Acquiring of Branch Premises on Rental Basis

(Chak 38 D. Tehsil & District Okara)

1	Name of Procuring Agency	Smith Bank Ltd
1	Terriler Reference No	SILL COK ADMIN TD
3	Tender Description	Chak 38 D. Tehsil & District Okara
41	Method of Procurement	Single Stage One Envelop Bulding Procedure
5	Lender Published	7555/2012
6	Lotal Bid Documents Sold	Tr.
-	Total Bids Received	.hi
8	Bul Opening Date	25/04/20032

Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis

(Chak 38 D. Tehsil & District Okara)

No. of bid qualified

Σú

Ballso Rejected.

0

Evaluation Report- Acquiring of Branch Premises on Rental Basis

(Chak 38 D. Tehsil & District Okara)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	M. Asif Ali	Qualified	Rs. 13 per sq. ft	Qualified Bidder

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

70-

Fachan Amir Siddiqui Admin Officer Mohan An Rahu Project Manager

Muhammad Shahid Saleem Admin Officer

Members - Procurement Committee

(For Hoisting of Evaluation Report)

1 AP Finance Division

2 Head of Administration Division

3 Head of L. T. Division

4 Chief Financial Officer

5 Chief Operating Officer

Signature .

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ON LEAVE

1/1/2

7/8

	Acquiring of B	Evaluation Report ranch Premises on Rental Basis JD. Tehsil & District Okara)
V.	Name of Procuring Agency	Sindh Bank Ltd
2	Tender Reference No.	SBL/COK/ADMIN/TD/
3	Tender Description	Chak 38/D. Tehsil & District Okara
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	7555/2012
6	Total Bid Documents Sold	
70	Total Bids Received	1
8	Bid Opening Date	25/04/2012

(Chak 38/D. Tehsil & District Okara)

No, of bid qualified

0

Bid(s) Rejected

Evaluation Report- Acquiring of Branch Premises on Rental Basis (Chak 38/D. Tehsil & District Okara)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	M. Asif Ali	Qualified	Rs. 13 per sq. ft	Qualified Bidder

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

Farhan Amir Siddiqui Admin Officer

Mohan Ali Rahu Project Manager

Muhammad Shahid Saleem Admin Officer

Members - Procurement Committee

(For Hoisting of Evaluation Report)

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

OLEAVE

_		Evaluation Report ranch Premises on Rental Basis
		D. Tehsil & District Okara)
1	Name of Procuring Agency	Sindh Bank Ltd
2	Tender Reference No.	SBL/COK/ADMIN/TD/
3	Tender Description	Chak 38/D. Tehsil & District Okara
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5_	Tender Published	7555/2012
6	Total Bid Documents Sold	1
7	Total Bids Received	1
8	Bid Opening Date	25/04/2012

(Chak 38/D. Tehsil & District Okara)

No. of bid qualified

0

No. of bid qualifie Bid(s) Rejected

Evaluation Report- Acquiring of Branch Premises on Rental Basis

(Chak 38/D, Tehsil & District Okara)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	M. Asif Ali	Qualified	Rs. 13 per sq. ft	Qualified Bidder

Going by the eligibility criter	ia offered in the tender docum	ent, Serial No-L stands as
qualified bid	A8 35	

HAD

Farhan Amir Siddiqui Admin Officer Mobin Ali Rahu Project Manager

Muhammad Shahid Saleem Admin Officer

Members -	Procurement	Committee
Members -	rrocurement	Communes

(For Hoisting of Evaluation Report)

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

Con the T

Date V

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	Acquiring of Br	Evaluation Report ranch Premises on Rental Basis D. Tehsil & District Okara)
	Name of Procuring Agency	Sindh Bank Ltd
2	Tender Reference No.	SBL/COK/ADMIN/TD/
3	Tender Description	Chak 38/D. Tehsil & District Okara
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	7555/2012
6	Total Bid Documents Sold	X
7	Total Bids Received	<u> </u>
8	Bid Opening Date	25/04/2012

(Chak 38/D. Tehsil & District Okara)

No. of bid qualified

1

Bid(s) Rejected

0

Evaluation Report- Acquiring of Branch Premises on Rental Basis

(Chak 38/D, Tehsil & District Okara)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	M. Asif Ali	Qualified	Rs. 13 per sq. ft	Qualified Bidder

		12
Going by the eligibility of	citeria offered in the tender docun	nent, Serial No stands as
qualified hid	The state of the s	1 1

Farhan Amir Siddiqui Admin Officer Mohije Ali Rahu Project Manager Muhammad Shahid Saleem Admin Officer

M (F	embers - Procurement Committee for Hoisting of Evaluation Report)	Signature	Date V
1	VP Finance Division	Marillan	C(X)
2	Head of Administration Division	,	
3	Head of I. T. Division	ON leave) -
4	Chief Financial Officer		

5 Chief Operating Officer



30 July 2012

ACQUIRING OF SPACE / PREMISES AT CHAK 38/D, TEHSIL & DISTRICT OKARA FOR BRANCH PURPOSES

In response to our advertisement which appeared in Business Pakistan Observer, Daily Khabrain & Mahasib on April 07, 2012, we have received only one Bid, offering respective premises to the Bank in Chak 38-D, Tehsil & District Okara.

