

Bid Evaluation Report
Acquiring of Branch Premises on Rental Basis
 (Chak 38 D, Tehsil & District Okara)

1	Name of Procuring Agency	Smith Bank Ltd
2	Tender Reference No.	SHL COB 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

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

No. of bid/qualified 1
 Bids 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.


 Farhan Amir Siddiqui
 Admin Officer


 Mohsin Ali Rahu
 Project Manager


 Muhammad Shahid Saleem
 Admin Officer

Members - Procurement Committee
 (For Hoisting of Evaluation Report)

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

Signature	Date
	6/8/12
	6/8/12
Leave	
	
	7/8

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

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

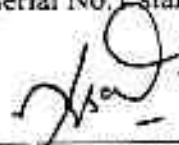
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(Chak 38/D. Tehsil & District Okara)

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- 5 Chief Operating Officer

Signature






Date
6/8/12
6/8/12

7/8

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

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Bid(s) Rejected 0

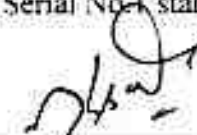
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(Chak 38/D, Tehsil & District Okara)

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Admin Officer

Members - Procurement Committee
(For Hoisting of Evaluation Report)

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

Signature




ON Leave






Date
06/08/12

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

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(Chak 38/D. Tehsil & District Okara)

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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
- Chief Operating Officer

Signature

Date













IN MEMORY OF SHAHEED MOHTARMA BENAZIR BHUTTO



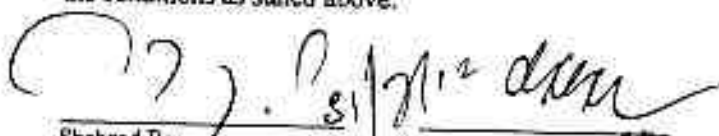
30 July 2012

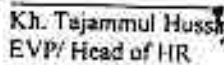
**ACQUIRING OF SPACE / PREMISES AT CHAK 38/D, TEHSIL & DISTRICT OKARA FOR
BRANCH PURPOSES**


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.

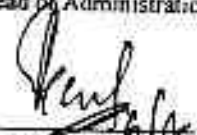
Bid #	Name of Bidders	Location	Area (sq.ft)	Monthly Rent	Advance Rent	Marks Obtained	Status
1	M. Asif Ali (0346-7007700)	Khatoni No.1161, Khayot No.29, Chak 38-D, Dipal Pur Road, Okara	1925 sq.ft	Rs.25,000/- i.e Rs.13 per sq.ft	3 Years Advance Rent	71%	Qualified

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 Hussain
EVP/ Head of HR


Naim Farooqui
SEVP/Chief Operating Officer


Muhammad Bilal Sheikh
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 Branch CHAK 38/D. EKRA Contractor Z.A. Construction

It is certified that the undersigned has visited the subject branch on 17-7-12 and confirms the given:-

a. The exact area of proposed site is _____ Sqft, with given detail.

- 1) Ground Floor 1925 Sqft.
- 2) First Floor _____ Sqft.
- 3) Second Floor / Sqft.
- 4) Basement / Sqft.

Total 1925 Sqft.

b. The provision of exit door is available/ not available.

c. The site is suitable for converting into Branch Premises or the undersigned have the given observations:-

- a) place is feasible for bank
- b) construction
- c) _____

d. The status of property is commercial/ non commercial.

Signature _____

Z.A. Construction
Contractor

Name MIAN ZULFIQAR ALI

Date 18-7-12

Counter Signed (Concerned Group Head)

Date

17.7.12
MAMNOON AHMED ALVI
GROUP HEAD - NORTH
SINDH BANK LTD
159/Y DHA, LAHORE.

Bid Evaluation Report		
Acquiring of Branch Premises on Rental Basis (ABDALI 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

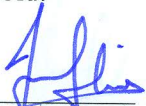
**Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis
(Abdali Road Multan Branch)**


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

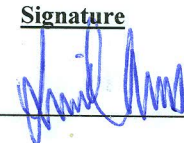
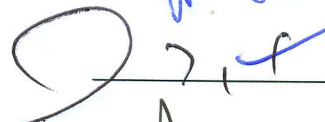
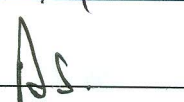

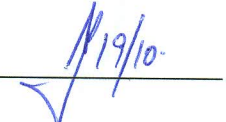
Going by the eligibility criteria offered in the tender document, Serial No.1 stands as qualified bid.


