	Numbers  4 vehicles
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10		Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		<b>100</b>	<b>97</b>	<b>68</b>	<b>Qualified / Disqualified</b>		

SCB  
UBL  
MCB  
ABL  
HBL  
Meega  
Raibul

Note Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zaidi  
Admin Division  
Date \_\_\_\_\_

Dilshad Hussain Khan  
Finance Division

Muhammad Farooq  
Operations Division

Signatures Premises Committee

Group Head ( )  
Date \_\_\_\_\_

Shayequl A. Somro  
Member  
VP - CHICS office.

Muhammad Rafiq  
Member  
VP GBA office



Premises Evaluation Performance

Location Gulshan-e-Iqbal Date 27/02/2012

(2)

Bidder Well Time Pay Order No. 04428168 Ref. 22

0300-2056799

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

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	40	On main location (Bank's business point of view)		<del>Rs. 275/-</del> <del>1293 sq. ft.</del> <del>Rs. 213/-</del> Rs. 21. Site Plan 1926 1950 1499 sq. ft.
		5			Away / Stride the main location		
2	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property 1293 sq. ft.
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5	5	5	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	15	15	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered MCB Samba Meera SCB BOP
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand - Advance Rent)	10			1 Year		Details
		7	7	3	2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10		8	Above 4 Vehicles	3 Vehicles	Numbers not mentioned
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		100	77	81	Qualified / Disqualified		

**Note** Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zahid  
Admin Division  
Date \_\_\_\_\_

Dilshad Hussain Khan  
Finance Division

Muhammad Farooq  
Operations Division

Signatures Premises Committee

Group Head  
Date \_\_\_\_\_  
Member  
VP. Office

Member  
Member  
Exit Door as required  
Muhammad Farooq  
Well Time

Location Gulshan-e-Iqbal Date 27/02/2012

Bidder Well Time Pay Order No. 04428167 Ref. 25

3

**0300-2056799**

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

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	25	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	15	15	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property  2100 sq.ft
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15			5 Banks, within 1 km		Name 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	Terms of Payment (Demand-Advance-Rent)	10	5	5	1 Year		Details
		7	7	7	2 Years ✓		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10	10	3	Above 4 Vehicles	3 Vehicles	Numbers 4-5 vehicles
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	8	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		100	87	63	Qualified / Disqualified		

Summi-Bank All

**Note** Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zahid  
Admin Division  
Date \_\_\_\_\_

Dilshad Hussain Khan  
Finance Division

Muhammad Farooq  
Operations Division

Signatures Premises Committee

Group Head ( )  
Date \_\_\_\_\_

Member  
V.P. Office

Member  
Muhammad Rafiq  
V.P. Office

Premises Evaluation Performance

Location Main University Road, G. 256 Date 27/02/2012

Bidder Property Link Pay Order No. 1847158 Ref. 51

4

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

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	30	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10	10	10	Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15			5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10	5	5	3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10			1-Year		Details
		7	7	7	2 Years ✓		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10			Above 4 Vehicles	3 Vehicles	Numbers
		5	5	5	3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	8	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		100	77	65	Qualified / Disqualified		

Summit Bank  
AL-Falah Bank

**Note** Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zaidi  
Admin Division  
Date \_\_\_\_\_

Dilshad Hussain Khan  
Finance Division

Muhammad Farooq  
Operations Division

Signatures Premises Committee

Group Head ( )  
Date \_\_\_\_\_

Member  
V.P. GBHS Office

Member  
V.P. GBHS Office

Location GULSHAN-E-LOBAL (UNIV RD) Date 27/02/2012

Under AL-MEMON ESTATE Pay Order No. 97023545 Ref. 73

0322-2460265

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

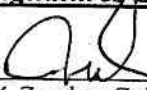
S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	25	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	15	10	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property  1600 17.800 2400 sq.ft.
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	15	10	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10	7	7	1 Year		Details
		7			2 Years ✓		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10	10	3	Above 4 Vehicles	3 Vehicles	Numbers  5 vehicles
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	8	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		100	97	63	<b>Qualified / Disqualified</b>		


Standard Chartered Bank  
vacant their premises  
on 25/2/12  
Rs. 250,000/-  
2400 sq.ft.  
Rs. 164 Rsqft

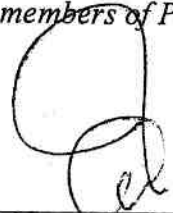
UPL  
Meez  
ABL  
HBL  
MCC  
Faisa

**Note** Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".


**Signatures/Evaluation Committee**


  
M. Zeeshan Zahid  
Admin Division  
Date \_\_\_\_\_

  
Dilshad Hussain Khan  
Finance Division

  
Muhammad Farooq  
Operations Division

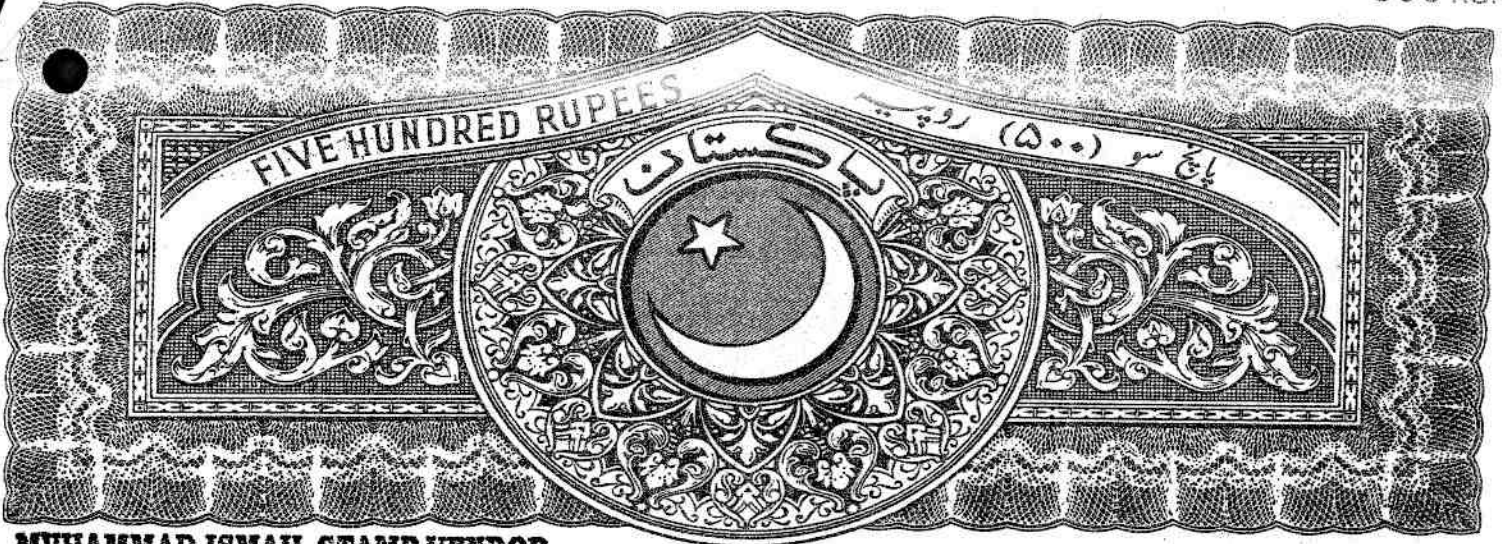
**Signatures Premises Committee**

  
Group Head ( )  
Date \_\_\_\_\_

  
Member  
VP. GIBT Office

  
Member  
VP. GIBT Office





**MUHAMMAD ISMAIL STAMP VENDOR**

Lic. No. 362, Shop No. 44, Al-Rehman Plaza

Eden Star, Saddar, Karachi

S.No. 372 Date 17.06.2012

Issue to with Address Lea Market

Through with Address Lea Market

Purpose Stamp

Value Rs. 500 Attached 1

Stamp Vendor's Signature [Signature]

**LEASE AGREEMENT**

This Lease Agreement is made at Karachi on this 14<sup>th</sup> day of June 2012.

**BETWEEN**

Mr. Shoaib S/o Haji Shah Mohammad, Muslim, adult, holding CNIC No.42301-0868554-1 R/o. House No.AK-14,S37, Street No.3, Mirza Adam Khan Road, Gulistan Colony, Karachi.. (hereinafter referred to as the "Lessor") which expression shall, where the context so permits, means and includes its successors, administrators, executors and assigns) of the **ONE PART**;

**AND**

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

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Plot Survey No.2, Survey Sheet No. Lea-3 (Old survey #.K-4 A/13), situated at Lea Quarters, Lea Market, Karachi.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the premises measuring ground floor 2384 sq.ft. for opening of Lea Market Branch Karachi. (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:



Contd....P/2

*M. Shoaib*



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 both hereby demise upon the Lessee the Demised Premises for a term of Ten (10) years commencing from 1/7/2012 and ending on 30/6/2022.

**SECTION - I**

**(GENERAL TERMS)**

Term

Rent

Advance Rent/  
Subsequent Rent

Renewal of Lease

Termination

Warrant

Indemnity

1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Ten (10) years commencing from 1/7/2012 and ending on 30/6/2022 (both days inclusive). subject to handing over possession of the Premises.
2. The monthly rent of the Demised Premises for the first three years will be Rs.200,000/- (Rupees Two Hundred Thousand only) which shall be subject to 25% increase on expiry of every three years.
3. The Lessee will pay to the Lessor an advance rent of Rs.7,200,000/-(Rupees Seven Million Two Hundred Thousand only) equal to 36 months advance rent starting on the date of taking over physical possession of the Demised Premises. The advance rent will be adjustable 100% from the monthly rent of 36 months. After three years the rent will be paid on monthly basis. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises.
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.
5. The Lessee shall have a right to terminate this Agreement upon giving to the Lessor 90 days' notice in writing of its intention to do so and Lessor shall return the rent for the unexpired period to the Lessee on the day the Lessee delivers possession of the Demised Premises to the Lessor.
6. The Lessor hereby expressly waives all their 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.
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 whosoever. The copies of title and other documents including construction approval etc., 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 with in 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 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;

*M. Shoaib*



- ii) Use the Demised Premises for exclusive purpose of its office or its branch office only;
- iii) Pay on or before the due date all water, sewerage, electricity, gas and telephone bills and any incidental charges or amounts claimed in respect thereof pertaining to the term of lease hereunder and handover copies of bills to the 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

OR

- v) On earlier termination of the lease as provided herein above in the same condition in which it was handed over to Lessee; except normal wear and tear;
- vi) Carry out at its cost civil and/or electrical repair work as may be necessary for restoration and rehabilitation of the Demised Premises to the same condition when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease;
- vii) Not carry out any structural alterations to the Demised Premises without the permission of the Lessor save those expressly authorized hereunder.

### 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) To provide NOCs to the Bank for onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises;
- iii) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- iv) Allow the Lessee to construct toilet(s) and one kitchen in the Demised Premises as per its requirement;
- v) Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the Demised Premises;
- vi) Allow provision of electricity generator and provide suitable space for the same in the Demised Premises;
- vii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- viii) 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;
- ix) Ensure that the Demised Premises are and continue to remain structural sound and undertake at his cost such major structural repairs as may be deemed necessary by the Lessee;

*M. Stewart*

Contd..P/4



- x) Allow installation of standing AC and / or split units on the walls or any other suitable location of the Demised Premises including the roof top;
- xi) Allow the placement of Lessee's neon signs on the roof top and walls of the Demised Premises;
- xii) 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;
- xiii) 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;
- xiv) 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;
- xv) 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.
- xvi) Provide electricity connection at the Demised Premises with 30 KVA Transformer OR 25 Kilo Watt load with 90 Ampere 3 (three) phase meter and in case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility;
- xvii) Provide at his expense sweet water connection;
- xviii) Provide at his expense sewerage line (outer point);

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

LESSOR

LESSEE



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

*Shoaib*

*Kh. Tajammul Hussain*

Name : Shoaib  
S/o : Haji Shah Mohammad  
CNIC : 42301-0868554-1

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

*Shahzad Begg*

Shahzad Begg  
SVP & Head of Administration  
CNIC. 37405-9733476-7

WITNESSES

Full Name: *Rayyaz Ahmad Halim*  
Signature: *Rayyaz Ahmad Halim*  
NIC No.: *42501-5646036-3*  
Address: *D-15/6 Afrikan Duplex Block 8A Gulistan - E Tower Karachi.*

Full Name: *Muhammad Shahid Saleh*  
Signature: *Muhammad Shahid Saleh*  
NIC No.: *42301-0712413-7*  
Address: *Head office Sindh Bank Ltd.*

Premises Evaluation Performance

Location Lea Market Date 27/02/2012

Bidder Al Memon Estate Pay Order No. 349457/Ref. 18

0322-2460265

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

1

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	For Branches in Rural / Interior Areas	
1	Location	40	40	35	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property <u>1450 sq. ft.</u>
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5	5	5	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15			5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10	10	10	3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand - Advance Rent)	10			1 Year		Details
		7	7	7	2 Years ✓		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10			Above 4 Vehicles	3 Vehicles	Numbers <u>3 vehicles</u>
		5	5	4	3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	6	Constructed	Constructed	Map of the premises
		5		6	NIL	Plot	
<b>Total Marks</b>		<b>100</b>	<b>77</b>	<b>67</b>	<b>Qualified / Disqualified</b>		

MCB  
UBL  
Meega

Note Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zahid  
Admin Division  
Date \_\_\_\_\_

Dilshad Hussain Khan  
Finance Division

Muhammad Farooq  
Operations Division  
Not back soon available

Signatures Premises Committee

Group Head ( )  
Date \_\_\_\_\_

Member  
VP-GRHS Office

Member  
VP. GBH Office



Premises Evaluation Performance

Location Lea Market Date 27/02/2012

Bidder Property Link Pay Order No. 1847155 Ref. 19

0300-2179077 Provision of Emergency Exit Door (Yes/\*No)


2


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	For Branches in Rural / Interior Areas	
1	Location	40	40	30	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property  4400 sq.ft.
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5	5	5	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15			5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10	10	8	3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10			1 Year		Details
		7	7	7	2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10			Above 4 Vehicles	3 Vehicles	Numbers  3-4 vehicles
		5	5	3	3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
					Qualified / Disqualified.		
<b>Total Marks</b>		100	77	63			


Soni  
HNB  
Meerut

Note Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee


  
M. Zeeshan Zehid  
Admin Division  
Date \_\_\_\_\_


  
Dilshad Hussain Khan  
Finance Division

  
Muhammad Farooq  
Operations Division

Signatures Premises Committee

Group Head ( )  
Date \_\_\_\_\_

  
A. Soorw.  
Member  
VP. GRH Office

  
Member  
VP. GRH Office

Premises Evaluation Performa

Location Lea Market Date 27/02/2012

Bidder Dr. Shai'b Shal Pay Order No. 593765 Ref. 62 3

0333-2117291

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

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	35	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	15	15	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	2100 sq.ft
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15			5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10	10	7	3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10			1 Year		Details
		7			2 Years		
		3	3	3	3 Years ✓		
5	Parking Space (Dedicated to the premises)	10	10	2	Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
			88	72	Qualified / Disqualified		
<b>Total Marks</b>		<b>100</b>	<b>88</b>	<b>72</b>			

Macgan  
40 B  
AL Habib  
Soni

Note Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zahid  
Admin Division  
Date \_\_\_\_\_

Dilshad Hussain Khan  
Finance Division

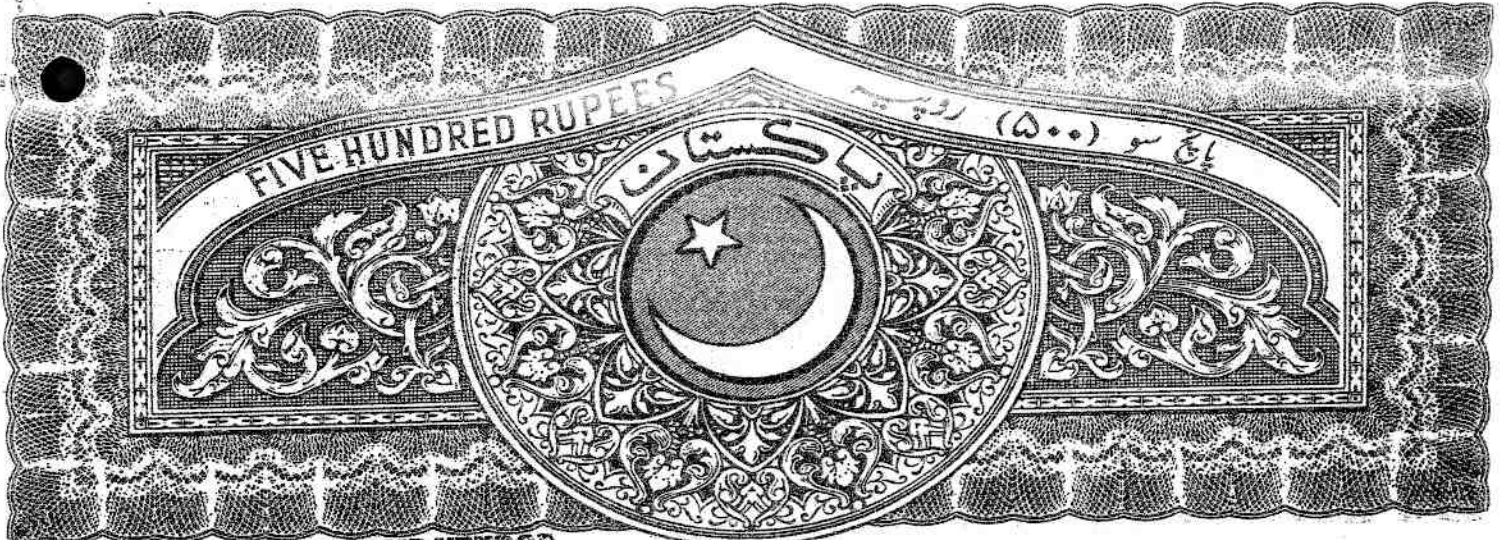
Muhammad Farooq  
Operations Division

Signatures Premises Committee

Group Head ( )  
Date \_\_\_\_\_

A. Soomro  
Member  
VP. GIBH (S) office.

Muhammad Raza  
Member  
VP GIBH



**MUHAMMAD ISMAIL STAMP VENDOR**  
 Lic. No. 362, Shop No. 44, Al-Rehman Plaza  
 Lucky Star, Saddar, Karachi

S.No. 219 Date 05 JUL 2012  
 Issue to with Address .....  
 Through with Address Sindh Bank  
 Purpose .....  
 Value Rs. 99 Attached .....  
 Stamp Vendor's Signature .....

