1			3	(va)-	October 10, 2012
1			Acquire B	id Evaluation Report	li
			vedanting of	Branch Premises on D	ental Basis
L	- 50	Name of		(Cancikot Branch )	
1	Name of Procuring Agency     Tender Reference S		Sindle Bank Lid		
	1		eference No.	SBL/COK/ADMIN/TO	V103
	4	Tender De	scriptical	Umerkot Branch	-
	5	Tender Pu	Procurement	Single Stage One Enve	lup Bidding Penant
	6			SPPRA ID No; 6397/2	012
	7	Total Bid I	Documents Sold	01	
	8	Total Bids	Contract of the last of the la	01	
ī		Bid Openin		23/07/2012	
E ()	No. of bo lid(s) Ro Valuatio Linerkoo	d qualified ciected	( ) Acquiring of Brune	tranch Premises on Rental h Premises on Rental Basi	
E (1	No. of he Bid(s) Re Evaluate Emerkor Name	of qualified ejected on Report- t Branch) of Bidder	( Qualified ) Disqualified		<b>i</b> è
E (1	No. of his lid(s) Rivaluation Limerkon Mame	of qualified ciocted on Report- t Branch) of Bidder shid State gency	Coquiring of Brane  Qualified ( Disqualified  Qualified	h Premises on Rental Basis Bid (Rent) Offered Rs.37 per sq.ft	Remarks/Status  Qualified Hidder
E E (U	No. of bolds) Revaluate Mame M. Ra Appling by allified to the memoral over lach	on Report- on Report- t Branch) of Bidder shid State gency the eligibility of Juneary	Qualified / Disqualified Qualified   Quali	h Premises on Rental Basis	Remarks/Status  Qualified Hidder

Head of L.T. Division

4 Chief Financial Officer

5 Chief Operating Officer

		ranch Premises on Rental Basis al District Thatta Branch )
	Name of Procuring Agency	Sindh Bank f.td.
11	Tender Reference No.	SBL/COK/ADMIN/TD/107
	Tender Description	Sajawal District Thatta Branch
1	Method of Procurement	Single Stage One Envelop Bidding Procedure
	Tender Published	SPPRA ID No: 6679/2012
91	Total Bid Documents Sold	02
7	Total Bids Received	02
3	Bid Opening Date	27/02/2012

#### Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis (Sajawai District Thatta Branch)

No. of bid qualified

Bid(s) Rejected

#### 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.21 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 Imrun Zubair Officer Incharge Procurement

Muhammad Shahid Salvem Admin Officer

Mohvin Ali Rahu Project Manager

Members - Procurement Committee (For Hoisting of Evaluation Report)

1 VP Finance Division

Head of Administration Division

Head of I. T. Division

Chief Financial Officer



September 12th, 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 7th, 2012, refers.

Dear Sir,

Requisites are enclosed as desired, please.

Item Observation.		Reply	Remarks	
Item No	5	1 1 1 1 1 1 1	Evidence attached as Annexure "A"	
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		

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

20% 20%

7//

SINDH BANK LTD. 3rd Floor, Federation House, Abdullah Shah Ghazi Road, Cliffon, Karachi-75600 UAN +92-21-111-333-225 , Office +92-21-3582-9320 , +92-21-3582-9394 Fax +92-21-3587-0543 Web www.sindhbankhd.com

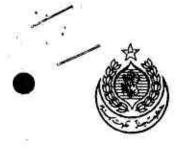


Item No	Punjab Branches Name	Observation	Remarks
06	Kahna District Lahore	Procuring Agency is required to furnish:  1. Bid Evaluation Report	Bid Evaluation Report attached as Annexure "D"
		2. Letter of Award	<ol><li>Letter of Award copy attached as Annexure "E"</li></ol>
		3. Contract Evaluation form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

Regards,

Lt. Col. (R) Shahzad Begg

Senior Vice President/ Head of Administration



#### No. Dir (A&F)M0370/SPPRA/30-4/11-12/64/ GOVERNMENT OF SINDH SINDH PUBLIC PROCUREMENT REGULATORY AUTHORITY

Karachi, Dated: September 742012

The Chief Executive Officer, Sindh Bank Limited, Karachi

Subject:

NIT FOR PREMISES REQUIRED FOR BRANCHES AT KA

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.

- Besides, Procuring Agency is required to furnish Letter of Award of Contract, 2. 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.
- Accordingly, it is requested to please examine the propriety of subject 3. procurement and take appropriate action in the matter, under intimation to this Authority.

(JAMSHED ALAM MEMON) MANAGER (ASSESSMENT)

IN MEMORY OF FRANCED MONTHS AND ER AMENTO



Sindh Bank Limited invites sealed bids under SPI places.

#### Punjab

- Shahrah-e-Fattna Jinnah, Eahors

- 7 Multan X 3 Kaira Knasa Tehsil & Distr. Gures X 4 Chek 33-D, Tehsil & District Ofare X

5 Peutrawar Road, Rawalpindi 🔨 6/Kahna District Labore

#### Bidochistan

- 1 Zhoh
- 2. Chaman
- 3. Dore Murad James
- 4. Gewader

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.50M- through Pay Order in favor of "SINDH BANK LILI TED".

0.7			ran zajenja offenska Geografia	Nimber
	25/04/2012 Up to 12:30 p.m. Up to 1:30 p.m	0.2012	For Punjab Major (R) Azhar Hussain, 159-Y, D.H.A., Lahore	042-99264396 042-99264396 042-99264337
09/04/2012 to 24/04/2012		For Balochistan Munir Ahmed Khan Sindh Bank Limited M.A. Jinnah Road Quetta	081-2865830 ra1-2265853	

Attachment of refundable Pay Order (1% of total ours of one year rest demanded of the promises 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 Seich Bank Limited (www.sindhbandtd.com) and SPPRA

(www.apresindit.gov.pk).

Address for submission of Tender Documents is as under:

Lt, Col. (R ) Shahzad Begg, Head of Administration Sinch Besk Limited, Head Office 3rd Floor, Federation House, Abdullah Shah Ghazi Road, Sifton, Kareshi-Phone: (92-21) 35929320 Fax. (92-21) 35870543, E-mail: shahzad begg@cindhbankiid.com

GUIST-JOLL
FAIZOD ENTER
FAYYAZ

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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.

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Locatro- not finitize

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## **Bid Evaluation Report**

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

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

Bid(s) Rejected

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

S. No.	Name of Bidder	Qualified /	Bid (Rent) Offered	Remarks / Status
. 140.		Disqualified	n 112 0	Qualified Bidder
7	Aamir Saeed	Qualified	Rs. 117 per sq. ft.	Quality
2		1177	Rs. 65 per sq.ft.	Not fulfilled the
2	Azhar Iqbal	Disqualified	KS: 0.5 her salve X	eligibility criteria
~		704	Do 37 per so ft	Not fulfilled the
3	M Adnan Mufti	Disqualified	Rs. 37 per sq.ft.	eligibility criteria
8		10.1	Rs. 78 per sq.ft.	Not fulfilled the
4	Sarosh Malik	Disqualified	KS, 10 per signif	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

Mombers -	Procurement Committee
(For Hoisti	ng of Evaluation Report)

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

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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 Shadh 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.
	Tender Reference No.	SBL/COK/ADMIN/TD
2	Tender Description	Acquiring Branch Premises on Rental Basis (Kahna District, Lahore)
2	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
Q	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
-	Babar Irshad Dar	Disqualified	Rs. 31 per sq.ft.	Not fulfilled the eligibility criteria
2	Shahid Mehmood Sindho	Disqualified	Rs. 38 per sq.ft.3rd	Not fulfilled the eligibility criteria
-A	Amjad Baig	Disqualified	Rs. 16 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 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

Signaturd Me	5/2/1V
On leave	
P 1.	
<u> </u>	-

Date



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.

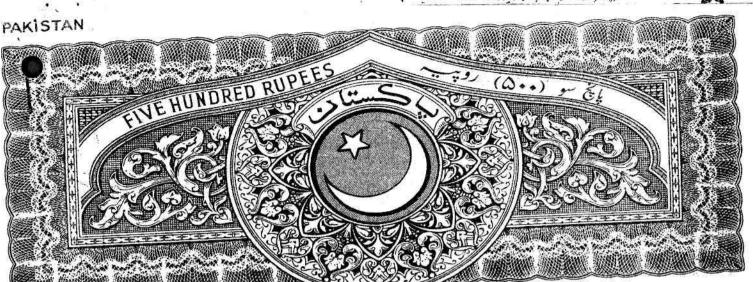
Sincerely,

For & behalf of Sindh Bank Limited,

Muhammad Shahid Saleem

OG-I

Sindh Bank Limited



Muhammad ierail seafed 'Tho**or** Lic. No. 362, Shop No. 64, Ki-Hairman Pizza

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gh with Address

1 APR 2012

Lucky Stan Caddur, Karacid

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### 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 groung Floor 1460 sq.ft. for opening of Timber Market Branch Karachi. (hereinafter referred to as the "Demised Premises") on the terms and conditions Contd... as set forth hereunder:

L'oregunde.

KARACH

## 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

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.

vance Rent/ equent Rent 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

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

Termination

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

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

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:

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

Giogante.

Contd....P/3

- 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 iv) case may be OR
- On earlier termination of the lease as provided herein above in the same v) condition in which it was handed over to Lessee; except normal wear and tear;
- 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 vi) when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease;
- Not carry out any structural alterations to the Demised Premises without the vii) permission of the Lessor save those expressly authorized hereunder.

#### SECTION - III

#### (LESSORS' COVENANTS)

The Lessor hereby covenants with the Lessee that he shall:

ii)

iii)

office only;

to the Lessor;

- Hand over the possession of the Demised Premises to the Lessee at the time of i) signing of this agreement;
- To provide NOCs to the Bank for onward submission to the concerned ii) departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises;
- Allow the Lessee to enjoy peaceful possession of the Demised Premises iii) without any let or hindrance;
- Allow the Lessee to construct toilet(s) and one kitchen in the Demises iv) Premises as per its requirement;
- Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the v) Demised Premises;
- Allow provision of electricity generator and provide suitable space for the vi) same in the Demised Premises;
- Pay all municipal, government, non-government and other rates, taxes and vii) assessments which may be levied in respect of the Demised Premises;
- Not do or cause to be done by himself or his agent, workman or employee viii) anything which may be or may become a nuisance value for the Lessee and/or its customers;
- Ensure that the Demised Premises are and continue to remain structurally ix) sound and undertake at his cost such major structural repairs as may be deemed necessary by the Lessee;

Contd..P/4

- 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;
- 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;
- 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;
- Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement,
- vii) 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 year first above mentioned.

LESSOR

LESSEE

Sindh Bank Limited

For & behalf of Sindh Bank Limited

Zivenu

Name: Muhammad Bilal S/o: Hasan Ali Soomro

CNIC: 42301-3229073-3

Kh. Tajammul Hussain EVP & Head of HR

CNIC. 42101-1553069-9

Shahzad Begg

SVP & Head of Administration

CNIC. 37405-9733476-7

WITNESSES AL - MEMON ESTATE

Full Name:

ABBUL MAJEED.

Full Name:

MOHAMMAD SHEAIB SCONEC

Signature:

Nojeed.

Signature:

42301-0642325-9

NIC No.:

HUSSAINI CENTRE

NIC No.:

H.NO 39 STREE NOCE

Address:

ALTAF HUSSAINI ROAD KARACHI Address:

TINNAH ABAD NOCI PIBBIOUE WAHAB ROAD

KARACHA

Location Bidder Well Piene Pay Order No. 0 4428/64Ref. 0300-2056799 Provision of Emergency Exit Door (Yes/\*No)

S. No.	Requisite	Max <b>Marks</b>	Marks Obtained as	Marks Obtained After Due	Markin	g Criteria	Documents/Information to be enclosed
			per Documentary Evidence	Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural / Interior Areas	Rs. 350,000 2600 Sy H' B, 1357 = PS FM
I	Location	40	40	35	Management of the second of the second	ation (Bank's oint of view)	Site Plan
	2	5	53			ide the main ation	
2	Area	15	P)		2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
Š.	a ng	10	110	10	Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	26004
8	8	5		70	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	
3	Other Banks in Close	15	Σ a :	e	5 Banks, 1	within 1 km	Name of the Banks with exact distances from the
	Proximity	10 5	10	10		within 1 km within 1 km	premises offered
4	Terms of	10	* S			Year .	Details
	Payment	7		4		ears	
	(Demand - Advance Rent)	3	3	3	3 Y	ears	**** **********************************
5	Parking Space (Dedicated	10	10	4	Above 4 Vehicles	3 Vehicles	Numbers
ly.	to the premises)	5			3-4 Vehicles	2 Vehicles	4- Debid
	premises)	3			1-2 Vehicles	l Vehicle	
6	Condition of	10	10	.5	Constructed	Constructed	Map of the premises
	Property	5	0.2	11	NIL	Plot	
T	otal Marks	100	8_5	1(/	Qualified/	Disqualified	<u> </u>

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

+ immup2 NIB MCB Sonera

Signatures Premises Committee

Signatures Evaluation Committee

Group Head ( Date

M. Zeeshan

Date

Admin Division

Dilshad Hussain Khan

Finance Division

34385314 34385315

Premises Evaluation Performa

Location M. Ashraf Pay Order No. 605/83 Ref. 52 Bidder

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

S. No.	Requisite	Max Marks	Marks Obtained as per	Marks Obtained After Due	Marking	g Criteria	Documents/Information to be enclosed
	ia i	=	Documentary Evidence	Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural / Interior Areas	6.350,000 250 Scn R. 140 Psp.
1 Location		40	40	30		ation (Bank's oint of view)	Site Plan
		5				ide the main ation	80 N
2	Area	15	15	10	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
±1.		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
700		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	
3	Other Banks	15		10		within 1 km	Name of the Banks with exact distances from the
	in Close Proximity	10		10		within 1 km within 1 km	premises offered
4	Terms of	5 10				Year	Details
a.	Payment	7	<u> </u>		2 Y	ears	
*/	(Demand - Advance Rent)	3	3	3-		ears —	0 000 000 000 000 000 000 000 000 000
5	Parking Space	10	10	\$	Above 4 Vehicles	3 Vehicles	Numbers
	(Dedicated to the	5			3-4 Vehicles	2 Vehicles	8 vehicles
	premises)	3	9 7	,	1-2 Vehicles	1 Vehicle	
6	Condition of	10	10	1	Constructed	Constructed	Map of the premises
20	Property	5		0	NIL	Plot	
T	otal Marks	100	78	10	. Qualified/	Disqualified	

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

Signatures Evaluation Committee

Admin Division

Dilshad Hussain Khan Finance Division

Muhammad Farooq Operations Division

Committee-

Group Head (

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10   Above 2000			-	11	). <del>T.</del>	22 01		o <sup>©</sup> x = q	
10   Above 2500   Above 2500   sq.ft. to 2500   sq.ft. sq.ft. or Above or Above or Above or Above or Above 2500 sq.ft. 2500 sq.ft.   sq.ft. or Above 2500 sq.ft. 2500 sq.ft.   sq.ft. or Above or Above 2500 sq.ft.   sq.ft. or Above 2500 sq.ft.   s		Area	15	15	10				
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Other Banks in Close Proximity 10				o m		75957		1 1	
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Proximity 10 3 Banks, within 1 km premises offered 2 Banks, within 1 km Details  Terms of 10 1 Year, Details  Payment (Demand 3 7 2 Years 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		15	15	10	1.6				A
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Bidder Al Meum Esklery Order No. 2136333 Ref. 65

0322-2460265 Provision of Emergency Exit Door (Yes/\*No)

S. No.	Requisite	Max Marks	Marks Obtained as per	Marks Obtained After Due	Markin	g Criteria	Documents/Information to be englosed	
	Documentary Visit Evidence Pres	Documentary Visit by the	Visit by the Premises	For Branches in Main Cities	For Branches in Rural / Interior Areas	Rs. 257,520 ; 13 27 /2 59 M R/95 05 M 2 Site Plan		
I	Location	40	40	35	business p	cation (Bank's coint of view)	Site Plan	
		5				ide the main ation	8	
2	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property	
	F <sub>X</sub>	10	10		Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	45 1600	
se.	*	5		5	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	SE 1600	
3	Other Banks in Close	15	15	15		vithin 1 km	Name of the Banks with exact distances from the	
	Proximity	5		An ass	3 Banks, within 1 km 2 Banks, within 1 km		premises offered	
4	Terms of Payment	10			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	'ear	Details	
	(Demand - Advance Rent)	3	7	1.		ears Pars	(2.1000 PD) =1	
5	Parking Space (Dedicated	10			Above 4 Vehicles	3 Vehicles	Numbers	
	to the . premises)	5	5	5	3-4 Vehicles	2 Vehicles	3 /0000	
		3	3		1-2 Vehicles	l Vehicle	1981	
5	Condition of Property	10	10	7	Constructed	Constructed	Map of the premises	
	tal Marks	5	$\overrightarrow{0}$		NIL Qualified / 1	Plot Disqualified		

	Note Pr	remises which get.	s 70% marks after due vis	sit by the members of Prem	ises •
			aken as "Qualified Premi		
		$\wedge$	1/13		
	Signature	es/Evaluation Con	mmittee		¥
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	M. Zeeshan	Zahali	Dilshad Hussain Khan	Muhammad Faroog	
	Admin Divis		Finance Division	Operati <b>à</b> ns Division	Vand down
Ü	Date			\ (	15900 1/1
1	<b>\</b>	$\langle n \rangle$	34		al romations
	Signature	SPremises Com	<u>nittee</u>	1-101	Do da
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Premises Evaluation Performa Location Karach: Admin Society Date

Bidder Well Time Pay Order No. 04428172Ref. \_ Date \_ 27/02/2012 Provision of Emergency Exit Door (Yes/\*No)