Muhammad Imran Zubair
Officer Incharge Procurement


Muhammad Shahid Saleem
Admin Officer


Mohsin Ali Rahu
Project Manager

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

	<u>Signature</u>	<u>Date</u>
1 VP Finance Division		19/10/12
2 Head of Administration Division		19/10/12
3 Head of I. T. Division		
4 Chief Financial Officer		
5 Chief Operating Officer		

Bid Evaluation Report		
Acquiring of Branch Premises on Rental Basis		
(Dera Murad Jamali Branch)		
1	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
6	Total Bid Documents Sold	1
7	Total Bids Received	1
8	Bid Opening Date	25/04/2012

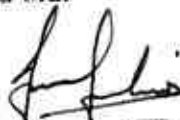
Bid Evaluation Report- Acquiring of Branch Premises on Rental Basis
(Dera Murad Jamali Branch)

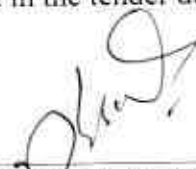
No. of bid qualified 1
Bid(s) Rejected 0

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 offered in the tender document, Serial No.1 stands as qualified bid.

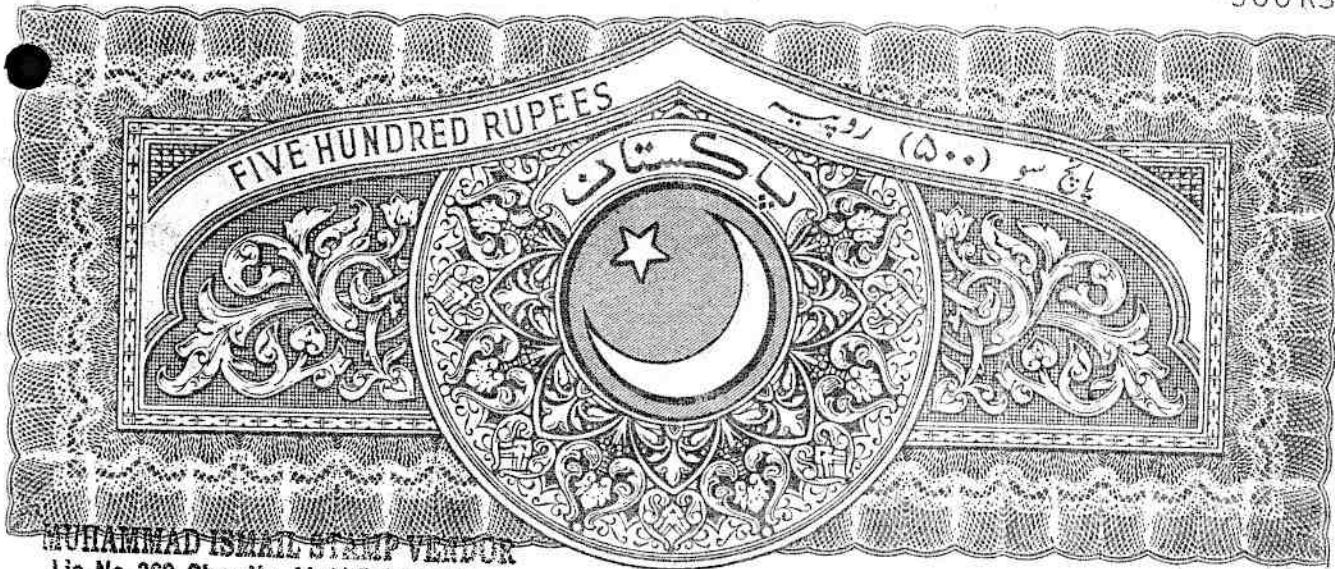

Muhammad Imran Zubair
Admin Officer


Muhammad Shahid Saleem
Admin Officer


Mohsin Ali Rahu
Project Manager

Members - Procurement Committee
(For Hoisting of Evaluation Report)