Name of Bidd	trs Location	Area (sq.ft)	Monthly Rent		Marks	
M. Asif Ali (0346-70077)	Khatoni No.1161,Khayot No.29, Ckak 38-D, 0) Dipal Pur Road, Ok		Rs.25,000/-i.e Rs.13 per sq.ft	Advance Rent 3 Years Advance Rent	71%	Status Qualified

The above premises was visited by Premises Committee Northern Region and location after acquiring more than 70% marks qualifies the requisite tendered criteria and is recommended for approval on the terms and the conditions as stated above.

Shahzad Begg

SVP/Head of Administration

Kh. Tajammul Hussin

Nam Fyloogui

SEVP/Chief Operating Officer

Muhammad Bilal Sheikil President & CEO

Note.

Contractor M/s. ZA Constructin confirmed that the Premises area is 1925 sq.ft. and also have a provision for Emergency Exit Door. (Visit Report attached)

CERTIFICATE BY THE CONTRACTOR

Name of	f Branch	CHO	164	38/0	e KARA.	Contractor		· 19 · C	mitu	tin
It is	certified			undersign onfirms the		s visited	the	subject	branch	on
a. 1	The exact a	rea of p	ropose	d site is		Sqf	t, with g	iven detai	Ę	
19	1) Ground	Eleor	10	225	Sqft.					990
	2) First Flo	And the Party of the party	17		Sqft.		150			2
	3) Second	Floor_		/	Sqft.					14
34	4) Baseme	ent			Sqft.					
	To	tal	19	2.5	Sqft.					
b. 1	The provisi	on of ex	dt door	is available	e/ not a	ailable.				
c.		suitabl	e for c		160	nch Premis	es or th	ne undersi	gned have	the
	a)		al.	ec 1	9/	casial	li g	to B	ung	_
	. 1	3	· - ·	1 1			(-			
	b)		m	medio	97				-	
	c)				_					
					900	50				
d	The status	of prop	erty is o	commercia	l/ non co	mmercial.				
Signatu	re	Contra	nstrain.	Tier			-			
Name _	MAN	1. 26	LE F	WAR !	ALI					
Date	18-	7-12		\	//		(TV			
					N	11:	1,6	/		
			Cour	iter Signed	(Concert	ga gronb	tendi)			
				-	Date		M. Alma	ED ALLE		
					ಕ-ಪತ್ರವ	MAMNO(GROUP				
						51NDH			5	

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	Acquiring of B	Evaluation Report Branch Premises on Rental Basis Tehsil & Distt. Gujarat Branch)
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SBL/COK/ADMIN/TD/191
3	Tender Description	Kalra Khasa Tehsil & Distt. Gujarat Branch
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	SPPRA ID No: 8974/2012
6	Total Bid Documents Sold	02
7	Total Bids Received	02
8	Bid Opening Date	23/07/2012

Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis (Kalra Khasa Tehsil & Distt. Gujarat Branch)

No. of bid qualified

Bid(s) Rejected

Evaluation Report- Acquiring of Branch Premises on Rental Basis

(Kalra Khasa Tehsil & Distt. Gujarat Branch)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	Naseemullah	Qualified	Rs.41 per sq.ft	Qualified Bidder
02	Imran Rasheed	Disqualified	Rs.77 per sq. ft	Not fulfilled the Eligibility
	i Tallian Pun	isatal	SPPRA 10 Not 8974/20	Criteria

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

Muhammad Imran Zubair Muhammad Shahid Saleem Officer Incharge Procurement

Admin Officer

Mohsin Ali Rahu **Project Manager**

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Members - Pro	curement	Committee
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(Achier reliable a district wish. Conjurat Branch)

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Signature

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Date

1 VP Finance Division

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Head of Administration Division

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Head of I. T. Division

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Chief Financial Officer

Chief Operating Officer

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	Bid Evaluation Report							
	Acquiring of Branch Premises on Rental Basis							
		ROAD MULTAN BRANCH)						
1	Name of Procuring Agency	Sindh Bank Ltd.						
2	Tender Reference No.	SBL/COK/ADMIN/TD						
3	Tender Description	Abdali Road Multan Branch						
4	Method of Procurement	Single Stage One Envelop Bidding Procedure						
5	Tender Published	SPPRA ID No: 7555/2012						
6	Total Bid Documents Sold	03						
7	Total Bids Received	03						
8	Bid Opening Date	25/04/2012						

Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis (Abdali Road Multan Branch)

No. of bid qualified

1

Bid(s) Rejected

0

Evaluation Report- Acquiring of Branch Premises on Rental Basis

(Abdali Road Multan Branch)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	Shabbir	Qualified	Rs.39 per sq.ft	Qualified Bidder
02	Dr. Jhangeer Asad	Disqualified	Rs.49 per sq. ft	Not fulfilled the Eligibility Criteria
03	Shahid	Disqualified	Rs.37 per sq. ft	Not fulfilled the Eligibility Criteria