S. No.	Requisite	Max Marks	Marks Obtained as per	Marks Obtained After Due	Marki	ng Criteria	Documents/Information to be enclosed
* 80 ;			Documentary Evidence	Visit by the Premises Committee	For Branches in Main Cities	Rural / Interior Areas	Rs. 325,000/. 3800 Sq M. Rs. 85/1874.
1	Location	40	40	35		cation (Bank's point of view)	Site Plan
l'	12	5				ride the main	
2	Area	15	ត ខ		2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
	5 19	10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	3800
4		- 5	5	5	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	84.4
3	Other Banks in Close	15	15	8		within 1 km	Name of the Banks with exact distances from the
	Proximity	10	27	-		within 1 km within 1 km	premises offered  Details
4	Terms of Payment	10		,		Year	Details
	(Demand -	7				ears	
17	Advance Rent)	3	3	3	3 Y	ears C	
5	Parking Space (Dedicated	10	10	8	Above 4 Vehicles	3 Vehicles	Numbers 6-8 velish
	to the premises)	5			3-4 Vehicles	2 Vehicles	
-	10	3	-	6.	1-2 Vehicles	I Vehicle	
6	Condition of Property	10	10	X	Constructed	Constructed	Map of the premises
		5	08	1	NIL	Plot	
To	tal Marks	100	400	L' 11	Qualified/1	Disqualified	

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 Zah Admin Division

Date

Dilshad Lassair Khan Finance Division

Muhammad Farooq Operations Division

Signatures Premises Committee

Group Head (

Date

Premises Evaluation Performa KAECHS Location Date 27/02/2012 Bidder Nayab Eiler for au Pay Order No. 5 6 600961 Ref. 0300-2561931 Provision of Emergency Exit Door (Yes/\*No) Requisite Max Marks Marks Marking Criteria Documents/Information to No. Marks Obtained as Obtained be enclos After Due per Documentary Visit by the For For Evidence Branches in Premises Branches in Main Cities Committee Rural / Interior Areas Location 40 On main location (Bank's 40 business point of view) 5 Away / Stride the main location Area 15 2000 sq.ft. to 1200 sq.ft. to Title document of the 2500 sq.ft. 2000 sq.ft. approaches w. 8 property 10 Above 2500 Above 2000 sq.ft. to sq.ft. to 2500 3500 sq.ft. sq.ft. 5 Below 2000 Below 1200 sq.ft. sq. ft. or Above or Above 3500 sq.ft. 2500 sq.ft. Other Banks 15 5 Banks, within 1 km Name of the Banks with in Close ARL exact distances from the 10 Proximity 3 Banks, within I km Fazzal premises offered 5 2 Banks, within 1 km 10 Terms of 1 Year Details Payment 7 2 Years (Demand -3 Years < Advance Rent) Parking 10 Above 4 Numbers 10 Space Vehicles Vehicles (Dedicated 5 to the 3-4 Vehicles premises) Vehicles 3 1-2 Vehicles Vehicle Condition of 10 Constructed Constructed Map of the premises Property 5 NIL Plot Total Marks 100 Qualified / Disqualified Premises which gets 70% marks after due visit by the members of Committee will be taken as "Qualified Premises". Byaluation Committee, Dilshad **N**ussain Khan Muhammad Faroog Finance Division Operations Division

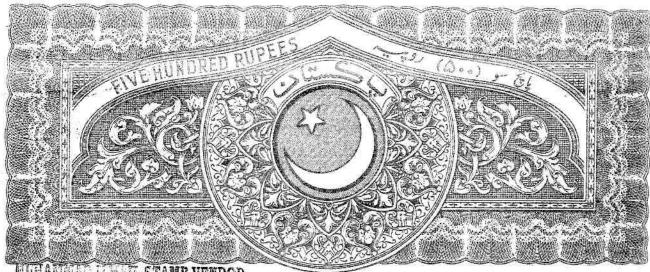
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Signatures M. Zeeshan Zahid 14ach Door avalable Admin Division Date Signatures Fremises Committee Head ( Date



HUHAMMAD ICHAIL STAMP VENDOR

Lic. No. 362, Shop No. 44, Al-Rehman Plaza
Lucky Star, Saddar, Karachi 1 5 JUN 2012

S.No. D pate

Issue to with Address Strong with Address

Value Rs. Attached ....

Stamp Vendor's Signature .....

#### LEASE AGREEMENT

This Lease Agreement is made at \_\_\_\_\_ on this 27/kday 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:

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-: 2 :NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:
In consideration of the Lessee paying the rent herein after reserved in

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

 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

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. 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.

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

The Lessee hereby covenants with the Lessor that it shall:

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

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3 Use the Demised Premises for exclusive purpose of its office or its branch ii) office only; Pay on or before the due date all water, sewerage, electricity, gas and iii) 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; Handover vacant and peaceful possession of the Demised Premises to the iv) Lessor on expiry of the lease term as aforesaid or extended lease term as the case may be OR On earlier termination of the lease as provided herein above in the same v) condition in which it was handed over to Lessee; except normal wear and tear; Carry out at its cost civil and/or electrical repair work as may be necessary for vi) 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; Not carry out any structural alterations to the Demised Premises without the vii) permission of the Lessor save those expressly authorized hereunder. SECTION - III (LESSORS' COVENANTS) The Lessor hereby covenants with the Lessee that he shall: Hand over the possession of the Demised Premises to the Lessee at the time of i) signing of this agreement; To provide NOCs to the Bank for onward submission to the concerned ii) departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises; Allow the Lessee to enjoy peaceful possession of the Demised Premises iii) without any let or hindrance; Allow the Lessee to construct toilet(s) and one kitchen in the Demises iv) Premises as per its requirement; Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the v) Demised Premises: Allow provision of electricity generator and provide suitable space for the vi) same in the Demised Premises; Pay all municipal, government, non-government and other rates, taxes and vii) assessments which may be levied in respect of the Demised Premises; Not do or cause to be done by himself or his agent, workman or employee viii) anything which may be or may become a nuisance value for the Lessee and/or its customers: Ensure that uncertake at his deemed necessary by the Lessee; Ensure that the Demised Premises are and continue to remain structural ix) sound and undertake at his cost, such major structural repairs as major Contd..P/4

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- 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 BANK th and year first above mentioned.

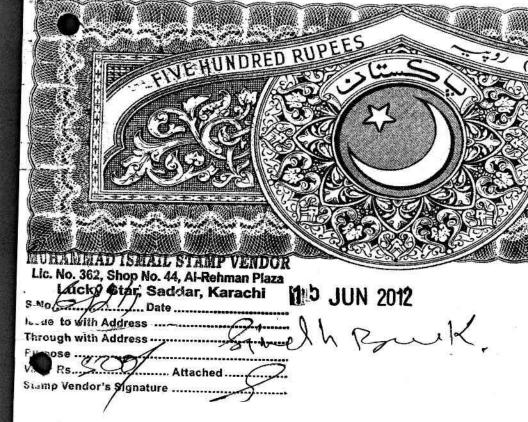
year first above mentioned.	THE REAL PROPERTY OF THE PARTY
LESSOR	LESSEE KARACHI KARACHI
	Sindh Bank Limited
,	For & behalf of Sindh Bank Limited
لنريون نار	Marah.
Name: Nasreen Naz	Naim/Farooqui
W/o : Ahmed Ali	Chief Operating Officer
CNIC: 42101-1722211-8	CNIC. 42301-2770688-3
	alle
	Kh. Tajammul Hussain
	EVP & Head of HR
MUTNIEGEG	CNIC. 42101-1553069-9
WITNESSES	
Full Name:	Full Name: of Charlied Sylen
Signature:	Signature:
NIC No.:	NIC No.: 42201-07/2419-7
Address:	Address: Head off Es
	Gindly Route Gld.

Premises Evaluation Performa New Klandhi Rolighoral free Date 27/02/2012 Bidder Faijan Eulypro's y Pay Order No. 15/0/36 321-272224 Provision of Emergency Exit Door (Yes/\*No) 021-32722224 Requisite Max Marks Marks Marking Criteria Documents/Information to No. Marks Obtained as Obtained be enclosed per After Due Documentary Visit by the For For Evidence Premises Branches in Branches in Committee Main Cities Rural / Interior Areas Location 40 On main location (Bank's 40 business point of view) 5 Away / Stride the main location 2 Area 15 2000 sq.ft. to 1200 sq.ft. to Title document of the 2500 sq.ft. 2000 sq ft. 10 10 Above 2500 Above 200 0 sq.ft. to sq.ft. to 2,600 3500 sq.ft. sq.f4 5. Below 2000 Below 1200 sq.ft. sq. ft. or Above or Above 3500 sq.ft. 2500 sq.ft. 3 Other Banks 15 5 Banks, within 1 km Meize in Close Name of the Banks with exact distances from the Proximity 10 AL-HE 3 Banks, within 1 km premises offered 5 Puisa 2 Banks, within 1 kg Terms of 10 1 Year Details UBL Payment (Demand -2 Years 3 Advance 3 Years Rent) Parking 10 Above 4 3 Space umbers 10 Vehicles Vehicles (Dedicated 5 to the 3-4 Vehicles premises) 10 relidus Vehicles 3 1-2 Vehicles Vehicle Condition of 10 10 Constructed Constructed Property Map of the premises 5 Plot Total Marks 100 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 eshon Zahia Dilshad Hussain Khan Muhammad Paroog Admin Division Finance Division Operations Division Exil growtable Date Signatures Premises Committee Group Head ( Date

## Premises Evaluation Performa

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4		/	10	13		15	2500 sq.ft. Above 2500	2000	sq.ft.	Title document of the property	
d			5	*	VI-10-10-10		sq.ft. to 3500 sq.ft.	sq.ft, to	2500	2000 111	5
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	3	Other Banks	15				or Above 3500 sq.ft.	or Abo	o ft	175000	
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	4	Terms of	5	10		10	2 Banks,	within 1 km within 1 km		exact distances from the	AL-Habib
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	5004=50 60	Advance Rent)	3	3	27.73400	3		lears =		2 w ldw	
-	5	Parking Space	10-	10		10	Above 4	3		Numbers	
	-	(Dedicated to the	5		+-	70	Vehicles  3-4 Vehicles	Vehicle.	5_	W. CONSTANT COMP.	
10		premises)	3	*	+		1-2 Vehicles	. Vehicles		& vehicles	
	6	Condition of Property	10	10	-	-	Constructed	Vehicle Constructed		<del>- 0. 16</del> - 15 - 15 - 15 - 15 - 15 - 15 - 15 - 1	
	Tota	l Marks	5 100	00		3	NIL ·	Plot	*	Map of the premises	] ]
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				and the control of th	2,6	lified P	remises".	member	S of Pre	emises	
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#### LEASE AGREEMENT

This Lease Agreement is made at Karechion 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 letthe premises measuring ground floor, 915 sq.ft and first floor, 915 sq.ft Total 1830 sq.ft opening of Karachi Administration Society Branch, Karachi. (hereinafter referred as the "Demised Premises") on the terms and conditions as set forth hereunder:

Contd....P/2

KARACH

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.

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

- 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.
- 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

Advance Rent/ Subsequent Rent

Term

Renewal of Lease

**Fermination** 

Ejectment

ndemnity

Fatimafly

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

- 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;
- Allow the Lessee to construct toilet(s) and one kitchen in the Demises Premises as per its requirement;
- 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 deemed necessary by the Lessee;

Fatima Glypas

0)

- Allow installation of standing AC and / or split units on the walls or any other X) suitable location of the Demised Premises including the roof top;
- Allow the placement of Lessee's neon signs on the roof top and walls of the xi)
- Keep the Lessee indemnified from any loss(es) sustained on account of any xii) defect in the Lessor's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this Lease Agreement;
- Allow installation of any machinery, equipment, apparatuses, communication xiii) system etc. as may be required by the Lessee to carry out its normal business and operational activities;
- Allow Lessee to paint, display, affix or exhibit signs and insignia as may be xiv) appropriate and necessary for its various activities at its own cost;
- Allow Lessee to make partitions in the hall and convert the Demised Premises xv) into workable condition as per its requirement. Any approval or permission required in this respect from any official authority, the lessor will obtain such
- Provide electricity connection at the Demised Premises with 30 KVA xvi) 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
- 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

LESSOR

LESSEE

Sindh Bank Limited

For & behalf of Singh Bank Limited

Naim Faraqqui

Chief Operating Officer

CNIC. 42301-2770688-3

Name: Fatima Ilyas Kamadi

Name: Muhammad Ilyas Kamadi

: Abdul Ghaffar CNIC: 42201-0472837-5

: Muhammad Ilyas Kamadi W/oCNIC

42201-0410433-8

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

WITNESSES

Full Name

S/o

Signature:

NIC No.:

Address:

D-15/40 from

conch.

Full Name:

Signature:

NIC No.:

Address:

Premises Evaluation Performa Location Karach. Admin Society Date

Bidder Well Time Pay Order No. 04428172Ref. \_ Date \_27/02/2012 0300-2056799 Provision of Emergency Exit Door (Yes/\*No)

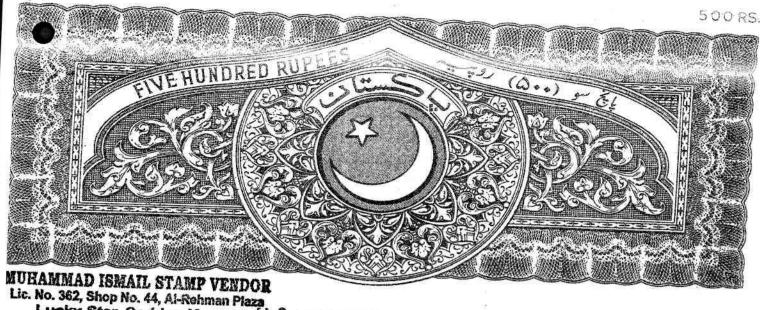
S. No		e Max Marks	Marks Obtained as per Documentary	Marks Obtained After Due Visit by the	3	rking Criteria	Documents/Information I be enclosed
1	Location		Evidence	Premises Committee	Branches 1	Rural / Interior	18 325,000/. 3800 Sq M. Rs. 85/8371.
1	Bocanon	5	40	35	business	Areas location (Bank's point of view)	· Site Plan
2	Area	- 15			10	Stride the main ocation	
	1 2 20	10			2000 sq.ft. to 2500 sq.ft.	2000 sq.ft.	Title document of the property
		5			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	V
*		(4)	5	5	Below 2000 sq.ft. or Above	Below 1200 sq. ft. or Above	3800
3	Other Banks in Close	15	15	Ó	3500 sq.ft. 5 Banks,	2500 sq.ft. within 1 km	Name Cit D
	Proximity	10		- 8	3 Banks,	within 1 km	Name of the Banks with exact distances from the
	Terms of	10	_		2 Banks, 1	within 1 km	premises offered
1	Payment (Demand -	7				Year	Details
	Advance Rent)	. 3	3	3		ears r	Details
5.1	Parking Space	10	10	4	Above 4	3	Numbers
1-	(Dedicated to the	5		_ 8	Vehicles  3-4 Vehicles	Vehicles	6-8 relials
1	premises)	3			1-2 Vehicles	2 Vehicles	
	Condition of	10	10			l Vehicle	
	Property	5	08	,0		Constructed	Map of the premises
otal	Marks	100	205	1111	NIL Qualified/Di	Plot	

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 Zah Dilshad Hassain Finance Division assain Khan Muhammad Farooq Admin Division Date Operations Division emises Committee

Group Head ( Date

S. No		ie Ma Ma	21241143	Murks Obtained After Due	Marking Criteria		Documents/Information to be enclosed
1			Evidence	Visit by the Premises Committee	Branches i	S Rural / Interior	1788 59 71 /19 Rof 40/85 21-
	Location	40	40	40	On main l business	Areas ocation (Bank's point of view)	Site Plan
$2^{\parallel}$					Away/S	tride the main	1
2	Area	15	100		location		
		7.0			2000 sq.ft. to 2500 sq.ft.		Title document of the
	of each	10			Above 2500	2000 sq.ft. Above 2000	property
		5			sq.ft. to 3500 sq.ft.	sq.ft. to 2500	1785 Calif
		1 3	6	1	Below 2000	sq.ft. Below 1200	11049
	*		/S .	5	sq.ft. or Above	sq. ft. or Above	1785 SW. S
	Other Banks	15			3500 sq.ft.	2500 sq ft	N 85
	in Close Proximity	10			3 Banks, 1	within 1 km	Name of the Banks with
	Troximity	5	10	10	3 Banks, v	vithin 1 km	exact distances from the
	Terms of	10			2 Banks, u	vithin 1 km	premises offered
	Payment	7			1 Y	ear	Details
1	(Demand - Advance	3			2 Ye		
	Rent)		2 -	3-	3 Ye	ars <	9744 S. V.
	Parking	10		-			
	Space (Dedicated		10	6	Above 4 Vehicles	3 Vehicles	Numbers
J.	to the premises)	5	7.1		3-4 Vehicles	-, -	
	7	3				Vehicles	8 vehicly
C	Condition of	10	10		-2 Vehicles	1 Vehicle	200011
1	Property	5	10	10	Constructed (	Constructed	Map of the premises
otal	Marks	100	70	121	NIL	Plot	· · · · · · · · · · · · · · · · · · ·
Acristo			10	11	Qualified / Dis	qualified	

(4)			
Note Premises which g	gets 70% marks after due visit b e taken as "Ovalified Pramise"		₩
Committee will be	e taken as "Qualified Premises	y the members of Premises	
			ăt .
Signatures Evaluation Co	ommittee N		
C Lu X	11 Mas	1	
M. Zeeshan Zahid	apen	\	
Admin Division	Dilshad Russaih Khan Finance Division	Muhammad Faroog	
Date	I mance Division	A	110
diamaturas A	//	150.1 De	on revalable
Signatures Fremises Com	mittee L	1 Just Jus	or avalable
\	1 Jacel	, o ====	
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Group Head ( )	Jas Jue A. Som		1 5 mil
Date	VP-CHOHA, ELLIG	o. minormand Ray	121.
	971-	D.C. D. M. M. M.	tyn
		MY DINGH OLD	



B.No. Date Saddar, Karachi 1 0 MAY 2012

legue to with Address

Attached....

Stump Vendor's Signature

### LEASE AGREEMENT

This Lease Agreement is made at Marrely on this 15th 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

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 "Demission") Premises") on the terms and conditions as set forth hereunder:

Contd....