	<u>Signature</u>	<u>Date</u>
1 VP Finance Division		19/7
2 Head of Administration Division		18/8/12
3 Head of I. T. Division		
4 Chief Financial Officer	ON Leave	
5 Chief Operating Officer		



MUHAMMAD ISMAIL STAMP VENDOR

Lic. No. 382, Shop No. 44, Al-Rehman Plaza

Lucky Star, Saddar, Karachi

05 JUL 2012

S.No. Date

Issue to with Address
Through with Address *Sindh Bank*

For use

Value Rs. Attached

Stamp vendor's Signature

LEASE AGREEMENT

This Lease Agreement is made at LAHORE 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-e-Fatima Jinnah Branch Lahore. (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:



Saeed

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.

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) 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

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.

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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. 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:

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

OR

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

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- viii) Any Equipment, fixture or material provided by the Lessor if removed/replaced by Lessee shall be handed over to Lessor.
- 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;
 - b. 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.
 - f. 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:
 - 1. 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 Contains:
- 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;
- 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;
- vii) 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;
- 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;
- x) Allow the placement of Lessee's neon signs on the face and walls of the Demised Premises;
- xi) 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;
- 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;

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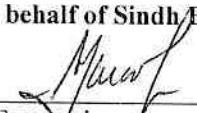
- xiii) Allow Lessee to paint, display, affix or exhibit signs and insignia as may be appropriate and necessary for its various activities at its own cost;
- xiv) Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement. Any approval 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

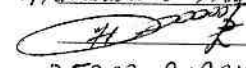

 Name : Amir Saeed
 S/o : Muhammad Saeed
 CNIC : 35202-9459675-9

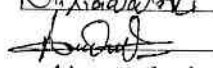
LESSEE

Sindh Bank Limited
For & behalf of Sindh Bank Limited

 Name : Naim Farooqui
 Chief Operating Officer
 CNIC. 42301-2770688-3


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

WITNESSES

Full Name: Muhammad Hasnab
 Signature: 
 NIC No.: 35202-8189469-9
 Address : 253- Rawaz Gardens, Sahelpur-54000

Full Name: M. Liaqat Ali
 Signature: 
 NIC No.: 36402-2454434-7
 Address : 664-E Chapar DHA Lalwala Cantt.



Shahroze Farooq

Premises Evaluation Performa

Location Temple Road, Abid Har, Lahore Date 25/04/11

Bidder Azhar Sybal Pay Order No. 4552990 Ref. 03



Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	15	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	10	8	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	15	15	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10	10	10	1 Year		Details
		7			2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10	5	3	Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	7	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
Total Marks		100	70	58	Qualified / Disqualified		<i>Qualified</i>

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
M. Zeeshan Zahid
Admin Division
Date _____

Dilshad Hussain Khan
Dilshad Hussain Khan
Finance Division

Muhammad Farooq
Muhammad Farooq
Operations Division

Signatures Premises Committee

Group Head (NORTH)
Group Head (NORTH)

Member
Member

Member
Member

Premises Evaluation Performa

ation Shahra-e-Palina Faisalabad, Lahore Date 25/04/2011
 Bidder Amer Saeed Pay Order No. 2788100 Ref. 05

2

Provision of Emergency Exit Door (Yes/*No)

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

Muhammad Farooq
Operations Division
Date _____

EXIT DOOR AVAILABLE . PLUS CENTRAL AIR CONDITION AVAILABLE & OTHE FACILITIES AS PER ATTACHED LI.