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

Muhammad Imran Zubair Officer Incharge Procurement

Muhammad Shahid Saleem Admin Officer Mohsin Ali Rahu Project Manager

<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
19

on leave

19/10-

	Acquiring of B	l Evaluation Report ranch Premises on Rental Basis Murad Jamali Branch)
Ž.	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SBL/COK/ADMIN/TD /133
3	Tender Description	Dera Murad Jamali Branch
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published	SPPRA ID No: 7555/2012
5	Total Bid Documents Sold	Ĭ
7	Total Bids Received	Î
8	Bid Opening Date	25/04/2012

(Dera Murad Jamali Branch)

No. of bid qualified

1

Bid(s) Rejected

0

Evaluation Report- Acquiring of Branch Premises on Rental Basis

(Dera Murad Jamali Branch)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
01	Haji Muhammad Azeem	Qualified	Rs 22 per sq.ft	Qualified Bidder

Going by the eligibility criteria offer	red in the tender document,	Serial No.1 stands as
qualified bid	$C \setminus a$	

Muhammad Imran Zubair Admin Officer Muhammad Shahid Saleem Admin Officer Mohsin Ali Rahu Project Manager

Members -	Procurement Co	mmittee
(For Hoisti	ng 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

Sign	ture	
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W	WALL	/

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Date



0 5 JUL 2012

issue to with Address Through with Address ----

Van: Rs. V. O. Attached C.

Stamp dendor's Signature

LEASE AGREEMENT

This Lease Agreement is made at LAHBRE on this 30 day of JULY 2012.

BETWEEN

Mr. Amir Saeed S/o Muhammad Saeed, Muslim, adult, holding CNIC No.35202-9459675-9, R/o. House No. 253, Muhalla Rewaz Garden, Lahore, Tehsil and District Lahore. (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 Office No.G-4, G-12 & G-13 Queens Center, 33 Queens Road, Shahr-e-Fatima Jinnah Lahore.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the premises measuring on ground floor 1500 sq.ft. for opening of Shahr-eFatima Jinnah : KARACHI Branch Lahore. (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:

Contd....P/2

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

In consideration of the Lessee paying the rent herein after reserved in the manner hereinafter mentioned and the covenants hereinafter written to be observed by the Lessor and the Lessee, the Lessor both hereby demise upon the Lessee the Demised Premises for a term of Ten (10) years commencing from 20/7/2012 and ending on 19/7/2022 or date of possession whichever is later.

<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) or date of possession whichever is later.

Rent

2. The monthly rent of the Demised Premises for the first three years will be Rs.145,000/- (Rupees One Hundred Forty 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.5,220,000/-(Rupees Five Million Two Hundred Twenty 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. \(\)

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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. In case Lessor wishes to avail any banking facilities by mortgage of the said premises, a separate NOC will be provided by the Lessee on specific request of Lessor. Such NOC will contain a condition that Lessee's right as tenant shall always remain protected after the premises are mortgaged and subsequently if the mortgage enforces his right against the premises.

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

Contd....P/4

ix) The Lessee is responsible for repair & maintenance of the equipment provided at the time of possession of the demised premises (listed a to c of Section – III Clause i) by the Lessor at their own expense/cost, however, Lessee will not be responsible for provision of replacement of equipment/machinery etc deteriorated due to its life span.

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 with:
 - a. Main Entrance Shutter, Glass wall, 2 x Glass Doors with Concealed Floor Door Closer & Exit Door for emergency exit;
 - Provide furnished two toilets and one kitchen in the Demises Premises with exhaust fans;
 - c. Provide 16 HP (8-HP x 2) Central Air Condition Unit brand DAIKIN.
 - d. Provide 17 Units of imported Dumpa Ceiling Tube light 2 x 2 feet, containing 4 x 2ft Tube Rods (20 watt each).
 - e. Provide 7 units of imported concealed body round ceiling light containing 2pcs every saver rod.
 - Provide constructed IT Room with glass walls, sliding door with complete power, Networking and UPS and 39 networking Nodes for computers.
 - g. Provide electricity connection at the Demised Premises with 50 KVA Transformer and/OR 24 Kilo Watt load with 90 Ampere 3 (three) phase two separate meters with the following specifications:
 - Commercial three phase Meter with approved load of 8 KVA with DP Cabinet contains
 - 3 x Volte Meter
 - (1 x 20); (1 x 16); (3 x 10); (4 x 06) AMP Main Breaker
 - 1 x 63 AMP Main Earth Breaker
 - Change Over Switch for Generator

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2. Industrial three phase meter(load of 16 KVA) with DP Cabinet 3 x Volte Meter 1 x 60 AMP Main Breaker 1 x 63 AMP Main Earth Breaker

- h. Industrial Meter will exclusive be used for Central Air Conditioning System. In case any dispute arises due to mis-use or any other reason with WAPDA/LESCO, Lessee will resolve at its own cost. It may include restoration at Lessee's cost.
- 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;

Contains:

- iii) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- iv) Allow installation of WIMAX antenna on the roof top of the Demised Premises:
- V) Allow provision of electricity generator and provide suitable space for the same in the Demised Premises;
- vi) 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 vii) anything which may be or may become a nuisance value for the Lessee and/or its customers;
- viii) 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;
- ix) 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 face and walls of the X) Demised Premises:
- Keep the Lessee indemnified from any loss(es) sustained on account of xi) 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;
- xii) 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;