**LEASE AGREEMENT**

This Lease Agreement is made at \_\_\_\_\_ on this 17<sup>th</sup> day of July 2012.

**BETWEEN**

Mr. Shadab Ishtiaq S/o Ishtiaq Ahmed, Muslim, adult, holding CNIC No.42201-3405034-3, R/o. 702-A, Royal Arcade, KDA Scheme No.1, Karachi. (hereinafter referred to as the "Lessor") which expression shall, where the context so permits, means and includes its successors, administrators, executors and assigns) of the **ONE PART**;

**AND**

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

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Plot No.39/F, M.A.M.C.H. Society Karachi

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the premises measuring ground floor 986 sq.ft and basement 964 sq.ft Total 1950 sq.ft for opening of Muhammad Ali Society Branch Karachi. (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 both hereby demise upon the Lessee the Demised Premises for a term of Ten (10) years commencing from 20/7/2012 and ending on 19/7/2022.

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

- Term
1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Ten (10) years commencing from 20/7/2012 and ending on 19/7/2022 (both days inclusive). subject to handing over possession of the Premises.
- Rent
2. The monthly rent of the Demised Premises for the first three years will be Rs.425,000/- (Rupees Four Hundred Twenty Five Thousand only) which shall be subject to 25% increase on expiry of every three years.
- Advance Rent/  
Subsequent Rent
3. The Lessee will pay to the Lessor an advance rent of Rs.15,300,000/- (Rupees Fifteen Million Three Hundred Thousand only) equal to 36 months advance rent starting on the date of taking over physical possession of the Demised Premises. The advance rent will be adjustable 100% from the monthly rent of 36 months. After three years the rent will be paid on monthly basis. 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/- 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 of its intention to do so and Lessor shall return the rent for the unexpired period to the Lessee on the day the Lessee delivers possession of the Demised Premises to the Lessor.
- Ejectment
6. The Lessor hereby expressly waives all their 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.

**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 or its branch office only;
  - iii) Pay on or before the due date all water, sewerage, electricity, gas and telephone bills and any incidental charges or amounts claimed in respect thereof pertaining to the term of lease hereunder and handover copies of bills to the 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
- OR
- v) On earlier termination of the lease as provided herein above in the same condition in which it was handed over to Lessee; except normal wear and tear;
  - vi) Carry out at its cost civil and/or electrical repair work as may be necessary for restoration and rehabilitation of the Demised Premises to the same condition when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease;
  - vii) Not carry out any structural alterations to the Demised Premises without the permission of the Lessor save those expressly authorized hereunder.

**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) To provide NOCs to the Bank for onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises;
- iii) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- iv) Allow the Lessee to construct toilet(s) and one kitchen in the Demised Premises as per its requirement;
- v) Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the Demised Premises;
- vi) Allow provision of electricity generator and provide suitable space for the same in the Demised Premises;
- vii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- viii) 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;
- ix) 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;



- x) Allow installation of standing AC and / or split units on the walls or any other suitable location of the Demised Premises including the roof top;
- xi) Allow the placement of Lessee's neon signs on the roof top and walls of the Demised Premises;
- xii) 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;
- xiii) 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;
- xiv) 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;
- xv) 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.
- xvi) Provide electricity connection at the Demised Premises with 30 KVA Transformer OR 25 Kilo Watt load with 90 Ampere 3 (three) phase meter and in case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility; If the required load is not arranged by the Lessor within 45 days from the date of the possession of demised premises the Lessee will have right to deduct the rent for the period the said obligation is met from the retained amount of advance rent as per clause 3 above.
- xvii) Provide at his expense sweet water connection;
- xviii) Provide at his expense sewerage line (outer point);

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

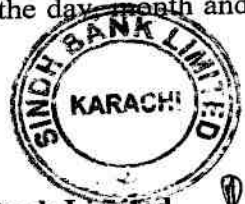
**LESSOR**

*I.K.*

Name : Shadab Ishtiaq  
 S/o : Ishtiaq Ahmed  
 CNIC : 42201-3405034-3

**LESSEE**

Sindh Bank Limited  
 For & behalf of Sindh Bank Limited



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

Shahzad Begg  
 SVP & Head of Administration  
 CNIC. 37405-9733476-7

**WITNESSES**

Full Name: *Fayyaz Ahmad Mala*  
 Signature: *[Handwritten Signature]*  
 NIC No.: *42201-340636-3*  
 Address: *D-076 Phase 3B, Feroze Park, G.D.M.*

Full Name: *Muhammad Ghobad Suler*  
 Signature: *[Handwritten Signature]*  
 NIC No.: *42201-0712419-7*  
 Address: *Head office, Sindh Bank Ltd.*

Premises Evaluation Performance

Location Mohd. Ali Society Date 27/02/2012

Bidder Well Time Pay Order No. 04428169 Ref. 27

0300-2056799

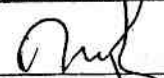
Provision of Emergency Exit Door (Yes/\*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location.	40	40	30	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property  1924 sq.ft 5th fl
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5	5	5	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	15	8	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand - Advance Rent)	10	10	10	1 Year ✓		Details
		7			2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10	10	5	Above 4 Vehicles	3 Vehicles	Numbers 6 vehicles
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	5	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		100	90	63	Qualified / Disqualified		

Summit  
NBP  
UBL  
ABL  
KASB

Note Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

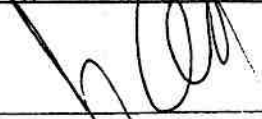
Signatures Evaluation Committee


  
M. Zeeshan Zahid  
Admin Division  
Date \_\_\_\_\_

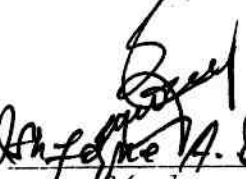
  
Dilshad Hussain Khan  
Finance Division  
Date \_\_\_\_\_

  
Muhammad Farooq  
Operations Division  
Date \_\_\_\_\_

Signatures Premises Committee

  
Group Head ( )  
Date \_\_\_\_\_

  
Member  
Muhammad Rafiq  
Date \_\_\_\_\_

  
Member  
A. Samra  
Date \_\_\_\_\_

**Premises Evaluation Performa**

Location M. Ali Society Date 27/02/2012

Bidder Muhammad Ishtiaq Pay Order No. 2542599 Ref. 37

0331-2801904

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

**2**

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	For Branches in Rural / Interior Areas	
1	Location	40	40		On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	15		2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property  2200 sq.ft
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	10		5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10	3		1 Year		Details
		7			2 Years		
		3			3 Years <input checked="" type="checkbox"/>		
5	Parking Space (Dedicated to the premises)	10	10		Above 4 Vehicles	3 Vehicles	Numbers  6 Vehicles
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10		Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		100	88		<b>Qualified / Disqualified</b>		

ABL  
HBL  
SCB

**Note** Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

**Signatures Evaluation Committee**

M. Zeeshan Zahid  
Admin Division  
Date \_\_\_\_\_

Dilshad Hussain Khan  
Finance Division

Muhammad Farooq  
Operations Division

**Signatures Premises Committee**

Group Head ( )  
Date \_\_\_\_\_

Member  
muhammad Rajwan  
VP, GIBTA Office

Member  
A. Gombro  
VP, GIBTA (S) Office.



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	For Branches in Rural / Interior Areas	
1	Location	40	40	40	On main location (Bank's business point of view)		Rs. 450/- 2200 sq. ft. Rs. 205/- Site Plan 2900 sq. ft. add
		5			Away / Stride the main location		
2	Area	15	15	15	2000 sq. ft. to 2500 sq. ft.	1200 sq. ft. to 2000 sq. ft.	Title document of the property 2200 sq. ft. SN. #
		10			Above 2500 sq. ft. to 3500 sq. ft.	Above 2000 sq. ft. to 2500 sq. ft.	
		5			Below 2000 sq. ft. or Above 3500 sq. ft.	Below 1200 sq. ft. or Above 2500 sq. ft.	
3	Other Banks in Close Proximity	15	10	6	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10	3	3	1 Year		Details
		7			2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10	10	5	Above 4 Vehicles	3 Vehicles	Numbers 6 Vehicles
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	1	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
Total Marks		100	88	74	Qualified / Disqualified		

**Note** Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zahid  
Admin Division  
Date \_\_\_\_\_

Dilshad Hussain Khan  
Finance Division

Muhammad Farooq  
Operations Division

Signatures Premises Committee

Group Head ( )  
Date \_\_\_\_\_

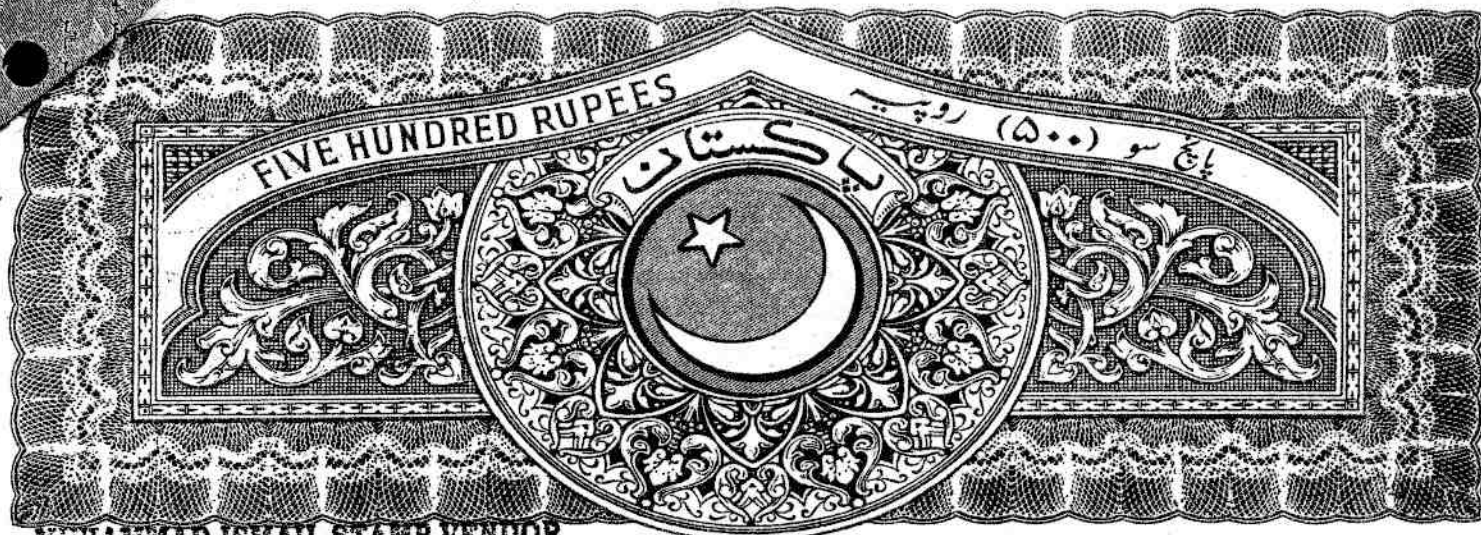
Member  
muhammad Rafiq  
v.p. GBH Office

Member  
Muhammad Farooq  
v.p. GBH Office

1. S. AFZAL HASIMI  
2. SYED AFZAL HASIMI  
S/O SYED ZAHID HASIMI

Notary Public

18 JAN 1991



**MUHAMMAD ISMAIL STAMP VENDOR**

Lib. No. 362, Shop No. 44, Al-Rehman Plaza

Lucky Star, Caddar, Karachi

S.No. \_\_\_\_\_ Date: \_\_\_\_\_

Issue to with Address \_\_\_\_\_

Through with Address \_\_\_\_\_

Purpose \_\_\_\_\_

Value Rs \_\_\_\_\_ Attached \_\_\_\_\_

Stamp Vendor's Signature \_\_\_\_\_

19 MAY 2012

*Sindh Bank*

### LEASE AGREEMENT

This Lease Agreement is made at \_\_\_\_\_ on this 29th day of May 2012.

### BETWEEN

Mr. Nanik Ram S/o Khaim Chand, Hindu, adult, holding CNIC No.45101-1447029-9, R/o. House No.D-74, Chuttlani Mohallah, Daharki (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 Property Survey No.446, situated in Deh Dharki Tapo Daharki, Taluka Daharki, District Ghotki.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the premises measuring **Total 2300 sq.ft.** for opening of Dharki Branch. (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:



Contd....P/2

*Nanik Ram*

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 both hereby demise upon the Lessee the Demised Premises for a term of Ten (10) years commencing from 1/6/2012 and ending on 31/5/2022.

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

Term

1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Ten (10) years commencing from 1/6/2012 and ending on 31/5/2022 (both days inclusive). subject to handing over possession of the Premises.

Rent

2. The monthly rent of the Demised Premises for the first three years will be Rs.68,000/- (Rupees Sixty Eight Thousand only) which shall be subject to 25% increase on expiry of every three years.

Advance Rent/  
Subsequent Rent

3. The Lessee will pay to the Lessor an advance rent of Rs.2,448,000/-(Rupees Two Million Four Hundred Forty Eight Thousand only) equal to 36 months advance rent starting on the date of taking over physical possession of the Demised Premises. The advance rent will be adjustable 100% from the monthly rent of 36 months. After three years the rent will be paid on monthly basis. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises.

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 of its intention to do so and Lessor shall return the rent for the unexpired period to the Lessee on the day the Lessee delivers possession of the Demised Premises to the Lessor.

Ejectment

6. The Lessor hereby expressly waives all their 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 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 and other documents including construction approval etc., 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 with in 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 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;



Contd....P/3

*Not a part*

- ii) Use the Demised Premises for exclusive purpose of its office or its branch office only;
  - iii) Pay on or before the due date all water, sewerage, electricity, gas and telephone bills and any incidental charges or amounts claimed in respect thereof pertaining to the term of lease hereunder and handover copies of bills to the 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
- OR
- v) On earlier termination of the lease as provided herein above in the same condition in which it was handed over to Lessee; except normal wear and tear;
  - vi) Carry out at its cost civil and/or electrical repair work as may be necessary for restoration and rehabilitation of the Demised Premises to the same condition when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease;
  - vii) Not carry out any structural alterations to the Demised Premises without the permission of the Lessor save those expressly authorized hereunder.

