

SINDH PUBLIC PROCUREMENT REGULATORY AUTHORITY

CONTRACT EVALUATION FORM

TO BE FILLED IN BY ALL PROCURING AGENCIES FOR PUBLIC CONTRACTS OF WORKS, SERVICES & GOODS

- 1) NAME OF THE ORGANIZATION / DEPTT. SINDH BANK LIMITED/ADMINISTRATION
- 2) PROVINCIAL / LOCAL GOVT./ OTHER SCHEDULED BANK
- 3) TITLE OF CONTRACT Acquiring of Branch Premises Station Road Larkana Branch
- 4) TENDER NUMBER SNDB/COK/ADMIN/TD/666/2016
- 5) BRIEF DESCRIPTION OF CONTRACT Same as Above
- 6) FORUM THAT APPROVED THE SCHEME Competent Authority
- 7) TENDER ESTIMATED VALUE Rs. 150/- Per Sq.fit
- 8) ENGINEER'S ESTIMATE
(For civil works only) -
- 9) ESTIMATED COMPLETION PERIOD (AS PER CONTRACT) within 1 Month
- 10) TENDER OPENED ON (DATE & TIME) 22/03/2016 At 1630 Hours
- 11) NUMBER OF TENDER DOCUMENTS SOLD 01
(Attach list of buyers)
- 12) NUMBER OF BIDS RECEIVED 01
- 13) NUMBER OF BIDDERS PRESENT AT THE TIME OF OPENING OF BIDS 01
- 14) BID EVALUATION REPORT
(Enclose a copy) 25/05/2016 Attached
- 15) NAME AND ADDRESS OF THE SUCCESSFUL BIDDER
M/S. Suleh Hayat, Soomro Mohalla, Eid Gah Road, Shalhad Kot Dist. Larkana.
- 16) CONTRACT AWARD PRICE Rs. 200,000/- i.e. Rs. 125/- Per Sq.fit
- 17) RANKING OF SUCCESSFUL BIDDER IN EVALUATION REPORT
(i.e. 1st, 2nd, 3rd EVALUATION BID). 1) Suleh Hayat

18) METHOD OF PROCUREMENT USED : - (Tick one)

- a) SINGLE STAGE – ONE ENVELOPE PROCEDURE Domestic/ Local
- b) SINGLE STAGE – TWO ENVELOPE PROCEDURE
- c) TWO STAGE BIDDING PROCEDURE
- d) TWO STAGE – TWO ENVELOPE BIDDING PROCEDURE

PLEASE SPECIFY IF ANY OTHER METHOD OF PROCUREMENT WAS ADOPTED i.e. EMERGENCY, DIRECT CONTRACTING ETC. WITH BRIEF REASONS:

19) APPROVING AUTHORITY FOR AWARD OF CONTRACT _____ COMPETENT AUTHORITY _____

20) WHETHER THE PROCUREMENT WAS INCLUDED IN ANNUAL PROCUREMENT PLAN?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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21) ADVERTISEMENT :

i) SPPRA Website
(If yes, give date and SPPRA Identification No.)

Yes	SPPRA S. No: 26810
No	

ii) News Papers
(If yes, give names of newspapers and dates)

Yes	Express Tribune, Daily Express & Ibrat 3rd March 2016
No	

22) NATURE OF CONTRACT

Domestic/ Local	<input checked="" type="checkbox"/>	Int.	<input type="checkbox"/>
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23) WHETHER QUALIFICATION CRITERIA
WAS INCLUDED IN BIDDING / TENDER DOCUMENTS?
(If yes, enclose a copy)

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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24) WHETHER BID EVALUATION CRITERIA
WAS INCLUDED IN BIDDING / TENDER DOCUMENTS?
(If yes, enclose a copy)

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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25) WHETHER APPROVAL OF COMPETENT AUTHORITY WAS OBTAINED FOR USING A
METHOD OTHER THAN OPEN COMPETITIVE BIDDING?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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26) WAS BID SECURITY OBTAINED FROM ALL THE BIDDERS?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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27) WHETHER THE SUCCESSFUL BID WAS LOWEST EVALUATED
BID / BEST EVALUATED BID (in case of Consultancies)

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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28) WHETHER THE SUCCESSFUL BIDDER WAS TECHNICALLY
COMPLIANT?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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29) WHETHER NAMES OF THE BIDDERS AND THEIR QUOTED PRICES WERE READ OUT AT
THE TIME OF OPENING OF BIDS?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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30) WHETHER EVALUATION REPORT GIVEN TO BIDDERS BEFORE THE AWARD OF
CONTRACT?
(Attach copy of the bid evaluation report)

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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31) ANY COMPLAINTS RECEIVED
(If yes, result thereof)

Yes	
No	No

32) ANY DEVIATION FROM SPECIFICATIONS GIVEN IN THE TENDER NOTICE / DOCUMENTS
(If yes, give details)

Yes	
No	No

33) WAS THE EXTENSION MADE IN RESPONSE TIME?
(If yes, give reasons)

Yes	
No	No

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

Yes	
No	No

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

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

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

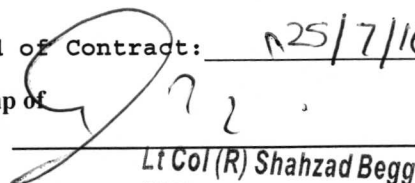
Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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38) SPECIAL CONDITIONS, IF ANY
(If yes, give Brief Description)

Yes	
No	No

39) Date of Award of Contract: 25/7/16

Signature & Official Stamp of
Authorized Officer



Lt Col (R) Shahzad Begg
EVP/Head of Administration
SINDH BANK LIMITED

FOR OFFICE USE ONLY

SPPRA, Block. No.8, Sindh Secretariat No.4-A, Court Road, Karachi
Tele: 021-9205356; 021-9205369 & Fax: 021-9206291

Print

Save

Reset

Bid Evaluation Report		
Evaluation Report- Acquiring of Branch Premises on Rental Basis STATION ROAD, LARKANA		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SNDB/COK/ADMIN/TD/666/2016
3	Tender Description	Evaluation Report- Acquiring of Branch Premises on Rental Basis STATION ROAD, LARKANA
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published / SPPRA S.No	SPPRA S.No: 26810 Express Tribune, Daily Express & Daily Ibrat (3 rd March 2016)
6	Total Bid Documents Sold	01
7	Total Bids Received	01
8	Bid Opening Date & Time	22/03/2016 at 1630 Hrs
9	No. Of Bid qualified	01
10	Bid(s) Rejected	-

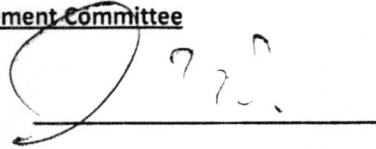
Detail on the above is as follows:

S No	Name of Firm or Bidder	Area	Cost offered by the Bidder	Ranking in terms of cost	Comparison with Estimated cost (Estimated Cost= Rs.150/- per sq.ft)	Reasons for acceptance/ Rejection (Qualifying Marks= 70%)	Remarks
0	1	2.a	2.b	3	4	5	6
1.	Suleh Hayat	1600 sq.ft	Rs. 200,000/- i.e. Rs. 125/- per sq.ft.	Only Bidder	Rs. 25/- per sq.ft below the estimated cost	Qualified- Obtained 86% in the Evaluation Process	Rule 48 has been complied with

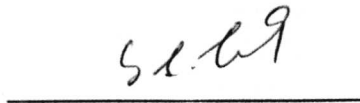
Accordingly going by the eligibility criteria offered in the tender document, Serial No.1 stands as only qualified bidder & it is also below the estimated cost.