Contd....P/6

- xiii) 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;
- xiv) 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.
- xv) Provide at his expense sweet water connection;
- xvi) 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

Name: Amir Saced

S/o : Muhammad Saeed CNIC : 35202-9459675-9

Naim Farooqui

Chief Operating Officer CNIC. 42301-2770688-3

Kh.Tajammul Hussain

EVP & Head of HR CNIC. 42101-1553069-9

WITNESSES

Full Name: 1714hononad Harrob.
Signature: 4

NIC No.:

35202-8189769-9

Address:

353-Rewaz Gardens,

Lenh 130- 54000

Full Name:

Signature:

NIC No.:

Idraes :

Address:

664-E Chama MHA

Calrott Court

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Premises Evaluation Performa

On Temple Road, Abrid Mar, Lakere Date 2404/211

Azhan Igbal Pay Order No. 4552970 Ref. 03

Provision of Emergency Exit Door (Yes/*No)

isite Max Marks Marks Marking Criteria Documents/Information to the emplosed.



S. No.	Requisite	Max Marks	Marks Obtained as	Marks Obtained	Markin	g Criteria	Documents/Information to be enclosed
	2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		per Documentary Evidence	After Due Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural / Interior Areas	en n
1	Location	40	40	15	100000000000000000000000000000000000000	cation (Bank's point of view)	Site Plan
		5	p:	V	HOUSE CONTRACTOR OF THE PARTY.	ide the main ation	<i>y</i> •
2 .	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
99	\$ I	- 10	10	8	Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	* * * * * * *
28 28	S B B	5	의 및 의 교 의 의		Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	1
3	Other Banks in Close	15	5	15	5 Banks, within 1 km		Name of the Banks with exact distances from the
	Proximity	10 5				within 1 km within 1 km	premises offered
4	Terms of Payment	10	10	(0		Year	Details
34 g	Advance Rent)	3				ears ears	0 5 35 5 5 ⁵⁰ 0
5	Parking Space (Dedicated	10	8 2 1 × 8	9 St.	Above 4 Vehicles	3 Vehicles	Numbers
*	to the premises)	5	. 5	4 #	3-4 Vehicles	2 Vehicles	
	p	3		3	1-2 Vehicles	l . Vehicle	
6	Condition of	10	10	7	Constructed	Constructed	Map of the premises
	Property	5			NIL O I'S . 1 (1)	Plot	011
To	tal Marks	100	80	58	Qualified / I	Disqualified	males in

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

Signatures Evaluation Committee

M. Zeeshan Zahid Admin Division Date Dilshad Hussain Khan Finance Division

Muhammad Farooq Operations Division

spatures Premises Committee

Grown Hond (NIRTH)

Memher .

Members - 400 Unceses

Premises Evaluation Performa ation Shalora - e - Faline Tennah, lahore Date 25/04/x4 Pay Order No. 2788/00 Ref. ___ Provision of Emergency Exit Door (Yes/*No) Documents/Information to Max Marks Marks Marking Criteria Requisite be enclosed Obtained Marks Obtained as After Due per Documentary Visit by the For For Branches in Evidence Premises Branches in Main Cities Rural / Committee Interior Areas Site Plan On main location (Bank's Location 40 40 40 business point of view) Away / Stride the main 5 location 2000 sq.ft. to Title document of the 1200 sq.ft. to 15 Area 2000 sq.ft. 2500 sq.ft. property Above 2500 Above 2000 10 sq.ft. to 2500 sq.ft. to 3500 sq.ft. sq.ft. Below 1200 Below 2000 5 5 5 sq.ft. sq. ft. or Above or Above 3500 sq.ft. 2500 sq.ft. Name of the Banks with 15 5 Banks, within 1 km 15 Other Banks 15 exact distances from the in Close premises offered 3 Banks, within 1 km 10 Proximity 2 Banks, within 1 km 5 Details 1 Year 10 Terms of Payment 2 Years Demand -3 Years 3 3 3 Advance Rent) Numbers Above 4 Parking 10 10. 10 Vehicles Vehicles Space (Dedicated 5 3-4 Vehicles 2 to the Vehicles : premises) 1-2 Vehicles 3 1 Vehicle Constructed Constructed Map of the premises. 10 10 Condition of 0 Property Plot 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 Muhammad Faroog Dilshad Yussain/Khan M. Zeeshan Zahid DOOR AVAILABLE . PLUS CENTRAL AIR CONDITION Admin Division AVAILABLE & OTHE FACILITIES AS PER ATTACHED LI. gatures Premises Committee ALSO AVAILABLE.