**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) To provide NOCs to the Bank for onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises;
- iii) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- iv) Allow the Lessee to construct toilet(s) and one kitchen in the Demised Premises as per its requirement;
- v) Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the Demised Premises;
- vi) Allow provision of electricity generator and provide suitable space for the same in the Demised Premises;
- vii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- viii) 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;
- ix) 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;



*Not to be used*



- x) Allow installation of standing AC and / or split units on the walls or any other suitable location of the Demised Premises including the roof top;
- xi) Allow the placement of Lessee's neon signs on the roof top and walls of the Demised Premises;
- xii) 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;
- xiii) 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;
- xiv) 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;
- xv) Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement,
- xvi) Provide electricity connection at the Demised Premises with 25 KVA Transformer OR 15 Kilo Watt load with 90 Ampere 3 (three) phase meter and in case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility;
- xvii) Provide at his expense sweet water connection;
- xviii) Provide at his expense sewerage line (outer point);

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

**LESSOR**

*Mog Wate*

Name : Nanik Ram  
 S/o : Khaim Chand  
 CNIC : 45101-1447029-9

**LESSEE**

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

*Syed Assad Ali*

Syed Assad Ali  
 SVP & Regional Head  
 CNIC. 42000-0503790-5

*Shahzad Begg*

Shahzad Begg  
 SVP & Head of Administration  
 CNIC. 37405-9733476-7

**WITNESSES**

Full Name: *M. Khalid Saleem*  
 Signature: *[Signature]*  
 NIC No.: *42201-0712419-7*  
 Address : *Head office  
 Sindh Bank Ltd*

Full Name: *Laisal Majeed*  
 Signature: *[Signature]*  
 NIC No.: *42101-1834791-3*  
 Address : *HOK Sindh  
 Bank Limited*



Premises Evaluation Performa

Location Dehau Ki Date 27/02/2012

Bidder M. Rashid Pay Order No. 15173 Ref. 70

1

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

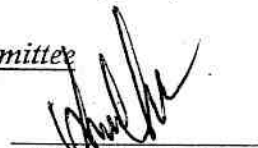
S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural/ Interior Areas	
1	Location	40	40	32	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	15	10	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	5	10	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10	3	3	1 Year		Details
		7			2 Years		
		3			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	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
Total Marks		100	83	75	Qualified / Disqualified		

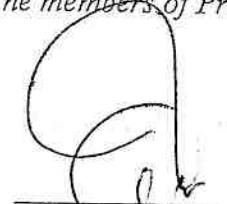
*Notation Saving Kharch*

Note Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

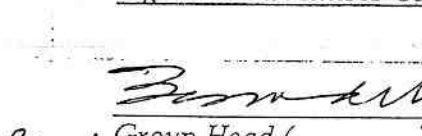
Signatures Evaluation Committee

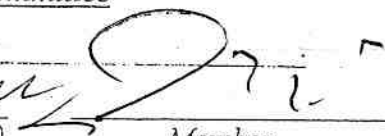
  
 M. Zeeshan Zahid  
 Admin Division  
 Date \_\_\_\_\_

  
 Dilshad Hussain Khan  
 Finance Division

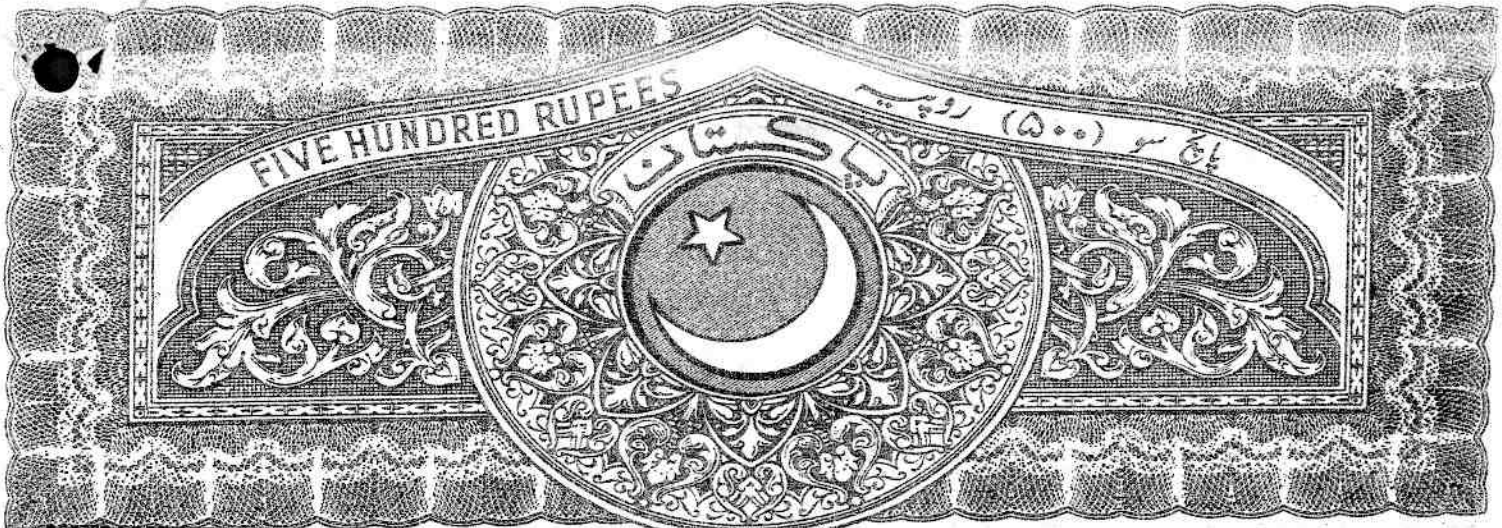
  
 Muhammad Farooq  
 Operations Division

Signatures Premises Committee

  
 Group Head ( )  
 Date \_\_\_\_\_

  
 Member

  
 Member



**MUHAMMAD ISMAIL STAMP VENDOR**

Lic. No. 302, Shop No. 44, Al-Rehman Plaza

Lucknow, Saddar, Karachi

S.No. 4971 Date 15 APR 2012  
 Issue to with Address .....  
 Through with Address Brneth Bank  
 Purpose .....  
 Value Rs. 500 Attached .....  
 Stamp Vendor's Signature [Signature]

**LEASE AGREEMENT**

This Lease Agreement is made at \_\_\_\_\_ on this 18 day of June 2012.

**BETWEEN**

Mr. Omesh Kumar S/o Seth Perso Mal, Hindu, minor, through their Father/Attorney Mr.Seth Perso Mal S/o .Dodo Mal Hindu, adult. holding CNIC No. 44203-2491891-5, R/o. Mhullah Mali ward No.6, Sanghar . (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 Plot No. A-8, City Survey No.124/A-8, Co-operative Housing Society Sanghar.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the premises measuring **2500 sq.ft.** (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:



Contd....P/2

[Handwritten signature]

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

In consideration of the Lessee paying the rent herein after reserved in the manner hereinafter mentioned and the covenants hereinafter written to be observed by the Lessor and the Lessee, the Lessor both hereby demise upon the Lessee the Demised Premises for a term of Ten (10) years commencing from 22/6/2012 OR from the date of possession of the property, whichever is later.

**SECTION - I**

**(GENERAL TERMS)**

1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Ten (10) years commencing from the date of possession of the property.
2. The monthly rent of the Demised Premises for the first three years will be Rs.68,000/- (Rupees Sixty Eight Thousand only) which shall be subject to 25% increase on expiry of every three years.
3. The Lessee will pay to the Lessor an advance rent of Rs.2,448,000/- (Rupees Two Million Four Hundred Forty Eight Thousand only) equal to 36 months advance rent starting on the date of taking over physical possession of the Demised Premises. The advance rent will be adjustable 100% from the monthly rent of 36 months. After three years the rent will be paid on monthly basis. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises.
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.
5. The Lessee shall have a right to terminate this Agreement upon giving to the Lessor 90 days' notice in writing of its intention to do so and Lessor shall return the rent for the unexpired period to the Lessee on the day the Lessee delivers possession of the Demised Premises to the Lessor.
6. The Lessor hereby expressly waives all their 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.
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.

**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;



Contd....P/3

*[Handwritten signature]*



- ii) Use the Demised Premises for exclusive purpose of its office or its branch office only;
  - iii) Pay on or before the due date all water, sewerage, electricity, gas and telephone bills and any incidental charges or amounts claimed in respect thereof pertaining to the term of lease hereunder and handover copies of bills to the 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
- OR
- v) On earlier termination of the lease as provided herein above in the same condition in which it was handed over to Lessee; except normal wear and tear;
  - vi) Carry out at its cost civil and/or electrical repair work as may be necessary for restoration and rehabilitation of the Demised Premises to the same condition when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease;
  - vii) Not carry out any structural alterations to the Demised Premises without the permission of the Lessor save those expressly authorized hereunder.

**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 hereby agrees to complete the structure of the premises within 45 days from the date hereof so that the same could be used by the Lessee for its banking business. In the event of Lessor's failure to complete the premises as aforesaid the Lessee will have the right to terminate the agreement without any further notice.
- iii) To provide NOCs to the Bank for onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises;
- iv) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- v) Allow the Lessee to construct toilet(s) and one kitchen in the Demised Premises as per its requirement;
- vi) Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the Demised Premises;
- vii) Allow provision of electricity generator and provide suitable space for the same in the Demised Premises;
- viii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- ix) 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;
- x) 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;

- xi) Allow installation of standing AC and / or split units on the walls or any other suitable location of the Demised Premises including the roof top;
- xii) Allow the placement of Lessee's neon signs on the roof top and walls of the Demised Premises;
- xiii) 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;
- xiv) 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;
- xv) 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;
- xvi) Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement,
- xvii) Provide electricity connection at the Demised Premises with 25 KVA Transformer OR 15 Kilo Watt load with 90 Ampere 3 (three) phase meter and in case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility;
- xviii) Provide at his expense sweet water connection;
- xix) Provide at his expense sewerage line (outer point);

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

**LESSOR**

*Seth Perso Mal*

Name : Seth Perso Mal  
S/o : Dodo Mal  
CNIC : 44203-2491891-5  
For and behalf of  
Mr. Omesh Kumar

**LESSEE**

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

*Syed Assad Ali*

Syed Assad Ali  
SVP & Regional Head  
CNIC. 42000-0503790-5

*Shahzad Begg*

Shahzad Begg  
SVP & Head of Administration  
CNIC. 37405-9733476-7

**WITNESSES**

Full Name: M. Rashid.  
Signature: *Rashid*  
NIC No.: 44206-30448609  
Address : \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Full Name: Muhammad Ghafiq Baloch  
Signature: *Muhammad Ghafiq Baloch*  
NIC No.: 42301-0712419-7  
Address : Sindh Bank  
Head Office  
\_\_\_\_\_

Qualified  
Premises Evaluation Performa

Location Sanghvi Date 27/02/2012  
Bidder M. Rashid Pay Order No. 3604 Ref. 67

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

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	34	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	10	5	2000 sq.ft. to 2500 sq.ft.*	1200 sq.ft. to 2000 sq.ft.	Title document of the property  2500 sq.ft. 500 sq.ft.
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	10	15	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10	3	3	1 Year		Details
		7			2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10	10*	5	Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10*	10	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
Total Marks		100	83	72	Qualified / Disqualified		

Hecza  
Soneri  
AL-Flc

Note Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zaid  
Admin Division  
Date \_\_\_\_\_

Dilshad Hussain Khan  
Finance Division

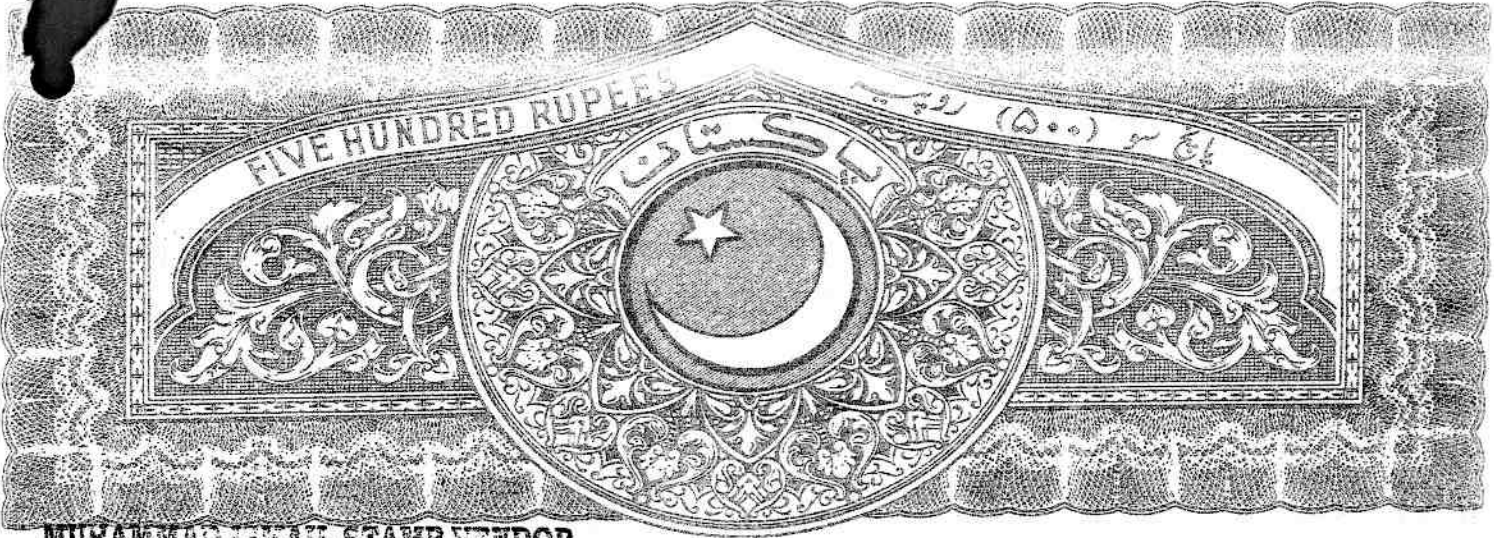
Muhammad Farooq  
Operations Division

Signatures Premises Committee

Group Head ( )  
Date \_\_\_\_\_

Member

Member



**MUHAMMAD ISMAIL STAMP VENDOR**

Lic. No. 34, Shop No. 44, Al-Rehman Plaza

Opp. S.I. Saddar, Karachi

25 APR 2012

S.No. 4329 Date

Issue Through Address

Through With Address *Sindh Bank*

Purpose

Value Rs. *500* Attached

Stamp Vendor's Signature *[Signature]*

**LEASE AGREEMENT**

This Lease Agreement is made at \_\_\_\_\_ on this 10 day of May 2012.

**BETWEEN**

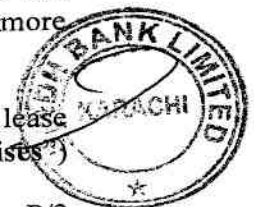
1) Mr. Mukesh Kumar alias Ashok Kumar S/o (late) Bheeman Dass. , Hindu, adult, holding CNIC No.43104-2579997-5, R/o. Geswani Muhallah, Kashmore, District Kandhkot and Attorney of 2) Mrs. Kirshana Bai W/o (late) Bheeman Dass. , Hindu, adult, holding CNIC No.43104-0534281-0, R/o. Hindu Muhallah, Kashmore, District Kandhkot, and 3) Mr. Mansukh Dass S/o (late) Bheeman Dass. , Hindu, adult, holding CNIC No.43504-0342546-7, R/o. Hindu Muhallah, Kashmore, District Kandhkot (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**

*Mukesh Kumar*  
*B. K. Geswani*  
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 Commercial Plot Jaryan No.874/28-3-07 situated at Main Road Kashmore Town, Deh Pako Kashmore, Talika and District Kashmore, measuring 3984-0 sq.ft.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the premises measuring **2250 sq.ft.** (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 both hereby demise upon the Lessee the Demised Premises for a term of Ten (10) years commencing from 26/6/2012 OR from the date of possession of the property, whichever is later.

**SECTION - I**

**(GENERAL TERMS)**

- erm
- ent
- Advance Rent/  
Subsequent Rent
- Renewal of Lease
- Termination
- Ejectment
- Indemnity
1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Ten (10) years commencing from the date of possession of the property.
  2. The monthly rent of the Demised Premises for the first three years will be Rs.63,000/- (Rupees Sixty Three Thousand only) which shall be subject to 25% increase on expiry of every three years.
  3. The Lessee will pay to the Lessor an advance rent of Rs.2,268,000/- (Rupees Two Million Two Hundred Sixty Eight Thousand only) equal to 36 months advance rent starting on the date of taking over physical possession of the Demised Premises. The advance rent will be adjustable 100% from the monthly rent of 36 months. After three years the rent will be paid on monthly basis. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises.
  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.
  5. The Lessee shall have a right to terminate this Agreement upon giving to the Lessor 90 days' notice in writing of its intention to do so and Lessor shall return the rent for the unexpired period to the Lessee on the day the Lessee delivers possession of the Demised Premises to the Lessor.
  6. The Lessor hereby expressly waives all their 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.
  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 whatsoever.