Members Signature- Procurement Committee

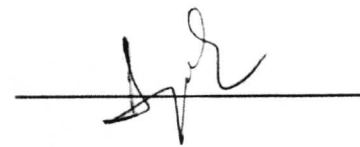
Lt. Col. (R) Shahzad Begg
Head of Administration



Mr. Saeed Jamal
Chief Financial Officer



Mr. Syed Muhammad Aqeel
Chief Manager, IDBL Karachi



SNDB/ADMIN/ESTATE/. 007

23 July 2016

25

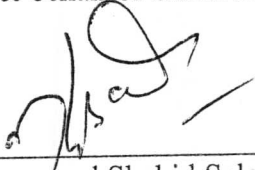
Mr. Suleh Hayat
Soomro Mohalla,
Eid Gah Road, Shahdadkot,
District Larkana.

Subject: Letter of Award – Station Road Larkana Branch

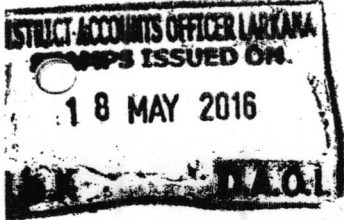
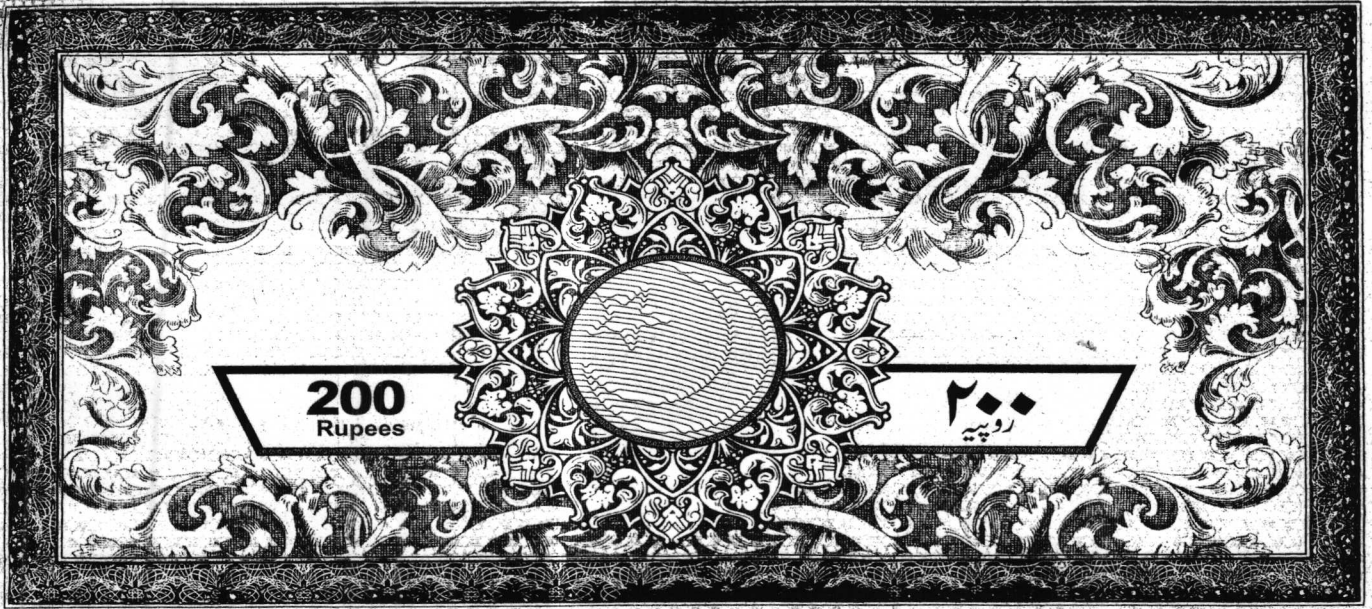
Bid against Location offered on subject NIT dated 3/3/2016, has been accepted.
Lease agreement is enclosed for necessary signature & early return, please.

Sincerely,

For & behalf of Sindh Bank Limited,



Muhammad Shahid Saleem
AVP-I, Administration Dept.
Sindh Bank Limited



LEASE AGREEMENT
STATION ROAD LARKANA BRANCH

This Lease Agreement is made at Karachi on this 25th day of July 2016.

BETWEEN

Mr. Sulehayat S/o Ghulam Umer Soomro, Muslim, adult, holding CNIC No.43206-7230532-1, R/o.Soomro Mohalla, Eid gah Road, Shahdad Kot, Distt. Larkana. (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 Shop constructed on Survey No.1389, Survey No.1386 & Survey No.1382 total 321-Sq yds., main Station Road, Rowal Chowk, Larkana.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the aforesaid premises measuring 1600 sq.ft on Ground floor. for opening of Station Road Larkana Branch. (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:

Contd....P/2

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

In consideration of the Lessee paying the rent herein after reserved in the manner hereinafter mentioned and the covenants hereinafter written to be observed by the Lessor and the Lessee, the Lessor doth hereby demise upon the Lessee the Demised Premises for a term of Eleven (11) months commencing from 1-7-2016 and ending on 31-5-2017.

SECTION – I
(GENERAL TERMS)

Term

1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Eleven (11) months commencing from 1-7-2016 and ending on 31-5-2017 (both days inclusive), renovation for further terms as per terms agreed between parties.

Rent

2. The monthly rent of the Demised Premises will be Rs.200,000/- (Rupees Two Hundred Thousand only)

Advance Rent

3. The Lessee has paid a sum of Rs.2,200,000/- (Rupees Two Million Two Hundred Thousand only) to the Lessor towards 11 months Advance Rent in respect of the Demised Premises for a period between 1-7-2016 to 31-5-2017 in addition to a sum of Rs.5,000,000/-(Rupees Five Million only) as Security Deposit for further adjustment/refund. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises. An amount of Rs. 1,000,000/- (Rupees One Million only) shall be released after satisfaction / completion of terms and conditions herein-below.