Member

MAJCR) AZHAR HUSSAIN

Date MAMNOON AHNED ALVI

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red Letore Date 25/04/XII

M. Adaan Moth Pay Order No. 5329384 Ref. 10

Provision of Emergency Exit Door (Yes/*No)

No.	Requisite	Max Marks	Marks Obtained as per	Marks Obtained After Due	Marking	Criteria	Documents/Information to be enclosed
	=	10 to	Documentary Evidence	Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural / Interior Areas	*
1	Location	40	40	25		ation (Bank's oint of view)	Site Plan :
		5	∞ II)= 	loca	ide the main	
2	Area	15	2× =	4	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
	7 .	10	/0	10	Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	W W
8.8	ti k	5	20 1		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	5 Banks,	within 1 km	Name of the Banks with exact distances from the
	Proximity	10 5	10			within 1 km within 1 km	premises offered
4	Terms of	10	10	10		Year	Details
# 1880 # =	Payment (Demand - Advance Rent)	7 3				ears ears	, x
5	Parking Space (Dedicated	10	10	и н Ж	Above 4 Vehicles	3 Vehicles	Numbers
	to the premises)	5	*	() 14 E ₄₁	3-4 Vehicles	2 Vehicles	96
		3		3	1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	5	Constructed	Constructed	Map of the premises
	otal Marks	5 100	90	68	NIL Oualified/	Plot Disqualified	Quelities

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

Dilshad Hussain Khan Finance Division

Muhammad Faroog Operations Division

patures Premises Committee

FAR HEMBERSHEAF ICHAH

MAJMEMBEZHAR HUSSAIN

Premises Evaluation Performa

Lahore

Date 2504/XU

Sarosh Nalick Pay Order No. 2042304 Ref. 20 2042315

Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisite	Max Marks	Marks Obtained as	Marks Obtained After Due	Marking	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	1 ·	
1.	Location	. 40	40	15		ation (Bank's oint of view)	Site Plan	
2	B	5	II &	7.		ide the main ation	8	
2	Area	15		W	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property	
6		.10		10	Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.		
\$2 (140)	8 38	5	5	¥0	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	15	5 Banks, within I km		Name of the Banks with exact distances from the	
	Proximity	10	1 5 5 m			within I km	premises offered	
191		5				within 1 km	Details	
4	Terms of	10	10	10		Year	Delaus	
7	Payment Demand - Advance Rent)	3				ears ears	25 150 100 100 100 100 100 100 100 100 10	
5	Parking Space	10	10	ŝ	Above 4 Vehicles	3 Vehicles	Numbers	
R	(Dedicated to the	5		*	3-4 Vehicles	2 Vehicles	a 6	
	premises)	. 3		3	1-2 Vehicles	1 Vehicle	8 8 82	
6.	Condition of	10	10:	V	Constructed	Constructed	Map of the premises	
98	Property	5	×	2	NIL	Plot	0 ,,,,	
7	otal Marks	100	70	55	'Qualified/	Disqualified	guely in	

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

Signatures Evaluation Committee

1. Zeeshan Zahid Admin Division Dilshad Hussain Chan Finance Division Muhammad Farooq Operations Division

Signatures Premises Committee

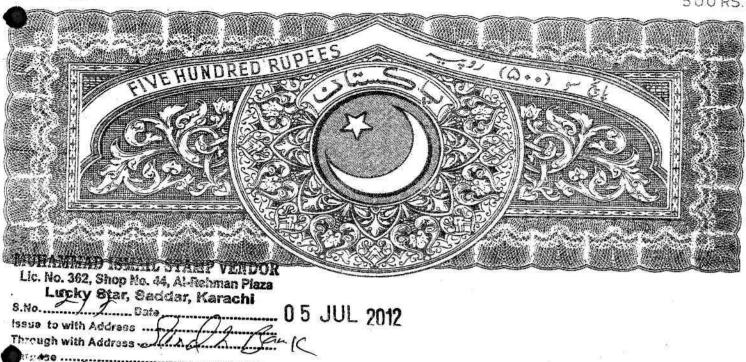
Group Head (NORTH) ALVI

Member FARHAN ASHRAF KHAN

Member MAJ(R) AZHAR HOSSAIN

 $Q_{J_{a}}$

Siemp Vendor's Signature



LEASE AGREEMENT

This Lease Agreement is made at LAHORE on this 12/4 day of July 2012.

BETWEEN

Mr. Munawar Hussain S/o Muhammad Hayat, Muslim, adult, holding CNIC No.35201-1698584-9 R/o. Bulhar, Post office Kahna no, District Lahore. (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 Plot vide Khasra No. 2770/2594/1513, Kheot no.360, Khatoni No.639, situated at Hakim Ghulam Hussain Colony, Mozoa Gajomata, Tehsil Cantt. District Lahore.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the premises measuring ground floor 1550 sq.ft. for opening of Kahna Branch Lahore (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:

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NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

In consideration of the Lessee paying the rent herein after reserved in the manner hereinafter mentioned and the covenants hereinafter written to be observed by the Lessor and the Lessee, the Lessor both hereby demise upon the Lessee the Demised Premises for a term of Ten (10) years commencing from 20/7/2012 and ending on 19/7/2022.

SECTION - I

(GENERAL TERMS)

Term

1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Ten (10) years commencing from 20/7/2012 and ending on 19/7/2022 (both days inclusive). subject to handing over possession of the Premises.