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.
- 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.
- 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.
- 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:

Not assign or sub let the Demised Premises or any part thereof to any other and i) Canh

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Use the Demised Premises for exclusive purpose of its office or its branch ii) Pay on or before the due date all water, sewerage, electricity, gas and iii) 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; Handover vacant and peaceful possession of the Demised Premises to the iv) Lessor on expiry of the lease term as aforesaid or extended lease term as the case may be OR On earlier termination of the lease as provided herein above in the same V) condition in which it was handed over to Lessee; except normal wear and tear; Carry out at its cost civil and/or electrical repair work as may be necessary for vi) 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; Not carry out any structural alterations to the Demised Premises without the vii) permission of the Lessor save those expressly authorized hereunder. SECTION - III (LESSORS' COVENANTS) The Lessor hereby covenants with the Lessee that he shall: Hand over the possession of the Demised Premises to the Lessee at the time of i) signing of this agreement; To provide NOCs to the Bank for onward submission to the concerned ii) departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises; Allow the Lessee to enjoy peaceful possession of the Demised Premises iii) without any let or hindrance; Allow the Lessee to construct toilet(s) and one kitchen in the Demises iv) Premises as per its requirement; Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the V) Demised Premises; Allow provision of electricity generator and provide suitable space for the vi) same in the Demised Premises; Pay all municipal, government, non-government and other rates, taxes and vii) assessments which may be levied in respect of the Demised Premises; Not do or cause to be done by himself or his agent, workman or employee viii) anything which may be or may become a nuisance value for the Lessee and/or its customers; Ensure that the Demised Premises are and continue to remain structurally ix)

sound and undertake at his cost such major structural repairs as may b deemed necessary by the Lessee; Trun

Contd..P/4

Allow the placement of Lessee's neon signs on the roof top and walls of the xi) Demised Premises:

- Keep the Lessee indemnified from any loss(es) sustained on account of any xii) defect in the Lessor's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this Lease Agreement;
- Allow installation of any machinery, equipment, apparatuses, communication xiii) system etc. as may be required by the Lessee to carry out its normal business and operational activities;
- Allow Lessee to paint, display, affix or exhibit signs and insignia as may be xiv) appropriate and necessary for its various activities at its own cost;
- Allow Lessee to make partitions in the hall and convert the Demised Premises xv) 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.
- Provide electricity connection at the Demised Premises with 30 KVA xvi) 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

LESSOR	LESSEE
Level er	Sindh Bank Limited
ARSHOO ALI KHAN	For & behalf of Sindh Bank Limited
Name S/o : AHMED ULLAH RHAN CNIC : 42101-0656956-7	Kh.Tajammul Hussain EVP & Head of HR CNIC: 42101-1553069-9
	()

Shahzad Begg

SVP & Head of Administration

CNIC. 37405-9733476-7

WITNESSI

Full Name:

Signature:

NIC No.:

Address:

Full Name:

Signature:

NIC No.:

Address:

Premises Evaluation Performa

Location Charge Date <u>27/02/2012</u> Date <u>27/02/2</u>

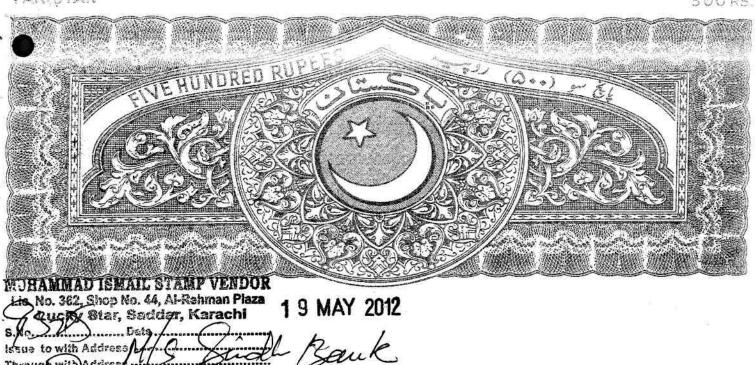
Mary 2 Sulvyfrises Pay Order No. <u>3/06585</u> Ref. <u>03</u>

0300-8266227

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

S. No.	Requisite	Marks Obtained as Obtained  per After Due					Documents/Information to be enclosed	
	3 3	8.	per Documentary Evidence	Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural / Interior Areas	1000 Sq 11 20 1000 Sq 11 20 Ke 140 8532	เรื่อ กลง
I	Location	40	40	10	On main location (Bank's business point of view)		Site Plan .	
	ì	5			loca	ide the main ation		ł
2	2 Area 15	15	15	15	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property	l
	. 81	10		1	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.	US , 4	٠ فريار
3	Other Banks in Close	(15	15	13	5 Banks, v	within 1 km	exact distances from the	H
	Proximity	10 5				within 1 km within 1 km	premises offered	Ú E
4	Terms of	10				Year	Details	Bon
	Payment	7				rears .		AL.
	(Demand - Advance Rent)	3	3	·	100000000000000000000000000000000000000	'ears	222440	· 16°
5	Parking Space (Dedicated	10	10	Market 3	Above 4 Vehicles	3 Vehicles	Numbers	
Ì	to the premises)	5			3-4 Vehicles	2 Vehicles		1
	premises)	3			1-2 Vehicles	l Vehicle	ti.	
6	Condition of	10	10	17	Constructed	Constructed	Map of the premises	
. N	Property	5	(1)	1	NIL	Plot		
To	otal Marks	100	92	Un	Qualified/.	Disqualified		

	Note	Premises which get	s 70% marks after due vis	it by the members of Premises	
5.1		Committee will be t	taken as "Qualified Premi	ses".	
		$\wedge$	1011		# #
	Signat	tures Evaluation Co	mmittee \\ \\		
		12	dul	( 0 %~	
	W Zana	than Zahid	Dilshad Hussain Mhan	Muhammad Farooq	- 1
		Division	Finance Division	2000	-/ //
	Date _			Operations Division	Magri
/	99241	$\langle \zeta \rangle$	2000 of	1 and	20° 10
1	\ <u>Signat</u>	tures Premises Com	<u>mittee</u>	6	e 8
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	Date	incaa (	muhammen h	N. Say 6 effice	
			11) (- 414 K)	TITY 14. 5040) 24.CO.	



Issue to with Address Through with Address ....

..... Attached .....

Stano Veridor's Signature .....

# LEASE AGREEMENT

This Lease Agreement is made at Karchion this 25 Hday 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

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.

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** 

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.

Eisctment

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.

ndemnity

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:

 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

- 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:

- 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;
- 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;

- Allow installation of standing AC and / or split units on the walls or any other xi) suitable location of the Demised Premises including the roof top;
- Allow the placement of Lessee's neon signs on the roof top and walls of the xii) Demised Premises;
- Keep the Lessee indemnified from any loss(es) sustained on account of any xiii) defect in the Lessor's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this Lease Agreement;
- Allow installation of any machinery, equipment, apparatuses, communication xiv) 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;
- Allow Lessee to make partitions in the hall and convert the Demised Premises xvi) 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

Sindh Bank Limited

Kh. Tajammul Hussain

CNIC. 42\101-1553069-9

EVP & Head of HR

For & behalf of Sindh Bank Limited

: Shahid Iqba : Iqbal Ahmed Jan CNIC: 42201-2826605-9

Shanzad Begg

SVP & Head of Administration

CNIC. 37405-9733476-7

#### WITNESSES

Full Name: Signature:

Signature: NIC No .:

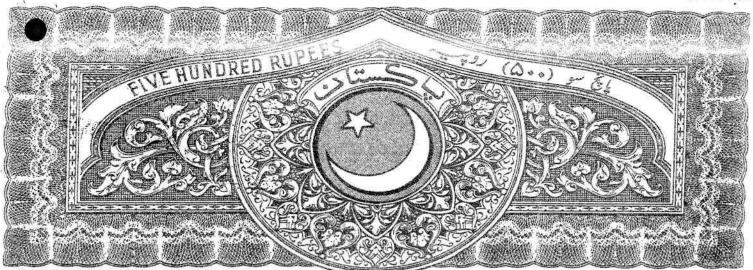
Full Name:

NIC No.:

2nd floor Morris

Address .

Address:



Manamad Ismail Stamp vendor

Lacky Star, Saddar, Karachi

Date/

Issue to with Address //7

Through with Address

View Res...... Attached ......

Stamp Vencor's Signature .....

# LEASE AGREEMENT

This Lease Agreement is made at fauch on this 25th 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 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 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

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

 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.

dvance Rent/ sequent Rent

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.

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.

Liectment

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.

ndemnity

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:

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

 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:

- 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;
- Allow the placement of Lessee's neon signs on the roof top and walls of the xii) Demised Premises;
- Keep the Lessee indemnified from any loss(es) sustained on account of any xiii) defect in the Lessor's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this Lease Agreement;
- Allow installation of any machinery, equipment, apparatuses, communication xiv) system etc. as may be required by the Lessee to carry out its normal business and operational activities;
- Allow Lessee to paint, display, affix or exhibit signs and insignia as may be xv) appropriate and necessary for its various activities at its own cost;
- Allow Lessee to make partitions in the hall and convert the Demised Premises xvi) 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.
- 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;
- Provide at his expense sewerage line (outer point); xix)

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

L	ES	S	$\mathbf{o}$	R

LESSEE

Sindh Bank Limited

For & behalf of Sindh Bank Limited

Name: Muhammad Muslim Siddiqui

: Muhammad Nazim CNIC: 42000-8041991-3

Kh. Tajammul Hussain

EVP & Head of HR CNIC. 42101-15530692

Shahzad Begg

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

# WITNESSES

Full Name: Signature:

Full Name:

NIC No .:

Signature: NIC No .:

Address:

Address:

Premises Evaluation Performa

Location Bidder Fahren Asocialipay Order No. 0954076 Ref.

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

S. No.	Requisite	Max Marks	Marks Obtained as per	Marks Obtained After Due		ng Criteria	Documents/Information to be enciosed
			Documentary Evidence	Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural / Interior Areas	Rs. 350,024. 2500 Sq Mr Rs. 140 156/1.
1	Location	40	40	30		cation (Bank's point of view)	· Site Plan
		5			53 22	ide the main ation	± " ×
2	Area	15	15	10	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
	5 4	10			Above 2500 sq.ft, to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	9
ã		. 5		k g	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	
3	Other Banks in Close	15	15	10		vithin 1 km	Name of the Banks with exact distances from the
30	Proximity	10				vithin 1 km vithin 1 km	premises offered
4	Terms of	10	42 50	1		'ear	Details
	Payment (Demand -	7	7	7		ears	
	Advance Rent)			3 314		- ura	2
5	Parking Space (Dedicated	10	10	3	Above 4 Vehicles	3 Vehicles	Numbers
0	to the premises)	5	. (0)		3-4 Vehicles	2 Vehicles	4 vehidus
	10	. 3			1-2 Vehicles	l Vehicle	Will be sweet D
6	Condition of Property	10	10	.8	Constructed	Constructed .	Map of the premises
To		5	~ -	10	NIL On HIGH A LI	Plot	Si marina da mar
To	tal Marks	100	97	18	Qualified / I	7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7	34 

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 Za Dilshad Hussdin Khan Muhammad Faroog Admin Division Finance Division Operations Division Date Signatures Premises Committee

Date

SCB UBL MCB

HBL

MECZO Paibal

ABL

Bidder Well Trine Pay Order No. 04428168 Ref. 22

1979505-0050

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

S. No.	Requisite	Max Marks	Marks Obtained as per	Marks Obtained After Due	A		Documents/Information to be enclosed	0
	HS	55 =	Documentary Evidence	Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural / Interior Areas	Ro. 275 129 - 31-	/
1	Location	40	40	40	On main loc business p	cation (Bank's point of view)	Site Plan	SE W
		5			Away / Str loc	ide the main ation	15 4 6 1 - 1	100
2	Area	15	Y	7,10	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the	1700 (1.64)
	19	10	181	<b>0</b> ·	Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	1293	Ha
:25	72 72	5	5	5	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	54.44.	
3	Other Banks in Close	15	15	1	5 Banks, within 1 km		Name of the Banks with exact distances from the	MC
*	Proximity	10 5			3 Banks, w 2 Banks, w	oithin 1 km	premises offered	MEE
4	Terms of Payment	10			1 Y	ear	Details	Sc
A DOMEST	(Demand - Advance Rent)	7 3		3	2 Ye		A	80
5	Parking Space (Dedicated	5	91 _B	8	Above 4 Vehicles	3 Vehicles	Numbers not destined	
	to the premises)	3	-		3-4 Vehicles 1-2 Vehicles	2 Vehicles		
6	Condition of	10	10	10		Vehicle		
27	Property	5	10	10	Constructed	Constructed	Map of the premises	
To	tal Marks	100	72	0	NIL Qualified / D	Plot		

	<u>Ivote</u>	Premises which	h gets 70% mai	rks after due vis	sit by the mer	nhers of Premises	
		Committee will	be taken as "(	Qualified Premi	ises".	1	
				1	/		* *
	Signa	tures Exaluation	Committee	1	1		
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		han Za <b>h</b> id	Dilshad	Assain Khan	Muhar	mmad Faroog	
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On Gulhon e gbal

Well Time Pay Order No. 04 428167

0300-2056799

Provision of Emergence Location

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

S. No.	Requisite	Max Marks	Marks Obtained as per	Marks Obtained After Due	Marking Criteria		Documents/Information to be enclosed
			Documentary Evidence	Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural / Interior Areas	Rs. 350,000/: 2100 Sq Mr Rs. 167 Psyl-
1	Location	40	40	25		cation (Bank's point of view)	Site Plan
1000		. 5			loca	ide the main ation	
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	e		Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	2100 5 v. ft
## #5		<b>5</b>			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	24.20
3	Other Banks in Close	15	10	-	5 Banks, within I km		Name of the Banks with exact distances from the
	Proximity	5		-	3 Banks, w 2 Banks, w		premises offered
4	Terms of Payment	10	5	-3	1 Y		Details
2 (8)	(Demand Advance Rent)	73	7		2 Ye	ears —	
5	Parking Space (Dedicated	10	10	3	Above 4 Vehicles	3 Vehicles	Numbers 4-S Nehicht
	to the premises)	5			3-4 Vehicles	2 Vehicles	vehicles
		.3	8	0	1-2 Vehicles	l Vehicle	e
6	Condition of Property	10 5-	10	8		Constructed	Map of the premises
Tot	al Marks	1.00	02		NIL Qualified / D	Plot	

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 Dilshad Hussain Khan Muhammad Farooq Admin Division Finance Division Operations Division Date Signatures Premises Committee Date

Location Morn University Road, S. 285 & Date 27/02/2012

Bidder Property Link Pay Order No. 1847158 Ref. 51

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

	30	-v	4				
S. No.	Requisite	Max Marks	Marks Obtained as per	Marks Obtained After Due		g Criteria	Documents/Information to be enclosed
†fi	2 S		Documentary Evidence	Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural / Interior Areas	Rs. 425,000/- 2700 St Mr. Rs. 157
1	Location	40	40	30	business pe	cation (Bank's point of view)	Site Plan
. ]		5			loca	ide the main ation	H 1
2	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
	E SAME IN	10	10	10	Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	The second secon
(6)	in the second	5	· · · · · · · · · · · · · · · · · · ·		Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	
3	Other Banks	15		<u></u>	5 Banks, within 1 km		Name of the Banks with
	in Close Proximity	10	-	5	3 Banks, w 2 Banks, w	within 1 km	exact distances from the premises offered  Details
4	Terms of	10	15.11d	7		ear -	Details
	Payment \ (Demand - Advance Rent)	7 3	7	7	2 Ye	ears (ears	
5	Parking Space	10	V.F.	= =	Above 4 Vehicles	3 Vehicles	Numbers
	(Dedicated to the premises)	5	5	5	3-4 Vehicles	2 Vehicles	. 3-4
** <sub>**</sub>	<i>promocoy</i>	3		0	1-2 Vehicles	l Vehicle	A
6	Condition of Property	10	10	A	Constructed	Constructed	Map of the premises
1		' 5			NIL -	Plot	
To	tal Marks	100	7)	1/\	Qualified / D	)isqualified	N P

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. Aeeshan Zahid Dilshad Hussain Khan Muhammad Farooq
Admin Division Finance Division Operations Division

Date

Signatures Premises Committee

Group Head ( ) Member Member Member All Member Member

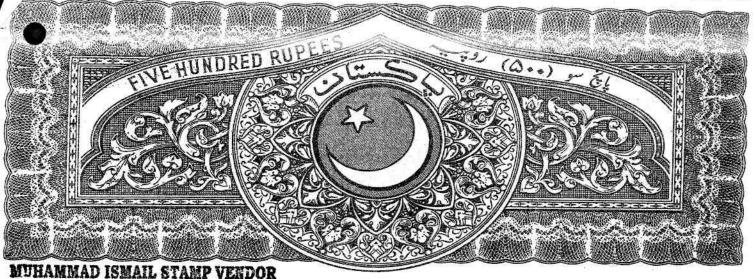
Location GIULSHAN-E-IOBAL (UNIV RO.) Date 27/02/2012

Birder Al-Monn Filal Pay Order No. 97023545 Ref. 73

0322-2460265 Provision of Emergency Exit Door (Yes/\*No)

S. No.	Requisite	Max Marks	Marks Obtained as per	Marks Obtained After Due	Marking Criteria		Documents/Information to be enclosed
	= =,		Documentary Evidence	Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural / Interior Areas	Standard Charted Bo Vacant This Previous on 25/2/12 24
1	Location	40	40	25	business p	cation (Bank's point of view)	Site Plan
		.5	¥1		loca	ride the main cation	8 - 10 - 10 - 10 - 10 - 10 - 10 - 10 - 1
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	9 .0		Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	1 1 1
أحجت		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	117. 800 SNJ
3	Other Banks in Close	15	15	10	5 Banks, w	within 1 km	Name of the Banks with exact distances from the
	Proximity	10				within I km	
4	Terms of	5 10		<b></b>		within 1 km	= 1
4	Payment		607		23/276	Year	Details
1	(Demand -	3		7		ears -	
	Advance Rent)	E 5	n eg .	/	3 Ye	ears	E MI _ MI _ MI
5	Parking Space (Dedicated	10	10		Above 4 Vehicles	3 Vehicles	Numbers
	to the premises)	5			3-4 Vehicles	2 Vehicles	5. Velicey
	121	3	Si		I-2 Vehicles	I Vehicle	
6	Condition of Property	10	10	8	Constructed	Constructed	Map of the premises
7	otal Marks	5 100			NIL	Plot Disqualified	

Note Premises which get	s 70% marks after due visit by t	the members of Premises
Committee will be t	aken as "Qualified Premises".	
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Signatures/Evaluation Con	mmittee MM	
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Admin Division	Finance Division	Muhammad Faroog
Date	1 mance Division	Operations Division
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Group Head ( )	VO PMember	muhammad Rayyn
Date	M. ALAN O OFFICE.	munamman Nagy/
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		50%



MUHAMMAD ISMAIL STAMP VENDOR Lic. No. 362, Shop No. 44, Ai-Rehman Plaza

Baky-Ster, Saddar, Karachi

Issue to with Address
Through with Address

Value Rs Attached Attached

# LEASE AGREEMENT

This Lease Agreement is made at Kasselion this 14th 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, Survay 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 the premises measuring grounf floor 2384 sq.ft. for opening of Lea Market Brakarachi. (hereinafter referred to as the "Demised Premises") on the terms and conditions set forth hereunder:

Contd....P/2

-n. Shwaits.