Signatures Premises Committee

Group Head NORTH
Date _____
MAMNOON AHMED ALVI

Member FARHAN ASHRAF KHAN

Member MAJID AZHAR HOSSAIN

Salina Finash Road Lahore Date 25/04/2015

M. Adnan Mehta Pay Order No. 5329384 Ref. 10

Provision of Emergency Exit Door (Yes/*No)

3

No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	25	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10	10	10	Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15		15	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10	10		3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10	10	10	1 Year		Details
		7			2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10	10		Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3		3	1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	5	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
Total Marks		100	90	68	Qualified / Disqualified		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 Hussain Khan
Finance Division

Muhammad Farooq
Operations Division

Signatures Premises Committee

Group Head (NORTH)
Date MAJID AHMED ALVI

Member FAHIM ASHRAF KHAN

Member MAJID AZHAR HUSSAIN

Premises Evaluation Performa

Lahore

Date 25/04/20

Order Sarosh Malik Pay Order No. 2042304 Ref. 20

2042315

Provision of Emergency Exit Door (Yes/*No)

4

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	15	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10		10	Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5	5		Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	15	15	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10	10	10	1 Year		Details
		7			2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10	10		Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3		3	1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10		Constructed	Constructed	Map of the premises
		5		2	NIL	Plot	
Total Marks		100	70	55	Qualified / Disqualified		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 Hussain Khan
Finance Division

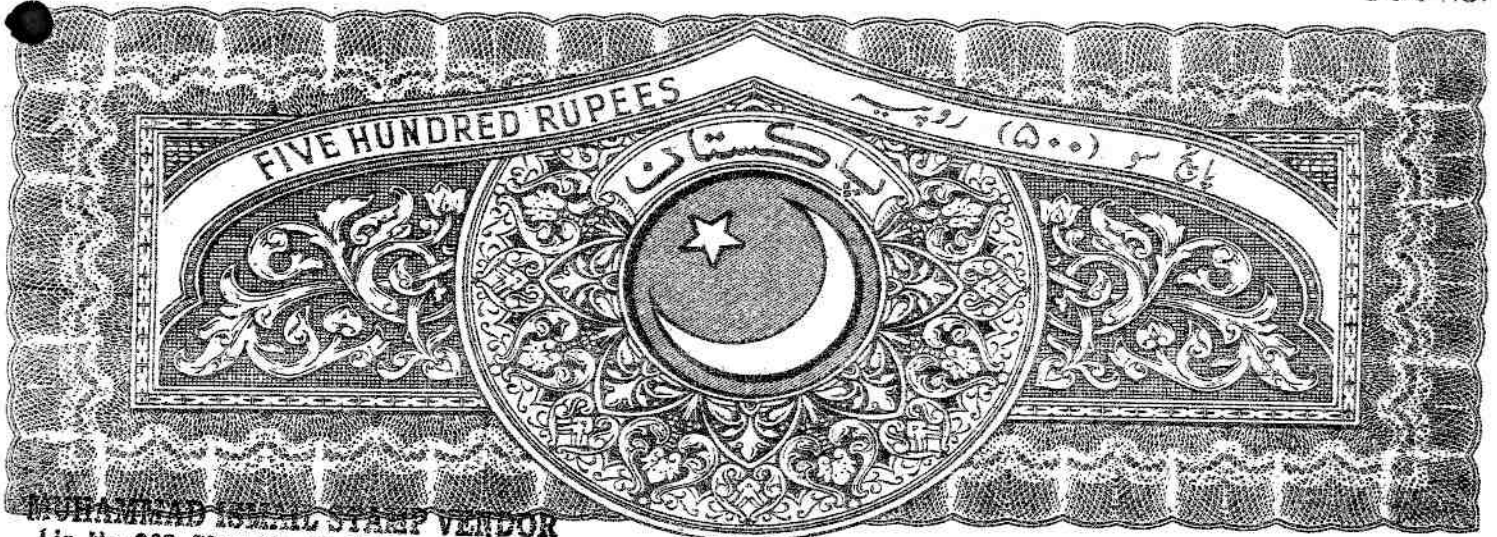
Muhammad Farooq
Operations Division

Signatures Premises Committee

Group Head (NORTH)
Date MAGNOON AHMED ALVI

Member
FARHAN ASHRAF KHAN

Member
MAJ(R) AZHAR HOSSAIN



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

S.No. 1 Date 05 JUL 2012
 Issue to with Address Sindh Bank
 Through with Address Sindh Bank
 Amount Rs. 1000 Attached 1
 Stamp Vendor's Signature [Signature]