Rent

2. The monthly rent of the Demised Premises for the first three years will be Rs.50,000/- (Rupees Fifty Thousand only) which shall be subject to 25% increase on expiry of every three years.

equent Rent/

3. The Lessee will pay to the Lessor an advance rent of Rs.600,000/-(Rupees Six Hundred Thousand only) equal to 12 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 12 months. After one year 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. _____ 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.

ectment

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:

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

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- 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 structura sound and undertake at his cost such major structural repairs as may deemed necessary by the Lessee:

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- 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:
- 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;
- 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;
- 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. In case of any objection or dispute with WAPDA/KESC; Lessor will resolve the matter at his own cost and responsibility; If the required load is not arranged by the Lessor within 45 days from the date of the possession of demised premises the Lessee will have right to deduct the rent for the period the said obligation is met from the retained amount of advance rent as per clause 3 above.
- xvii) Provide at his expense sweet water connection:
- xviii) Provide at his expense sewerage line (outer point);

IN WITNESS WHEREOF the parties have signed these presents on the day Not opth and year first above mentioned.

LESSOI

Name: Munawar Hussain : Muhammad Hayat CNIC: 35201-1698584-9

LESSEE

Sindh Bank Limited

For & behalf of Sindh Bank Limited

Naim Farooqui

Chief Operating Officer CNIC. 42301-2770688-3

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

WITNESSES

Full Name:

Full Name:

Signature:

NIC No .:

Address:

Signature:

NIC No .:

Address:

Premises Evaluation Performa Bidder Babar Arshad Pay Order No. 373859 Ref. Provision of Emergency Exit Door (Yes/*No) Documents/Information to Marking Criteria Marks be enclosed Marks Requisite Max Obtained Obtained as Marks After Due No. per For For Visit by the Documentary Branches in Branches in Evidence Premises Rural/ Main Cities Committee Interior Areas Site Plan On main location (Bank's 40 28 40 business point of view) Location 1 Away / Stride the main 5 location Title document of the 1200 sq.ft. to 2000 sq.ft. to 15 15 property 2 Area 2000 sq.ft. 2500 sq.ft. Above 2500 Above 2000 10 sq.ft. to 2500 sq.ft. to 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 exact distances from the . 15 Other Banks 3 premises offered 3 Banks, within 1 km in Close 10 10 Proximity 2 Banks, within 1 km Details-5 1 Year 10 Terms of 2 Years Payment 7 3 Years Demand -- 3 Advance Numbers Rent) Above 4 10 5 Parking Vehicles 10 Vehicles Space (Dedicated 3-4 Vehicles 2 5 Vehicles to the premises) 1-2 Vehicles 3 Vehicle Map of the premises Constructed Constructed 10 Condition of NIL 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 Muhammad Farooq Dilshad Hussain Khan M. Zeeshan Zahid Operations Division Finance Divisio, Admin Division Date ignatures Premises Committee

Member MATCH AZHAR HUSSA/M Duamises Evaluation Performa

ocation_	Ko Ke Lia	Prem Thas Melun		er No. 8290	Dat		4 ficus — (
Requisite	Max Marks	Marks Obtained as	Marks Obtained	Provision of	Emergency E	Documents/In be enco	formation to
	17441100	per Documentary Evidence	After Due Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural / Interior		(3) Pr

S. No.	Requisite	Max Marks	Marks Obtained as	Marks Obtained	Marking	Criteria	Documents/Information to be enclosed
NO.			per Documentary Evidence	After Due Visit by the Premises Committee	For Branches in Main Cities	For Branches in Rural/ Interior Areas	c 94) ^{lf}
1	Location	40	40	20	business po		Site Plan
		5			Away / Stri	de the main ition	
2	Area	15	15	15	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
55.6		10		,	Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above	Below 1200 sq. ft. or Above 2500 sq.ft.	a a a
69 000		11		<u> </u>	3500 sq.ft. 5 Banks, v	within 1 km	Name of the Banks with
3	Other Banks in Close	15	15	15	500 V	within 1 km	exact distances from the premises offered
32	Proximity	10			2 Banks, 1	within 1 km	
	m - x	5 10	100			Year :	Details
4	Terms of Payment		-	2 30		ears	2 12
20.00	Demand - Advance	3	3	3	3 Y	ears .	Numbers
5	Rent) Parking Space	. 10	10	8	Above 4 Vehicles	3 Vehicles	Numoers
· 50	(Dedicated to the	5			3-4 Vehicles	2 Vehicles	
	premises)	3			1-2 Vehicles	l Vehicle	Map of the premises
6	Condition of	10			Constructed	Constructed	Map of the premises
U	Property	5	- 5	5	NIL	Plot	Dell's
7	otal Marks	100	88	66	Qualified/	Disqualified	Knall ed

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

Signatures Epaluation Committee

M. Zees on Zahid

Admin Division -Date _____ Dilshad Hussain Khan Finance Division Muhammad Farooq Operations Division