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.

vance Rent/ bsequent Rent

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.

Renewal of Lease

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

Termination

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

ment

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. 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:

 Not assign or sub let the Demised Premises or any part thereof to any o party;

A. Shoaids.



Contd....P/3

Use the Demised Premises for exclusive purpose of its office or its branch ii) office only; Pay on or before the due date all water, sewerage, electricity, gas and iii) 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 On earlier termination of the lease as provided herein above in the same V) condition in which it was handed over to Lessee; except normal wear and tear; Carry out at its cost civil and/or electrical repair work as may be necessary for vi) 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: Hand over the possession of the Demised Premises to the Lessee at the time of i) signing of this agreement; To provide NOCs to the Bank for onward submission to the concerned ii) departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises: Allow the Lessee to enjoy peaceful possession of the Demised Premises iii)

- without any let or hindrance;
- iv) Allow the Lessee to construct toilet(s) and one kitchen in the Demises Premises as per its requirement;
- Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the V) 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 deemed necessary by the Lessee;

M. Shouts.

Contd..P/4

- Allow installation of standing AC and / or split units on the walls or any other x) suitable location of the Demised Premises including the roof top;
- Allow the placement of Lessee's neon signs on the roof top and walls of the xi) 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;
- Allow installation of any machinery, equipment, apparatuses, communication xiii) 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;
- Allow Lessee to make partitions in the hall and convert the Demised Premises xv) 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.
- Provide electricity connection at the Demised Premises with 30 KVA xvi) 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 year first above mentioned.

LESSOR

LESSEE

Sindh Bank Limited

For & behalf of Sindh Bank Limited

n. Shouth Name: Shoaib

S/o : Haji Shah Mohammad

CNIC: 42301-0868554-1

Kh.Tajammul Hussain

EVP & Head of HR

CNIC. 42101-1553069-9

Shahzad Begg

SVP & Head of Administration

CNIC. 37405-9733476-7

WITNE

Full Name:

Signature:

NIC No.:

Address:

Full Name:

Signature:

NIC No .: Address:

Location Lea Markel Date 27

Bidder Al Memon Pay Order No. 349457/Ref.

Eslati

Date 27

Provision of Emergency Exit Dis

Date 27/02/2012

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

S. Vo.	Requisite	Max Marks	Marks Obtained as per	ed as Obtained	Marking Criteria		Documents/Information to be enclosed
	12	=	Documentary Evidence	Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural / Interior Areas	1450 SC 11" Ks 1401; PS71"
1	Location	40	40	35		ation (Bank's oint of view)	Site Plan
		5	(	-9-	loca	ide the main ation	
2	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10	8		Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	1450 Sq. 84
*		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	15			5 Banks, 1	within 1 km	Name of the Banks with exact distances from the premises offered
	Proximity	10 5	/0	10		within 1 km within 1 km	
4	Terms of	10	4			Year	Details
2	Payment	7	72	12	. 2 Y	ears	
221 Pj	(Demand - Advance — Rent)	3	7	105	. 3 У	ears	The same services
5	Parking Space	10			Above 4 Vehicles	3 Vehicles	Numbers
n la	(Dedicated to the premises)	5	5	4	3-4 Vehicles	2 Vehicles	3 veluch
# W	preimaca)	3	00	,	1-2 Vehicles	I Vehicle	
6	Condition of	10	10	.6	Constructed	Constructed	Map of the premises
· ×	Property	5		1	NIL	Plot	
To	tal Marks	100	77	hit	Qualified/	Disqualified	

Signatures Evaluation Committee  M. Zeeshan Zahid Admin Division Dute  Signatures Premises Committee  Signatures Premises Committee  Group Head ( ) Pa-faller Como  Note  VP-GRHS, Cffice.  Signatures Premises Committee  Note  Admin Division  Muhammad Faroog  Operations Division  Mamber  Mamber	Note Premises which get	ts 70% marks after due visit by t	the members of Fremises	
Signatures Evaluation Committee  M. Zeeshan Zahid Admin Division Date  Signatures Premises Committee  Signatures Premises Committee	Committee will be i	taken as "Qualified Premises".		
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M. Zeeshan Zahid Admin Division Dute Signatures Premises Committee  Signatures Premises Committee	Cina atomos Englustion Co	mmittee all		
M. Zeeshan Zahid Admin Division Dilshad Assain than Finance Division Diste  Signatures Premises Committee	Signatures/Avaiuation co	minutes / ///	$\varphi$	
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h (IV)	Signatures Promises Com	mittee //	No are	
Group Head ( ) Sha-fastie H-Gomo. Member Rappy Date VP-Grefice. VP GBH Off	Signatures 1 hemses com	7 c	LOW HE LOW LINE TO R	
Group Head ( ) Sha-father Gomo. Member Rappy Date VP-Grefis, Office. VP GBH Off		4 July		
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Location

Bidder Kropenly Lik Pay Order No. 1847/55 Ref.

00-2179077 Provision of Emergency Exit Door (Yes/\*No)

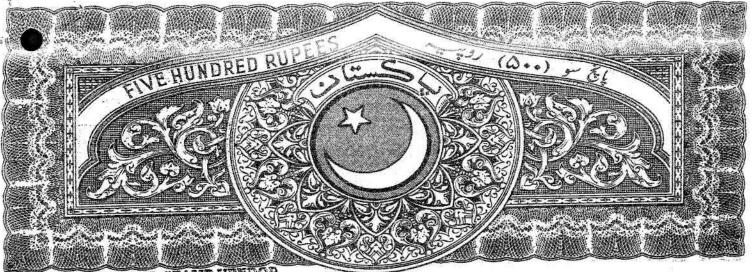
S. Vo.	Requisite	Max Marks	Marks Obtained as	Marks Obtained	Marking	Criteria	Documents/Information to be enclosed	
-		£:	per Documentary Evidence	After Due Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural / Interior Areas	B. 400,001. 4400 SU H- B. 91/= PSMI	
1	Location	40	40	20	On main loca business po	tion (Bank's int of view)	Site Plan	
	1 8	5		1	Away / Strice local	tion	1 17 18 18 18 18 18 18 18 18 18 18 18 18 18	
2	Area	15	-	2	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property	
8	# #240 A	10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	4400 51.81	
2		. 5	5	5	Below 2000 sq.ft. or Above	Below 1200 sq. ft. or Above 2500 sq.ft.		
3	Other Banks	15			3500 sq.ft. 5 Banks, w		Name of the Banks with exact distances from the	
	in Close Proximity	10	10	4	3 Banks, w	oithin 1 km	premises offered	
- W		5 10		D		ear .	Details	
4	Terms of Payment	7		1		ears		
	(Demand - Advance	3			3 <u>Y</u>	ears	5 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	
5	Rent) Parking Space	10	M.c. 11		Above 4** Vehicles	3 Vehicles	Numbers	
5	(Dedicated to the	5	5	3	3-4 Vehicles	2 Vehicles	3-Yelidy	
	premises)	3		-	1-2 Vehicles	l Vehicle		
6	Condition of	10	10	10	Constructed	Constructed	Map of the premises	
130	Property	5	1	10	NIL	Plot		
7	otal Marks	100	71	1 3	Qualified/	Disqualified .		

Note Premises which g Committee will be	ets 70% marks after aue visit etaken as "Qualified Premis	es".
Signatures Evaluation C		
M. Zeeshan Xehid Admin Division	Dilshad Hossain Khan Finance Division	Muhammad Farooq Operations Division
Date	mmittee Jul	atiin na si si s nyahassa, saantija t

Date

Lea Mankel-Date 27/02/2012 Location Bidder Dr. Shai's Shel Pay Order No. 593765 Ref. 0333-2117291 Provision of Emergency Exit Door (Yes/\*No, Documents/Information to Marking Criteria Max Marks Marks Requisite be enclosed Obtained Obtained as Marks No. per After Due For ks. 400,000/-For Visit by the Documentary Branches in Branches in Evidence Premises Main Cities Rural/ Committee Interior Areas On main location (Bank's 40 Location business point of view) 40 Away / Stride the main 5 location Title document of the 1200 sq.ft. to 2000 sq.ft. to 15 Area 2500 sq.ft. 2000 sq.ft. property Above 2500 Above 2000 10 sq.ft. to 2500 sq.ft. to 3500 sq.ft. sq.ft. Below 2000 Below 1200 5 sq.ft. sq. ft. or Above or Above 2500 sq.ft. 3500 sq.ft. Name of the Banks with 5 Banks, within 1 km 15 3 Other Banks exact distances from the in Close 3 Banks, within 1 km premises offered MC BE 10 Proximity 2 Banks, within 1 km Details AL Habit 1 Year 10 4 Terms of 2 Years Payment 7 (Demand -.3 Advance : Rent) Numbers Above 4 10 5 Parking . Vehicles Vehicles Space (Dedicated 3-4 Vehicles 5 to the Vehicles premises) 1-2 Vehicles 3 Vehicle. Map of the premises Constructed Constructed 10 Condition of Plot Property NIL 5 Qualified / Disqualified 100 Total Marks Premises which gets 70% marks after due visit by the members of Premises Note Committee will be taken as "Qualified Premises". Signatures Evaluation Committee Kuel Dod gralatt Muhammad Faroog Dilshad Nussain Khan M. Zeeshan Zahi Operations Division Finance Division Admin Division Signatures I es Committee Group Head (

Date



muharinad ishail stamp vendor

Lic. No. 362, Shop No. 44, Al-Rehman Plaze 5
Licky Star, Saddar, Karachi U 5
S.No. Date

Issue to with Address ...-Through with Address ...

..... Attached ..... Stamp Vendoy's Signature .....

# LEASE AGREEMENT

This Lease Agreement is made at \_\_\_\_\_\_on this /7 /4 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.f for opening of Muhammad Ali Society Branch Karachi. (hereinafte: 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.

# <u>SECTION – I</u> (GENERAL TERMS)

Term

 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

 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.

ance Rent/ Sr--equent 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

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:

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

- Use the Demised Premises for exclusive purpose of its office or its branch office only;
- 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
- 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:

- Hand over the possession of the Demised Premises to the Lessee at the time of signing of this agreement;
- 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;
- Allow the Lessee to construct toilet(s) and one kitchen in the Demises Premises as per its requirement;
- Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the Demised Premises;
- 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;

Ensure that the Demised Premises are and continue to remain structural sound and undertake at his cost such major structural repairs as may deemed necessary by the Lessee;



Allow installation of standing AC and / or split units on the walls or any other x) suitable location of the Demised Premises including the roof top; Allow the placement of Lessee's neon signs on the roof top and walls of the xi) Demised Premises; Keep the Lessee indemnified from any loss(es) sustained on account of any xii) defect in the Lessor's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this Lease Agreement; Allow installation of any machinery, equipment, apparatuses, communication xiii) system etc. as may be required by the Lessee to carry out its normal business and operational activities; Allow Lessee to paint, display, affix or exhibit signs and insignia as may be xiv) appropriate and necessary for its various activities at its own cost; Allow Lessee to make partitions in the hall and convert the Demised Premises xv) 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. Provide electricity connection at the Demised Premises with 30 KVA xvi) 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. 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 year first above mentioned. KARACH LESSEE Sindh Bank Limited For & behalf of Sindh Bank Limited Kh.Tajammul Hussain Name: Shadab Ishtiaq EVP & Head of HR : Ishtiaq Ahmed CNIC. 42101-1553069-9 CNIC: 42201-3405034-3 Shahzad Begg SVP & Head of Administration CNIC. 37405-9733476-7 WITNESSE 2301-0712419-7 Full Name: Full Name Signature: Signature: NIC No .: NIC No.: Address: Address:

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

M. Zeeshan Zahid
Admin Division
Date

Dilshad Hussain Khan
Division
Date

Division

Signatures Premises Committee

Group Nead (

muhammad Rafyr VP Gibti Co ffice

Premises Evaluation Performa

Date \_27/02/2012 Bidder Muhr Islal Pay Order No. 254 2599 0331-2801904 Provision of Emergency Exit Door (Yes/\*No)

S. No.	Requisite	Max Marks	Marks Obtained as per	Marks Obiained After Due	Marking Criteria		Documents/Information to be enclosed	
			Documentary Evidence	Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural / Interior Areas		
1	Location	40	40			cation (Bank's point of view)	Site Plan	
2		5				ide the main ation		
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.	2200.H	
~ × ×	0_	5	8		Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	5~	
3	Other Banks in Close	15			5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered	
	Proximity	10 5	10			vithin 1 km vithin 1 km	premises offered	
4	Terms of	10				ear	Details	
	Payment	7				ears		
#8III	(Demand - Advance Rent)	3	3			ears —		
5	Parking Space (Dedicated	10	10		Above 4 Vehicles	3 Vehicles	Numbers	
	to the premises)	5			3-4 Vehicles	2 Vehicles	6 velides	
		3	-	÷	1-2 Vehicles	l Vehicle		
6	Condition of Property	10	10		Constructed	Constructed	Map of the premises	
	200000000000000000000000000000000000000	5			NIL	Plot		
To	tal Marks	100 .	QQ		Qualified / I	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 Dilshad Hussain Khan Muhammad Farooq Admin Division Finance Division Operations Division Date Signatures Premises Committee

Head (

	S. Requis	ite Max Mark		Marks Obtained After Due		king Criteria	Documents/Information to be enclosed
			Evidence	Visit by the Premises Committee	For Branches Main Citie	For Branches in S - Rural/ Interior	Rs. 4sponj.
1	Location	40	40	40	On main l	Areas location (Bank's point of view)	Sige Plan
<u>_</u>		5		10		tride the main	435400/
2	Area	15	15	, (	2000 sq.ft. 10	cation	2900 59 46 M
		10		<del>-()</del>	2500 sq.ft. Above 2500	2000 sq.ft. Above 2000	Title document of the property
	e v	5			sq.ft. to 3500 sq.ft. Below 2000	sq.ft. to 2500 sq.ft.	2200 ft
8	0				sq.ft. or Above	Below 1200 sq. ft. or Above	5~
3	Other Banks in Close	15			3500 sq.ft.	2500 sq.fi.	-
4	Proximity	10	10	6	3 Banks, w	eithin 1 km	Name of the Banks with exact distances from the
* _	Terms of Payment	7			2 Banks, w 1 Y	ithin 1 km	premises offered  Details
	(Demand - Advance Rent)		.3	2	2 Ye 3 Ye	ars ars	Despits
5	Parking Space	10	10	2	Above 4		2
	(Dedicated to the	5	10	5	Vehicles	Vehicles	Numbers
	premises)	3			4 Vehicles	2 Vehicles	6 ve liola
. 0	Condition of Property	10	10		2 Vehicles	l Vehicle	G .
Total	I Marks	5. 100 . [	20	AL	NIL	Plot Plot	Map of the premises
	200 St. 100 St	200.	8	11-	Qualified / Dis	Qualified	

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 Hussan Khah
Finance Division

Operations Division

Signatures Premises Committee

Group Head

Thember

Date

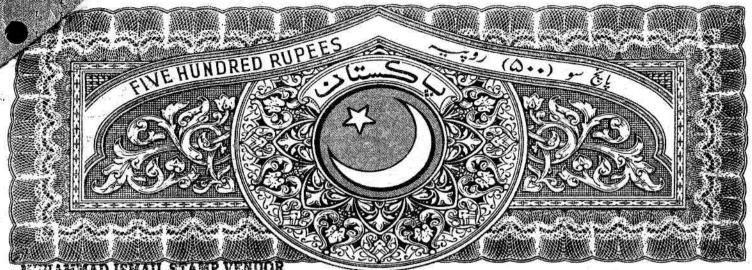
The Muhammad Faroog
Operations Division

When the Committee of Soonles were committee of the Comm

S. AFZAL HASHMI

Nivary Public ..

S/O SYED ZAHID HASIMI



MARMAD ISMAIL STAMP VENDOR

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

LA Date L: Issue to with Address -

Through with Address

\_\_\_\_L... Attached .... Value &

temp Vendoy's Signature

# LEASE AGREEMENT

This Lease Agreement is made at \_\_\_\_\_ on this 29th day of \_\_\_\_\_ 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;

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

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Property 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 le the premises measuring Total 2300 sq.ft. for opening of Dharki Branch. (hereinaf referred to as the "Demised Premises") on the terms and conditions as set for 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 1/6/2012 and ending on 31/5/2022.