Renewal of Lease

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

Termination

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

Ejectment

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

Indemnity

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

SECTION – II
(LESSEE'S COVENANTS)

The Lessee hereby covenants with the Lessor that it shall:

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

Contd....P/3



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

SECTION – III
(LESSORS' COVENANTS)

The Lessor hereby covenants with the Lessee that he shall:

- i) Hand over the possession of the Demised Premises to the Lessee at the time of signing of this agreement;
- ii) The lessor before handing over possession to the lessee will shift all sewerage/drain lines from demised premises to outside the premises, at his own cost and risk.
- iii) To provide place for Emergency Exit. for any emergency situation in branch;
- iv) To provide NOCs/Permissions for establishment of Bank's Branch at the Demised Premises from all concerned local/ town/ city administration departments and onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., at their cost and risk. In case the branch premises are sealed during construction by any govt. department or stay order is issued by court, the rent will not be paid of the period the premises remained closed.
- v) To provide proper place for Earth Bore/Earth Pits.
- vi) Be responsible to resolve any issue, if arises regarding ownership of cited property, in case of failure to do so , lessor will be liable to return the advance rent of remaining period along with all expenses incurred by the bank for renovation of its branch at the demised premises.
- vii) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- viii) Allow the Lessee to construct RCC lockers room/ vaults, toilet(s) and one kitchen in the Demises Premises as per its requirement;
- ix) Allow installation of radio/TV/PTCL/DISH antenna and Network Tower (100 feet approximately) on the roof top of the Demised Premises without any extra charges;

Contd....P/4



- x) Allow installation of Solar PV Panels, at roof top for solar operated power system of Branch, which may take about 400 sq.ft.without any extra charges.
- xi) Provide suitable space (around the premises or on the roof top) in Demised Premises without any extra charges for the installation of generator 60 KVA OR below and also provide Tax Certificate for permission of concerned departments for installation of generator.
- xii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- xiii) Not do or cause to be done by himself or his agent, workman or employee anything which may be or may become a nuisance value for the Lessee and/or its customers;
- xiv) Ensure that the Demised Premises are and continue to remain structurally sound and undertake at his cost such major structural repairs as may be deemed necessary by the Lessee;
- xv) Allow installation of outer of the ACs at a technically suitable place without any extra charges;
- xvi) Allow the placement of Lessee's signage/signboard on the roof top and front of the Demised Premises without any monetary claim.
- xvii) Keep the Lessee indemnified from any loss(es) sustained on account of any defect in the Lessor's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this Lease Agreement;
- xviii) Allow installation of any machinery, equipment, apparatuses, communication system etc. as may be required by the Lessee to carry out its normal business and operational activities;
- xix) Allow Lessee to paint, display, affix or exhibit signs and insignia as may be appropriate and necessary for its various activities at its own cost;
- xx) Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement. Any approval or permission required in this respect from any official authority, the lessor will obtain such approval / permission at his own cost.
- xxi) An amount of Rs.1,000,000/- for main cities and Rs.700,000/- for other cities branches will be withheld from advance rent, till the electric load as per the detail given below is not provided.

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

Further, if the required load is not arranged by the Lessor within 90 days from the date of the possession of demised premises the Lessee will have the right to deduct the amount of Rs.1500 per day OR fuel charges being incurred on running of the generator, whichever is higher. In case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility.

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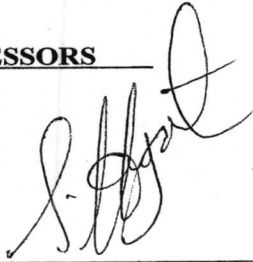


xxii) Provide at his expense running sweet water connection throughout the tenancy period;

xxiii) Provide at his expense sewerage line (outer point) and also arrange repairing/shifting of drainage lines of upper floor, from demised premises, if any at lessor's expense.

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

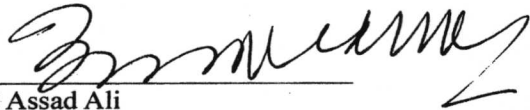
LESSORS



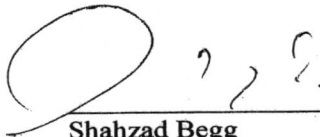
Mr. Sule Hayat
S/o Ghulam Umer Soomro
CNIC. 43206-7230532-1

LESSEE

Sindh Bank Limited
For & behalf of Sindh Bank Limited



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



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

WITNESSES

Full Name: IQBAL AHMED
Signature: [Signature]
NIC No.: 43402-0367140-7
Address: Village Chajira
P.O Chajira Taluka
Kamber

Full Name: CAJILAM ABASS
Signature: [Signature]
NIC No.: 42501-335278-5
Address: MANAGER DABBA BY
STATION ROAD DABBA BY
Shaher Ali Khan
MANAGER
SHAHER ALI KHAN

4 FINANCIAL PROPOSAL

PRICE SCHEDULE

Name & Contact Details of the Bidder SULEH HAYAT SOOMRO

Monthly Rent (Lump Sum) 200000 1609 sq feet.

Monthly Rent (Per Square Feet) 125 Rs per square feet
approximate.

NOTE

1. Owner will be liable to pay all municipal, government, non-government and other rates, taxes, stamp duty (as applicable under Stamp Act 1989) duly stamped on the contract agreement and assessment which may be levied in respect of the Demised Premises.
2. For each property separate pay order has to be enclosed as per the amount mentioned in the advertisement given in the newspaper.
3. Rent will commence after one month of signing of agreement.
4. During process of renovation if any NOC is required from the government agencies the lessor is liable to get its approval. 25% amount of the total rent will be withheld till the needful is met.
5. Tenders may be submitted directly by the owners of the premises. No tenders will be entertained if submitted by or through brokers/ agents.
6. If the financial evaluation are the same, then then successful bidder will be the one who has Acquired maximum marks in evaluation phase.
7. Writing of tender reference as given in the NIT on the Envelop, carrying tender document is must or the bank will not be responsible if the documents are not received by the Procurement Committee on time

Signature & Stamp of the Bidder Suleh Hayat Soomro

Date 21/3/16



SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. Suleh Hayat Soomro

Head - Admin Div. [Signature]

Member-IDBL. [Signature]

Dated: 24/03/2018

Premises Evaluation Performa

Location Larkana

Serial No: (1)

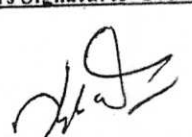
Bidder Julek Hayat

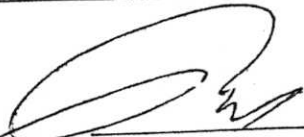
Pay Order No. 312437


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	Small Cities	For Branches in Rural/ Interior Areas	
1	Location	40	40	36	On main location (Commercial point of view)			Site Plan
					Away / stride the main location			
2	Area	15	15	15	1500 sq.ft. to 1800 sq.ft.	1200 sq.ft. to 1500 sq.ft.	1000 sq.ft. to 1200 sq.ft.	Title document of the property
					Above 1800 sq.ft.	Above 1500 sq.ft.	Above 1200 sq.ft.	
					Below 1500 sq.ft.	Below 1200 sq.ft.	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15	15	15	5 Banks, within 1 km			Names of the Banks with exact distances from the premises offered
					3 Banks, within 1 km			
					2 Banks, within 1 km			
4	Advance Rent Required	10	0	0	1 Year			Tick the appropriate column
					2 Years			
					3 Years			
5	Parking Space (Dedicated to the premises)	10	10	10	Above 4 Vehicles	3 Vehicles		Numbers
					3-4 Vehicles	2 Vehicles		
					1-2 Vehicles	1 Vehicle		
6	State of Property Offered	10	10	10	Constructed			Map of the premises
					Plot			
Total Marks		100	90	86	<u>Qualified</u> Disqualified			