LEASE AGREEMENT

This Lease Agreement is made at LAHORE on this 12th 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**;

AND

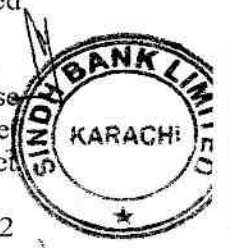
SINDH BANK LIMITED, a banking company incorporated under the Companies Ordinance, 1984, having its registered office at 3rd Floor, Federation House, Abdullah Shah Ghazi Road, Clifton, Karachi, as the "Lessee" which expression shall, where the context so permits, means and includes its successors, administrators,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

[Fingerprint] [Signature]

Contd....P/2



NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

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

SECTION - I

(GENERAL TERMS)

Term

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

Rent

2. The monthly rent of the Demised Premises for the first three years will be Rs.50,000/- (Rupees Fifty 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.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.

Ejectment

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

Indemnity

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

SECTION - II
(LESSEE'S COVENANTS)

The Lessee hereby covenants with the Lessor that it shall:

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



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

OR

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

SECTION – III

(LESSORS' COVENANTS)

The Lessor hereby covenants with the Lessee that he shall:

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



منور حسن


Contd..P/4



- x) Allow installation of standing AC and / or split units on the walls or any other suitable location of the Demised Premises including the roof top;
- xi) Allow the placement of Lessee's neon signs on the roof top and walls of the Demised Premises;
- xii) Keep the Lessee indemnified from any loss(es) sustained on account of any defect in the Lessor's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this Lease Agreement;
- xiii) Allow installation of any machinery, equipment, apparatuses, communication system etc. as may be required by the Lessee to carry out its normal business and operational activities;
- xiv) Allow Lessee to paint, display, affix or exhibit signs and insignia as may be appropriate and necessary for its various activities at its own cost;
- xv) Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement. Any approval or permission required in this respect from any official authority, the lessor will obtain such approval / permission at his own cost.
- xvi) Provide electricity connection at the Demised Premises with 30 KVA Transformer OR 25 Kilo Watt load with 90 Ampere 3 (three) phase meter. 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);

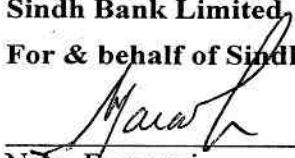
IN WITNESS WHEREOF the parties have signed these presents on the day, month and year first above mentioned.

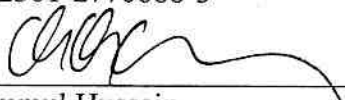
LESSOR


 Name : Munawar Hussain
 S/o : Muhammad Hayat
 CNIC : 35201-1698584-9

LESSEE


Sindh Bank Limited
 For & behalf of Sindh Bank Limited

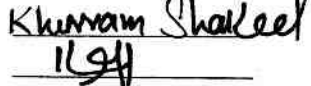

 Name Farooqui
 Chief Operating Officer
 CNIC. 42301-2770688-3


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



WITNESSES


 Full Name: LIQAT ALI
 Signature: _____
 NIC No.: 35202-9330931-9
 Address : _____


 Full Name: Khuram Shakeel
 Signature: ILGH
 NIC No.: 35202-2183990-5
 Address : 424- E, PCHS
 Lahore Cantt.