# <u>SECTION – I</u> (GENERAL TERMS)

Term

 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

 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

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. 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 of

RANK KARACHI

Contd....P/3

-: 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

- 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:

- 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;
- 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 deemed necessary by the Lessee;

Contd..P/4

- Allow installation of standing AC and / or split units on the walls or any other X) suitable location of the Demised Premises including the roof top;
- Allow the placement of Lessee's neon signs on the roof top and walls of the xi) Demised Premises;
- Keep the Lessee indemnified from any loss(es) sustained on account of any xii) defect in the Lessor's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this Lease Agreement;
- Allow installation of any machinery, equipment, apparatuses, communication xiii) system etc. as may be required by the Lessee to carry out its normal business and operational activities;
- Allow Lessee to paint, display, affix or exhibit signs and insignia as may be xiv) appropriate and necessary for its various activities at its own cost;
- Allow Lessee to make partitions in the hall and convert the Demised Premises xv) into workable condition as per its requirement,
- Provide electricity connection at the Demised Premises with 25 KVA xvi) 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;
- Provide at his expense sweet water connection; xvii)
- 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

SVP & Regional Head

CNIC. 42000-0503790-5

For & behalf of Sindh Bank Limited

Name: Nanik Ram

S/o

: Khaim Chand

CNIC: 45101-1447029-9

Syed Assad Ali

Shahzad Begg

SVP & Head of Administration

CNIC. 37405-9733476-7

WITNESSES

Full Name:

Signature:

NIC No.:

Address:

Full Name:

Signature:

NIC No.:

Address:

Bidder M· Raswa

Pay Order No. 15173

20

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

S. No.	Requisite	Max Marks	Marks Obtained as per	Marks Obtained After Due	Mark	ing Criteria	Documents/Information be enclosed
			Documentary Evidence	Visit by the Premises Committee	For Branches in Main Cities		
I	Location	40	4.0	32	On main l business	ocation (Bank's point of view)	Site Plan
		5		= B		tride the main cation	27
2	Area	15	15		2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10	11	10	Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	***************************************
		-5		185	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	* 5 2
3	Other Banks in Close	15			5 Banks, within 1 km		Name of the Banks with exact distances from the
	Proximity	5	C	10		within 1 km within 1 km	premises offered
	Terms of Payment	10	7		11	ear -	Details
	(Demand - Advance Rent)	7	3	3		ears ears	
	Parking Space (Dedicated	10	10	10	Above 4 Vehicles	3 Vehicles	Numbers
	to the premises)	5			3-4 Vehicles	2 Vehicles	
10	-	3			1-2 Vehicles	1 Vehicle-	
.   0	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
Total	l Marks	5 100	22	7/	NIL Qualified / D	Plot isqualified	0

<u>Note</u>	Premises which gets 70% marks after due visit by t	he memb <del>ers</del> of Premises
	Committee will be taken as "Qualified Premises".	

Signatures Evaluation Committee

M. Zeeshan Zahid Admin Division

Date.

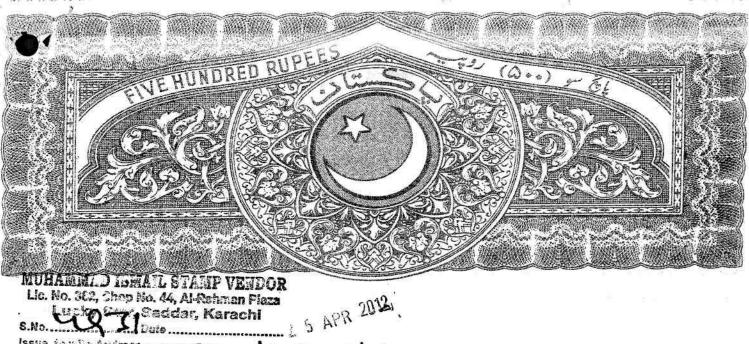
Dilshad Hussain Khan Finance Division

Muhammad Farooq Operations Division

Signatures Premises Committee

Group Head ( ) Member
Date

Member



Issue to with Address - Bucht

Stamp Vendor's Signature .....

# LEASE AGREEMENT

This Lease Agreement is made at \_\_\_\_\_on this \_18 day of July 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 us 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. KARACH

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

# 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)

'erm

:ent

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.

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.

ubsequent 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.

tenewal 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.

'ermination

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.

liectment

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.

ndemnity

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.

#### <u>SECTION – II</u>

# (LESSEE'S COVENANTS)

The Lessee hereby covenants with the Lessor that it shall:

Not assign or sub let the Demised Premises or any part thereof to any o i) 1 moravit party;

Contd....P/3

Use the Demised Premises for exclusive purpose of its office or its branch ii) office only; Pay on or before the due date all water, sewerage, electricity, gas and iii) 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; 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 iv) case may be OR 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; v) 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 vi) when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease; Not carry out any structural alterations to the Demised Premises without the vii) permission of the Lessor save those expressly authorized hereunder. SECTION - III (LESSORS' COVENANTS) The Lessor hereby covenants with the Lessee that he shall: Hand over the possession of the Demised Premises to the Lessee at the time of i) signing of this agreement; The Lessor hereby agrees to complete the structure of the premises with in 45 days from the date hereof so that the same could be used by the Lessee for its ii) banking business. In the event of Lessor's failure to complete the premises as aforesaid the Lessee with have the right to terminate the agreement without any further notice. To provide NOCs to the Bank for onward submission to the concerned iii) departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises; Allow the Lessee to enjoy peaceful possession of the Demised Premises iv) without any let or hindrance; Allow the Lessee to construct toilet(s) and one kitchen in the Demises V) Premises as per its requirement; Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the vi) Demised Premises; Allow provision of electricity generator and provide suitable space for the vii) same in the Demised Premises; Pay all municipal, government, non-government and other rates, taxes and viii) assessments which may be levied in respect of the Demised Premises; 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/of ix) its customers; Ensure that the Demised Premises are and continue to remain structurally sound and undertake at his cost such major structural repairs as may be x) 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;
- 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	LESSEE Sindh Bank Limited
Ju-manne.	For & behalf of Sindh Bank Limited
Name: Seth Perso Mal	Syed Assad Ali
S/o : Dodo Mal	SVP & Regional Head
CNIC: 44203-2491891-5	CNIC 42000-0503790-5
For and behalf of	
Mr. Omesh Kumar	Shahzad Begg
~_~	SVP & Head of Administration
	CNIC. 37405-9733476-7
WITNESSES	55-7/17/2006/25/1 100/66/100/06/100/06/10 N
Full Name: M. Rashid	Full Name: Muhmut Globid Cala
Signature:	Signature:
NIC No.: 44206-304486°	9 NIC No.: 423-1-07/2419-7
Address:	Address: Small Bunk

Przemises Evaluation Performa

Location Saylor Date 27/02/2012

Bidder M. Rashid Pay Order No. 3664 Ref. 67

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

	Requisite	Max Marks	Marks Obtained as per	Marks Obtained After Due	Marking Criteria		Documents/Information to be enclosed	0
			Documentary Evidence	Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural / Interior Areas	2.5	
	Location	40	40	34		eation (Bank's oint of view)	Site Plan	
		5		+	loca	ide the main ation		
	Area	15			2000 sq.ft. to 2500 sq.ft. *	1200 sq.ft. to 2000 sq.ft.	Title document of the property	
	Table 4 Ag	10	10		Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	250	
		5	2	5	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	C, 14	
	Other Banks in Close	15		15		vithin I km	Name of the Banks with exact distances from the	
	Proximity	10	10		3 Banks, v 2 Banks, v	vithin 1 km vithin 1 km	premises offered	SOAL
+	Terms of	10				ear	Details	
	Payment -	#500			1 2 %	ears	* :	
-	(Demand - Advance Rent)	3	-3-	3.	3 Ye			
	Parking Space (Dedicated	10	10		Above 4 Vehicles	( Yehicles	Numbers	
to the premises)		5		5	3-4 Vehicles	2 Vehicles		8 8
	p. c.imaco)	3	3		1-2 Vehicles	I Vehicle		
1	Condition of	10	10	10	Constructed	Constructed	Map of the premises	
	Property	5			NIL	Plot		_
oto	il Marks	100	02	71	Qualified/1	Disqualified	i Andrea	1

<u>Note</u> * Premises which Committee will l	gets 70% marks after due visit be taken as "Qualified Premise	by the members of Premises s".
Signatures Evaluation  M. Zeeshan Zahid	Committee  Dilshad Hussdin Khan  Finance Division	Muhammad Farooq Operations Division
Admin Division  Date	Finance Division	
Signatures Premises Co	ommittee	2 OMlara -
Regul Group Head (	Member 1	Member Member

Date \_



NUHAMMAD ISWAIL STAMP VENDOR Lic. No. 302, Shop May 44, Al-Rehman Pleza

4772 S deudar, Karachi 2 5 APR 20

Through will a survey and a survey and the survey a

#### 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

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:

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)

1. 7

 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.

dvance Rent/

erm

ent

 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.

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

 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.

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#### SECTION - II

#### (LESSEE'S COVENANTS)

The Lessee hereby covenants with the Lessor that it shall:

 Not assign or sub let the Demised Premises or any part thereof to any of party;

Use the Demised Premises for exclusive purpose of its office or its branch ii) office only; Pay on or before the due date all water, sewerage, electricity, gas and telephone bills and any incidental charges or amounts claimed in respect iii) thereof pertaining to the term of lease hereunder and handover copies of bills to the Lessor; 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 iv) case may be OR 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; v) 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 vi) when it was taken over by the Lessee if the same are damaged by fire or other mishap during the term of lease; Not carry out any structural alterations to the Demised Premises without the vii) permission of the Lessor save those expressly authorized hereunder. SECTION - III (LESSORS' COVENANTS) The Lessor hereby covenants with the Lessee that he shall: Hand over the possession of the Demised Premises to the Lessee at the time of i) signing of this agreement; The Lessor hereby agrees to complete the structure of the premises with in 45 days from the date hereof so that the same could be used by the Lessee for its ii) 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. To provide NOCs to the Bank for onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., in Lessee's iii) name at the Demised Premises; Allow the Lessee to enjoy peaceful possession of the Demised Premises iv) without any let or hindrance; Allow the Lessee to construct toilet(s) and one kitchen in the Demises V) Premises as per its requirement; Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the vi) Demised Premises; Allow provision of electricity generator and provide suitable space for the vii) same in the Demised Premises; Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises; 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/o ix) its customers; Ensure that the Demised Premises are and continue to remain structural sound and undertake at his cost such major structural repairs as may x) deemed necessary by the Lessee; Contd..P/4

- Allow installation of standing AC and / or split units on the walls or any other xi) suitable location of the Demised Premises including the roof top;
- Allow the placement of Lessee's neon signs on the roof top and walls of the xii) Demised Premises;
- Keep the Lessee indemnified from any loss(es) sustained on account of any xiii) defect in the Lessor's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this Lease Agreement;
- Allow installation of any machinery, equipment, apparatuses, communication xiv) system etc. as may be required by the Lessee to carry out its normal business and operational activities;
- Allow Lessee to paint, display, affix or exhibit signs and insignia as may be xv) appropriate and necessary for its various activities at its own cost;
- Allow Lessee to make partitions in the hall and convert the Demised Premises xvi) into workable condition as per its requirement,
- Provide electricity connection at the Demised Premises with 15 KVA xvii) 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;
- Provide at his expense sewerage line (outer point); xix)

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

LESSOR

LESSEE

Sindh Bank Limited

For & behalf of Sindh Bank Limited

: Mukesh Kumar alias Ashok Kumar

: 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

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

WITNESSES

Full Name:

Signature:

NIC No .: Address:

NIC No.:

Signature:

Address:

Full Name:

Premi	ses Evaluation Performa	_
Location Kashmanie	Date <u>22/02/2012</u>	$\mathcal{L}$
Bidder M. Rash of	Pay Order No Ref 4 3 (	Ι,
	Provision of Emergency Exit Door (Yes/*No)	

S. No.	Requisite	Max Marks	5555 AV	Marks Obtained After Due	Marking	g Criteria	Documents/Information to be enclosed	
	• 8		Documentary Evidence	Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural / Interior Areas		
I	Location	40	40	36	business p	ation (Bank's oint of view)	Site Plan	
		5				ide the main ation	The second secon	
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.	20004	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.		
3	Other Banks	15		15	5 Banks, within 1 km		Name of the Banks with exact distances from the	
	in Close Proximity	10 5	5			within 1 km within 1 km	premises offered	
4	Terms of	10	<u> </u>			Year	Details	
7	Payment	7			2 Y	'ears		
	(Demand - Advance Rent)	3	3	3	3 Years		Ne se	
5	Parking Space (Dedicated	10	10	10	Above 4 Vehicles	Vehicles	Numbers	
NO.	to the	5			3-4 Vehicles	2 Vehicles		
	premises)	3			1-2 Vehicles	Vehicle	T 19	
6	Condition of	10	10	10	Constructed	Constructed	Map of the premises	
**	Property	5	5		NIL	(Plot)		
T	otal Marks	100	A.	79	Qualified /	Disqualified		

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

	/	,	
C'	Tr.	almation	Committee
Signatures	Ly	шишист	Communec

M. Zeeshan Zahid Admin Division Date\_

Dilshad Hussain Khan Finance Division

Muhammad Farooq Operations Division

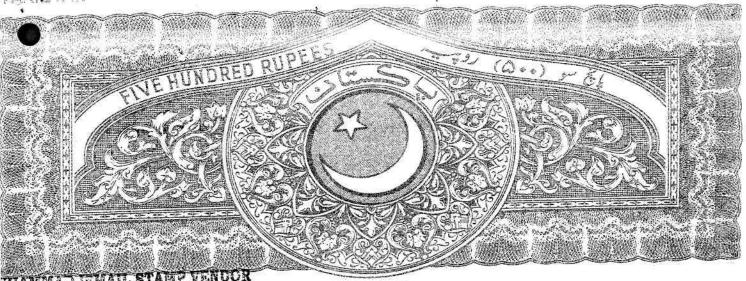
Signatures Premises Committee

Group Head Grow Date .

Member

Member

HCB NBF



ic. No. 352, Shop alo. 64, Al-Rahman Plaza Sudder, Karachi

5 APR 2012

amp Vendor's Monature

#### LEASE AGREEMENT

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

#### 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;

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

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Property 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 le the premises measuring 2000 sq.ft. (hereinafter referred to as the "Demised Premis on the terms and conditions as set forth hereunder: Contd.

## 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)

- 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.
- 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.
- 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:

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

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ndemnity

Use the Demised Premises for exclusive purpose of its office or its branch ii) office only; 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 iii) to the Lessor; 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 iv) case may be 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; v) 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 vi) mishap during the term of lease; Not carry out any structural alterations to the Demised Premises without the permission of the Lessor save those expressly authorized hereunder. vii) SECTION - III (LESSORS' COVENANTS) The Lessor hereby covenants with the Lessee that he shall: Hand over the possession of the Demised Premises to the Lessee at the time of i) signing of this agreement; The Lessor hereby agrees to complete the structure of the premises with in 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 ii) aforesaid the Lessee with have the right to terminate the agreement without any further notice. To provide NOCs to the Bank for onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., in Lessee's iii) name at the Demised Premises; Allow the Lessee to enjoy peaceful possession of the Demised Premises iv) without any let or hindrance; 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 vi) Demised Premises; 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 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 x) deemed necessary by the Lessee; Contd..P/4

- 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 xii) Demised Premises;
- 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 xiii) and concealment of fact at the time of entering into this Lease Agreement;
- Allow installation of any machinery, equipment, apparatuses, communication system etc. as may be required by the Lessee to carry out its normal business xiv) and operational activities;
- 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 15 KVA Transformer OR 25 Kilo Watt load with 90 Ampere 3 (three) phase meter and xvii) 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;
- Provide at his expense sewerage line (outer point); xix)

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

LESSOR

LESSEE Sindh Bank Limited

For & behalf of Sindh Bank Limited

Name: Abdul Nabi

: Muhammad Maloke S/o CNIC: 43105-9651067-3

Syed Assad Ali

SVP & Regional Head CXIC. 42000-0503790-5

Shahzad Begg

SVP & Head of Administration

CNIC. 37405-9733476-7

WITNESSES

Full Name: Signature:

NIC No .:

Address:

Rahim Bux

Full Name:

Signature:

NIC No.:

Address:

Premises levaluation Performs	
Location //wil	Date <u>27/02/2012</u> /
1. 6.1.1	or FI
Bidder Math. of Pay Order No. Sec	7 Ref

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

S. Requisite		Requisite Max Marks		Marks Obtained After Due	Markin	g Criteria	Documents/Information to be enclosed	
ž.	,		per Documentary Evidence	Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural / Interior Areas		
1	Location	40		35		eation (Bank's oint of view)	Site Plan	
		5		ta l		ide the main ation		
2	Area	15		15	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property	
	897 R	10		ži.	Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	6 P	
is is		5	5	٠	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. fi. or Above 2500 sq.fi.		
3	Other Banks	15		15	5-Banks, 1	within 1 km	Name of the Banks with exact distances from the	
	in Close Proximity	10				vithin 1 km vithin 1 km	premises offered	
-,-	w	10				ear	Details	
4	Terms of Payment	2 8	24-2	*	· / 2 Y	ears		
	(Demand Advance	7 3,	3	3		ears		
5	Rent) Parking Space	10	10	10	Above 4 Vehicles	3 Vehicles	Numbers	
	(Dedicated to the	5		0	3-4 Vehicles	2 Vehicles		
	premises)	3			1-2 Vehicles	l Vehicle-		
6	Condition of	10			Constructed	Constructed	Map of the premises	
5	Property	5	<	5	NIL	Plot		
T	otal Marks	100	92	83	Qualified/	Disqualified		

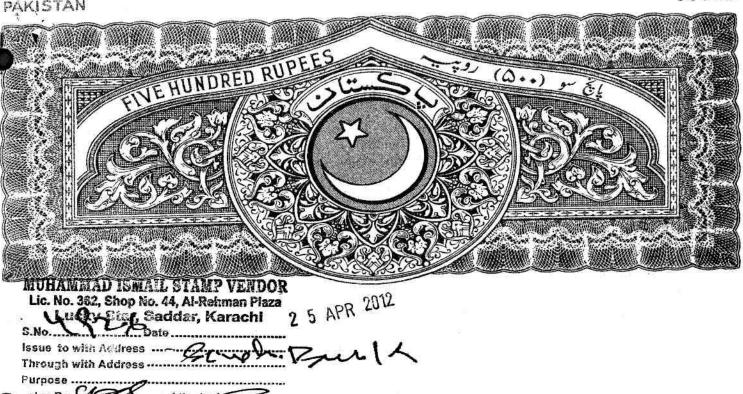
Note Premises which g	ets 70% marks after due visit e taken as "Qualified Premise	by the members of Premises
Signatures Evaluation C M. Zeeshan Zahid	Dilshad Hussain Khan	Muhammad Farooq Operations Division
Admin Division  Date	Finance Division	Operations Division
Signatures Premises Co.	mmittee	

Signatures Premises Comminee

Group Head ( ) Member

Date

Member



alue Rs. Atta heet 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 3rd Floor, Federation House, Abdullah Shah Ghazi Road, Clifton, Karachi, as the "Lessee" which expression shall, where the context so permits, means and includes its successors, administrators, executors and assigns) of the OTHER PART.

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Plot bearing out of Survey No.24(2-01) Acres measuring 0-10 Ghuntas situated ANK 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 the premises measuring 2200 sq.ft. (hereinafter referred to as the "Demised Premise 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 26/6/2012 OR from the date of possession of the property, whichever is later.