Members Signatures- Pre -Evaluation Committee


 Muhammad Shahid Saleem
 Administration Division

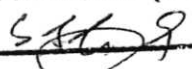



 Tahawar
 Operations Division


 Dilshad Hussain Khan
 Finance Division

Signature Post-Premises Committee


 Group Head (Signature)

Member

SIGNATURE MEMBERS, PC-ADMIN
 Head - Fin Div. 
 Head - Admin Div. 
 Member-IDBL. 
 Member Date: _____

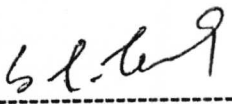
TENDER No: SNDB/ADMIN/TD/666/2016

ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS AT
STATION ROAD, LARKANA
Certificate in Compliance of rule 48 of SPPRA

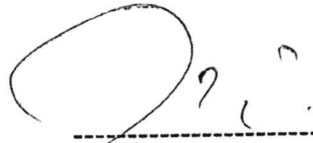
This is to certify that as only one bid was received against the tender, so Rule 48 has been complied with detail as follows:

S.No	Market Unit Price.	Estimated Price	Current tender Price
01	Rs.150/- per sq.ft	-	Rs.125/- per sq.ft

Member Procurement Committee



Head of Finance Division



Head of Admin Division



Member of IDBL



Faizan Enterprises

بیڈ آف ایڈمن
سٹیٹ بینک لمیٹڈ
بیڈ آف ایڈمن
کراچی

جناب عالی

گزارش طرہن یہ ہے کہ آج کل اسٹیشن

سوڈ، لاٹ کا نہ مارا یہ -/Rs.150 سے -/Rs.160 per sq. ft.

حیل رہا ہے

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

TYPE OF PROCUREMENT

ADMIN / IT / CONSULTANT / MEDIA

TENDER NAME

ACQUIRING OF BRANCH Premise on RENTAL BASIS
STATION ROAD, LARKANA

TYPE OF TENDER

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

OPENING DATE

22/03/16 at

OPENING TIME

1630Hr

ATTENDANCE (MEMBER PC)

HSA
CFO
CHIEF MANAGER, IDBL

ATTENDANCE (REPS. OF BIDDERS)

NAME	FIRM
<u>Mr. SULEH HAYAT</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

TOTAL BIDS ACCEPTED FOR EVALUATION

01

TOTAL BIDS REJECTED

REMARKS

SECRETARY PROCUREMENT COMMITTEE

SIGNATURE

DATE

[Signature]
22/03/16

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div.

Head - Admin Div.

Member-IDBL.

Date:

[Signature]
[Signature]
[Signature]
22/03/16

ATTENDANCE SHEET
BID OPENING -

FOR SELECTION OF BRANCH PREMISE ON RENTAL PLACE
STATION ROAD LARKANA
Date: 22/3/16

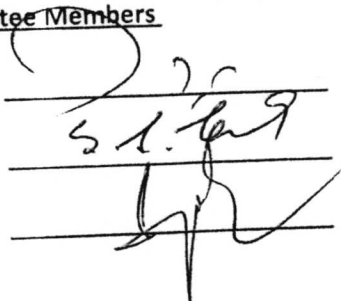
S.No	Company Name	Name of Company Representative	Contact No.	Company Address	Signature
01	MR. SULEH HAYAT	By D. B. B. x			

Signature – Procurement Committee Members

Head of Administration

Chief Financial Officer

Chief Manager (IDBL)



**Acquiring of Branch Premises
Station Road, Larkana Branch**

S. No.	Bidder Name	Amount
1	Suleh Hayat	300
Total		300/-

3 SCOPE OF WORK

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

IN MEMORY OF SHAHEED MOHTARMA BENAZIR BHUTTO



SNDB/COK/ADMIN/TD/666/2016

Dated: June 14, 2016

OFFICE ORDER

SUBJECT: EXTENSION FOR BID VALIDITY PERIOD FOR ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS

As per SPPRA Rule 38 (2), approval is solicited for further Ninety (90) days Extension of Bid Validity Period for the tender of Acquiring of Branch Premises on Rental Basis having SPPRA S.No: 26810 at following locations.

Sindh: 1. Khanpur Mahar 2. Station Road, Larkana

The reason for extension is delay in vetting of agreement from the vendor's end. The bidders request in this context are also enclosed, please.

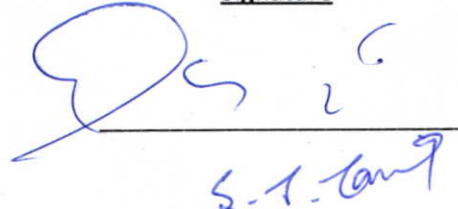
Members Signature- Procurement Committee

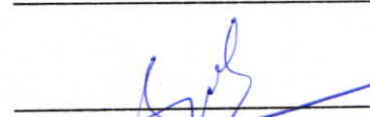
Lt. Col. (R) Shahzad Begg
Head of Administration

Mr. Saeed Jamal
Chief Financial Officer

Mr. Syed Muhammad Aqeel
Chief Manager, IDBL Karachi

Signature







Recommended for Approval, please



Acting President/CEO

Dated: 14/06/2016

To,
Mr. Suleh Hayat
Residence of Soomro Mohalla
Eid Gah Road. Shahdatkot
District Larkana

Station Road, Larkana
SUB: Acquiring of Branch Premises on Rental Basis i.e. ~~Channur~~ *Station Road, Larkana*, Sindh

Dear Sir,

Please give your consent in extension of Bid Validity for Acquiring of Branch Premises on Rental i.e.

~~Channur~~ Tender.

Station Road Larkana

Regards,

Ather Iqbal

Mr. Ather Iqbal
AVP-II – Administration
Sindh Bank Ltd



SINDH PUBLIC PROCUREMENT REGULATORY AUTHORITY

CONTRACT EVALUATION FORM

TO BE FILLED IN BY ALL PROCURING AGENCIES FOR PUBLIC CONTRACTS OF WORKS, SERVICES & GOODS

- 1) NAME OF THE ORGANIZATION / DEPTT. SINDH BANK LIMITED/ADMINISTRATION
- 2) PROVINCIAL / LOCAL GOVT./ OTHER SCHEDULED BANK
- 3) TITLE OF CONTRACT Acquiring of Branch Premises Khanpur Mahar Branch
- 4) TENDER NUMBER SNDB/COK/ADMIN/TD/666/2016
- 5) BRIEF DESCRIPTION OF CONTRACT Same as Above
- 6) FORUM THAT APPROVED THE SCHEME Competent Authority
- 7) TENDER ESTIMATED VALUE Rs. 60,000/-
- 8) ENGINEER'S ESTIMATE
(For civil works only) -
- 9) ESTIMATED COMPLETION PERIOD (AS PER CONTRACT) within 1 Month
- 10) TENDER OPENED ON (DATE & TIME) 22/03/2016 At 1630 Hours
- 11) NUMBER OF TENDER DOCUMENTS SOLD 01
(Attach list of buyers)
- 12) NUMBER OF BIDS RECEIVED 01
- 13) NUMBER OF BIDDERS PRESENT AT THE TIME OF OPENING OF BIDS 01
- 14) BID EVALUATION REPORT
(Enclose a copy) 30/05/2016 Attached
- 15) NAME AND ADDRESS OF THE SUCCESSFUL BIDDER Mr. Mohammad Bux Khan, Village Kangrah,
Sharief PO Khanpur Mahar, Khanpote
Distt. Gotki.
- 16) CONTRACT AWARD PRICE Rs. 55,000/- i.e. Rs. 46/- Per Sq. fit
- 17) RANKING OF SUCCESSFUL BIDDER IN EVALUATION REPORT
(i.e. 1st, 2nd, 3rd EVALUATION BID). 1) Mohammad Bux Khan