**SECTION - II**

**(LESSEE'S COVENANTS)**

*Ashok*  
*B. K. Jaffer*

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

**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 hereby agrees to complete the structure of the premises within 45 days from the date hereof so that the same could be used by the Lessee for its banking business. In the event of Lessor's failure to complete the premises as aforesaid the Lessee will have the right to terminate the agreement without any further notice.
- iii) To provide NOCs to the Bank for onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises;
- iv) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- v) Allow the Lessee to construct toilet(s) and one kitchen in the Demised Premises as per its requirement;
- vi) Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the Demised Premises;
- vii) Allow provision of electricity generator and provide suitable space for the same in the Demised Premises;
- viii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- ix) 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;
- x) 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;



- xi) Allow installation of standing AC and / or split units on the walls or any other suitable location of the Demised Premises including the roof top;
- xii) Allow the placement of Lessee's neon signs on the roof top and walls of the Demised Premises;
- xiii) 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;
- xiv) 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;
- xv) 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;
- xvi) Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement,
- xvii) Provide electricity connection at the Demised Premises with 15 KVA Transformer OR 25 Kilo Watt load with 90 Ampere 3 (three) phase meter and in case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility;
- xviii) Provide at his expense sweet water connection;
- xix) Provide at his expense sewerage line (outer point);

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

**LESSOR**

**LESSEE**



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

*Ashok  
B. Dass*

*Syed Assad Ali*

Name : Mukesh Kumar alias Ashok Kumar  
S/o : Late Bheeman Dass  
CNIC : 43104-2579997-5  
Self and behalf of  
Mrs. Kirshana Bai  
Mr. Mansukh Dass

Syed Assad Ali  
SVP & Regional Head  
CNIC. 42000-0503790-5

*Shahzad Begg*  
Shahzad Begg  
SVP & Head of Administration  
CNIC. 37405-9733476-7

**WITNESSES**

Full Name: Lata B. Shik  
Signature: [Signature]  
NIC No.: 431035833689  
Address : \_\_\_\_\_  
\_\_\_\_\_

Full Name: FAISAL MUJEEB  
Signature: [Signature]  
NIC No.: 42101-18347913  
Address : Cok Sindh Bank Ltd  
\_\_\_\_\_

**Premises Evaluation Performa**

Location Kashmore Date 22/02/2012  
 Bidder M. Rashid Pay Order No. 15522 Ref. 43

①


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

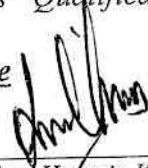
S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	36	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	15		2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property  2000 sq.ft
		10		10	Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15		15	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5	5		2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10			1 Year		Details
		7			2 Years		
		3	3	3	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	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5	5		NIL	Plot	
<b>Total Marks</b>		100	78	79	Qualified / Disqualified		


HCB  
NBF

**Note** Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".


**Signatures Evaluation Committee**

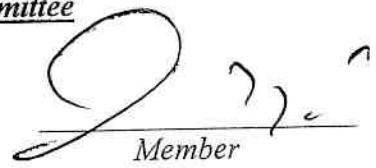
  
 M. Zeeshan Zahid  
 Admin Division  
 Date \_\_\_\_\_

  
 Dilshad Hussain Khan  
 Finance Division

  
 Muhammad Farooq  
 Operations Division

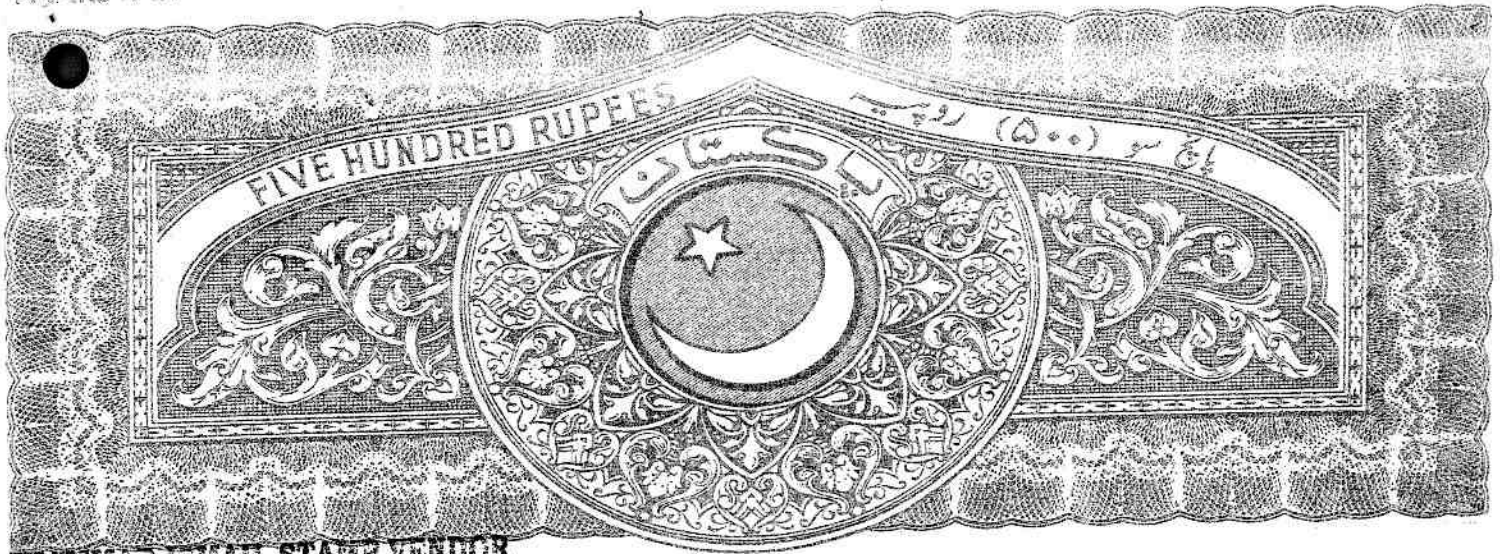
**Signatures Premises Committee**

  
 Group Head (Sindh)  
 Date \_\_\_\_\_

  
 Member

  
 Member





**MUHAMMAD ISMAIL STAMP VENDOR**  
 Plot No. 302, Shop No. 04, Al-Rahman Plaza  
 Saddar, Karachi  
 To: 4922 Date: .....  
 Due to with Address: .....  
 Rough with Address: *Sindh Bank*  
 Price Rs. *250* Attached: .....  
 Stamp Vendor's Signature: *[Signature]*

25 APR 2012

**LEASE AGREEMENT**

This Lease Agreement is made at \_\_\_\_\_ on this 30<sup>th</sup> day of April 2012.

**BETWEEN**

Mr. Abdul Nabi S/o Muhammad Maloke, Muslim, adult, holding CNIC No. 43105-9651067-3, R/o. House No.26, Ward No.7, Shah Faisal Colony, Thul, District Jacobabad. (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 Property bearing Survey No.484 situated at Kandhkot Road, Thul District Jacobabad.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the premises measuring 2000 sq.ft. (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:

Contd....



*[Handwritten signature]*

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

In consideration of the Lessee paying the rent herein after reserved in the manner hereinafter mentioned and the covenants hereinafter written to be observed by the Lessor and the Lessee, the Lessor both hereby demise upon the Lessee the Demised Premises for a term of Ten (10) years commencing from 16/6/2012 and ending on 15/6/2022.

**SECTION - I**

**(GENERAL TERMS)**

1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Ten (10) years commencing from 16/6/2012 and ending on 15/6/2022 (both days inclusive). subject to handing over possession of the Premises.
2. The monthly rent of the Demised Premises for the first three years will be Rs.55,000/- (Rupees Fifty Thousand only) which shall be subject to 25% increase on expiry of every three years.
3. The Lessee will pay to the Lessor an advance rent of Rs.1,980,000/- (Rupees One Million Nine Hundred Eighty Thousand only) equal to 36 months advance rent starting on the date of taking over physical possession of the Demised Premises. The advance rent will be adjustable 100% from the monthly rent of 36 months. After three years the rent will be paid on monthly basis. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises.
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.
5. The Lessee shall have a right to terminate this Agreement upon giving to the Lessor 90 days' notice in writing of its intention to do so and Lessor shall return the rent for the unexpired period to the Lessee on the day the Lessee delivers possession of the Demised Premises to the Lessor.
6. The Lessor hereby expressly waives all their 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.
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.

**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;



Contd....P/3

*Amir*

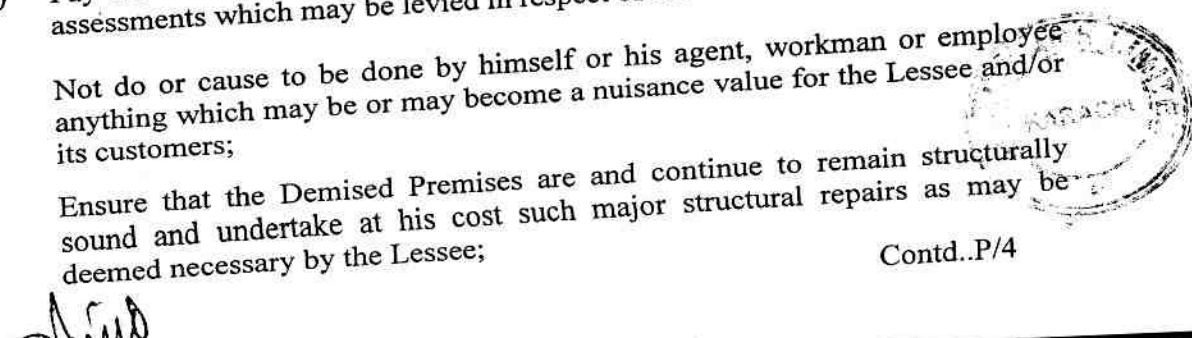
- : 3 :-
- ii) Use the Demised Premises for exclusive purpose of its office or its branch office only;
  - iii) Pay on or before the due date all water, sewerage, electricity, gas and telephone bills and any incidental charges or amounts claimed in respect thereof pertaining to the term of lease hereunder and handover copies of bills to the 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
  - OR
  - v) On earlier termination of the lease as provided herein above in the same condition in which it was handed over to Lessee; except normal wear and tear;
  - vi) Carry out at its cost civil and/or electrical repair work as may be necessary for restoration and rehabilitation of the Demised Premises to the same condition when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease;
  - vii) Not carry out any structural alterations to the Demised Premises without the permission of the Lessor save those expressly authorized hereunder.

**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 hereby agrees to complete the structure of the premises within 45 days from the date hereof so that the same could be used by the Lessee for its banking business. In the event of Lessor's failed to complete the premises as aforesaid the Lessee will have the right to terminate the agreement without any further notice.
- iii) To provide NOCs to the Bank for onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises;
- iv) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- v) Allow the Lessee to construct toilet(s) and one kitchen in the Demised Premises as per its requirement;
- vi) Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the Demised Premises;
- vii) Allow provision of electricity generator and provide suitable space for the same in the Demised Premises;
- viii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- ix) 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;
- x) 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;


Contd..P/4



- xi) Allow installation of standing AC and / or split units on the walls or any other suitable location of the Demised Premises including the roof top;
- xii) Allow the placement of Lessee's neon signs on the roof top and walls of the Demised Premises;
- xiii) 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;
- xiv) 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;
- xv) 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;
- xvi) Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement,
- xvii) Provide electricity connection at the Demised Premises with 15 KVA Transformer OR 25 Kilo Watt load with 90 Ampere 3 (three) phase meter and in case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility;
- xviii) Provide at his expense sweet water connection;
- xix) Provide at his expense sewerage line (outer point);


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

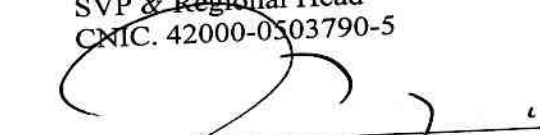
**LESSOR**

  
 Name : Abdul Nabi  
 S/o : Muhammad Maloke  
 CNIC : 43105-9651067-3

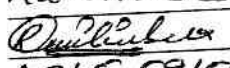
**LESSEE**

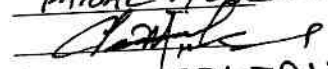
**Sindh Bank Limited**  
**For & behalf of Sindh Bank Limited**

  
 Syed Assad Ali  
 SVP & Regional Head  
 CNIC. 42000-0503790-5

  
 Shahzad Begg  
 SVP & Head of Administration  
 CNIC. 37405-9733476-7

**WITNESSES**

Full Name: Rahim Begg  
 Signature:   
 NIC No.: 43105-5915595-9  
 Address: Mahala Shale faisal  
colony, Chul  
Piritt, J.C.D.

Full Name: FAISAL MUTEER  
 Signature:   
 NIC No.: 42101-1834791-3  
 Address: Corr Sindh  
Rande





Premises Evaluation Performa

Location Thail Date 27/02/2012

Bidder M. Rashid Pay Order No. 3601 Ref. 71

①

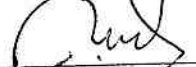
*Provision of Emergency Exit Door (Yes/\*No)*


S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40		35	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15		15	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5	5		Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15		15	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand - Advance Rent)	10		3	1 Year		Details
		7			2 Years		
		3			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	Condition of Property	10		5	Constructed	Constructed	Map of the premises
		5	5		NIL	Plot	
Total Marks		100	23	83	Qualified / Disqualified		

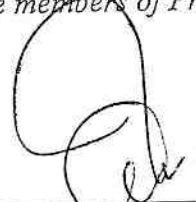
ABL

Note Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

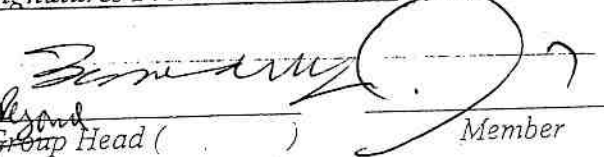
Signatures Evaluation Committee

  
 M. Zeeshan Zahid  
 Admin Division  
 Date \_\_\_\_\_

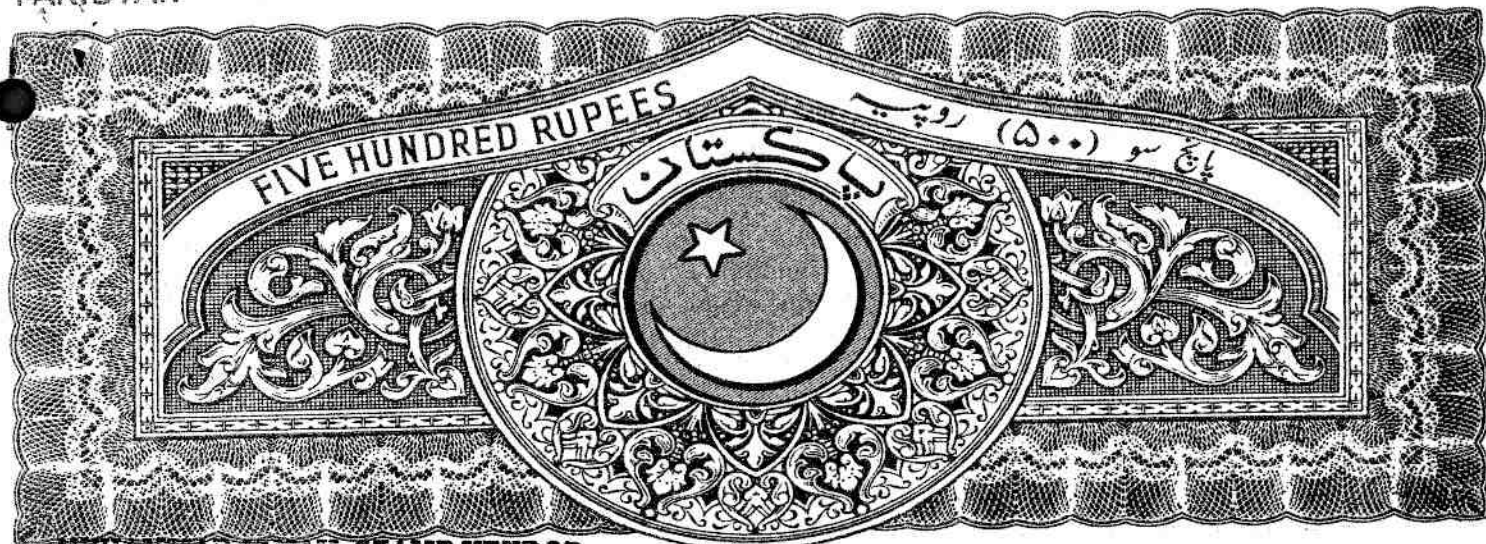
  
 Dilshad Hussain Khan  
 Finance Division

  
 Muhammad Farooq  
 Operations Division

Signatures Premises Committee

  
 Group Head ( )  
 Date \_\_\_\_\_

  
 Member



**MUHAMMAD ISMAIL STAMP VENDOR**

Lic. No. 362, Shop No. 44, Al-Rehman Plaza

4925 Lucky Star, Saddar, Karachi

25 APR 2012

S.No. \_\_\_\_\_ Date \_\_\_\_\_

Issue to with Address \_\_\_\_\_

Through with Address \_\_\_\_\_

Purpose \_\_\_\_\_

Value Rs. \_\_\_\_\_ Attached \_\_\_\_\_

Stamp Vendor's Signature \_\_\_\_\_

**LEASE AGREEMENT**

This Lease Agreement is made at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ 2012.

**BETWEEN**

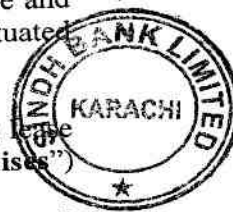
Mr. Aneel Kumar S/o Chandoo Mal, Hindu, adult, holding CNIC No.41302-3076497-7, R/o. House No.D-129, Madrasa Muhalla Mirpur Mathelo, Taluka Mirpur Mathelo, District Ghotki. (hereinafter referred to as the "**Lessor**") which expression shall, where the context so permits, means and includes its successors, 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 Plot bearing out of Survey No.24(2-01) Acres measuring 0-10 Ghuntas situated at Deh, Tapo Mirpur, Taluka Mirpur Mathelo District Ghotki.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the premises measuring **2200 sq.ft.** (hereinafter referred to as the "**Demised Premises**") on the terms and conditions as set forth hereunder:



*Aneel*

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 both hereby demise upon the Lessee the Demised Premises for a term of Ten (10) years commencing from 26/6/2012 OR from the date of possession of the property, whichever is later.

**SECTION - I**

**(GENERAL TERMS)**

- Term
1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Ten (10) years commencing from the date of possession of the property.
- Rent
2. The monthly rent of the Demised Premises for the first three years will be Rs.60,000/- (Rupees Sixty Thousand only) which shall be subject to 25% increase on expiry of every three years.
- Advance Rent/  
Subsequent Rent
3. The Lessee will pay to the Lessor an advance rent of Rs.2,160,000/-(Rupees Two Million One Hundred Sixty Thousand only) equal to 36 months advance rent starting on the date of taking over physical possession of the Demised Premises. The advance rent will be adjustable 100% from the monthly rent of 36 months. After three years the rent will be paid on monthly basis. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises.
- 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 of its intention to do so and Lessor shall return the rent for the unexpired period to the Lessee on the day the Lessee delivers possession of the Demised Premises to the Lessor.
- Ejectment
6. The Lessor hereby expressly waives all their 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.

**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;



Contd....P/3

*[Handwritten signature]*

- ii) Use the Demised Premises for exclusive purpose of its office or its branch office only;
  - iii) Pay on or before the due date all water, sewerage, electricity, gas and telephone bills and any incidental charges or amounts claimed in respect thereof pertaining to the term of lease hereunder and handover copies of bills to the 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
- OR
- v) On earlier termination of the lease as provided herein above in the same condition in which it was handed over to Lessee; except normal wear and tear;
  - vi) Carry out at its cost civil and/or electrical repair work as may be necessary for restoration and rehabilitation of the Demised Premises to the same condition when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease;
  - vii) Not carry out any structural alterations to the Demised Premises without the permission of the Lessor save those expressly authorized hereunder.