Premises Evaluation Performa

Location Kahna Date 25/04/2011
 Bidder Babar Arshad Pay Order No. 373859 Ref. 06
Sar Provision of Emergency Exit Door (Yes/*No) 2

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	28	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	* 15	15	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15			5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10	10	10	3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand - Advance Rent)	10			1 Year		Details
		7			2 Years		
		3	3	3	3 Years		
5	Parking Space (Dedicated to the premises)	10	10	8	Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10			Constructed	Constructed	Map of the premises
		5	* 5	5	NIL	Plot	
Total Marks		100	83	69	Qualified / Disqualified		<u>Qualified</u>

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

Signatures Evaluation Committee

M. Zeeshan Zahid
Admin Division
Date _____

Dilshad Hussain Khan
Finance Division

Muhammad Farooq
Operations Division

Signatures Premises Committee

Group Head (MORTA)

Member

Member
MORTA AZHAR HUSSAIN

Premises Evaluation Performa

Location Kahna Date 25/04/2011

Bidder Shehid Mahmood Pay Order No. 00701669 Ref. 07

3

Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	20	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	15	15	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	15	15	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand-Advance Rent)	10			1 Year		Details
		7			2 Years		
		3	3	3	3 Years		
5	Parking Space (Dedicated to the premises)	10	10	8	Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10			Constructed	Constructed	Map of the premises
		5	5	5	NIL	Plot	
Total Marks		100	88	66	Qualified / Disqualified		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 Hussain Khan
Finance Division

Muhammad Farooq
Operations Division

Signatures Premises Committee

Member

Member

HUSSAIN

Premises Evaluation Performa

Kahna

Location Ferozpur Road, Lahore Date 25/04/21

Bidder Anjial Bajj Pay Order No. 0000761 Ref. 12

Provision of Emergency Exit Door (Yes/*No)

4

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	15	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15	10	10	2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5			Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15	15	15	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10			3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand - Advance Rent)	10	10	10	1 Year		Details
		7			2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10	10	5	Above 4 Vehicles	3 Vehicles	Numbers
		5			3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	5	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
Total Marks		100	95	60	Qualified / Disqualified		<i>Qualified</i>

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
M. Zeeshan Zahid
Admin Division
Date _____

Dilshad Hussain Khan
Dilshad Hussain Khan
Finance Division

Muhammad Farooq
Muhammad Farooq
Operations Division

Signatures Premises Committee

Member
Member

Member
Member

Member
Member

Premises Evaluation Performance

Location Ferozpur Road, Lahore Kahua Date 25/04/2011
 Bidder Mawensar Pay Order No. 3441193 Ref. 02
AFH

①

Provision of Emergency Exit Door (Yes/*No)

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40	40	40	On main location (Bank's business point of view)		Site Plan
		5			Away / Stride the main location		
2	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5	5	5	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq. ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15		15	5 Banks, within 1 km		Name of the Banks with exact distances from the premises offered
		10	10		3 Banks, within 1 km		
		5			2 Banks, within 1 km		
4	Terms of Payment (Demand - Advance Rent)	10	10	10	1 Year		Details
		7			2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10		10	Above 4 Vehicles	3 Vehicles	Numbers
		5	5		3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	8	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
Total Marks		100	80	88	Qualified / Disqualified		<u>Qualified</u>

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

Signatures Evaluation Committee

M. Zeeshan Zahid
Admin Division
Date _____

Dilshad Hussain Khan
Finance Division

Muhammad Farooq
Operations Division

Signatures Premises Committee

Group Head (NORTH) ALVI
Date 11.05.11

Member FARHAN ASHRAF KHAN

Member MAJ (R) AZHAR HUSSAIN

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

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

SECTION - I
(GENERAL TERMS)

- Term
- Rent
- Advance Rent/
sequent Rent
- Renewal of Lease
- Termination
- Ejectment
- Indemnity
1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Ten (10) years commencing from 1/7/2012 and ending on 30/6/2022 (both days inclusive). subject to handing over possession of the Premises.
 2. The monthly rent of the Demised Premises for the first three years will be Rs.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:

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



Agal
M. Isakar


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

SECTION - III

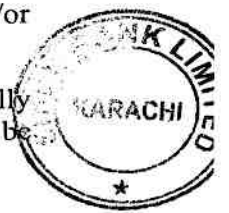
(LESSORS' COVENANTS)

The Lessor hereby covenants with the Lessee that he shall:

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

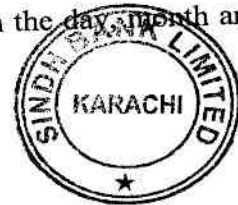
Signature 

Contd..P/4



- x) Allow installation of standing AC and / or split units on the walls or any other suitable location of the Demised Premises including the roof top;
- xi) Allow the placement of Lessee's neon signs on the roof top and walls of the Demised Premises;
- xii) Keep the Lessee indemnified from any loss(es) sustained on account of any defect in the Lessor's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this Lease Agreement;
- xiii) Allow installation of any machinery, equipment, apparatuses, communication system etc. as may be required by the Lessee to carry out its normal business and operational activities;
- xiv) Allow Lessee to paint, display, affix or exhibit signs and insignia as may be appropriate and necessary for its various activities at its own cost;
- xv) Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement. Any approval or permission required in this respect from any official authority, the lessor will obtain such approval / permission at his own cost.
- xvi) Provide electricity connection at the Demised Premises with 30 KVA Transformer OR 25 Kilo Watt load with 90 Ampere 3 (three) phase meter and in case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility;
- xvii) Provide at his expense sweet water connection;
- xviii) Provide at his expense sewerage line (outer point);

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



LESSORS

LESSEE

Inayat
 Name : Inayat-ullah
 S/o : Muhammad Ismail
 CNIC : 54201- 8164415-7

Sindh Bank Limited
 For & behalf of Sindh Bank Limited

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

Mehmood Khan
 Name : Mehmood Khan
 S/o : Abdul Latif
 CNIC : 54201-6849683-9

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

WITNESSES

Full Name: *Haji Karim Khan*
 Signature: *[Signature]*
 NIC No.: *54201-5424567-5*
 Address : *Muhallah Haji Karim Khan Railway Colony Chaman*

Full Name: *Haji Karim Khan*
 Signature: *[Signature]*
 NIC No.: *54400-6389060-9*
 Address : *Sindh Bank Ltd Jimrah Road Quetta*

Premises Evaluation Performa

Location Taman, Balochistan Date 25/4/11
 Bidder Ancyat Allah Pay Order No. 942453 Ref. 17

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

S. No.	Requisite	Max Marks	Marks Obtained as per Documentary Evidence	Marks Obtained After Due Visit by the Premises Committee	Marking Criteria		Documents/Information to be enclosed
					For Branches in Main Cities	For Branches in Rural / Interior Areas	
1	Location	40		40	On main location (Bank's business point of view)		Site Plan
		5	5		Away / Stride the main location		
2	Area	15			2000 sq.ft. to 2500 sq.ft.	1200 sq.ft. to 2000 sq.ft.	Title document of the property
		10			Above 2500 sq.ft. to 3500 sq.ft.	Above 2000 sq.ft. to 2500 sq.ft.	
		5	5	5	Below 2000 sq.ft. or Above 3500 sq.ft.	Below 1200 sq.ft. or Above 2500 sq.ft.	
3	Other Banks in Close Proximity	15		15	5 Banks, within 1 km		Details
		10			3 Banks, within 1 km		
		5	0		2 Banks, within 1 km		
4	Terms of Payment (Demand - Advance Rent)	10			1 Year		Numbers
		7	7	7	2 Years		
		3			3 Years		
5	Parking Space (Dedicated to the premises)	10			Above 4 Vehicles	3 Vehicles	Map of the premises
		5	5	5	3-4 Vehicles	2 Vehicles	
		3			1-2 Vehicles	1 Vehicle	
6	Condition of Property	10	10	10	Constructed	Constructed	Map of the premises
		5			NIL	Plot	
Total Marks		100	32	82	Qualified / Disqualified		Disqualified

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

Signatures Evaluation Committee

M. Zeeshan Zahid
Admin Division
Date _____

Dilshad Hussain Khan
Finance Division

Muhammad Farooq
Operations Division

Signatures Premises Committee

Khawaja Ghaliib
Group Business Head
Sindh Bank Limited

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