18) METHOD OF PROCUREMENT USED :- (Tick one)

- a) SINGLE STAGE – ONE ENVELOPE PROCEDURE Domestic/ Local
- b) SINGLE STAGE – TWO ENVELOPE PROCEDURE
- c) TWO STAGE BIDDING PROCEDURE
- d) TWO STAGE – TWO ENVELOPE BIDDING PROCEDURE

PLEASE SPECIFY IF ANY OTHER METHOD OF PROCUREMENT WAS ADOPTED i.e. EMERGENCY, DIRECT CONTRACTING ETC. WITH BRIEF REASONS:

19) APPROVING AUTHORITY FOR AWARD OF CONTRACT _____ COMPETENT AUTHORITY _____

20) WHETHER THE PROCUREMENT WAS INCLUDED IN ANNUAL PROCUREMENT PLAN?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

21) ADVERTISEMENT :

i) SPPRA Website
(If yes, give date and SPPRA Identification No.)

Yes	SPPRA S. No: 26810
No	

ii) News Papers
(If yes, give names of newspapers and dates)

Yes	Express Tribune, Daily Express & Ibrat 3rd March 2016
No	

22) NATURE OF CONTRACT

Domestic/ Local	<input checked="" type="checkbox"/>	Int.	<input type="checkbox"/>
--------------------	-------------------------------------	------	--------------------------

23) WHETHER QUALIFICATION CRITERIA
WAS INCLUDED IN BIDDING / TENDER DOCUMENTS?
(If yes, enclose a copy)

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

24) WHETHER BID EVALUATION CRITERIA
WAS INCLUDED IN BIDDING / TENDER DOCUMENTS?
(If yes, enclose a copy)

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

25) WHETHER APPROVAL OF COMPETENT AUTHORITY WAS OBTAINED FOR USING A
METHOD OTHER THAN OPEN COMPETITIVE BIDDING?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
-----	--------------------------	----	-------------------------------------

26) WAS BID SECURITY OBTAINED FROM ALL THE BIDDERS?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

27) WHETHER THE SUCCESSFUL BID WAS LOWEST EVALUATED
BID / BEST EVALUATED BID (in case of Consultancies)

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

28) WHETHER THE SUCCESSFUL BIDDER WAS TECHNICALLY
COMPLIANT?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

29) WHETHER NAMES OF THE BIDDERS AND THEIR QUOTED PRICES WERE READ OUT AT
THE TIME OF OPENING OF BIDS?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

30) WHETHER EVALUATION REPORT GIVEN TO BIDDERS BEFORE THE AWARD OF
CONTRACT?
(Attach copy of the bid evaluation report)

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

31) ANY COMPLAINTS RECEIVED
(If yes, result thereof)

Yes	
No	No

32) ANY DEVIATION FROM SPECIFICATIONS GIVEN IN THE TENDER NOTICE / DOCUMENTS
(If yes, give details)

Yes	
No	No

33) WAS THE EXTENSION MADE IN RESPONSE TIME?
(If yes, give reasons)

Yes	
No	No

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

Yes	
No	No

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

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

36) WAS A VISIT MADE BY ANY OFFICER/OFFICIAL OF THE PROCURING AGENCY TO THE SUPPLIER'S PREMISES IN CONNECTION WITH THE PROCUREMENT? IF SO, DETAILS TO BE ASCERTAINED REGARDING FINANCING OF VISIT, IF ABROAD:
(If yes, enclose a copy)

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
-----	--------------------------	----	-------------------------------------

37) WERE PROPER SAFEGUARDS PROVIDED ON MOBILIZATION ADVANCE PAYMENT IN THE CONTRACT (BANK GUARANTEE ETC.)?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
-----	--------------------------	----	-------------------------------------

38) SPECIAL CONDITIONS, IF ANY
(If yes, give Brief Description)

Yes	
No	No

39) Date of Award of Contract: 03/08/16

Signature & Official Stamp of
Authorized Officer

Lt Col (R) Shahzad Begg
EVP/Head of Administration
SINDH BANK LIMITED

FOR OFFICE USE ONLY



SNDB/COK/ADMIN/TD/666/2016

Dated: June 14, 2016

OFFICE ORDER

SUBJECT: EXTENSION FOR BID VALIDITY PERIOD FOR ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS

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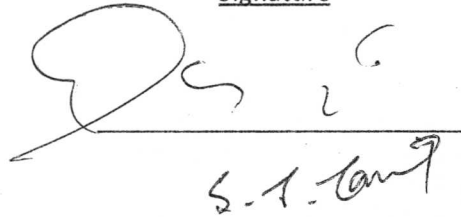
Sindh: 1. Khanpur Mahar 2. Station Road, Larkana

The reason for extension is delay in vetting of agreement from the vendor's end. The bidders request in this context are also enclosed, please.

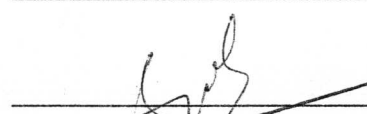
Members Signature- Procurement Committee

Signature

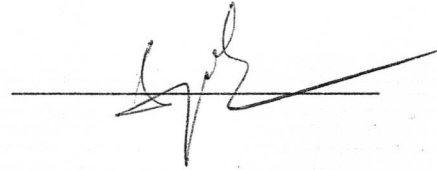
Lt. Col. (R) Shahzad Begg
Head of Administration



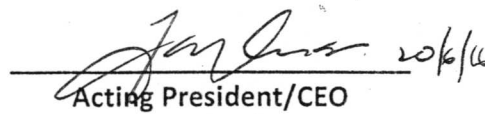
Mr. Saeed Jamal
Chief Financial Officer



Mr. Syed Muhammad Aqeel
Chief Manager, IDBL Karachi



Recommended for Approval, please



Acting President/CEO

Dated: 14/06/2016

To,
Mr. Muhammad Bux Khan
Village Khan Garr, Shareef
PO Khanpur Mahar.
Khangar. District Gotki.

SUB: Acquiring of Branch Premises on Rental Basis i.e. Khanpur Mahar, Sindh

Dear Sir,

Please give your consent in extension of Bid Validity for Acquiring of Branch Premises on Rental i.e.