**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 hereby agrees to complete the structure of the premises within 45 days from the date hereof so that the same could be used by the Lessee for its banking business. In the event of Lessor's failure to complete the premises as aforesaid the Lessee will have the right to terminate the agreement without any further notice.
- iii) To provide NOCs to the Bank for onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises;
- iv) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- v) Allow the Lessee to construct toilet(s) and one kitchen in the Demised Premises as per its requirement;
- vi) Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the Demised Premises;
- vii) Allow provision of electricity generator and provide suitable space for the same in the Demised Premises;
- viii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- ix) 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;
- x) 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;





- xi) Allow installation of standing AC and / or split units on the walls or any other suitable location of the Demised Premises including the roof top;
- xii) Allow the placement of Lessee's neon signs on the roof top and walls of the Demised Premises;
- xiii) 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;
- xiv) 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;
- xv) 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;
- xvi) Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement,
- xvii) Provide electricity connection at the Demised Premises with 15 KVA Transformer OR 25 Kilo Watt load with 90 Ampere 3 (three) phase meter and in case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility;
- xviii) Provide at his expense sweet water connection;
- xix) Provide at his expense sewerage line (outer point);

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

**LESSOR**

**LESSEE**

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



*[Signature]*  
 Name : Aneel Kumar  
 S/o : Chandoo Mal  
 CNIC : 41302-3076497-7

*[Signature]*  
 Syed Assad Ali  
 SVP & Regional Head  
 CNIC. 42000-0503790-6

*[Signature]*  
 Shahzad Begg  
 SVP & Head of Administration  
 CNIC. 37405-9733476-7

**WITNESSES**

Full Name: *Muhammad Shabid Saleem*  
 Signature: *[Signature]*  
 NIC No.: *42301-0712419-7*  
 Address: *Head office  
Sindh Bank Ltd.*

Full Name: *Faisal Majeed*  
 Signature: *[Signature]*  
 NIC No.: *W0101-1834781-3*  
 Address: *Cor. Sindh  
Bank Ltd.*

*27/11/12*

Premises Evaluation Performance

Location Mirpur Malheo

Date 27/02/2012

Bidder M. Rashid

Pay Order No. 305

Ref. 66

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

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	40	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	10	10	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property <i>2500 sq.ft. (Plot)</i>
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	10	15	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10	3	3	1 Year		Details
		7			2 Years		
		3			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	Condition of Property	10	5	5	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
Total Marks		100	78	83	Qualified / Disqualified		

ALTA  
MCB  
Dami B.

*Note* Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zahid  
Admin Division  
Date \_\_\_\_\_

Dilshad Hussain Khan  
Finance Division

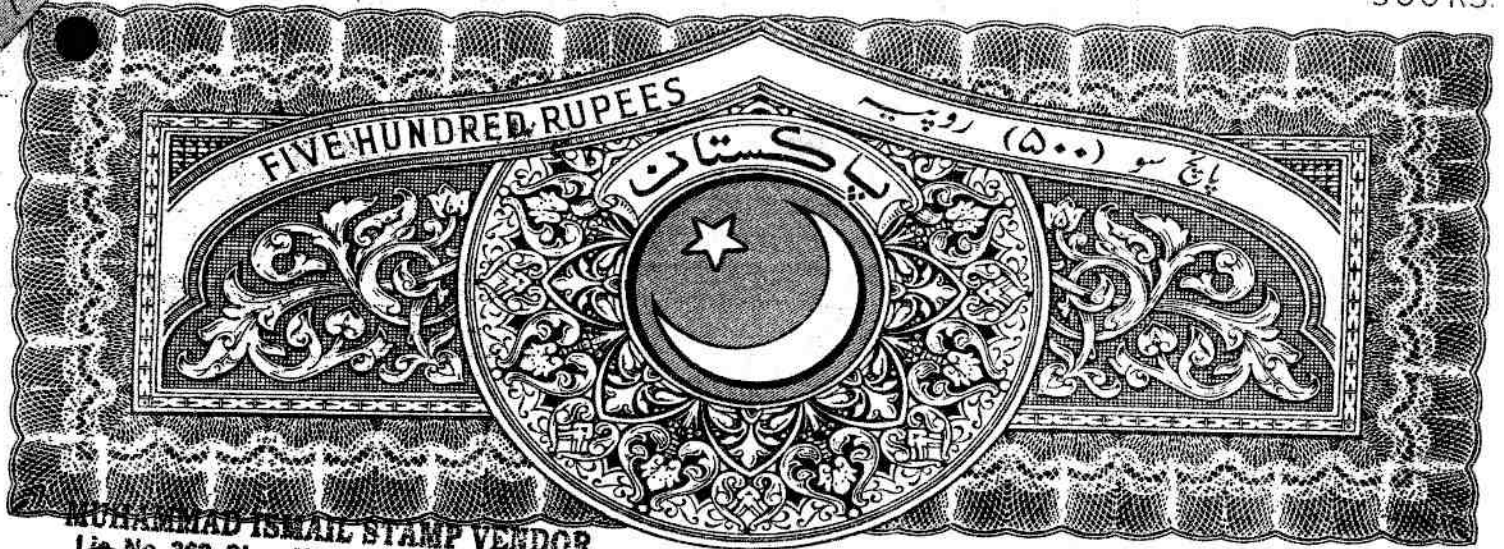
Muhammad Farooq  
Operations Division

Signatures Premises Committee

Group Head ( )  
Date \_\_\_\_\_

Member

Member



**MUHAMMAD ISMAIL STAMP VENDOR**  
 Lia. No. 362, Shop No. 44, Al-Rehman Plaza  
 Lucky Star, Saddar, Karachi **19 MAY 2012**  
 S.No. \_\_\_\_\_ Date \_\_\_\_\_  
 Issue to with Address \_\_\_\_\_  
 Through with Address \_\_\_\_\_  
 Purpose \_\_\_\_\_  
 Value Rs. \_\_\_\_\_ Attached \_\_\_\_\_  
 Stamp Vendor's Signature \_\_\_\_\_

**LEASE AGREEMENT**

This Lease Agreement is made at \_\_\_\_\_ on this 15<sup>th</sup> day of July 2012.

**BETWEEN**

Syed Qadir Bux Shah alias Syed Hajjan Shah S/o Syed Muhammad Shah, Muslim, adult, holding CNIC No.41206-1509045-9 R/o. Ward 5-6, Bhan Saeedabad, Taluka Sahwan Sharif, District Jamshoro. (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 Plot Jaryan No.698 situated at Bhane Saeedabad, District Jamshoro.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the premises measuring 2900 sq.ft. for opening of Bhane Saeedabad Branch (hereinafter referred to as the "**Demised Premises**") on the terms and conditions as set forth hereunder:

*(Handwritten signature)*



NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

In consideration of the Lessee paying the rent herein after reserved in the manner hereinafter mentioned and the covenants hereinafter written to be observed by the Lessor and the Lessee, the Lessor both hereby demise upon the Lessee the Demised Premises for a term of Ten (10) years commencing from 16/7/2012 OR from the date of possession of the property, whichever is later.

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

- Term
- Rent
- Advance Rent/  
Subsequent Rent
- Renewal of Lease
- Termination
- Ejectment
- Indemnity
1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Ten (10) years commencing from the date of possession of the property.
  2. The monthly rent of the Demised Premises for the first three years will be Rs.63,800/- (Rupees Sixty Three Thousand Eight Hundred only) which shall be subject to 25% increase on expiry of every three years.
  3. The Lessee will pay to the Lessor an advance rent of Rs.2,296,800/-(Rupees Two Million Two Hundred Ninety Six Thousand Eight Hundred only) equal to 36 months advance rent starting on the date of taking over physical possession of the Demised Premises. The advance rent will be adjustable 100% from the monthly rent of 36 months. After three years the rent will be paid on monthly basis. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises.
  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.
  5. The Lessee shall have a right to terminate this Agreement upon giving to the Lessor 90 days' notice in writing of its intention to do so and Lessor shall return the rent for the unexpired period to the Lessee on the day the Lessee delivers possession of the Demised Premises to the Lessor.
  6. The Lessor hereby expressly waives all their 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.
  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 and other documents including construction approval etc., 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 with in 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 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 or its branch office only;
  - iii) Pay on or before the due date all water, sewerage, electricity, gas and telephone bills and any incidental charges or amounts claimed in respect thereof pertaining to the term of lease hereunder and handover copies of bills to the 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
- OR
- v) On earlier termination of the lease as provided herein above in the same condition in which it was handed over to Lessee; except normal wear and tear;
  - vi) Carry out at its cost civil and/or electrical repair work as may be necessary for restoration and rehabilitation of the Demised Premises to the same condition when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease;
  - vii) Not carry out any structural alterations to the Demised Premises without the permission of the Lessor save those expressly authorized hereunder.

**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 hereby agrees to complete the structure of the premises within 45 days from the date hereof so that the same could be used by the Lessee for its banking business. In the event of Lessor's failure to complete the premises as aforesaid the Lessee will have the right to terminate the agreement without any further notice.
- iii) To provide NOCs to the Bank for onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises;
- iv) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- v) Allow the Lessee to construct toilet(s) and one kitchen in the Demised Premises as per its requirement;
- vi) Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the Demised Premises;
- vii) Allow provision of electricity generator and provide suitable space for the same in the Demised Premises;
- viii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- ix) 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;
- x) 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;



- xi) Allow installation of standing AC and / or split units on the walls or any other suitable location of the Demised Premises including the roof top;
- xii) Allow the placement of Lessee's neon signs on the roof top and walls of the Demised Premises;
- xiii) 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;
- xiv) 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;
- xv) 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;
- xvi) Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement,
- xvii) Provide electricity connection at the Demised Premises with 25 KVA Transformer OR 15 Kilo Watt load with 90 Ampere 3 (three) phase meter and in case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility;
- xviii) Provide at his expense sweet water connection;
- xix) Provide at his expense sewerage line (outer point);

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

**LESSOR**



Name : Syed Qadir Bux Shah  
S/o : Syed Muhammad Shah  
CNIC : 41206-1509045-9

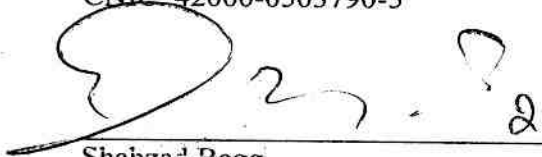
**LESSEE**

**Sindh Bank Limited**

**For & behalf of Sindh Bank Limited**



Syed Assad Ali  
SVP & Regional Head  
CNIC 42000-0503790-5



Shahzad Begg  
SVP & Head of Administration  
CNIC. 37405-9733476-7

**WITNESSES**

Full Name: Mumtaz Ali  
Signature: [Signature]  
NIC No.: 412068580989-7  
Address : Haji Khoro Meman  
Mehilla Bhan  
Syedabnol

Full Name: Abdul Fatah  
Signature: [Signature]  
NIC No.: 45304-9467087-9  
Address : H/No. C-37 old  
wahdat-calloney  
Hyd.

## Premises Evaluation Performa

Location BAN SAJJADABAD

Date 27/02/12 40

Bidder QADIR BUX SHAH

Pay Order No. 10510813

### Provision of Emergency Exit Door (YES/\*NO)

S. No.	Requisite	Marks Allocated	Calculated from Bidding Document	Given by Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural Areas	
1	Exact Location	40	40	36	On main location (Business point of view) Away / Stride the main location		Site Plan
		5					
2	Area	15	15	5	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. To 2500 sq.ft.	
		5			Below 2000 sq.ft. Or Above 3500 sq.ft.	Below 1200 sq.ft. Or above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	10	15	5 Banks, Within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, Within 2 km		
		5			2 Banks, Within than 1 km		
4	Term of Payment- (Demand- Advance Rent)	10	3	3	1 Year		Details
		7			2 Years		
		3			3 Years		
5	Parking Space - Dedicated to the premises	10	10	10	Above 5 Vehicles	Above 6 Vehicles	Numbers
		5			4-5 Vehicles	5-6 Vehicles	
		3			2-3 Vehicles	3-4 Vehicles	
6	Condition of Property	10	5	5	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		<b>100</b>	<b>83</b>	<b>74</b>	<b>Qualified/Disqualified</b>		

Note: Premises which gets the 70% marks after due visit of Premises Committee will be taken as "Qualified Premises".

**Members Signatures- Evaluation Committee**

Muhammad Zeeshan Zahid  
Admin Officer

M. Farooq  
Operations Division

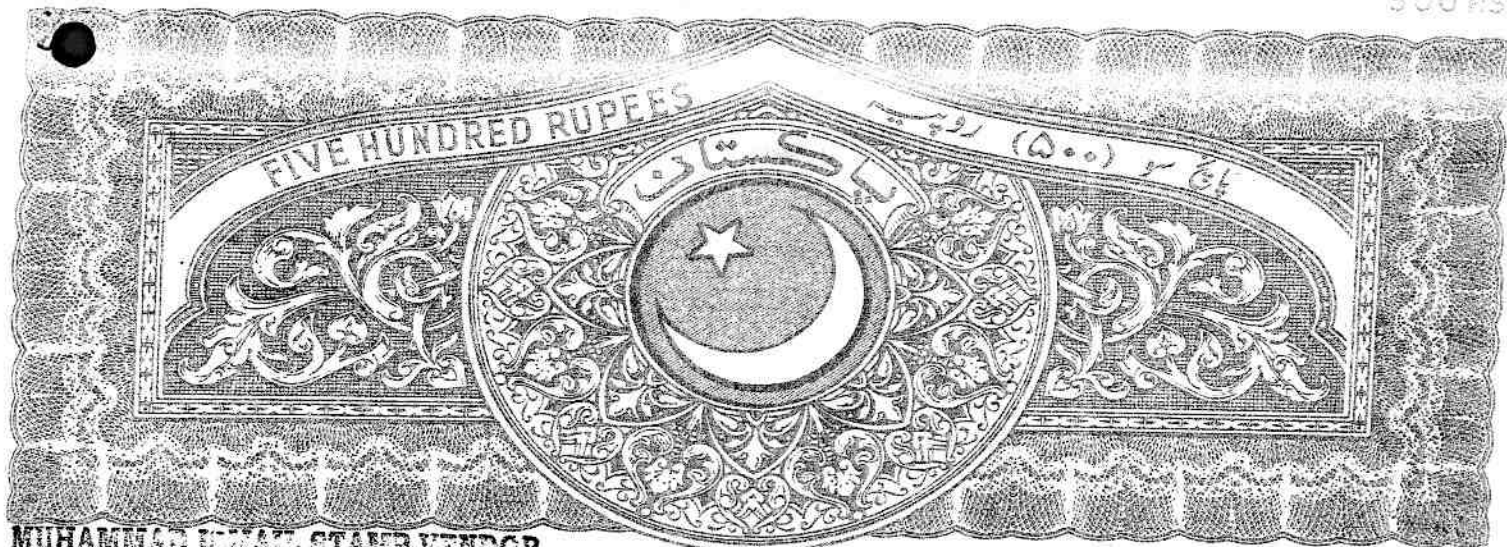
Dilshad Hussain Khan  
Finance Division

**Signature Premises Committee**

Group Head ( )

Member

Member



**MUHAMMAD IMZAL STAMP VENDOR**  
 Lic. No. 302, Shop No. 44, Al-Rahman Plaza  
 Saddar, Karachi

25 APR 2012

S.No. 4927 Date .....

Issue to with Address .....

Through with Address Sindh Bank

Purpose .....

Value Rs. 500 Attached .....

Stamp Vendor's Signature [Signature]

**LEASE AGREEMENT**

This Lease Agreement is made at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ 2012.

**BETWEEN**

1) Mr. Muhammad Tariq Shahid S/o Naseer Ahmed, Muslim, adult, holding CNIC No.41303-5942880-7, R/o. Jail Road, Muhalla Aamir Tares, Hayderabad. 2) Mr. Muhammad Khalid S/o Naseer Ahmed, Muslim, adult, holding CNIC No.44204-6157864-1, R/o. House No.975/35, Muhallah Muhammadi Town, Shahdadpur, District Sanghar.(hereinafter referred to as the "Lessors") 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 Lessors is fully seized and possessed of and entitled to all that piece and parcel of Property City Survey No.543, 548 and Muhaga Land, Shahdadpur District Sanghar.

AND WHEREAS the Lessors has agreed to let and the Lessee has agreed to take on lease the premises measuring ground and first floor **Total 2400 sq.ft.** (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 Lessors and the Lessee, the Lessors both hereby demise upon the Lessee the Demised Premises for a term of Ten (10) years commencing from 16/5/2012 and ending on 15/5/2022.

**SECTION - I**

**(GENERAL TERMS)**

- Ferm
- Rent
- Advance Rent/  
Subsequent Rent
- Renewal of Lease
- Termination
- Ejectment
- Indemnity
1. The Lessors hereby demises unto the Lessee the Demised Premises for a period of Ten (10) years commencing from 16/5/2012 and ending on 15/5/2022 (both days inclusive). subject to handing over possession of the Premises.
  2. The monthly rent of the Demised Premises for the first three years will be Rs.65,000/- (Rupees Sixty Five Thousand only) which shall be subject to 25% increase on expiry of every three years.
  3. The Lessee will pay to the Lessors an advance rent of Rs.2,340,000/-(Rupees Two Million Three Hundred Forty Thousand only) equal to 36 months advance rent starting on the date of taking over physical possession of the Demised Premises. The advance rent will be adjustable 100% from the monthly rent of 36 months. After three years the rent will be paid on monthly basis. The Lessee shall deduct income tax from all amounts payable to the Lessors towards rent of the Demised Premises.
  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.
  5. The Lessee shall have a right to terminate this Agreement upon giving to the Lessors 90 days' notice in writing of its intention to do so and Lessors shall return the rent for the unexpired period to the Lessee on the day the Lessee delivers possession of the Demised Premises to the Lessors.
  6. The Lessors hereby expressly waives all their 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.
  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.