#### SECTION-I

#### (GENERAL TERMS)

Term

 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

 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** 

 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 or party;



Contd....P/3

Use the Demised Premises for exclusive purpose of its office or its branch ii) office only; Pay on or before the due date all water, sewerage, electricity, gas and iii) 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; Handover vacant and peaceful possession of the Demised Premises to the iv) Lessor on expiry of the lease term as aforesaid or extended lease term as the case may be OR On earlier termination of the lease as provided herein above in the same V) condition in which it was handed over to Lessee; except normal wear and tear; Carry out at its cost civil and/or electrical repair work as may be necessary for vi) 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; Not carry out any structural alterations to the Demised Premises without the vii) permission of the Lessor save those expressly authorized hereunder. SECTION - III (LESSORS' COVENANTS) The Lessor hereby covenants with the Lessee that he shall: Hand over the possession of the Demised Premises to the Lessee at the time of i) signing of this agreement; The Lessor hereby agrees to complete the structure of the premises with in 45 ii) 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. To provide NOCs to the Bank for onward submission to the concerned iii) departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises; Allow the Lessee to enjoy peaceful possession of the Demised Premises iv) without any let or hindrance; Allow the Lessee to construct toilet(s) and one kitchen in the Demises V) Premises as per its requirement; Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the vi) Demised Premises; Allow provision of electricity generator and provide suitable space for the vii) same in the Demised Premises; Pay all municipal, government, non-government and other rates, taxes and viii) assessments which may be levied in respect of the Demised Premises; Not do or cause to be done by himself or his agent, workman or employee ix) anything which may be or may become a nuisance value for the Lessee and ANA its customers; Ensure that the Demised Premises are and continue to remain structural x) sound and undertake at his cost such major structural repairs as may

Contd..P/4

deemed necessary by the Lessee;

- Allow installation of standing AC and / or split units on the walls or any other xi) suitable location of the Demised Premises including the roof top;
- Allow the placement of Lessee's neon signs on the roof top and walls of the xii) Demised Premises;
- Keep the Lessee indemnified from any loss(es) sustained on account of any xiii) defect in the Lessor's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this Lease Agreement;
- Allow installation of any machinery, equipment, apparatuses, communication xiv) system etc. as may be required by the Lessee to carry out its normal business and operational activities;
- Allow Lessee to paint, display, affix or exhibit signs and insignia as may be xv) appropriate and necessary for its various activities at its own cost;
- Allow Lessee to make partitions in the hall and convert the Demised Premises xvi) into workable condition as per its requirement,
- Provide electricity connection at the Demised Premises with 15 KVA xvii) 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;
- Provide at his expense sewerage line (outer point); xix)

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

LESSOR

LESSEE

Sindh Bank Limited

For & behalf of Sindh Bank Limited

: Aneel Kumar Name

: Chandoo Mal S/o

CNIC: 41302-3076497-7

Syed Assad Ali

SVP & Regional Head

CNIC. 42000-0503790

Shahzad Begg

SVP & Head of Administration

CNIC. 37405-9733476-7

WITNESSES

Full Name:

Signature:

NIC No.:

Address:

Full Name:

Signature:

NIC No.:

Address:

KARACH

Premises Evaluation Performa Date \_27/02/20 3105 Pay Order No. \_ Provision of Emergency Exit Door (Yes/\*No) S. Requisite Max Marks Marks No. Marking Criteria Marks Obtained as Documents/Information to Obtained per . be enclosed After Due Documentary Visit by the For For Evidence Premises Branches in Branches in Committee Main Cities Rural/ Interior Location 40 Areas On main location (Bank's 40 40 Site Plan business point of view) Away / Stride the main 2

location

1200 sq.ft. to

2000 sq.ft.

Above 2000

sq.ft. to 2500

sq.ft.

or Above

2500 sq.ft.

Vehicles

Vehicles

Vehicle-

Plot F

Constructed

Below 1200

sq. ft.

5 Banks, within 1 km

3 Banks, within 1 km

2 Banks, within 1 km

1 Year

2 Years

3 Years

Qualified / Disqualified

Title document of the

Name of the Banks with

exact distances from the

premises offered

Details

Numbers

Map of the premises

ALTI

MCB

Bamil.

2000 sq.ft. to

2500 sq.fi.

Above 2500

sq.ft. to

3500 sq.ft.

Below 2000

sq.ft.

or Above

3500 sq.ft.

Above 4

Vehicles

3-4 Vehicles

1-2 Vehicles

Constructed

10

	*	(±)	
Note	Premises which and 7000	1/2	23
	Tremises which gets 10% marks after due visit by the most	an co	102
	Premises which gets 70% marks after due visit by the men Committee will be taken as "Qualified Premises".	nours of Pr	remises
	Qualified Premises".	1	

10

Signatures Footuation M. Zeesnan Zahid	duran	· Ci
Admin Division Date	Dilshad Hussain Khan Finance Division	Muhammad Farooq Operations Division
Signatures Drawing	Notice and No.	

Signatures Premises Committee Group Head ( Member

Date

Area

Other Banks

in Close

Proximity

Terms of

Payment

(Demand -

Rent)

Parking

Space

(Dedicated

to the

premises)

Condition of

Property

Total Marks

5

Advance

15

10

5

15

10

5

10

7

...3<sub>...</sub>

10

3

10

5

100

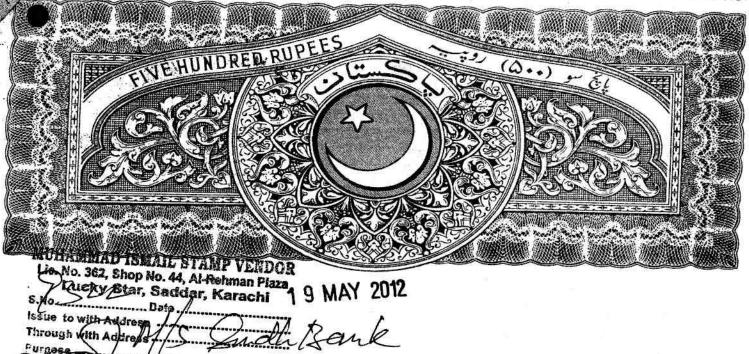
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10

Outs secondary and

Attached .....

Stamp Vendor's Signature ....



#### LEASE AGREEMENT

This Lease Agreement is made at \_\_\_\_\_\_on this 15th 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 least the premises measuring 2900 sq.ft. for opening of Bhane Saeedabad Branch (hereinaftereferred 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 16/7/2012 OR from the date of possession of the property, whichever is later.

#### SECTION - I (GENERAL TERMS)

Term

- 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.

- 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 heroto 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:

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



Renewal of Lease

Advance Rent/ Subsequent Rent

Termination

Ejectment

Indemnity

Contd....P/3

- Use the Demised Premises for exclusive purpose of its office or its branch 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: Handover vacant and peaceful possession of the Demised Premises to the iv)
- Lessor on expiry of the lease term as aforesaid or extended lease term as the case may be OR
- On earlier termination of the lease as provided herein above in the same V) condition in which it was handed over to Lessee; except normal wear and tear;
- Carry out at its cost civil and/or electrical repair work as may be necessary for vi) 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:
- Not carry out any structural alterations to the Demised Premises without the vii) permission of the Lessor save those expressly authorized hereunder.

#### SECTION - III (LESSORS' COVENANTS)

The Lessor hereby covenants with the Lessee that he shall:

ii)

iii)

office only;

- Hand over the possession of the Demised Premises to the Lessee at the time of i) signing of this agreement;
- The Lessor hereby agrees to complete the structure of the premises with in 45 ii) 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 with have the right to terminate the agreement without any further notice.
- To provide NOCs to the Bank for onward submission to the concerned iii) departments for power, telephone, DXX and ISDN lines, etc., in Lessee's name at the Demised Premises;
- Allow the Lessee to enjoy peaceful possession of the Demised Premises iv) without any let or hindrance;
- Allow the Lessee to construct toilet(s) and one kitchen in the Demises V) Premises as per its requirement;
- Allow installation of radio/TV/PTCL/DISH antenna on the roof top of the vi) Demised Premises;
- Allow provision of electricity generator and provide suitable space for the vii) same in the Demised Premises;
- Pay all municipal, government, non-government and other rates, taxes and viii) assessments which may be levied in respect of the Demised Premises;
- Not do or cause to be done by himself or his agent, workman or employee ix) anything which may be or may become a nuisance value for the Lessee and/o its customers;
- Ensure that the Demised Premises are and continue to remain structural x) sound and undertake at his cost such major structural repairs as may be deemed necessary by the Lessee;

Contd..P/4

Allow the placement of Lessee's neon signs on the roof top and walls of the xii) Demised Premises:

Keep the Lessee indemnified from any loss(es) sustained on account of any xiii) defect in the Lessor's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this Lease Agreement;

- Allow installation of any machinery, equipment, apparatuses, communication xiv) system etc. as may be required by the Lessee to carry out its normal business and operational activities;
- Allow Lessee to paint, display, affix or exhibit signs and insignia as may be xv) appropriate and necessary for its various activities at its own cost;
- Allow Lessee to make partitions in the hall and convert the Demised Premises xvi) 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;
- 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

dill

Name: Syed Qadir Bux Shah

: Syed Muhammad Shah

CNIC: 41206-1509045-9

Syed Assad Ali

SVP & Regional Head

CNIC\_42000-0503790-5

Shahzad Begg

SVP & Head of Administration

CNIC. 37405-9733476-7

#### WITNESSES

Full Name:

Signature:

NIC No.:

Address:

Haji Kharo Memen

Full Name:

Signature:

NIC No .:

Address:

Wahdal-Calloney

### **Premises Evaluation Performa**

Location BON SACEDABAD

27/02/12



Bidder DADIR BUX SHAH.

Pay Order No. 10510813

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

S. Requisi			arks cated	Calculate from	d Given i	es	rking	Criteria	Documents/Inform
	, ,			Bidding Documen	Committ	fee For Brand in Mair Cities		For Branches Rural Are	
	I Exact Location		40 40 36 On main location (Business point of view)		S . Site Plan				
					Ä	Away/	Strid	e the main	
2	Area	I.		.15		2000 sq.fi to2500 sq.j		1200 sq.ft. 2000 sq.ft.	to Title document of the property
		10		(1 <u>0</u> )		Above 250 sq.ft. to 350 sq.ft.		Above 2000 sq.ft. To	9
3	Other	5			5	Below 2000 sq.ft. Or Above 3500 sq.ft.		2500 sq.ft. Below 1200 sq.ft. Or above 2500 sq.ft.	
-	Banks in	15	_		15	5 Ban	ks, W I km	ithin	Name of the Banks with exact distances from the
e .	Close Proximity	10	8	10		3 Ban	ks, W	ithin	premises offered
		5				2 Banks,	2 Banks, Within than		
1	Term of	10					Year		D. II
	Payment-	7					ears		Details
	(Demand- Advance Rent)	3		3	3		'ears		
	Parking Space -	10		10	10	Above 5 Vehicles		Above 6 Vehicles	Numbers
1	Dedicated	5				4-5 Vehicles		5 Vehicles	ti II ti
	to the premises	3				2-3 Vehicles	_	Vehicles	
	Condition of	10	0			Constructed	Cor	structed	Map of the premises
1	Property	5		3	5	NIL	(2000)	Plot	of the premises
ota	d Marks	100	5	83	74	Qualified/D	isqua	lified	

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

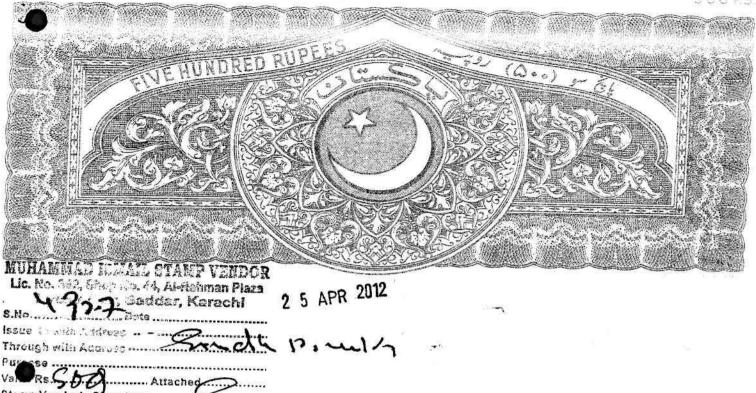
Signature Premises Committe

Group Head (

Member

Member

SOUR



#### LEASE AGREEMENT

This Lease Agreement is made at	on this	day of	2012
			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:

Contd....P/2



Stamp Vendor's 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 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)

- 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.
- 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:

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

Гегт

Rent

Advance Rent/ Subsequent Rent

Renewal of Lease

S. Certaination

Ejectment

indemnity

ر رفتر مرکنر

- 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

- On earlier termination of the lease as provided herein above in the same V) condition in which it was handed over to Lessee; except normal wear and tear;
- Carry out at its cost civil and/or electrical repair work as may be necessary for vi) 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 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;

- Keep the Lessee indemnified from any loss(es) sustained on account of any xii) defect in the Lessor's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this Lease Agreement;
- Allow installation of any machinery, equipment, apparatuses, communication xiii) system etc. as may be required by the Lessee to carry out its normal business and operational activities;
- Allow Lessee to paint, display, affix or exhibit signs and insignia as may be xiv) appropriate and necessary for its various activities at its own cost;
- Allow Lessee to make partitions in the hall and convert the Demised Premises xv) into workable condition as per its requirement,
- Provide electricity connection at the Demised Premises with 25 KVA xvi) 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;
- Provide at their expense sweet water connection; xvii)

X)

xi)

Demised Premises:

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.

<u> </u>	
LESSORS	LESSEE KARACHI S
	Sindh Bank Limited
Large Suid	For & behalf of Sindh Bank Limited
	Bonedin
Name: Muhammad Tariq Shahid	Syed Assad Ali
S/o : Naseer Ahmed	SVP & Regional Head
CNIC: 41303-5942880-7	CNIC. 42800-0503790-5
2	7 1. 1.
Name: Muhammad Khalid	Shahzad Begg
S/o : Naseer Ahmed	SVP & Head of Administration
CNIC: 44204-6157864-1	CNIC 37405-9733476-7

WITNESS	ES		
Full Name: Signature: NIC No.: Address:	M. Roshid <u>Rasmid</u> 44206-3044860-	Full Name: Signature: NIC No.: Address:	Janal Mylech 1210+1834791-3 COK Swide Band Hd
		, G	

Date <u>22/02/2012</u> Jocation Shahdar Pay Order No. 3600 Bidder A Provision of Emergency Exit Door (Yes/\*No) Documents/Information to Marking Criteria Marks Marks be enclosed Requisite Max Obtained Obtained as Marks After Due per For For Visit by the Documentary Branches in Branches in Premises Evidence Rural / Main Cities Committee Interior Arens Site Plan On main location (Bank's 40 1 Location business point of view) 40 Away / Stride the main 5 location Title document of the 1200 sq.ft. to 2000 sq.ft. to 15 Area property 2000 sq.ft. 2500 sq.ft. Above 2000 Above 2500 10 sq.ft. to 2500 10 sq.ft. to 0 sq.ft. 3500 sq.ft. Below 1200 Below 2000 5 sq.ft. sq.ft. or Above or Above 2500 sq.ft. 3500 sq.ft. Name of the Banks with 5 Banks, within 1 km MECZON 15 exact distances from the Other Banks AL-IDAL in Close 3 Banks, within 1 km premises oftered 10 10 STIFTE Proximity 2 Banks, within 1 km 5 Details 1 Year 10 Terms of 2 Years Payment 7 3 Years (Demand -3 Advance Rent) Numbers Above 4 5 Parking 10 Vehicles Vehicles Space (Dedicated 2 3-4 Vehicles 5 to the Vehicles premises) 1-2 Vehicles 3 Vehicle Map of the premises Constructed Constructed 10 Condition of Plot Property 5 Qualified / Disqualified 100 Total Marks Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises". Signatures Evaluation Committee Muliammad Faroog Dilshad Hussain Khan M. Zeeshan Zahid Operations Division Finance Division Admin Division Date\_ Signatures Premises Committee Member Group Head ( Date

Premises Evaluation Performa

Premises Evaluation Performa 27/02/2012 Location 3603 Pay Order No. Bidder Provision of Emergency Exit Door (Yes/\*No) Marks Marking Criteria Documents/Information to Requisite Max Marks Marks Obtained as Obtained be enclosed No. After Due per ·

			Documentary Evidence	Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural / Interior Areas		V.
1	Location	40	40	35		cation (Bank's point of view)	Site Plan	
		5		=		ide the main ation	V	]
2	Area	15		15	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property	
	5	10	10		Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	æ	
		5		п	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	N.	
3 - Other Banks in Close		15		15	5 Banks, within 1 km		Name of the Banks with exact distances from the	
	Proximity	10	10		3 Banks, ч		premises offered	Som
		5	10		2 Banks, w			Me
4	. Terms of	10		81	1 Y		Details	
	Payment	7			' 2 Ye			1
	(Demand - Advance Rent)	3	3	3	3 Years		ensemble et i	
5	Parking Space (Dedicated	10	10	10	Above 4 Vehicles	3 Vehicles	Numbers	
	to the	5			3-4 Vehicles	2 Vehicles		
	p small	3	9		1-2 Vehicles	I Vehicle		
6	Condition of	10			Constructed	Constructed	Map of the premises	
	Property -	5	5	5	NIL	Plot -		
T	tal Marks	100	70	C 2	Qualified / L	isqualified		

Note I	Premises which g	rets 70% marks after due visit	by the members of Premises
	Committee will be	e taken as "Qualified Premise	es".
		ti .	
Signatu	res Evaluation C	Committee \	
	4	Misselflar.	
M. Zeesha	in Zahid	Dilshad Hussain Khan	Munammad Faroog
Admin Div		Finance Division	Operations Division
Date			

Signatures Premises Committee

Sulla Clowy lend

Reya troup Head ( ) Member

Date \_\_\_\_\_\_

Member

	Acquiring of B	Evaluation Report ranch Premises on Rental Basis shan-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