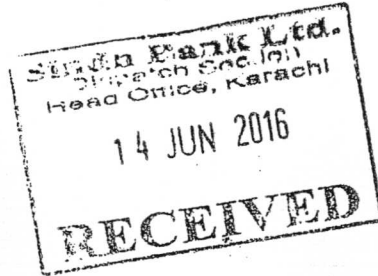
Khanpur Tender.

agreed
Dou

Regards,

Ather Iqbal

Mr. Ather Iqbal
AVP-II – Administration
Sindh Bank Ltd



Dated: 14/06/2016

To,
Mr. Muhammad Bux Khan
Village Khan Garr, Shareef
PO Khanpur Mahar.
Khangar. District Gotki.

SUB: Acquiring of Branch Premises on Rental Basis i.e. Khanpur Mahar, Sindh

Dear Sir,

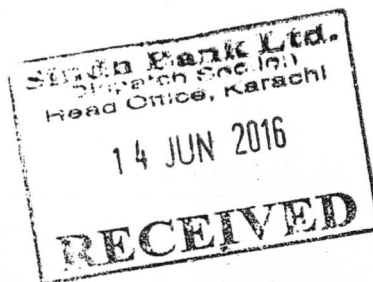
Please give your consent in extension of Bid Validity for Acquiring of Branch Premises on Rental i.e.

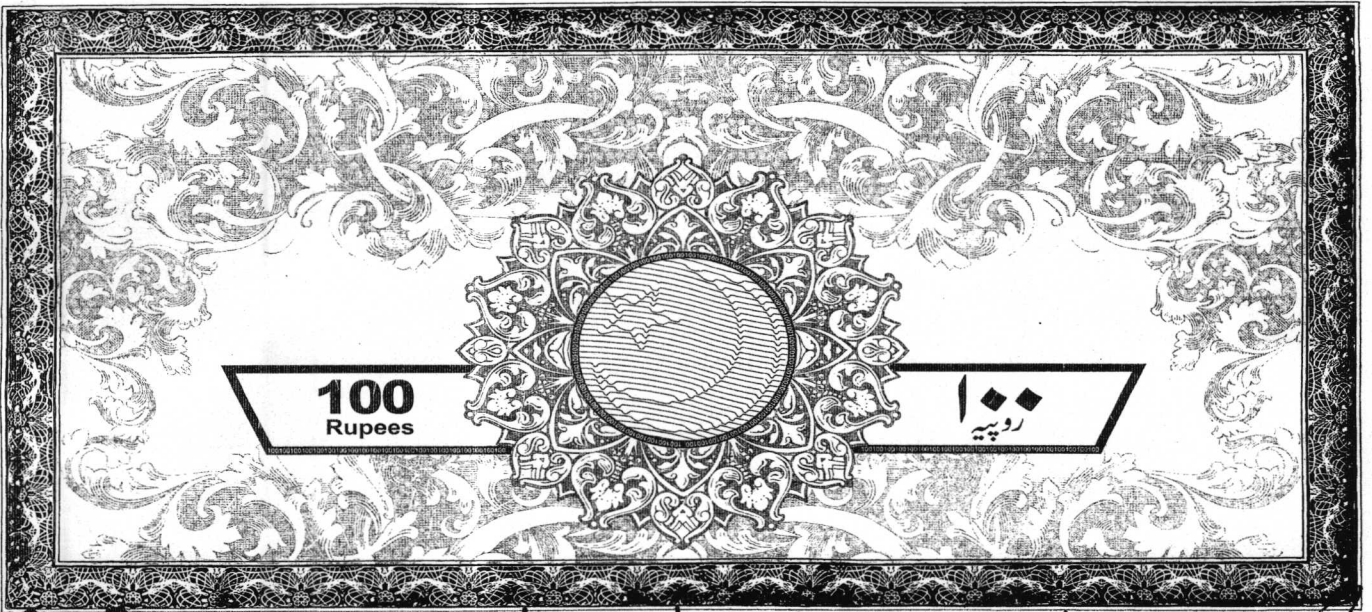
Khanpur Tender.

Regards,



Mr. Ather Iqbal
AVP-II – Administration
Sindh Bank Ltd





no: 4577
rel: 16-06-2016
[Signature]

Issued to Sindh Bank Limited Ghotki Branch of Ghulam Yaseen
Sowro NIC-No: 45724-9247016-7
Blank use for Sindh Bank Agreement

STAMP HERE & PASTE
[Signature]

**LEASE AGREEMENT
KHANPUR MAHAR BRANCH DISTRICT, GHOTKI**

This Lease Agreement is made at Khanpur on this 03 day of Aug 2016.

BETWEEN

Mr. Sardar Muhammad Bux Khan Mahar S/o Sardar Ghulam Mohammad Khan Mahar, holding CNIC No: 45103-6585676-7, Muslim Adult R/o Village Khangarh Shareef PO Khanpur Mahar, Khangarh, Dist., Ghotki. (hereinafter referred to as the "Lessor") which expression shall, where the context so permits, means and includes its successors, administrators, executors and assigns) of the **ONE PART**;

AND

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

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Shop constructed on commercial Plot No.115, measuring 7054 sq. ft. Deh Khanpur, Taluka Khangarh, District Ghotki.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the aforesaid premises measuring on **Ground Floor 1120 sq.ft.** for opening of Khanpur Mahar Branch. (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:



[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 doth hereby demise upon the Lessee the Demised Premises for a term of Eleven (11) months commencing from 1-7-2016 and ending on 31-5-2017, subject to handing over the possession of the premises.

SECTION - I
(GENERAL TERMS)

Term

1. The Lessor hereby demises unto the Lessee the Demised Premises for a period of Eleven (11) months commencing from 1-7-2016 and ending on 31-5-2017 (both days inclusive), renovation for further terms as per terms agreed between parties.

Rent

2. The monthly rent of the Demised Premises will be Rs.55,000/-/- (Rupees Fifty Five Thousand only)

Advance Rent

3. The Lessee has paid a sum of Rs.605,000/-/- (Rupees Six Hundred Five Thousand only) to the Lessor towards 11 months Advance Rent in respect of the Demised Premises for a period between 1-7-2016 to 31-5-2017 in addition to a sum of Rs. 715,000/- (Rupees Seven Hundred Fifteen Thousand only) as Security Deposit for further adjustment/refund. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises. An amount of Rs. 1,000,000/- (Rupees One Million only) shall be released after satisfaction / completion of terms and conditions herein-below.