**SECTION - II**

**(LESSEE'S COVENANTS)**

The Lessee hereby covenants with the Lessors that it shall:

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



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

OR

- v) On earlier termination of the lease as provided herein above in the same condition in which it was handed over to Lessee; except normal wear and tear;
- vi) Carry out at its cost civil and/or electrical repair work as may be necessary for restoration and rehabilitation of the Demised Premises to the same condition when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease;
- vii) Not carry out any structural alterations to the Demised Premises without the permission of the Lessors save those expressly authorized hereunder.

**SECTION - III**

**(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) To provide NOCs to the Bank for onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises;
- iii) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- iv) Allow the Lessee to construct toilet(s) and one kitchen in the Demised Premises as per its requirement;
- v) Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the Demised Premises;
- vi) Allow provision of electricity generator and provide suitable space for the same in the Demised Premises;
- vii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- viii) 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;
- ix) 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;



- x) Allow installation of standing AC and / or split units on the walls or any other suitable location of the Demised Premises including the roof top;
- xi) Allow the placement of Lessee's neon signs on the roof top and walls of the Demised Premises;
- xii) 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;
- xiii) 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;
- xiv) 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;
- xv) Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement,
- xvi) Provide electricity connection at the Demised Premises with 25 KVA Transformer OR 15 Kilo Watt load with 90 Ampere 3 (three) phase meter and in case of any objection or dispute with WAPDA/KESC, Lessors will resolve the matter at his cost and responsibility;
- xvii) Provide at their expense sweet water connection;
- xviii) Provide at their expense sewerage line (outer point);

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

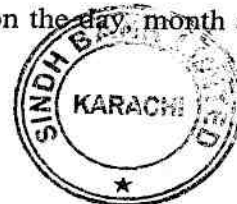
**LESSORS**

*Muhammad Tariq Shahid*  
 Name : Muhammad Tariq Shahid  
 S/o : Naseer Ahmed  
 CNIC : 41303-5942880-7

*Muhammad Khalid*  
 Name : Muhammad Khalid  
 S/o : Naseer Ahmed  
 CNIC : 44204-6157864-1

**LESSEE**

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



*Syed Assad Ali*  
 Syed Assad Ali  
 SVP & Regional Head  
 CNIC. 42900-0503790-5

*Shahzad Begg*  
 Shahzad Begg  
 SVP & Head of Administration  
 CNIC. 37405-9733476-7

**WITNESSES**

Full Name: *M. Rashid*  
 Signature: *Rashid*  
 NIC No.: *44206-3044860-9*  
 Address : \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Full Name: *Faisal Majeed*  
 Signature: *Faisal Majeed*  
 NIC No.: *42101834791-3*  
 Address : *COR Sindh Bank Ltd.*  
 \_\_\_\_\_  
 \_\_\_\_\_

*Muhammad Tariq Shahid*

Premises Evaluation Performance

Location Shahdada Pur Sanghar Date 22/02/2012

Bidder M. Rashid Pay Order No. 3600 Ref. 49  
State Agency

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

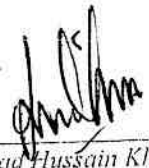
S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	40	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	10	10	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	10	10	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand - Advance Rent)	10	3	3	1 Year		Details
		7			2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10	5	5	Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
Total Marks		100	78	78	Qualified / Disqualified		

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AL-Edal  
S... ..

Note Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".


Signatures Evaluation Committee

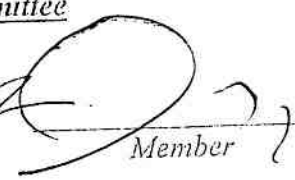
M. Zeeshan Zahid  
Admin Division  
Date \_\_\_\_\_

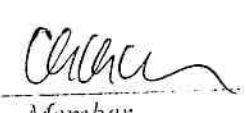
  
Dilshad Hussain Khan  
Finance Division

Muhammad Farooq  
Operations Division

Signatures Premises Committee

  
Group Head ( )  
Date \_\_\_\_\_

  
Member

  
Member



Premises Evaluation Performance

Qualified  
~~Approved~~ Selected

Location Sanghar

Date 27/02/2012

Bidder M. Rashid

Pay Order No. 3603

Ref. 68

2

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

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	35	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15		15	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10	10		Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15		15	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10	10		3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10			1 Year		Details
		7			2 Years		
		3	3	3	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	Condition of Property	10	5	5	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
<b>Total Marks</b>		<b>100</b>	<b>78</b>	<b>83</b>	<b>Qualified / Disqualified</b>		

Al-Fla. Soneri Meega

Note Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

Signatures Evaluation Committee

M. Zeeshan Zahid  
Admin Division  
Date \_\_\_\_\_

Dilshad Hussain Khan  
Finance Division

Muhammad Farooq  
Operations Division

Signatures Premises Committee

Group Head  
Date \_\_\_\_\_

Member

Member



01/08/2012

<b>Bid Evaluation Report</b>		
<b>Acquiring of Branch Premises on Rental Basis</b> (Gulshan-e-Maymar, Karachi)		
1	Name of Procuring Agency	Sindh Bank Ltd
2	Tender Reference No.	SBL/COK/ADMIN/TD/107
3	Tender Description	Gulshan-e-Maymar, Karachi
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	6679/2012
6	Total Bid Documents Sold	4
7	Total Bids Received	4
8	Bid Opening Date	27/02/2012


**Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Gulshan-e-Maymar, Karachi)

No. of bid qualified 1  
Bid(s) Rejected 0

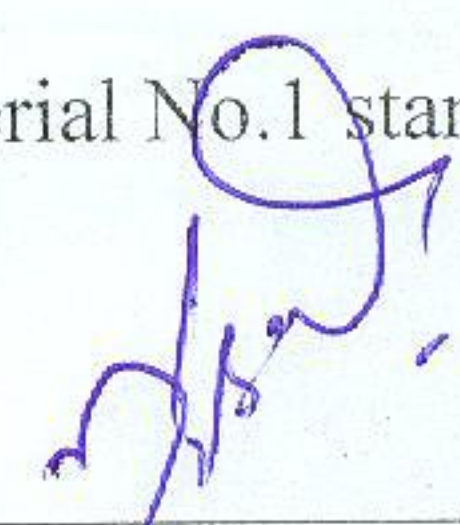
**Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Gulshan-e-Maymar, Karachi)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	Metro Estate	Qualified	Rs.50 per sq. ft	Qualified Bidder
02	Tariq Mehmood	Disqualified	Rs.26 per sq.ft	Not fulfilled the Eligibility Criteria
03	Estate One	Disqualified	Rs.80 per sq.ft	Not fulfilled the Eligibility Criteria
04	Property Links	Disqualified	Rs.70 per sq. ft	Not fulfilled the Eligibility Criteria

Going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bid.

  
Farhan Amir Siddiqui  
Admin Officer

  
Mohsin Ali Rahu  
Project Manager

  
Muhammad Shahid Saleem  
Admin Officer

**Members - Procurement Committee**  
(For Hoisting of Evaluation Report)

1 VP Finance Division

2 Head of Administration Division

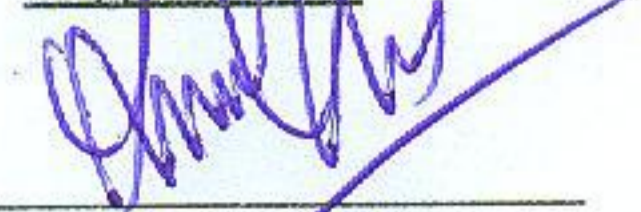
3 Head of I. T. Division


4 Chief Financial Officer

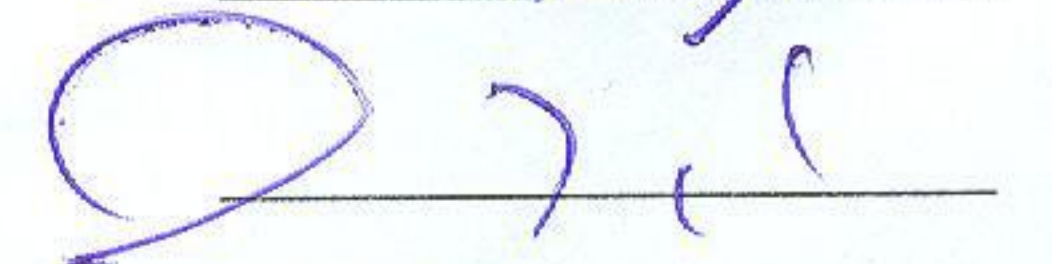
5 Chief Operating Officer

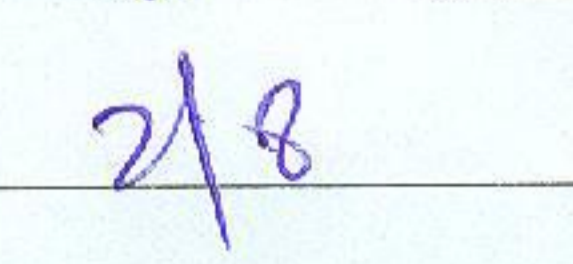
Signature

Date

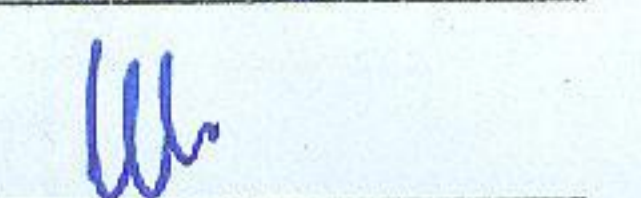




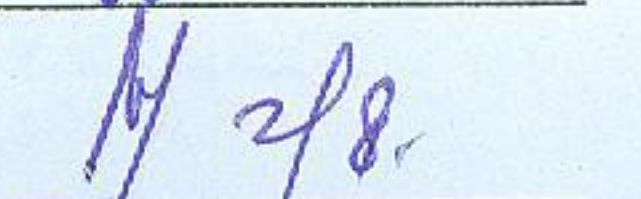




ON LEAVE



\_\_\_\_\_



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## 2.6.5 Eligibility Criteria. SNIP/Dep. 2017/10/10

### Provision of Emergency Exit Door (Yes/No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents Information to be enclosed
					For Branches in Main Cities	For Branches in Rural Interior towns	
1	Existence of Emergency Exit Door	40			100% of the Bank's business point of 25 sq. ft.	100% of the Bank's business point of 25 sq. ft.	Site Plan
2	Area of the property	15			2000 sq. ft. to 2500 sq. ft.	1500 sq. ft. to 2000 sq. ft.	1. The location of the property
3	Area of the property	10			1000 sq. ft. to 1500 sq. ft.	750 sq. ft. to 1000 sq. ft.	
4	Area of the property	5			500 sq. ft. to 1000 sq. ft.	300 sq. ft. to 500 sq. ft.	
5	Area of the property	15			3 Branches within 1 km	3 Branches within 1 km	Value of the Banks with exact details from the premises offered
6	Area of the property	5			2 Branches within 1 km	1 Branch	Details
7	Area of the property	10			1 Branch	2 Branches	Number
8	Area of the property	5			1 Branch	1 Branch	
9	Area of the property	10			1 Branch	1 Branch	
10	Area of the property	5			1 Branch	1 Branch	
11	Area of the property	5			1 Branch	1 Branch	
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97	Area of the property	5			1 Branch	1 Branch	
98	Area of the property	5			1 Branch	1 Branch	
99	Area of the property	5			1 Branch	1 Branch	
100	Area of the property	5			1 Branch	1 Branch	

**Note**

1. Inspection of all marks and the information given by the bidder will mark. Consider quality for visit of the property by the Premises Committee of the Bank.
2. Subsequently, the property will be visited by Banks Premises Committee for physical verification of the information given by the bidder. Location which scores minimum of 70% marks after the inspection as per the criteria given above will be considered as "Qualified Premises - B&P".
3. Property will not be considered if it does not fall in the commercial status.
4. Attachment of relevant evidence in each of the above requisite is mandatory. In case of non-attachment of evidence to any of the demand, no marks will be awarded.

The space offered will be taken as a "Disqualified Space", if it doesn't have the provision of emergency exit door.






8 June 2012

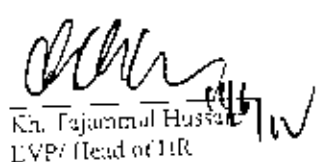
ACQUIRING OF SPACE / PREMISES AT ZHOB FOR BRANCH PURPOSES

In response to our advertisement which appeared in Business Recorder, Daily Express & Daily Khabrain on April 7, 2012, we we have received only one Bid, offering respective premises to the Bank in Zhob, Balochistan.

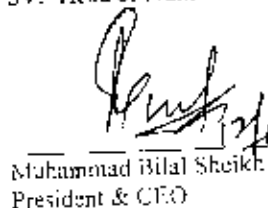
Bid #	Name of Bidders	Location	Area (sq.ft)	Monthly Rent	Advance Rent	Marks Obtained	Status
1	Fazal-ur-Rehman	Shop No. H/176, Tazsi Road, Zhob	GF 1271 sq.ft FF 566 sq.ft Total 1837 sq.ft	Rs.40,000/- i.e. Rs.22 per sq.ft	2 Years Advance Rent	77%	Qualified

The above premises was visited by Mr. Muneer Ahmed Khan, SVP, Area Manager Quetta and after acquiring more than 70% marks qualifies the requisite tendered criteria and is recommended for approval on the terms and the conditions as stated above.

  
Shahzad Bagg  
SVP/Head of Administration

  
Kh. Tajammal Hussain  
LVP/ Head of HR

  
Naim Farooqui  
SEVP/Chief Operating Officer

  
Muhammad Bilal Sheikh  
President & CEO

Note.

SVP, Area Manager has confirmed that the Premises area is 1837 sq.ft. situated in purely commercial area and also have a provision for Emergency Exit Door (Email attached)



4 May 2012

**ACQUIRING OF SPACE / PREMISES AT GULSHAN E IQBAL UNIVERSITY ROAD KARACHI FOR BRANCH PURPOSES**

In response to our advertisement which appeared in Business Recorder, Daily Express & Daily Soch on February 09, 2012, we have received given 05 Bids offering respective premises in the Bank Gulshan-e-Iqbal University Road, Karachi.

Sl. No.	Name of Bidders	Location	Area (sq.ft)	Monthly Rent	Advance Rent	Marks Obtained	Status
1	Tabern Associates	Nadeem Residency, Plot No. SB-21, Block No 7, Main University Road, Karachi.	2500 sq.ft	Rs 350,000/- + c. Rs 110 per sq.ft	2 Years Advance Rent	88%	Disqualified
2	Sadiq Jerehi Well-True Communication	Shop No. 13-2 & 3, Plot No SB-13, Block 13-C, Scheme 24, Gulshan-e-Iqbal Main University Road, Karachi.	1400 sq.ft	Rs 165,000/- + c. Rs 131 per sq.ft	3 Years Advance Rent	81%	Qualified
3	Sadiq Jerehi Well-True Communication	Ground Floor area, near Summit Bank, Gulshan-e-Iqbal Main University Road.	GF: 1100 sq.ft M2: 1000 sq.ft Total 2100 sq.ft	Rs 150,000/- + c. Rs 165 per sq.ft	2 Years Advance Rent	65%	Disqualified
4	Element Linka	Plot No. SB-5, Block-13-C, Scheme-24, Gulshan-e-Iqbal Main University Road.	2700 sq.ft	Rs 425,000/- + c. Rs 157 per sq.ft	2 Years Advance Rent	68%	Disqualified
5	M-Memor Estate	Ex. Sindh Bank, Sectors Chowring, Main University, Road	GF: 1670 sq.ft M2: 600 sq.ft Total 2400 sq.ft	Rs 25,000/- + c. Rs 104 per sq.ft	2 Years Advance Rent	60%	Disqualified

All the above premises were visited by Group Business Head South & Chief Operating Officer and location at serial No.2 after acquiring more than 70% marks qualifies the requisite tendered criteria and is recommended for approval on the terms and the conditions as stated above.

Sanaul Begg  
SVP Head of Administration

Khalid Ahmad  
EVP Head of HR

Naim Farooqui  
SEVP Chief Operating Officer

Muhammad Bilal Shamsi  
President & CEO

*Handwritten note:* effective July 1 is subject to certificate from the architect.

Note:

- Group Business Head South has confirmed that the premises have provision for Emergency Exit (Near Evaluation Report attached)
- Contractor M/s. Maysa Interiors confirmed that the required area is 1400 sq.ft. (Email attached)

18165970

*Handwritten signature:* Mr. Shahid Saleem

IN MEMORY OF SHAHEED MOHTARMA BENAZIR BHUTTO



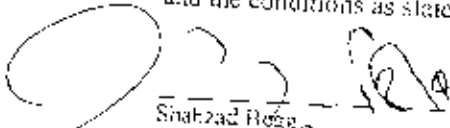
18 April 2012


ACQUIRING OF SPACE / PREMISES AT LIAQUATABAD KARACHI FOR BRANCH PURPOSES

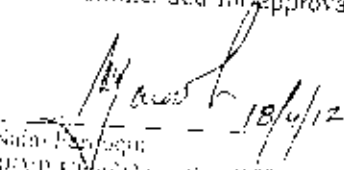
In response to our advertisement which appeared in Business Recorder, Daily Express & Daily Sobh on February 09, 2012, we have received only one Bid offering respective premises to the Bank in Liaquatabad, Karachi.