Bid(s) Rejected

# 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

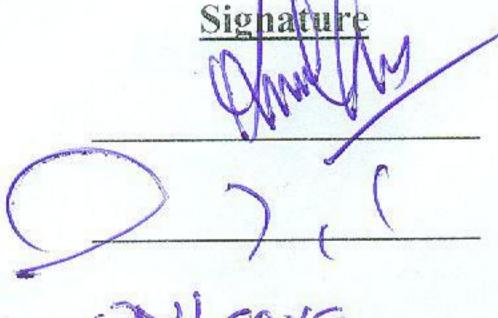
Mohsin Ali Rahu Project Manager

Muhammad Shahid Saleem Admin Officer

# Members - Procurement Committee

(For Hoisting of Evaluation Report)

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



Date

ONLEAVE

# SINDHBANK

# اطلاع برانيے طلبی ٹینڈرز برانج کیلئے جگہ کا حصول

سندھ ویک کمینڈ کو انٹر اپلی نی آرا سابقو انین ۔ 0 ° 20 کے قریت مندرجہ فرال میکنبول کے کرا بیاد پر درا کا گئی ٹائدریتہ کے حصول کیسے سر بمبر یونیاں مطلوب ہیں۔

	د ق في بنيوه ي د الحق في فلادت كے حصول كيدے سر ! اندرون مندھ		کراچی د از این
سندھادیک علاقہ 1- گفتی بشکتی دیکیستہ ہو	٦۔ اُحانی بنسط کھونکی	9- ئىلانىدى 10- ئۇلىقىيىلار	1 - آنېس پرکون 2 - انځومالېتى 2 - م
2- مير پهر پاتھييو 3- سجاول بنسل منتخصه	2 تمبر بنسع تمبر شهد «كوب» 3 تمبت بنسع خير پورميرس م	11 ـ نمرس موں کی 12 ـ نی آئی بی کا وئی	23 - گھشن آمل ر 24 - اثار شاہ
4 - بعنان معید آباد بشک به مشورو <b>بلوچستان</b>	4ء ميم المشق دارد 5ء س تعمقر	13 زورکیت	5- آسان نیز نمسته شن وسائ 15- براتشد آب
الدول ژوپ 2 افزوه پر اورسان	6- الشفوريشل كندهاوت بكشور 7- الشهراد پوریشن سانگهر		7 - منتشل قبال نايلورش روز 8 - ايار بركيت والارشي
5500 743 1 1-1	8 - المركبات المادة	ا منت کنروز کر نگر ترکز ایندر مقدور از استان روید اینتهای این از در	

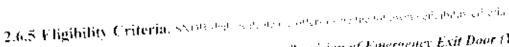
خوا بشند پارئیان اپلی تنواد بر نئیند روستاویزات میں دک تی ترائھ وضوائط کے مطابق بھی کرائیں ، جوہئٹ اوالے بند رمید ہے آرؤہ اینا مستدھ مینکسالمیتداوا کیگی پر حاصل کی جاسکتی ہیں۔

ندَادا نُنگَّ پِرهاممل کَ جاسکق میں۔ معالم	اروپ بذر بعد ہے آروں منا مسندہ میکسالمین رکیفے موجود قروا مینڈ روستاویزات کے حصول	علی مین اور این از برای اور	نینزرج کرانے کی حتی تاریخ اوقت	غیتڈ روستاویز است کی وسٹیانی
021-35829398 021-35829394	 پرائے ستوھ میش ہے ہیں۔ 	27/02/2012   1 الركيزي 1 30 الركيزي ا	27/02/2012 _3%_ 12 30 %**	
   081-2863680     081-2865693	مرائے بھوچیتان منبر الحدیثان مند طریقگ نہینز مائے الشکامت جاتا کی دونا کوئنز		ا 2	

۔ کینٹر رہتا ویوٹ کا ساتھ کیک بدوق بل واقبی ہے آرا۔ ( بیش کر دونیکہ کے مطوبہ ایک سال کے کرٹ کے مجبوع کا 1% ناموری میں م شَعْدِي بَدُ اسْتَدَعَ مِيْنَدَ مَيْنَا مَوْنَا عَلَيْهِ (www.sindhbankito.com) کی وزب سائٹ (www.oprasindh.gov.pk) پریتی موزود ہے۔ مَيْنَدُ وَ مَرْوَعِينَ السَّدِينَ مِنْ أَرَاكُ كَانِينَا وَرِينَ وْيِلْ بِدِيرَ

يغنينت ديل (رايشوه بيف

بهيد "نب يْنْمُسَرَيْتُنْ وْمَرْتُ و سَنَدِهُ مِينَدُ وَمِينَا فَسَ وَهُمْ وْفَعِيرافَيْهُ رِيْقُنْ وَوْسَ الميدانندِينْ وَدْ زَيْ رُودْ وَكِفْشُ وَمَا إِيَّ سَانِ بِهِ shahzad.begg@sindhbankitd.com المناف (92-21)35870543 (92-21)35829320 (92-21)35829320 (92-21)35829320



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

		Max	Marks	Marks	Marking Criteria		Poetraients Information to be enclosed
S. No. Resp	Requisic	Marks	Obtained us per Ducumentary Evidence	Quained Mar Duc Visit h the Premises	For Branches in Main Chies	For Brunches in Rural Interior treus	
				Committee .		G. Bende's Ensembles	$s_{DG}/P_{DDD}$
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		15			28000  M/R	$i = \frac{2n\eta n_{SQ} n}{10000} \frac{2n\eta n_{SQ} n}{2n\eta n_{SQ} n}.$	Tanada
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	Abedie at a worlde			•	32 Ly 00 6 S	ry harbes	
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,	$C_{0}(0,R^{1},\partial_{0})^{2}$	10			VII	700 m	
-	Proceeds					ica trisqualifica	

#### <u> Nour</u>

- respected of the marks that the following energy is the budders will make a bidder quality for each of the projector by the Premises is sounding of the Batal.
- Sursequently the property will be visited by Buoks Propiles Commutee for president verification of the intensi main given by the balder. Location which assumes maintain of 70% of sunks after the inspection as per the celebral given allows will be considered as "Qualified
- $\mathcal{X}_{i}$  . Property will not  $r_{i}$  constitited it is does not full in the commercial status
- machinem of relevant explense in each of the above requisite is mandatore. In case of ourprovided of explane respect the demand are marks will be awarded

The spike offered will be taken as a "Disqualified Space", if it doesn't have the penesion of  $_{QH(CP)_{S^{1}}}\phi \colon \nabla \circ QH(r^{L_{p,p}})$ 



8 Jane 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.

Dancingen			;
			[Marks ]
Bid	Area (so.ft) Monthly Rent	Advance Rent	Obtained Status
a Normani Righters [Location			
·	GF 1271 sq.ft F14   566 sq.ft	2 Years	77% Qualified
Shop sect a cons	The second of th	Advance Rent	<u></u>
1 Fazaler-Rehman Tahsil Read, Zhob	116ta. 1637 5437 1555 55		

The above premises was visited by Mr. Mencer Above 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.

SVP/Read of Administration

Muhammad Bilal Shei

President & CEO

Note.

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



4 May 3012

#### <u>ACQUIRING OF SPACE : PREMISES AT GULSHAN E IOBAL USIVERSITY ROAD KARACHI</u> TOR BRANCH PLRPOSES

In response to our advertisement which appeared in Business Recorder, Daily Express & Daily Sobb on Lebruary 00, 2012, we have received given 05 Bids, offering respective premises to the Bank Gulshan-e lebid.

Rin	versity <u>Road</u> , <u>K.</u> Name of Bidders		Area (sq./t)	Monthly Rent	Advance Ron	Marks Obtained	Status
	calteern	Nadeen Rasidency, Plot No.SB-31, Block No.7, Main University Road Kumoni		R (350,000 c. Rs. H.) per ac. :		88%	Discriditied
- /	Sadiq tarchyl Well-Time	Shop No.13.2 & 3. Plot No.83-13, Block 13-C. Scheme 24. Gulshan-v- letel Main University Rosel, Karachi.	1464 (g.i)	75 (45),000 me. 76 (31 mersji ti	3 Veurs Advance Ren	815a	Qualified
<u>-</u> -	Sad guerenvi Well-Tune Communication	Gapa Electronic, neur	GF 1106 sc ti MZ 1006 sq.tt	8 (150,000 - Jac. 8 (160 per yellist	I Maura	(63%)	i Disqualified i L
	Property Links	Flat No. SB-5, Bicax- 13-C. Scheme-14, Galshan-e Ighal Main University Roed.		у (425,060) - i.e. Из 157 рег ыр б		555° q	Disquestied
- <del></del>	M-Mercon Lume	Ext Scha Bank, Safera Chawrenga, Mair	O) 1600 sq ft M2 800 sq ft Botal 2400 Ayft	83 <u>25 Jun</u> 6 ille <u>ka 1</u> 04 <u>per s</u> a ft	7. Years Nivance Reni	9).	Digumbiled

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

Saprzad Beyg

Nh. vajemmal Hussiciki

pyrittess of HR

Kino, Parodojii

SEVP the of Operating Officer

Muhammad Bha, Sheeki

President & CEO

Group Business Head South has confirmed that the Promises have provided, for Emergency Exc Deer (Evaluation Report absorbe)

Contractor Mis. Maysa Inveriors confirmed that the covered area is 1294 sq.fc/Emcil gracted)

1.1. (Tabled Salvem)



18 April 3012

# ACQUIRING OF SPACE / PREMISES AT LANDITATION BRANCH FOR BRAN

In response to our advertisement which appeared in Business Recorder, Daily Jaxpress & Daily Sobh on February 09, 2012, we have received only one Bidy-offering respective premises to the Bank in Linquatabad,

E.T. — — —	and property of facilities to the	Bank in Lionauska
Pid		Ruthern Charles (TDS)
_ <u>                                    </u>	T — — — —	
Mame of Bidders Location		
A rea (so fro	N <sub>1</sub> , -n <sub>1</sub> n   1	larks ——
Plot Ma 7 Hills 2		
Piot No 2, Block-3.	- Frommete Ment	brained Status
adjacent to 40 1-5 wide	_ <del> </del>	
The property of all 10 March 1	1 1	1 7
1 Pastoro Ali Khan Rusal Alaskina a Lilli	I I I I I I I I I I I I I I I I I I I	[
I Ghazi Enterprises Linguarabad, Karachi 2000 sodi	88.230.0007-ne. 3 Years Advance.	10% Qualified
P DSOLGO ENDOCAMENTO DE LA COLLEGIA DEL COLL	88.730.0007-ne. 3 Years Advance	[ 4 24.1100 ]
2000 kodi	Transmissinger	1 1
(Survey They - 7/4)	Rs.135 per sq.ft Rent	]
The state of the s		ř l
The above premiers was deal Hadi').	— · <del></del>	— — <del>—</del> — J

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

Shahzad Rogg SVP/Head of Administration

FVP/field of RR

President & CEO

#### <u> Note.</u>

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

Section of the Company of the Compan

# SINDH BANK

## اطلاع برانے طلبی ٹینڈرز برانج کیلئے جگہ کا حصول

سندھ دینک لمینڈ کو انگی کی آرائے المین ۔ 0 20 کے جمعے مندرجہ فر فی جگہوں ہے آباداری کی بنمیاد پر برا انگا کی غدارت کے حصوں کیلئے سر بمبر پولیاں مطلوب تاں۔

سند ھ و کہی علاقیہ	ائدرون سنده		<sup>کر</sup> وا <sub>نی</sub> کی
1 را تھنار ہننے جیکب کود	1 _ وحد کی ہشو کھوگئی	9ء ايوم زيستان	الدائم لکہا۔
2 - مير پور پاڻھينو	2- فَمِمْ عِنْعَ قَمِرِ شَهِدا وَوَتَ	10 يا دَى آجُ اللهُ اللهِ 10	2- يُعَالِين
3 - الناول بشوع مفحض	3 - ممسيف مثلغ في إيدميرس	11- نخد مي سوسائل	3 - كلمشن معدر
4- الجمال معيد بالمنتهم جامشوره	4- ميسر مفلع داده	12 - ئِينَ ئَى لِيَهُ مُولَى	34 g = 4
بلوچىتان	ئەنىڭى <u>.</u> 5	13 ـ ق.م كيت	ولايد الأربي فيالمتريش مراكي
1 = 1 ثاب	6۔ ''شورنیاو' نندھ وٹ، شمور		الله وقائم
22 - فريومراويتمان	7 . شبداد يوربشل ساتكھڙ		7 - منتشن قبال يوليونان رود
	8 - مُرَّابُ		الظالم بالمهاركيت المتوحي

غوائيشند پارٽيال اڳڻها ۾ شيند ردستاه پزائت مين دي تي شرائد وضوائيذ ڪيمها پڻ تهج ترائين ۽ جومين - 500 روسيند بڙ ريديت ترور رينام مشدره پينک لمينته اوائيٽل پرهامس کي جاسکتي ٻين په

دابطفهر	رابط نیلئے موجود فروا نینڈردستادیزات کے حصول کا پہتد	مُنِدُر بَعِلْنِي مَارِيْ اوتت	لینڈر بھنے کرانے کی حتی تاری اوقت	ممينذروستاويزاستاكي وستياني
021-35829398		27/02/2012	27/02/2012	09/02/2012 5
081 2885680 081-2855683	برائے ہوچیتان منبراتیر خان اسلواد مینکسا مینانہ انجما نے جنا ٹی روز کوئٹ	- చ <del>ో</del> డ 130 డగ	<u> जिस्</u> 12 30 <i>स्वतः</i>	24/02/2012

ئیند رو شاویز کے ساتھ ایک مدا تولل و بین ہے آرڈ را قبش کر رو بکد کے مطوبہ ایک سال کے کرائے کے مجموعے کا 1% بھرز رہنیا ہے یہ مستدید بینک لینیڈ فسٹک کری شہ مرتی ہے۔ شہر ، بند سندھ بینک لینیز کن ورب سال سند (www.sindhbankltd.com) اور SPPRA کی ویب سالٹ (www.pprasindh.gov.pk) پر بھی موجود ہے۔ نینڈ روستاہ بزائے تو کو کرنے کے بیدور نے قرار ہے۔

يفشينت كوتل ( . )شني اويك

بينة آف يُرْمَسْمَ يَشْقُ أُورِيَّانَ ، سَلَدَ هُو بِيَكُ الْمِيْلِيْمُ وَيَلِي الْمُؤَوْلِي الْمُؤَوِّلِي اللهِ مِنْ اللهِ اللهُ مَنْ اللهِ مَنْ اللهِ مُؤَلِّلُونِ اللهِ مَنْ اللهِ مُؤَلِّلُونِ مِنْ اللهِ مُؤَلِّلُونِ مِنْ اللهِ 15600 (92-21) مِنْ مُنْ اللهِ 358/241 (92-21) مِنْ مُنْ اللهِ 358/241 (92-21) (92-21) مِنْ مُنْ اللهِ 358/241 (92-21) (

#### 2.6.5 Eligibility Criteria, 8803 shift over its the offers using the tydowing eligibility criteria.

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

S. No.	Requisite	Max Marks	Marks Obtained as	Marks Obtained	Markin	g Crite <b>r</b> ia	Documents Information to be enclosed
			per Dissumentary Lyddence	Hier Dae Vish by the Premises	For Branches in Main Cities	Far Branches in Rucol Invertor (reas	
				Committee		Odsodko blasinos	No. 19 ac
	The control	40				or Checks in a residence	500 F 7 W
		;	•			de mour locaron	•
2	5.6	15			Sources in the 2800 square	1200 sq 0-19 2000 sq 0	Tally document of the property
		19			(1686-2899) - 89 11-15 - 2890 89 15	phone 2000 signi no 2800 signi	•
					Helion 2002 sq 9 - 1509 J State	Relation (Stote signal) are Alberta 2500 signal	
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,	Cross Programs	76	-			within them	" as a Calistonia is from the
	. was committee.		-			walna 1 km	e promovodjened
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	Granian					Control	•
	r troch - Kent					Contra	
	Parkers Space	10			Model v	1 96 - 168	Nunibers
	Dealestine Fig. (C)				8.2 (1.66)	1. Policy	
		,			2.2 Columbs		
	$\frac{1}{C^{2}(agt^{2}\cos g)} dt$	4				Collection	Marital arasimo es
77	Property	10			Constructor C MI	, Collection and Collection (Collection)	. Moje of the promises
	Tatal Marks	5 140				Disqualified	

#### Nate

- Acquiring of 79% marks can the information given by the hidder will make a hidder spealify for rish at the property by the Premises Committee of the flank.
- Subsequently the property with he visited by Books Premises Committee for physical verification of the latermation given by the history Focution which requires minimum of 50%, oranks after the inspection as per the critician given obove will be considered as "Qualified Premises" (bil)
- 3. Property will not be considered if it does not tall in the commercial status.
- Attachment of relevant evadence in each of the above regulstic is mandators. In case of nonprovision of evidence to any of the demand, no marks will be awarded.

The space other, if will by taken as a "Disqualified Space", if it doesn't have the provision of emergence existing





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 Vebruary 09, 2012, we have received given 03 Bids, offering respective premises to the Bank Lee Market, Karachi.

Bid ≠	Name of Bidders	Location	Area (sq.ft)	Monthly Rent	Advance Reat	Marks Obtained	Status
1	Al-Memon Estate	Plot No.23/3, Ababeel Mansion, Len Quarters, Karachi.	1450 sq.fr	Rx.203,0807-i.e. Rx.140 sq.rt	2 Years Advance Rent	67%	Disqualified
2	<sup>p</sup> roperty Links	Plot No.5 Sheet No Gea-4, Geo Quarters, Karachi	-1-100 sq.ti.	Rs.400,000/4.e. Rs.91 per sa.ft	2 Years Advance (Cent	63%	Disqualified
<b>{</b>	Dr. Sheaib 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 Rusiness Head- South & Chief Operating Officer and location at serial No.1 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.

≸hahzad Begg

SVP/Head of A

Kh. Tajanime! Inissaire

EVP/ Head of HR

Naim Farocqui

St. VP/Chie/ Operating Officer

tun fry! a my to to certific for the Cartulin

Note.

1) Group Business Head South has confirmed that the Premises have provision for Emergency Exit Oont (Evaluation Report attached):

Contractor M/s. Maysa Interiors confirmed that the covered area is 2384 sq.ft.(Email attacted)





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 Khabrain & Mahasib or February 09, 2012, we have received given 02 Bids, offering respective premises to the Bank in Jumpur Road.