Renewal of Lease

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

Termination

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

Ejectment

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

Indemnity

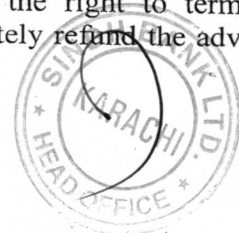
7. The Lessor hereby declares that the Demised Premises are free from all encumbrances, charges, claims and demands and that the Lessor have not done or omitted to do any act, deed or thing whatsoever whereby the Demises Premises may be subject to any charge, lien or attachment by any Bank, Court of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

SECTION - II
(LESSEE'S COVENANTS)

The Lessee hereby covenants with the Lessor that it shall:

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

Contd....P/3



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

SECTION – III
(LESSORS' COVENANTS)



The Lessor hereby covenants with the Lessee that he shall:

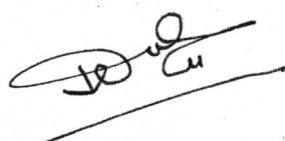
- i) Hand over the possession of the Demised Premises to the Lessee at the time of signing of this agreement;
- ii) The lessor before handing over possession to the lessee will shift all sewerage/drain lines from demised premises to outside the premises, at his own cost and risk.
- iii) To provide place for Emergency Exit. for any emergency situation in branch;
- iv) To provide NOCs/Permissions for establishment of Bank's Branch at the Demised Premises from all concerned local/ town/ city administration departments and onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., at their cost and risk. In case the branch premises are sealed during construction by any govt. department or stay order is issued by court, the rent will not be paid of the period the premises remained closed.
- v) To provide proper place for Earth Bore/Earth Pits.
- vi) Be responsible to resolve any issue, if arises regarding ownership of cited property, in case of failure to do so , lessor will be liable to return the advance rent of remaining period along with all expenses incurred by the bank for renovation of its branch at the demised premises.
- vii) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;
- viii) Allow the Lessee to construct RCC lockers room/ vaults, toilet(s) and one kitchen in the Demises Premises as per its requirement;
- ix) Allow installation of radio/TV/PTCL/DISH antenna and Network Tower (100 feet approximately) on the roof top of the Demised Premises without any extra charges;

A handwritten signature in black ink, appearing to be 'S. S. S.', written over a horizontal line.

- x) Allow installation of Solar PV Panels, at roof top for solar operated power system of Branch, which may take about 400 sq.ft.without any extra charges.
- xi) Provide suitable space (around the premises or on the roof top) in Demised Premises without any extra charges for the installation of generator 60 KVA OR below and also provide Tax Certificate for permission of concerned departments for installation of generator.
- xii) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- xiii) Not do or cause to be done by himself or his agent, workman or employee anything which may be or may become a nuisance value for the Lessee and/or its customers;
- xiv) Ensure that the Demised Premises are and continue to remain structurally sound and undertake at his cost such major structural repairs as may be deemed necessary by the Lessee;
- xv) Allow installation of outer of the ACs at a technically suitable place without any extra charges;
- xvi) Allow the placement of Lessee's signage/signboard on the roof top and front of the Demised Premises without any monetary claim.
- xvii) Keep the Lessee indemnified from any loss(es) sustained on account of any defect in the Lessor's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this Lease Agreement;
- xviii) Allow installation of any machinery, equipment, apparatuses, communication system etc. as may be required by the Lessee to carry out its normal business and operational activities;
- xix) Allow Lessee to paint, display, affix or exhibit signs and insignia as may be appropriate and necessary for its various activities at its own cost;
- xx) Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement. Any approval or permission required in this respect from any official authority, the lessor will obtain such approval / permission at his own cost.
- xxi) An amount of Rs.1,000,000/- for main cities and Rs.700,000/- for other cities branches will be withheld from advance rent, till the electric load as per the detail given below is not provided.

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

Further, if the required load is not arranged by the Lessor within 90 days from the date of the possession of demised premises the Lessee will have the right to deduct the amount of Rs.1500 per day OR fuel charges being incurred on running of the generator, whichever is higher. In case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility.



Contd....P/5

- xxii) Provide at his expense running sweet water connection throughout the tenancy period;
xxiii) Provide at his expense sewerage line (outer point) and also arrange repairing/shifting of drainage lines of upper floor, from demised premises, if any at lessor's expense.

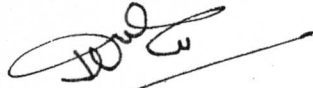
IN WITNESS WHEREOF the parties have signed these presents on the day, month and year first above mentioned.

LESSOR

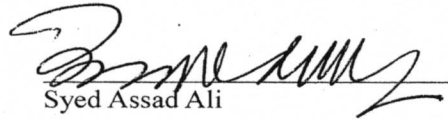
LESSEE

Sindh Bank Limited

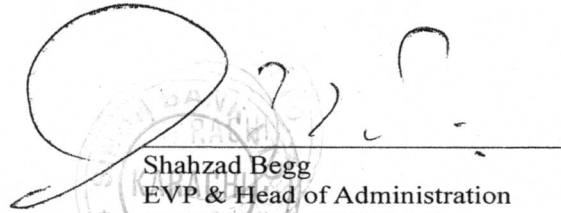
For & behalf of Sindh Bank Limited



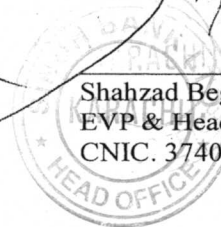
Sardar Mohammad Bux Khan Mahar
S/o Sardar Ghulam Mohammad Khan Mahar
CNIC. 45103-6585676-7



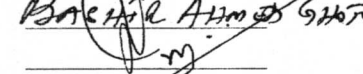
Syed Assad Ali
EVP & GBH- Sindh Rural
CNIC. 42000-0503790-5

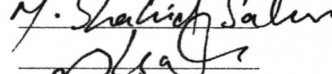


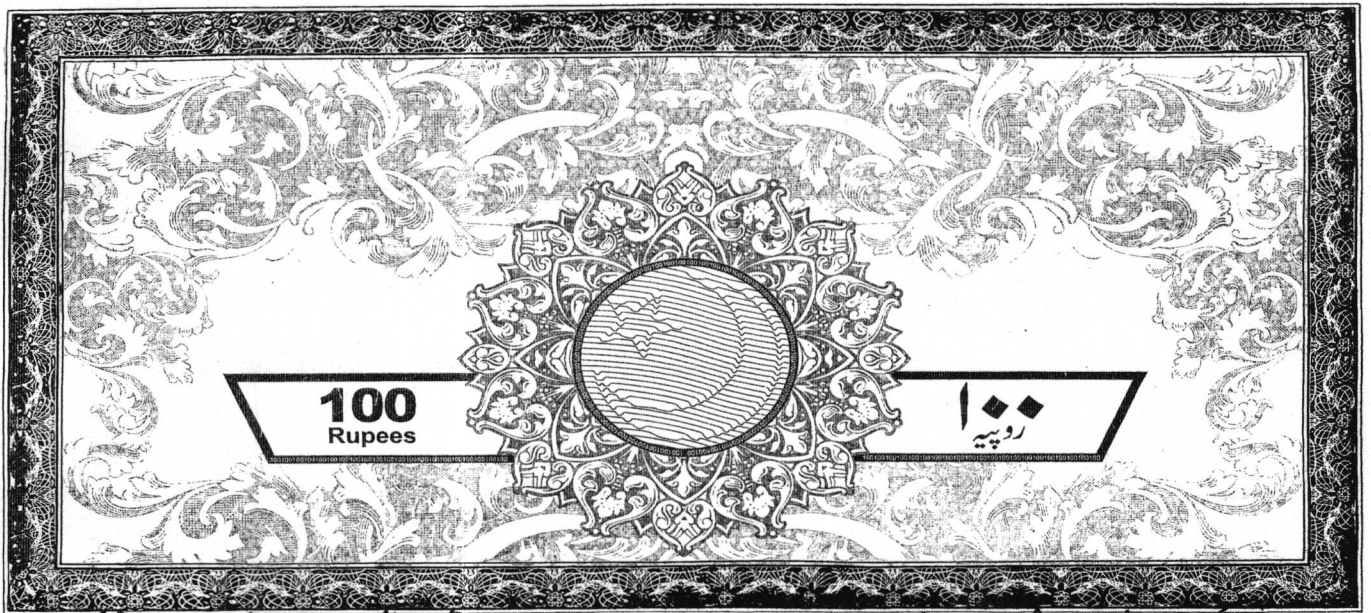
Shahzad Begg
EVP & Head of Administration
CNIC. 37405-9733476-7



WITNESSES

Full Name: Baqir Ahmad Ghalib
Signature: 
NIC No.: 42201-5509500-3
Address: BR: MANAGER
GAHOLI

Full Name: M. Shafiq Salim
Signature: 
NIC No.: 42301-0712414-7
Address: Head office
Sindh Bank Ltd.