Bid #	Name of Bidders	Location	Area (sq.ft)	Monthly Rent	Advance Rent	Marks Obtained	Status
1	Arshad Ali Khan Ghazi Enterprises	Plot No 2, Block-3, adjacent to 40'-0" wide Road, Machine Area, Liaquatabad, Karachi. <i>(Survey Sheet - 9/9) (Near The Mall)</i>	GF + FF 2000 sq.ft	Rs.250,000/- i.e. Rs.125 per sq.ft	3 Years Advance Rent	80%	Qualified

The above premises was visited by Group Business Head-South & Chief Operating Officer and after acquiring more than 70% marks qualifies the requisite tendered criteria and is recommended for approval on the terms and the conditions as stated above.

  
Sina Zahid Rogha  
SVP/Head of Administration

  
Kh. Tajammul Hussain  
FVP/Head of HR

  
Sana Ullah  
SEVP/Chief Operating Officer

  
Muhammad Bilal  
President & CEO

Note:

- 1) Group Business Head South has confirmed that the Premises have provision for Emergency Exit Door. (Evaluation Report attached)
- 2) Contractor M/s. Engineering Experts confirmed that the covered area is 2000 sq ft. (Email attached)





### 2.6.5 Eligibility Criteria, SDD (Baliwa) Ltd. bidders using the following eligibility criteria

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

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained after Due Visit by the Premises Committee	Marking Criteria		Documents Information to be enclosed
					For Branches in Main Cities	For Branches in Rural Areas	
1	Location	40			The premises should be both a business premises and a residential premises.		Site Plan
2	Area	15			From sq ft to 2500 sq ft	From sq ft to 2000 sq ft	Title document of the property
		10			From 2500 sq ft to 3500 sq ft	From 2000 sq ft to 2500 sq ft	
		5			Below 3000 sq ft	Below 2500 sq ft or Above 2500 sq ft	
		2			Above 3500 sq ft	Above 2500 sq ft	
3	Other Branches in Close Proximity	15			2 Branches within 1 km		Name of the Banks with exact distances from the premises offered
		10			2 Branches within 1 km		
		5			2 Branches within 1 km		
4	Years of Business Operation	10			1 Year		Details
		5			2 Years		
		5			3 Years		
5	Parking Space Available for the Premises	10			0 vehicle	1 vehicle	Numbers
		5			1-2 vehicles	2 vehicles	
		5			2-3 vehicles	3 vehicles	
		5			4 vehicles	4 vehicles	
6	Construction of Premises	10			1 constructed	1 constructed	Map of the premises
		5			All	All	
<b>Total Marks</b>		<b>100</b>			<b>Qualified Disqualified</b>		

**Note**

1. Acquisition of 70% marks on the information given by the bidder will make a bidder qualify for visit of the property by the Premises Committee of the Bank.
2. Subsequently the property will be visited by Banks Premises Committee for physical verification of the information given by the bidder. Location which acquires minimum of 70% marks after due inspection as per the criteria given above will be considered as "Qualified Premises" but.
3. Property will not be considered if it does not fall in the commercial status.
4. Attachment of relevant evidence in each of the above requisite is mandatory. In case of non-provision of evidence to any of the demand, no marks will be awarded.

\*The space offered will be taken as a "Disqualified Space", if it doesn't have the provision of emergency exit door.



*Handwritten notes and stamps in the top right corner, including a date '1/2/12' and some illegible scribbles.*

3 May 2012

**ACQUIRING OF SPACE / PREMISES AT LEE MARKET KARACHI  
FOR BRANCH PURPOSES**

In response to our advertisement which appeared in Business Recorder, Daily Express & Daily Sooh on February 09, 2012, we have received given 03 Bids, offering respective premises to the Bank Lee Market, Karachi.

Bid #	Name of Bidder	Location	Area (sq.ft)	Monthly Rent	Advance Rent	Marks Obtained	Status
1	Al-Memon Estate	Plot No.25/3, Ababel Mansion, Lea Quarters, Karachi.	1450 sq.ft	Rs.203,000/-i.e. Rs.140 per sq.ft	2 Years Advance Rent	67%	Disqualified
2	Property Links	Plot No.5 Sheet No Lea-4, Lea Quarters, Karachi	4100 sq.ft.	Rs.400,000/-i.e. Rs.91 per sq.ft	2 Years Advance Rent	63%	Disqualified
3	Dr. Sheeb Shah	Survey No.K-4 A/13, Lea Quarters, Karachi	2384 sq.ft	Rs.200,000/-i.e. Rs.84 per sq.ft	3 Years Advance Rent	72%	Qualified

All the above premises were visited by Group Business Head- South & Chief Operating Officer and location at serial No.3 after acquiring more than 70% marks qualifies the requisite tendered criteria and is recommended for approval on the terms and the conditions as stated above.

*Handwritten signatures and initials above the names of the officials.*

Shahzad Begg  
SVP-Head of Administration

Kh. Tajammul Hussain  
EVP- Head of HR

Naim Farooqi  
SVP/Chief Operating Officer

Muhammad Bilal  
President & CEO

*Large handwritten note: 'Effort to July! & only if it certificate from the direct contractor'*

Note.

- 1) Group Business Head South has confirmed that the Premises have provision for Emergency Exit Door.(Evaluation Report attached)
- 2) Contractor M/s. Maysa Interiors confirmed that the covered area is 2384 sq.ft.(Email attached)

# SINDH

POWER TO THE PEOPLE

15 May 2012

**ACQUIRING OF SPACE / PREMISES AT DERA GHAZI KHAN FOR BRANCH PURPOSES**

In response to our advertisement which appeared in Business Pakistan Observer, Daily Khaibrain & Mahasib on February 09, 2012, we have received given 02 Bids, offering respective premises to the Bank in Jampur Road, Dera Ghazi Khan.

Bid #	Name of Bidders	Location	Area (sq.ft)	Monthly Rent	Advance rent	Marks Obtained	Status
1	Fazl Riaz	Khasra No.330, Jampur Road, Dera Ghazi Khan	FF 1650 sq.ft GP 1650 sq.ft Total 3300 sq.ft	Rs. 135,000/- i.e. Rs. 41 per sq.ft	3 Years Advance Rent	88%	Qualified
2	M. Yousaf	Khasra No.342, Krata No.195, Sutan wala Bareillyabad D.G.Khan.	GP 2200 sq.ft	Rs. 110,000/- i.e. Rs. 50 per sq.ft	3 Year Advance Rent (Advance Rent will be adjustable 50% from the monthly rent)	65%	Disqualified

All the above premises were visited by Premises Committee Northern Region and location at serial No.1 after acquiring more than 70% marks and lowest rent qualifies the requisite rendered criteria and is recommended for approval on the terms and the conditions as stated above.

*[Signature]*  
Shahzad Begg  
SVP/Head of Administration

*[Signature]*  
Kh. Tajammul Hussain  
EVP/Head of CR

*[Signature]*  
On Leave  
Nasir Farooqui  
SEVP/Chief Operating Officer

*[Signature]*  
Muhammad Bilal Sheikh  
President & CEO

*Handwritten notes:*  
Rent to be effective July 1  
& subject to capex to the limit of 2.

Note:

Group Head-North has confirmed that the Premises area is 3300 sq.ft. and also have a provision for Emergency Exit Door. (Visit Report attached)



23 April 2012

*SVP Admin*  
*PP dism*  
*24/4*

**ACQUIRING OF SPACE / PREMISES AT TIMBER MARKET KARACHI FOR BRANCH PURPOSES**

In response to our advertisement which appeared in Business Recorder, Daily Express & Daily Sohb on February 09, 2012, we have received given 04 Bids, offering respective premises to the Bank Timber Market, Karachi.

Bid #	Name of Bidders	Location	Area (sq.ft)	Monthly Rent	Advance Rent	Marks Obtained	Status
1	Sadiq Jarehvi Well-Time Communication	A.R.Jafrani & Sons, Siddiq Wahab Road, Timber Market, Karachi.	GF 900 sq.ft MZ 850 sq.ft FF 850 sq.ft Total 2600 sq.ft	Rs.350,000/-i.e. Rs.235 per sq.ft	3 Years Advance Rent	68%	Disqualified
2	M.Ashraf City Estate	Plot No.65-29, AK-15-B, Timber Market Karachi.	2500 sq.ft	Rs.350,000/-i.e. Rs.140 per sq.ft	3 Years Advance Rent	67%	Disqualified
3	Property Links	AK-13B, 53-23 Timber Market Karachi	2000 sq.ft	Rs.170,000/-i.e. Rs.35 per sq.ft	2 Years Advance Rent	60%	Disqualified
4	Al-Memon Estate	E-II-25/48, Siddiq Wahab Road, Timber Market, Karachi.	1460 sq.ft	Rs.200,000/-i.e. Rs.137 per sq.ft	2 Years Advance Rent	74%	Qualified

All the above premises were visited by Group Business Head- South & Chief Operating Officer and location at serial No.4 after acquiring more than 70% marks qualifies the requisite rendered criteria and is recommended for approval on the terms and the conditions as stated above.

*Shahzad Begg*  
SVP/Head of Administration

*Kh. Fajamrual Hussain*  
EVP/ Head of HR

*Naim Farooqui*  
SVP/Chief Operating Officer

*Muhammad Bilal Shuja*  
President & CEO

*Efficient job & complete from contractor*

**Note.**

- 1) Group Business Head South has confirmed that the Premises have provision for Emergency Exit Door.(Evaluation Report attached)
- 2) Contractor M/s. Maysa Interiors confirmed that the covered area is 1460 sq.ft.(Email attached)



*Handwritten notes:*  
 11/2/12  
 11/2/12



7 May 2012

**ACQUIRING OF SPACE / PREMISES AT SHERSHAH KARACHI FOR BRANCH PURPOSES**

In response to our advertisement which appeared in Business Recorder, Daily Express & Daily Sabh on February 09, 2012, we have received given 04 Bids, offering respective premises to the Bank Shershah, Karachi.

Bid #	Name of Bidders	Location	Area (sq.ft)	Monthly Rent	Advance Rent	Marks Obtained	Status
1	Al-Memon Estate	Plot No.433, III-B, Main Kabari Market, Shershah, Karachi.	1600 sq.ft	Rs.128,000/- i.e. Rs.80 per sq. ft	2 Years Advance Rent	55%	Disqualified
2	Sadiq Jarehvi Well-Time Communication	Asif Traders, Main Shershah Bazar, Karachi	1967 sq.ft	Rs.165,000/- i.e. Rs.84 per sq. ft	3 Years Advance Rent	78%	Qualified
3	Property Links	D-283/1, Main Shershah Road, SITE, Karachi	3350 sq.ft	Rs.400,000/- i.e. Rs.119 per sq. ft	2 Years Advance Rent	68%	Disqualified
4	Property Links	O-95, Main Shershah Road, SITE, Karachi	3810 sq.ft	Rs.300,000/- i.e. Rs.79 per sq. ft	2 Years Advance Rent	63%	Disqualified

All the above premises were visited by Group Business Head- South & Chief Operating Officer and location at serial No.2 after acquiring more than 70% marks qualifies the requisite tendered criteria and is recommended for approval on the terms and the conditions as stated above.

*Signature*  
 Shabzad Beggs  
 SVP/Head of Administration

*Signature*  
 Kh. Tajammul Hussain  
 EVP/ Head of HR

*Signature*  
 Naim Farooqui  
 SVP/Chief Operating Officer

*Signature*  
 Muhammad Bilal Sheikh  
 President & CEO

*Handwritten note:*  
 Rent & the offer for job 1  
 & only it & construction certificate

Note.

- 1) Group Business Head South has confirmed that the Premises have provision for Emergency Exit Door.(Owner's Letter attached)
- 2) Our Project Engineer Mr. Zulqarnain confirmed that the covered area is 1967 sq.ft.(Email attached)

IN MEMORY OF SHEHEED NAJIB ARMA BENAZIR BUREAU



*debarred for 12 months*  
*for not following the rules*  
*1/12/12*

28 May 2012

**ACQUIRING OF SPACE / PREMISES AT PECO ROAD LAHORE FOR BRANCH PURPOSES**

In response to our advertisement which appeared in Business Recorder, Pakistan Observer & Daily Khairain on January 30, 2012, we have received given 04 Bids, offering respective premises to the Bank in PECO Road, Lahore.

Bid #	Name of Bidders	Location	Area (sq.ft)	Monthly Rent	Advance Rent	Marks Obtained	Status
1	Inuran Serwar	Khasra No.2/519/1756, Opposite Quaid-e-Azam Industrial area, Main PECO Road, Lahore.	GF 1200 sq.ft FF 1200 sq.ft Total 2400 sq.ft	Rs.100,000/-i.e. Rs.41.70 per sq.ft	1 Year Advance Rent	68%	Disqualified
2	Mian Muhammad Latif	Khasra No.1616/410,Dawr Camleat Industry, Main PECO Road, Lahore	GF 1075 sq.ft FF 925 sq.ft Total 2000 sq.ft	Rs.75,000/-i.e. Rs.38 per sq.ft	1 Year Advance Rent	85%	Qualified
3	Ikrar Ahmed	Adj. Askari Baks., Akber Chowk PECO Road Lahore	GF 1100 sq.ft FF 1100 sq.ft Total 2200 sq.ft	Rs.150,000/-i.e. Rs.55 per sq.ft	1 Year Advance Rent	68%	Disqualified
4	Amir Rasool	Plot No.871, Block-D, Faista Town, PECO Road, Lahore	GF 1100 sq.ft FF 1000 sq.ft FF 1000 sq.ft Total 3100 sq.ft	Rs.160,000/-i.e. Rs.51.60 per sq.ft	1 Year Advance Rent	69%	Disqualified

All the above premises were visited by Premises Committee Northern Region and location at serial No.2 after acquiring more than 70% marks qualifies the requisite tendered criteria and is recommended for approval on the terms and the conditions as stated above.

*[Signature]*  
 Shahzad Begg  
 SVP/Head of Administration

*[Signature]*  
 Kh. Tajammul Hussain  
 EVP/Head of HR

*[Signature]*  
 Naim Farooqui  
 SVP/Chief Operating Officer

*[Signature]*  
 Muhammad Khalid Sheikh  
 President & CRG

*effective July 1, 2012*

**Note.**

Group Head-North has confirmed that the Premises area is 2000 sq.ft. and also have a provision for Emergency Exit Door.(Visit Report attached)

11/7/12



# SINDH BANK

POWER TO THE PEOPLE

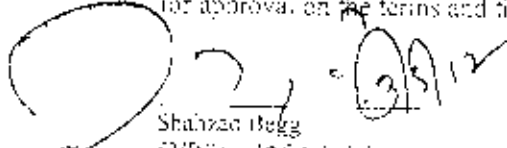
7 May 2012

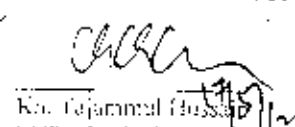
ACQUIRING OF SPACE / PREMISES AT KARACHI ADMINISTRATION SOCIETY, KARACHI FOR BRANCH PURPOSES.

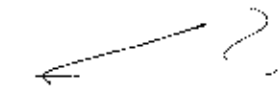
In response to our advertisement which appeared in Business Recorder, Daily Express & Daily Sindh on February 09, 2012, we have received given 02 Bids, offering respective premises to the Bank Karachi Administration Society, Karachi.


Bid #	Name of Bidders	Location	Area (sq.ft)	Monthly Rent	Advance Rent	Marks Obtained	Status
1	Sachin Jadhav: Well-7,mc Communication	SA 85, Block-7, Karachi Administration Society	Gr: 1800 sq.ft Fl: 2900 sq.ft Total: 3800 sq.ft	Rs.525,000/- i.e. Rs 85 per sq.ft	3 Years Advance Rent	87%	Disqualified
2	Nayan Enterprises	SA 90, Block 8, Karachi Administration Society	Gr: 915 sq.ft Fl: 915 sq.ft Total: 1830 sq.ft	Rs.191,056/- i.e. Rs.104 per sq.ft	3 Years Advance Rent	74%	Qualified

The above two premises were visited by Group Business Head- South & Chief Operating Officer and location in serial No.2 after acquiring more than 70% marks qualifies the requisite tendered criteria and is recommended for approval on the terms and the conditions as stated above.

  
Shahzad Begg  
SVP Head of Administration

  
Kazi Tajammul Hussain  
LVP Head of HR

  
Naim Farooqui  
SVP Chief Operating Officer

  
Muhammad Akhbar Saeed  
President & CEO

  
M. I. Joz  
12/05/2012

Note:

- 1) Group Business Head South has confirmed that the Premises have provision for Emergency Exit Door. (Evaluation Report attached)
- 2) Contractor M. s. Afzal Associates confirmed that the covered area is 1830 sq.ft. (Final attached)









<b>Bid Evaluation Report</b>		
<b>Acquiring of Branch Premises on Rental Basis</b> (New Karachi Branch, Karachi)		
1	Name of Procuring Agency	Sindh Bank Ltd
2	Tender Reference No.	SBL/COK/ADMIN/TD/107
3	Tender Description	New Karachi Branch, Karachi.
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	6679/2012
6	Total Bid Documents Sold	2
7	Total Bids Received	2
8	Bid Opening Date	27/02/2012

**Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(New Karachi Branch, Karachi)

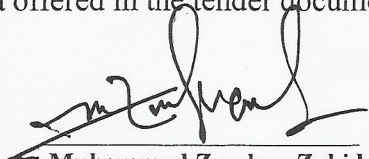
No. of bid qualified 1  
Bid(s) Rejected 0

**Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(New Karachi Branch, Karachi)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	Estate One	Qualified	Rs. 63 per sq. ft	Qualified Bidder
02	Faizan Enterprises	Disqualified	Rs.90 per sq. ft	Disqualified Bidder

Going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bid.