ं स्टब्स् <del> +</del>	Name of Bidders		Area (xq.ft) #1.#1650 sq.ft	Munthly Rent	Advance itent	Marks Obtained	Status
Ý		to the second	°F 1650 sq.ft	Rs.135.000 - i.e.Rs.41 per suift	3 Years Advance Rear	88%	Qualifica
     <u> </u>   <u>2</u> <u> </u> 2		Chaser Niv.342, Kitatu No.195, Sotan wata preedabad D.G.Khan.	Gr 2200 sojti		3 Year Advance Rear (Advance Reat will be advastable 50% than the monthly reat)		D. squalified

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

CVP://feast-of/Administration

Kh. Tujammy! Hassani

RVP/ fiead of BR

SEVP/Chief Operating Officer

to Carpete (

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)

ALBED MADELA MAREN



23 April 2012

# Sul dism ACOURING OF SPACE / PREMISES AT TIMBER MARKET 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 given 04 Bids, offering respective premises to the Bank Timber Market, Karachi.

Bid						Marks	
#	Name of Bidders	Location	Area (sq.ft)	Monthly Rent	Advance Rent	Ohtainer	Status
		A.R.Jafrani & Sons,	GF 90d squb				
	Sadiq Jarehvi	Siddiq Wahab Road,	MZ 850 sq.ft				<u>'</u>
	Well-Time	Timber Market,	FF 850 sq.ft	Rs.350,000/-i.c.	3 Vears	68%	Disqualified
1	Communication	Kurachi.	Total 2600 sq.fc	Rs. 135 per aq.ft	Advance Rent	J .	L .
		Plot No.65-29, AK-					T '
	M.Ashraf	85-B, Timber Market (		Rs.350.900/-i.c	3 Years	67%	Disqualified
<u>;</u>	City Estate	Karaeni.	2500 sq.ft	Rs. (40) per sq.ft	Advance Rent		
		AK-13B, 55-23				] '	<b>i</b> ''
		Timber Market		Rs.170,0007-i.e	2 Years	60%	Disqualified
3	Property Links	Karachi	2000 squit	Rs.35 per squft	Advance Rent	:	
		E-HC-25/48, Siddiq			T		
	Al-Memon	Wahab Road, Timber		Rs.200.000/-t.e	2 Years	74%	Qualified
7;	Estate	Market, Karushi.	1460 sq.ft	Rs.137 per sq./t	Advance Rent		

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 tendered editoria and is recommended

for approval on the terms and the conditions as stated above.

SVP/14cad of Administration

Mohammad Bilai S

President & CEO

EVP/Head of HR

St.ViV (hief Operating Offices

Note.

 Group Business Head South has confirmed that the Premises have provision for Emergency Exit Door.(Evaluation Report attached)

Contractor M/s. Maysa interiors confirmed that the covered area is 1460 sq.ft.(Email attacted).



7 May 2012

### ACOURING OF SPACE / PREMISES AT SHERSHAH 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 given 04 Bids, offering respective premises to the Bank Shershah, Катасаі.

Bid ≠	Name of Bidders	Location	Area (sq.ft)	Monthly Rent	Advance Rent	Marks Obtained	Status
J	AlMemor Estare	Plot No.433,/III-B, Main Kabari Market, Shershah, Karach	1600 sq.ñ	Rs.128,000/-i.e Rs.80 per so, ft	2 Years Advance Rent	55%	Disqualified
1	Sadiquarehvi Weil-Lime Communication	Asif Tradors, Main Shershah Bazar, Karachi	1967 sg.ft	Rs.165,000/-i.e Rs.84 pc: 59, 11	3 Years Advance Rent	78%	Qualified
3	Property Links	D-283/1, Main Shershah Road, SITE, Karachi	3350 sq.fc	Rs.400.000/-i.e. Rs.119 per so. ft	2 Vears Advance Rent	68%	O: squalified
<u>4</u>		O-95, Main Shershah Road, SITE, Karachi	38) 0 sq.Jt	Rs.300.0007-j e. Rs.79 pvr sq. ft	2 Years Advance Rent	63%	Disqualified

All the above premises were visited by Group Business Brad-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.

**S**hahzad Beg

SVP/Head,6#Administration

Kh. Tajamme, Hussainy EVI7/Head of HR

Naim harmagai

SEMP/Chief Operating Officer

Muhammad Bila) Sheikh

President & CEO

Rut the ffether fly ! Lought t Entirelies

Note.

i) Group Business Head South has confirmed that the Premises have provision for Emergency Exit Door.(Owner's Letter attached)

2) Our Project Engineer Mr. Zulqarmain confirmed that the covered area is 1967 sq.ft.(Email attacted)





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28 May 2012

#### ACOURING OF SPACE / PREMISES AT PECO ROAD LAHORE FOR BRANCH PURPOSES

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

	Bid d		Location	Area (sq.ft)	Manthiy Rent	Advance Rept	Marks Obtained	Status
		=	Khasra No.2/519/1756. Opposite Quaid-e-Azam Industria) area, Main PECO	GF ) 200 sq.ft PF 1200 sq.ft Total   2400	Rs.100,000'-i.e. Rs.41.70 per sq.ft	l Year Advance Rent		Disqualified
	2	Mian Muhammad	Khasra No.1616/440,Dawn Camical Industry, Main PECG Road, Labore	CU/ 1975 sq.ft	Rs.75,9097-i.e.	l Vear Asiyance Rent	85%	Qualified
	ļ				Rs. 150,000/-i.e. Rs. 55 per sq. ft	i Year Advance Rent	68%	Disqualified
:	4		Plot No.871, Block-D,	'	Rs.160.000/-i.e. Rs.51.60 per sq.ft	t 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.

&hahzad Begg

SVP/Head of Administration EVP/ Head of BR

Naim Natuoqui SEVP/Chief Operating Officer

Muhammad AHal Sheik

President & CEG.

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 anached)





7 May 0012

# ACOURING OF SPACE / PREMISES AT KARACHI ADMINISTRATION SOCIETY/KARACHI FOR BRANCH PURPOSES

in response to our advertisement which appeared in Business Recorder, Daily Express & Daily Sobh on February 69, 2012, we have received given 62 Bilds, offering respective premises to the Bank Kamels Admenistration Society, Karachin.

18 id	Name of Biddery	<del></del>	Acra (sq.ft)	Monthly Rent	Advance Rent	Maries Obtained	Status
	Sadicy Jarony: Wolf-Time Communication				3 Years Advange Resc	1570%	Disquaimed.
<u>(</u>	Nayan	SA 90, Block 8, Karachi Administration Society		Rs.1991,000 a.e. Rs.19 <u>9 per</u> sjirt		74%	Qualifier

The above two premises were visited by Crown Husiness Head-South & Crief Operating Officer and location at serial No.2 after appoining more than 70% marks qualifies the requisite tendered criteria and is recommended for approval on the terms and the contributes as stated above.

Shahzad Begg

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SVP Deadel Administration

Ko. Tejammel Bussell ~ UVP: Head of tiR

Neim Parcoqui

SUV2 Chief Operating Officer

Midammae Salai Sneikh

President & Prop.

MIT

Note.

- Group Business Head South has confirmed that the Premises have provision for limergency Exit Door. (Evaluation Report anacticd)
- Contractor Mis. Afznel Associates confirmed that the povered area is 1830 sq.ft. (Email adjacted)

#### **Bid Evaluation Report**

### Acquiring of Branch Premises on Rental Basis (Gulistan-e-Jauhar, Karachi)

1	Name of Procuring Agency	Sindh Bank Ltd.	_ n =
* 2	Tender Reference No.	SBL/COK/ADMIN/TD/103	
		Acquiring Branch Premises on Rental Basis	
3	Tender Description	(Gulistan-e-Jauhar, Karachi)	1
4	Method of Procurement	Single Stage One Envelop Bidding Procedure	*,
, 5	Tender Published	SPPRA ID No. 6563/2012	
6	Total Bid Documents Sold	5	
7	Total Bids Received	5	
8	Bid Opening Date	15/02/2012	

# Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis (Gulistan-e-Jauhar, Karachi)

No. of bid qualified

1

Bid(s) Rejected

0

# Evaluation Report- Acquiring of Branch Premises on Rental Basis (Gulistan-e-Jauhar, Karachi)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
1	Property Link	Qualified	Rs. 87 per sq. ft.	Qualified Bidder
2	Muhammad Akram Ghauri	Disqualified	Rs. 130 per sq.ft.	Not fulfilled the eligibility criteria
3	Metro Estate	Disqualified	Rs. 125 per sq.ft.	Not fulfilled the eligibility criteria
4	Muhammad Akram	Disqualified	Rs. 146.70 per sq.ft.	Not fulfilled the eligibility criteria
5	Sadiq Jarchvi (Well Time Communication)	Disqualified	Rs. 155.60 per sq.ft.	Not fulfilled the eligibility criteria

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

Muhammad Zeeshan Zahid Admin Officer

Mohsin Ali Rahu Project Manager

<u>Members - Procurement Committee</u> (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

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	in	make	M	D
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C	} `	1 .	LV	

Date

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#### **Bid Evaluation Report**

### Acquiring of Branch Premises on Rental Basis (Muhammad Ali Society, Karachi)

1	Name of Procuring Agency	Sindh Bank Ltd.
* 2	Tender Reference No.	SBL/COK/ADMIN/TD/107
		Acquiring Branch Premises on Rental Basis (Muhammad
3	Tender Description	Ali Society, Karachi)
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
<b>,</b> 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 (Muhammad Ali Society, Karachi)

No. of bid qualified

1

Bid(s) Rejected

0

Evaluation Report- Acquiring of Branch Premises on Rental Basis (Muhammad Ali Society, Karachi)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
1	Metro Estate	Qualified	Rs. 218 per sq. ft.	Qualified Bidder
2	Sadiq Jarchvi (Well Time Communication)	Disqualified	Rs. 156 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

Mahammad Zeeshan Zahid

Admin Officer

Mohsin Ali Rahu Project Manager

C:-- A...

Membe	rs - Procui	rement C	<u>ommittee</u>
(For Ho	oisting of E	valuatio	n Report)

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

Way WW	Date
On Cedur	
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Malz.	

		Evaluation Report   ranch Premises on Rental Basis
	1 0	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

(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 offere	d in the tender	document,	Serial No.1	stands as
qualified bid.		()			

Farhan Amir Siddiqui Admin Officer

Muhammad Zeeshan Zahid Admin Officer Möhsin Ali Rahu Project Manager

Mem	bers	-Pı	ocur	ement	Com	mittee
	TT		CE	1	D	- 11

(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

106/er

		Acquiring of Br	Evaluation Report  anch Premises on Rental Basis  anabad Brunch Karachi)
		Name of Procuring Agency	Sindh Bank Ltd.
	2	Tender Reference No.	SBPCOK ADMIN/TD/107
:	.3	Tender Description	Liaquatabad Branch, Karachi
	-4	Method of Procurement	Single Stage One Envelop Bidding Procedure SPRA ID. No. 6679/2012
	. <u>5</u>	Tender Published  Total Bid Documents Sold	31. 87. 47. 33.
	7	Fotal Bids Received	
	8	Bid Opening Date	27 02:1012

(Liaquatabad Branch, Karachi)

No, of hid qualified

Bid(s) Rejected

Evaluation Report- Acquiring of Brunch Premises on Rental Basis (Liaquatabad Branch, Karachi)

	The second secon	Control of the Party of the Par		8.5 June 4.1 & Call (8.4.1)
The second secon		5 474	. Bid (Rent)	Remarks / Status
Professional Profe	2. 1	(Inalified )	83 124 ( 1 2 2 at c )	, , , , , , , , , , , , , , , , , , , ,
1 3. 344.	Name of Bidder	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	· ·	1
3. 3. 3.			Offered	· · · · · · · · · · · · · · · · · · ·
1	ı	Disquatified	\ PE\$458.00\L	
1 :		2 h 0 o C 1 8 t 73 23 4 p o c p s		
1		-		The second secon
1 :		The state of the s	Minmer or annual Control or representatively Control of	Qualified Bidder
-i.	The state of the s		Rs,115 per sq.ft.	
- management of the second of	1 1 1 1 1 1 1	Oualiñed		X A CLUSTER FOR CONTINUES AND INTERPORT
J 75.1 F	Aeshad Ali Khan	CARMITURE	1 14 14 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	*
- 111 1	\\$1 \SEGET \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	1		
		i	<b>!</b>	
	vertical Park areasing as A		!	·
: [	(Chazi Untermises)		!	The second secon
!	1	i commence del	Company	

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

Farkan Amir Siddiqui Admin Officer

Withammad Zeeshan Zuhid Admin Officer

Mohsin Ali Rahu Project Manager

Members - Procurement Committee (For Hoisting of Evaluation Report)

1 VP Finance Division

2 Read of Administration Division

Head of L.T. Division

Chief Financial Officer

5 Chief Operating Officer

	i i i i i i i i i i i i i i i i i i i	Evaluation Report
	Acquiring of Br	ranch Premises on Rental Basis University Road Branch, Karachil)
	Name of Procuring Agency	Sináh Bank Lad.
2	Fender Reference No.	\$80 x 04: ADM8N: (D/107
3	Tender Description	Gulshan-e-tqbal University Road Branch, Karachi.
4	Method of Procure near	Single Singe One Envelop Bidding Procedure
5	Tender Publishee	S798A 30, No. 6679/2012
<u>. 6</u>	Total Bid Documents Sold	5
7	Total Bids Received	
Ş.	Bld Oneolise Date	29,02,1012

Bid Evaluation Report- Acquiring of Benach Premises on Reats) Basis (Guishan-c-Iqbai University Road Branch, Karachi.)

No, of bid qualified

1

Bid(s) Rejected

(;

Evaluation Report- Acquiring of Branch Premises on Reoral Rasia (Gulshan-e-lqbal University Road Franch, karachi.)

S. No.	Name of Balacr	Coulified: Disquelified	Bid (Rest) Offerso	Remarks / Status
()	Sadiq Jarehyi Well-Time Communication	Constitution on the state of th	Rs. Bi per sent.	Qualified Bidder
() <u>() () () () () () () () () () () () () (</u>	Lalecem Associates	Discustified	Rs (40 per sq.ft.	Disqualified Bidder
03	Sadiq Jarobs i Web Time Communication	•		Disqualified Bidder
. (3.1	Property Links	The same of the sa	Ps 157 per sq.M.	Disquetified Bidger
0.5	AL-MEINOR EMERCIAN	Disqualifed		Discentified Bidder

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

Ferhun Amic Shlaicai Admin Officer Sibbarascad Receiber Rob d. Admin Officer Midioin Mi Habu Project Munager

Members - Procurement Controllise (For Hoisting of Evaluation Report)

- 1 VP Finance Division
- 7 Head of Administration Division
- 3 Rend of L. T. Division
- s Chief Figureial Officer
- 5 Chief Operating Officer

Marc March M

Bid Evaluation Report Acquiring of Branch Premises on Rental Basis (Zhob. Balochistan) Name of Procuring Agency Sindh Bank Ltd -Fender Reference No. SBL/COK/ADMIN/TD:107 Tender Description Zhob, Bulochistan Method of Procurement | Single Stage One Envelop Bidding Procedure Tender Published 6679/2012 Total Bid Documents Sold | 1 -Total Bids Received 1 27/02/2012 Bid Opening Date Bid Evaluation Report- Acquiring of Branch Premises on Rental Rasis (Zhob, Balochistun) No, of bid qualified Bid(s) Rejected Evaluation Report- Acquiring of Branch Premises on Rental Basis (Zhob, Balochistan)

				CONTRACTOR STATES AND ADDRESS OF THE PARTY O
S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks/Status
01	Fazal-ur-Rehman	Qualified	Rs.22 per sq.ft.	Qualified Bidder
1		·	I The second sec	Amoreo programme agreement and the contract of

Going by the eligibility criteria offered in the tender/document. Serial No.1 stands as qualified bid. Muhammad Zeeshan Zahid Mohsik Ali Rabu Farhus Amir Siddiqui Project Manager Admin Officer Admin Officer

Signature

Members - Procurement Committee (For Hoisting of Evaluation Report)

VP Finance Division

Head of Administration Division

Mead of L.T. Division

Chief Financial Officer

5 Chief Operating Officer

Date

	Total Control of the	Evaluation Report ranch Premises on Rental Basis
		ul 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 horsling on web sili)

- 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

Marie

	Acquiring of B	Evaluation Report ranch Premises on Rental Basis aeedabad, 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 Zeeshah Zahid Admin Officer

Mohsin Ali Rahu Project Manager 200

Members - Procurement Committee (The haishing on website)
AVP Finance Division

- 2 Head of Administration Division
- Head of I. T. Division
- Chief Financial Officer
- 5 Chief Operating Officer

Bid Evaluation Report  Acquiring of Branch Premises on Rental Basis (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
1	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	SPPRA ID. No. 6679/2012
5	Total Bid Documents Sold	1
7	Total Bids Received	1
3	Bid Opening Date	27/02/2012

Bid Evaluation Report- Acquiring of Branch (Shahdadpur, District Sanghar)	Premises on Rental Basis
No ofbid outlierd	

No. of bid qualified

0

Bid(s) Rejected

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 Moksin Ali Rahu Project Manager

<u>Members - Procurement Committee</u> (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

26/4/1

	1	ranch Premises on Rental Basis 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	l	
7	Total Bids Received	1	
8	Bid Opening Date	27/02/2012	

(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

Signature

Mohain 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

Date

26/41

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	Bid	Evaluation Report
	Acquiring of B	ranch Premises on Rental Basis (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

(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 ca	eria offered in the tender document, Serial No.1 stands as
qualified bid.	$\cap \cap$
M	The and a second they

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

Date

26/4/12

	Acquiring of B	ranch Premises on Rental Basis (Sanghar, Sindh)
	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
5	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.

-A>

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 And WW

16/4/2

26/4/,2

	Acquiring of B	Evaluation Report ranch Premises on Rental Basis (Faisalabad, Punjab)
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)

Ma	of	hid			Second
INO.	OI	DIG	Q	ua.	lified

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 IIahi Bashir IIahi & 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

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

Date 1

12/4/12

		Evaluation Report
	Acquiring of Br	anch Premises on Rental Basis
	(Buffer Zone, N	agan 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

(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 crite	eria offered in the ten	der document,	Serial No.1	stands as
qualified bid.				1

Farhan Amir Siddiqui Admin Officer

Muhammad Zeeshan Zahid Admin Officer Mohsin Ali Rahu Project Manager

Members - Procurement Comi	nittee	
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(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

15/6/1