Signatures Premises Committee

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Member Huss A/A

Kahna

Member

Premises Evaluation Performa enoz fur Road, Labore Date 25/04/x11 ocation ____ Pay Order No. 0000761 Ref. _____ 12___ Provision of Emergency Exit Door (Yes/*No) Documents/Information to Marking Criteria Marks Marks be enclosed Max Requisite Obtained Obtained as Marks No. After Due per For For Visit by the Documentary Branches in Branches in Premises Evidence Rural / Main Cities Committee Interior Areas Site Plan On main location (Bank's 40 15 business point of view) Location 40 Away / Stride the main 5 location Title document of the 1200 sq.ft. to 2000 sq.ft. to 15 property 2000 sq.ft. Area 2500 sq.ft. Above 2000 Above 2500 sq.ft. to 2500 10 sq.ft. to 10 10 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 exact distances from the 15 Other Banks 15 3 premises offered 3 Banks, within I km in Close 10 Proximity 2 Banks, within 1 km Details 5 1 Year 10 Terms of 2 Years Payment 7 3 Years (Demand -3 Advance Numbers .: Rent) Above 4 10 Parking Vehicles 10 Vehicles Space (Dedicated 3-4 Vehicles 5 Vehicles to the 1-2 Vehicles premises) 3 Vehicle Map of the premises Constructed Constructed 10 10 Condition of Plot NIL 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 Muhammad Farooq Dilshad Hussain Khan Operations Division M. Zeeshan Zahid Finance Division Admin Division inatures Premises Committee

Premises Evaluation Performa

Location Feroz for Road, Lakere Rah Date 25/04/Ki

Bidder Mureusar Pay Order No. 3441193 Ref. 02

Provision of Emergency Exit Door (Yes/*No)

S. No.	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	
1	Location	40	40	40	On main loca business po	ation (Bank's oint of view)	Site Plan
	,	5			Away / Stri	de the main ition	2
2	Area	15		-	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
	e.	10	18°.		Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
- 65	S 22 M2	5	5	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
. 1	in Close Proximity	10	10		3 Banks, v 2 Banks, v	vithin 1 km vithin 1 km	premises offered
4	Terms of	5 10	10	10	13	'ear	Details
T.	Payment (Demand - Advance	7 3				ears ears	00 F
5	Rent) Parking Space	10		10	Above 4 Vehicles	3 Vehicles	Numbers
255	(Dedicated to the	5	5		3-4 Vehicles	2 Vehicles	ac ac
	premises)	3			1-2 Vehicles	l Vehicle	Self-
6	Condition of	10	10	8	Constructed	Constructed	Map of the premises
120	Property	5			NIL	Plot	Queles est
7	otal Marks	100	80.	-88	Qualified/	Disqualified	1 King et

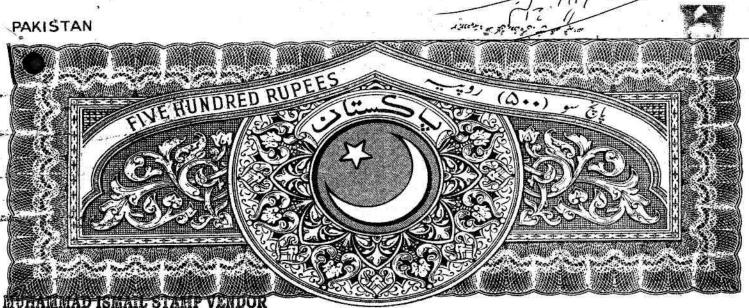
Note Premises which gets 70% marks after due visit by the members of Premises Committee will be taken as "Qualified Premises".

tures Evaluation	ri e	
eshan Zahid Division	Dilshad Hussain Khan Finance Division	Muhammad Farooq Operations Division
Division		

Signatures Premises Committee

Group Head (NORTH) ALVI

Member FARHAN ASHRAF KHAN Member MAJ (R) AZHAR HUSSAIN



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

1 5 JUN 2012

S.No. D Date

Issue to with Address

Through with Address

Rs Attached

LEASE AGREEMENT

This Lease Agreement is made at _____on this 21 day of June 2012.

BETWEEN

1) Mr. Inayat-ullah S/o Muhammad Ismail, Muslim, adult, holding CNIC No.54201-8164415-7. R/o. Muhalla Eid Gah Chock, Boghza Road, Chaman, Zila Qila Abdullah. 2) Mr. Mehmood Khan S/o Abdul Latif, Muslim, adult, holding CNIC No.54201-6849683-9. R/o. Collage Road, Chaman, Zila Qila Abdullah. (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 Property bearing Khasra No. 1380, to 1383, situated at chaman Bazar Zila Qila Abdullah Baluchistan.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the premises measuring ground floor 506 sq.ft, basement 315 sq.ft and first floor 1466 s.ft Total 2287 sq.ft. for opening of Chaman Branch Baluchistan. (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.