  
Farhan Amir Siddiqui  
Admin Officer

  
Muhammad Zeeshan Zahid  
Admin Officer

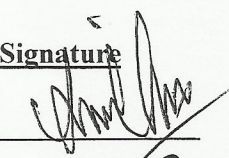
  
Mohsin Ali Rahu  
Project Manager

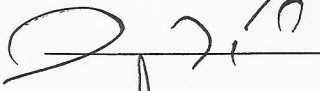
**Members - Procurement Committee**  
(For Hoisting of Evaluation Report)

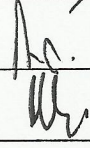
- 1 VP Finance Division
- 2 Head of Administration Division
- 3 Head of I. T. Division
- 4 Chief Financial Officer
- 5 Chief Operating Officer


Signature

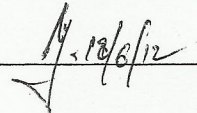
Date

  
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15/6/12

  
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15/6/12

  
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01/06/2012

Bid Evaluation Report		
Acquiring of Branch Premises on Rental Basis (Gulshan-e-Iqbal University Road Branch, Karachi.)		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SBI/COM-ADMIN/ID/107
3	Tender Description	Gulshan-e-Iqbal University Road Branch, Karachi.
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	SNPRA (S) No. 6679/2012
6	Total Bid Documents Sold	5
7	Total Bids Received	5
8	Bid Opening Date	27/02/2012

Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis  
(Gulshan-e-Iqbal University Road Branch, Karachi.)

No. of bid qualified 1  
Bid(s) Rejected 0

Evaluation Report- Acquiring of Branch Premises on Rental Basis  
(Gulshan-e-Iqbal University Road Branch, Karachi.)

S. No	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	Sadiq Jarchvi Well-Time Communication	Qualified	Rs. 131 per sq.ft.	Qualified Bidder
02	Iqbal Associates	Disqualified	Rs. 140 per sq.ft.	Disqualified Bidder
03	Sadiq Jarchvi Well-Time Communication	Disqualified	Rs. 167 per sq.ft.	Disqualified Bidder
04	Property Links	Disqualified	Rs. 157 per sq.ft.	Disqualified Bidder
05	Al-Memon Estate	Disqualified	Rs. 104 per sq.ft.	Disqualified Bidder

Going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bid.

Farhan Amir Siddiqui  
Admin Officer

Muhammad Zeeshan Zaidi  
Admin Officer

Muhsin Ali Khan  
Project Manager

Members - Procurement Committee  
(For Hoisting of Evaluation Report)

- VP Finance Division
- Head of Administration Division
- Head of I. T. Division
- Chief Financial Officer
- Chief Operating Officer

Signature

Date

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**Bid Evaluation Report**  
**Acquiring of Branch Premises on Rental Basis**  
 (Zhob, Balochistan)

1	Name of Procuring Agency	Sindh Bank Ltd
2	Tender Reference No.	SBL/COK/ADMIN/ID/107
3	Tender Description	Zhob, Balochistan
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	6679/2012
6	Total Bid Documents Sold	1
7	Total Bids Received	1
8	Bid Opening Date	27/02/2012


**Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
 (Zhob, Balochistan)

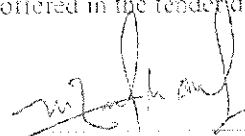
No. of bid qualified 1  
 Bid(s) Rejected 0


**Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
 (Zhob, Balochistan)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	Fazal-ur-Rehman	Qualified	Rs.22 per sq.ft.	Qualified Bidder

Going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bid.

  
 Farhan Amir Siddiqui  
 Admin Officer

  
 Muhammad Zeeshan Zahid  
 Admin Officer

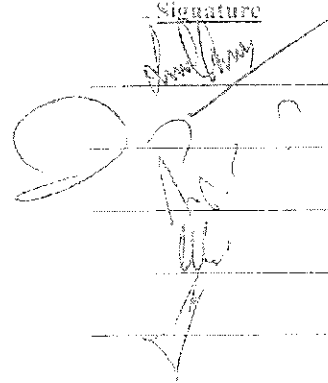
  
 Mohsin Ali Rahu  
 Project Manager

Members - Procurement Committee  
 (For Hoisting of Evaluation Report)

- 1 VP Finance Division
- 2 Head of Administration Division
- 3 Head of I. T. Division
- 4 Chief Financial Officer
- 5 Chief Operating Officer

Signature

Date



12/06/12

17/04/2012

<b>Bid Evaluation Report</b>		
<b>Acquiring of Branch Premises on Rental Basis</b> (Thul District, Jacobabad)		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SBL/COK/ADMIN/TD/
3	Tender Description	Thul District, Jacobabad
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	SPPRA ID No. 6679/2012
6	Total Bid Documents Sold	1
7	Total Bids Received	1
8	Bid Opening Date	27/02/2012

**Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Thul District, Jacobabad)

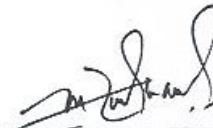
No. of bid qualified 1  
Bid(s) Rejected 0

**Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Thul District, Jacobabad)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	M. Rashid State Agency	Qualified	Rs. 27.50 per sq.ft.	Qualified Bidder

Going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bid.

  
Farhan Amir Siddiqui  
Admin Officer

  
Muhammad Zeeshan Zahid  
Admin Officer

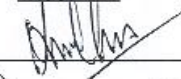
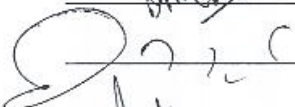
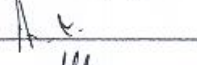

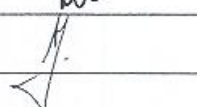
  
Mohsin Ali Rahu  
Project Manager

**Members - Procurement Committee**  
(For holding on web site)

- 1 AVP Finance Division
- 2 Head of Administration Division
- 3 Head of I. T. Division
- 4 Chief Financial Officer
- 5 Chief Operating Officer

**Signature**

**Date**

  
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17/04/2012

<b>Bid Evaluation Report</b>		
<b>Acquiring of Branch Premises on Rental Basis</b> (Bhane Saeedabad, District Jamshoro)		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SBL/COK/ADMIN/TD/ 107
3	Tender Description	Bhane Saeedabad, District Jamshoro
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	SPPRA ID No. 6679/2012
6	Total Bid Documents Sold	1
7	Total Bids Received	1
8	Bid Opening Date	27/02/2012


**Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Bhane Saeedabad, District Jamshoro)

No. of bid qualified 1  
Bid(s) Rejected 0

**Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Bhane Saeedabad, District Jamshoro)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	Qadir Bux Shah	Qualified	Rs. 22 per sq.ft.	Qualified Bidder

Going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bid.

  
Farhan Amir Siddiqui  
Admin Officer

  
Muhammad Zeeshan Zahid  
Admin Officer

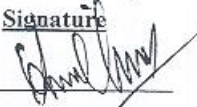

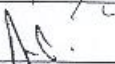


  
Mohsin Ali Rahu  
Project Manager

Members - Procurement Committee

- (He hoisting on website)
- 1 AVP Finance Division
  - 2 Head of Administration Division
  - 3 Head of I. T. Division
  - 4 Chief Financial Officer
  - 5 Chief Operating Officer

Signature

Date

  
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<b>Bid Evaluation Report</b>		
<b>Acquiring of Branch Premises on Rental Basis</b> (Shahdadpur, District Sanghar)		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SBL/COK/ADMIN/TD/107
3	Tender Description	Shahdadpur, District Sanghar
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	SPPRA ID. No. 6679/2012
6	Total Bid Documents Sold	1
7	Total Bids Received	1
8	Bid Opening Date	27/02/2012


**Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Shahdadpur, District Sanghar)


No. of bid qualified 1  
Bid(s) Rejected 0

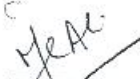
**Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Shahdadpur, District Sanghar)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	Muhammad Rashid (Rashid Estate Agency)	Qualified	Rs. 27 per sq.ft.	Qualified Bidder

Going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bid.

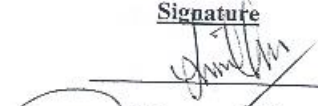



  
Farhan Amir Siddiqui  
Admin Officer

  
Muhammad Zeeshan Zahid  
Admin Officer

  
Moin Ali Rahu  
Project Manager

**Members - Procurement Committee**  
(For Hoisting of Evaluation Report)

- VP Finance Division
- Head of Administration Division
- Head of I. T. Division
- Chief Financial Officer
- Chief Operating Officer

Signature	Date
	26/4/12
	26/4/12
	
	



26/04/2012

<b>Bid Evaluation Report</b>		
<b>Acquiring of Branch Premises on Rental Basis</b> (Kashmore, District Kandhkot, Kashmore)		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SBL/COK/ADMIN/TD/107
3	Tender Description	Kashmore, District Kandhkot, Kashmore
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	SPPRA ID. No. 6679/2012
6	Total Bid Documents Sold	1
7	Total Bids Received	1
8	Bid Opening Date	27/02/2012

**Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Kashmore, District Kandhkot, Kashmore)


No. of bid qualified 1  
Bid(s) Rejected 0

**Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Kashmore, District Kandhkot, Kashmore)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	Muhammad Rashid (Rashid Estate Agency)	Qualified	Rs. 28 per sq.ft.	Qualified Bidder

Going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bid.

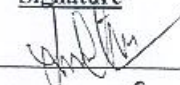
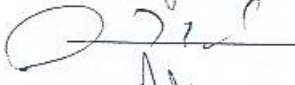
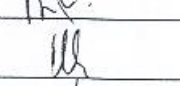

  
Farhan Amir Siddiqui  
Admin Officer

  
Muhammad Zeeshan Zahid  
Admin Officer

  
Mohsin Ali Rahu  
Project Manager

**Members - Procurement Committee**  
(For Hoisting of Evaluation Report)

- 1 VP Finance Division
- 2 Head of Administration Division
- 3 Head of I. T. Division
- 4 Chief Financial Officer
- 5 Chief Operating Officer

Signature	Date
	26/4/12
	26/4/12
	
	

26/04/2012

<b>Bid Evaluation Report</b>		
<b>Acquiring of Branch Premises on Rental Basis</b> (Mirpur, Mathelo)		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SBL/COK/ADMIN/TD/107
3	Tender Description	Mirpur, Mathelo
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	SPPRA ID. No. 6679/2012
6	Total Bid Documents Sold	1
7	Total Bids Received	1
8	Bid Opening Date	27/02/2012

**Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Mirpur, Mathelo)

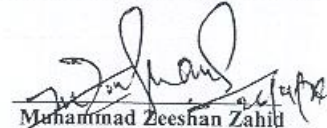
No. of bid qualified' 1 ✓  
Bid(s) Rejected 0

**Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Mirpur, Mathelo)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	Muhammad Rashid (Rashid Estate Agency)	Qualified	Rs. 27 per sq.ft.	Qualified Bidder

Going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bid.

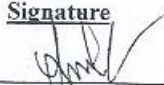
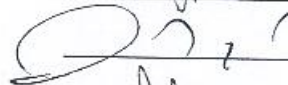
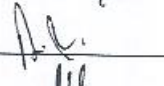


  
Farhan Amir Siddiqui  
Admin Officer

  
Muhammad Zeeshan Zahid  
Admin Officer

  
Mohsin Ali Rahu  
Project Manager

**Members - Procurement Committee**  
(For Hoisting of Evaluation Report)

- 1 VP Finance Division
- 2 Head of Administration Division
- 3 Head of I. T. Division
- 4 Chief Financial Officer
- 5 Chief Operating Officer

Signature	Date
	_____
	26/4/12
	_____
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26/04/2012

<b>Bid Evaluation Report</b>		
<b>Acquiring of Branch Premises on Rental Basis</b> (Sanghar, Sindh)		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SBL/COK/ADMIN/TD/107
3	Tender Description	Sanghar, Sindh
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	SPPRA ID. No. 6679/2012
6	Total Bid Documents Sold	2
7	Total Bids Received	2
8	Bid Opening Date	27/02/2012


**Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Sanghar, Sindh)

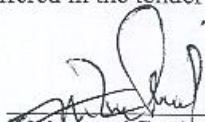
No. of bid qualified 2  
Bid(s) Rejected 0

**Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Sanghar, Sindh)

S.No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	Muhammad Rashid (Rashid Estate Agency)	Qualified	Rs. 27 per sq.ft.	1 <sup>st</sup> Lowest qualified Bidder
02	Muhammad Rashid (Rashid Estate Agency)	Qualified	Rs. 34 per sq.ft.	2 <sup>nd</sup> Lowest Bidder

Going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bid.

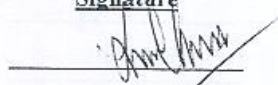
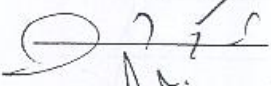
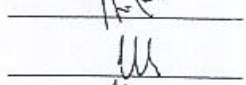

  
Farhan Amir Siddiqui  
Admin Officer

  
Muhammad Zeeshan Zahid  
Admin Officer

  
Mohsin Ali Rahu  
Project Manager

**Members - Procurement Committee**  
(For Hoisting of Evaluation Report)

- VP Finance Division
- Head of Administration Division
- Head of I. T. Division
- Chief Financial Officer
- Chief Operating Officer

Signature	Date
	26/4/12
	26/4/12
	
	



<b>Bid Evaluation Report</b>		
<b>Acquiring of Branch Premises on Rental Basis</b>		
<b>(Faisalabad, Punjab)</b>		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SBL/COK/ADMIN/TD/ 107
3	Tender Description	Faisalabad, Punjab
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	SPPRA ID No. 6679/2012
6	Total Bid Documents Sold	4
7	Total Bids Received	4
8	Bid Opening Date	27/02/2012


**Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Faisalabad, Punjab)

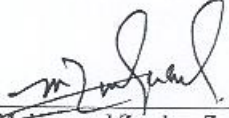
No. of bid qualified 1 ✓  
Bid(s) Rejected 0

**Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Faisalabad, Punjab)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	Mrs. Shabnam Nawaz Wahla	Qualified	Rs. 44 per sq.ft.	Qualified Bidder
02	Haji Rahmat Ilahi Bashir Ilahi & Co.(Pvt)	Disqualified	Rs. 94 per sq.ft.	Not fulfilled the Eligibility Criteria
03	Khalid Javed	Disqualified	Rs. 201 per sq.ft.	Not fulfilled the Eligibility Criteria
04	Aamir Mahmood	Disqualified	Rs. 118 per sq.ft.	Not fulfilled the Eligibility Criteria

Going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bid.

  
Farhan Amir Siddiqui  
Admin Officer

  
Muhammad Zeeshan Zahid  
Admin Officer

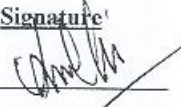
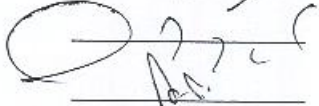



  
Mohsin Ali Rahu  
Project Manager

**Members - Procurement Committee**  
(For holding on website)

- 1 AVP Finance Division
- 2 Head of Administration Division
- 3 Head of I. T. Division
- 4 Chief Financial Officer
- 5 Chief Operating Officer

Signature

Date

  
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<b>Bid Evaluation Report</b>		
<b>Acquiring of Branch Premises on Rental Basis</b> (Buffer Zone, Nagan Chowrangi Branch, Karachi)		
1	Name of Procuring Agency	Sindh Bank Ltd
2	Tender Reference No.	SBL/COK/ADMIN/TD/105
3	Tender Description	Buffer Zone, Nagan Chowrangi Branch, Karachi
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	6563/2012
6	Total Bid Documents Sold	1
7	Total Bids Received	1
8	Bid Opening Date	15/02/2012


**Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Buffer Zone, Nagan Chowrangi Branch, Karachi)

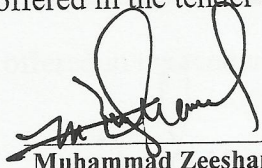
No. of bid qualified 1  
Bid(s) Rejected 0

**Evaluation Report- Acquiring of Branch Premises on Rental Basis**  
(Buffer Zone, Nagan Chowrangi Branch, Karachi)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	Metro Estate	Qualified	Rs. 87 per sq. ft	Qualified Bidder

Going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bid.

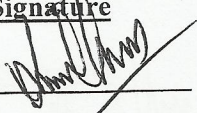
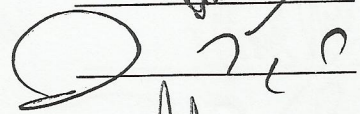
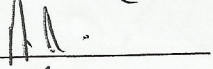

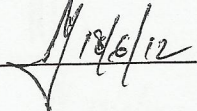
  
Farhan Amir Siddiqui  
Admin Officer

  
Muhammad Zeeshan Zahid  
Admin Officer

  
Mohsin Ali Rahu  
Project Manager

**Members - Procurement Committee**  
(For Hoisting of Evaluation Report)

- 1 VP Finance Division
- 2 Head of Administration Division
- 3 Head of I. T. Division
- 4 Chief Financial Officer
- 5 Chief Operating Officer

**Signature**  
  
  
  
  


**Date**  
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