<u>SECTION – I</u> (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.135,000/- (Rupees One Hundred Thirty Five 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. Inayat-ullah 50 % b) Mr. Mehmood Khan 50 %

- 4. The Lessee will pay to the Lessor an advance rent of Rs.3,240,000/-(Rupees Three Million Two Hundred Forty 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.
- 5. On expiry of the term of Lease hereunder, the Lease shall be extended at the option of the Lessee on the terms and conditions to be mutually agreed upon by the parties hereto provided the Lessee has served upon the Lessor a notice of its intention to renew the Lease at least 90 days prior to the expiry of the tenure of the Lease as aforesaid.
- 6 The Lessee shall have a right to terminate this Agreement upon giving to the Lessor 90 days' notice in writing of its intention to do so and Lessor shall return the rent for the unexpired period to the Lessee on the day the Lessee delivers possession of the Demised Premises to the Lessor.
- 7. The Lessor hereby expressly waives all their statutory and other rights of ejecting the Lessee from the Demised Premises except in the event Lessee fails to fulfill its commitments as appearing in Section II hereafter.
- 8. The Lessor hereby declares that the Demised Premises are free from all encumbrances, charges, claims and demands and that the Lessor have not done or omitted to do any act, deed or thing whatsoever whereby the Demises Premises may be subject to any charge, lien or attachment by any Bank, Court of Law, authority or person whosoever. The copies of title and other documents including construction approval etc., provided to the lessee are genuine and valid. If any discrepancy is found at a later stage affecting the lessee's rights, the lessor undertakes to rectify the same with in seven (7) days, failing which the lessee reserves the right to terminate the agreement, whereupon the lessor shall be bound to immediately refund the advance rent for the unexpired period.

SECTION – II (LESSEE'S COVENANTS)

The Lessee hereby covenants with the Lessor that it shall:

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

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Term

Rent

Advance Rent/

sequent Rent

Renewal of Lease

Termination

Ejectment

Indemnity

- 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:

- i) 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;
- 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 structurally sound and undertake at his cost such major structural repairs as may be deemed necessary by the Lessee;

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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 defect in the Lessor's title to the Demised Premises or any misrepresentation xii) 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 xiii) 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 into workable condition as per its requirement. Any approval or permission xv) 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 xvi) 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. KARACHI

LESSORS

LESSEE

Sindh Bank Limited

Kh. Tajammul Hussain

EVP & Head of HR

For & behalf of Sindh Bank Limited

Name: Inayat-ullah

: Muhammad Ismail S/o

CNIC: 54201-8164415-7

CNIC. 42101-1553069-9

Name: Mehmood Khan

: Abdul Latif CNIC: 54201-6849683-9 Shahzad Begg

SVP & Head of Administration

CNIC. 37405-9733476-7

WITNESSES

Full Name:

Signature:

Signature:

Full Name:

NIC No.:

NIC No.:

Address:

Address:

Premises Evaluation Performa Salochislas Date 25/4/XII Pay Order No. 942453 Ref. Provision of Emergency Exit Door (Yes/*No) Requisite Max Marks Marking Criteria Marks 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 Site Plan 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. property

Above 2500

sq.ft. to

3500 sq.ft.

Below 2000

sq.ft.

or Above

3500 sq.ft.

Above 4

Vehicles

Above 2000

sq.ft. to 2500

sq.ft.

or Above

2500 sq.ft.

Vehicles

Details

Numbers

Below 1200

sq. ft.

5 Banks, within 1 km

3 Banks, within I km

2 Banks, within 1 km

I Year

2 Years

3 Years

		100	31	82	Qualified/	Disqualified	Dis guelfied
Ti	otal Marks	100	32		NIL	Plot	1
	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
ã.	0 10 0	3	8	27	1-2 Vehicles	l Vehicle	
	to the premises)	5	5	5	3-4 Vehicles	2 Vehicles	H 11
	Deutcuteu						

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

15

Signatures Epaluation Committee

10

5

15

10

5

10

7

3

10

Other Banks

in Close Proximity

Terms of

Payment

(Demand -

Advance Rent) Parking

Space

5

5

M. Zeeshan Zahid

Admin Division

Signatures Premises

Khawaja Chalib

Group Business Head Sindh Bank Imared

Finance Division

Muhammad Faroog. Operations Division

MUNIR AHMADKH Sr. Vice President / Area Manager Sindh Bank Ltd.

Jinnah Road, Quetta.

Acquiring of Branch Premises on Rental Basis (Kahna District, Lahore)

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

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

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

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

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

Signature my	Date 5171
On leave	
- le l.	

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

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

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

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

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

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

Mem	bers - l	Proc	uremei	at Co	mmittee
(For	Hoistin	g of	Evalua	ation	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	<u>Da</u>
On leave	
1	-

Acquiring of Branch Premises on Rental Basis (Sohrab Goth, Karachi)

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

Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis (Sohrab Goth, Hurachi)

0

No. of bid qualified Bid(s) Rejected

Evaluation Report- Acquiring of Branch Premises on Rental Basis (Sohrab Goth, Karachi)

S. No.	Name of Bidder	Qualified / Disqualified	Bid (Rent) Offered	Remarks / Status
1	Property Link	Qualified	Rs. 238 per sq. ft.	Qualified Bidder
2	Qurban Ali Khan	Disqualified	Rs. 200 per sq.ft.	Not fulfilled the eligibility criteria
3	Sadiq Jarchvi (Well Time Communication)	Disqualified	Rs. 139 per sq.ft.	Not fulfilled the eligibility criteria

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

Muhammad Zeeshan Zahid Admin Officer Mohsin Ali Rahu Project Manager

Members -	Procurement C	Committee
(For Hoisti	ng of Evaluatio	n 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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4/2/1