No: 4577
 dated: 16-06-2016
 Issued to Sindh Bank Limited - Ghotki Branch c/o Ghulam Yasser
 Memo No: 4574-9247016-7
 Blank Use for Sindh Bank Agreement

MEMORANDUM OF UNDERSTANDING
KHANPUR MAHAR BRANCH DISTRICT, GHOTKI

This Memorandum of Understanding is made at Karachi on this 03 day of Aug 2016.

BETWEEN

Mr. Sardar Muhammad Bux Khan Mahar S/o Sardar Ghulam Mohammad Khan Mahar, holding CNIC No: 45103-6585676-7, Muslim Adult R/o Village Khangarh Shareef PO Khanpur Mahar, Khangarh, Distt., Ghotki. (hereinafter referred to as the "**Lessor**") which expression shall, where the context so permits, means and includes its successors, administrators, executors and assigns) of the **ONE PART**;

AND

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

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Shop constructed on commercial Plot No.115, measuring 7054 sq. ft. Deh Khanpur, Taluka Khangarah, District Ghotki.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease the aforesaid premises measuring on **Ground Floor 1120 sq.ft.** for opening of Khanpur Mahar Branch. (hereinafter referred to as the "**Demised Premises**") on the terms and conditions as set forth hereunder:

Contd....P/2

[Handwritten Signature]

NOW, THEREFORE, THIS MOU WITNESSETH AS UNDER:

In consideration of the Lessee paying the rent herein after reserved in the manner hereinafter mentioned and the covenants hereinafter written to be observed by the Lessors and the Lessee, the Lessors doth hereby demise upon the Lessee the Demised Premises for a term of Ten (10) years commencing from **1-7-2016** and ending on **30-6-2026**.

SECTION - I
(GENERAL TERMS)

- Term
1. The Lessors hereby demises unto the Lessee the Demised Premises for a period of Ten (10) years commencing from **1-7-2016** and ending on **30-6-2026** (both days inclusive).
- Rent
2. The monthly rent of the Demised Premises will be Rs.55,000/- (Rupees Fifty Five Thousand only) for first two years, subject to 10% increase, if the parties agree to renew the lease **beyond two years period**.
3. In pursuance of this MOU the parties have agreed to enter into Lease agreements for the tenure of 11 months and thereafter on every renewal.
4. In case of inability of any party to execute any lease agreement for any term during the currency of the period herein contained the condition of this MOU will prevail and binding on parties, will supersede the lease agreement.
- Advance Rent
5. The Lessee has paid a sum of Rs.605,000/-/- (Rupees Six Hundred Five Thousand only) to the Lessor towards 11 months Advance Rent in respect of the Demised Premises for a period between **1-7-2016** to **31-5-2017** in addition to a sum of Rs. 715,000/- (Rupees Seven Hundred Fifteen Thousand only) as Security Deposit for further adjustment/refund. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises. An amount of Rs. 1,000,000/- (Rupees One Million only) shall be released after satisfaction / completion of terms and conditions herein-below.
- Renewal of Lease
6. On expiry of the term of Lease hereunder, the Lease shall be extended at the option of the Lessee on the terms and conditions to be mutually agreed upon by the parties hereto provided the Lessee has served upon the Lessors a notice of its intention to renew the Lease at least 90 days prior to the expiry of the tenure of the Lease as aforesaid.
- Termination
7. The Lessee shall have a right to terminate this MOU upon giving to the Lessors 90 days' notice in writing.
- Ejectment
8. The Lessors hereby expressly waives all its statutory and other rights of ejecting the Lessee from the Demised Premises except in the event Lessee fails to fulfill its commitments as appearing in Section II hereafter.
- Indemnity
9. The Lessors hereby declares that the Demised Premises are free from all encumbrances, charges, claims and demands and that the Lessors have not done or omitted to do any act, deed or thing whatsoever whereby the Demises Premises may be subject to any charge, lien or attachment by any Bank, Court of Law, authority or person whosoever. The copies of title documents provided to the lessee are genuine and valid. If any discrepancy is found at a later stage affecting the lessee's rights, the Lessors undertakes to rectify the same with in seven (7) days, failing which the lessee reserves the right to terminate the agreement, whereupon the Lessors shall be bound to immediately refund the advance rent for the unexpired period.

Contd....P/3



SECTION – II
(LESSEE'S COVENANTS)

The Lessee hereby covenants with the Lessors that it shall:

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

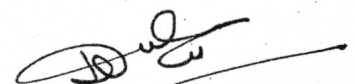
SECTION – III
(LESSOR'S COVENANTS)

The Lessors hereby covenants with the Lessee that he shall:

- i) Hand over the possession of the Demised Premises to the Lessee at the time of signing of this MOU;
- ii) To provide place for Emergency Exit. for any emergency situation in branch;
- iii) To provide NOCs/Permissions for establishment of Bank's Branch at the Demised Premises from all concerned local/ town/ city administration departments and onward submission to the concerned departments for power, telephone, DXX and ISDN lines, etc., at their coast and risk; In case the branch premises are sealed during construction by any govt. dept. or stay order is issued by court, the rent will not be paid of the period the premises remained closed.
- iv) To provide proper place for Earth Bore/Earth Pits.
- v) Be responsible to resolve any issue, if arises regarding ownership of cited property, in case of failure to do so , Lessors will be liable to return the advance rent of remaining period along with all expenses incurred by the bank for renovation of its branch at the demised premises.
- vi) Allow the Lessee to enjoy peaceful possession of the Demised Premises without any let or hindrance;

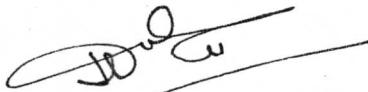
- vii) Allow the Lessee to construct RCC lockers room/ vaults, toilet(s) and one kitchen in the Demised Premises as per its requirement;
- viii) Allow installation of radio/TV/PTCL/DISH antenna and Network Tower (100 feet approximately) on the roof top of the Demised Premises;
- ix) Provide suitable space in Demised Premises for the installation of generator 60 KVA OR below and also provide Tax Certificate for permission of concerned departments for installation of generator.
- x) Pay all municipal, government, non-government and other rates, taxes and assessments which may be levied in respect of the Demised Premises;
- xi) 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;
- xii) 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;
- xiii) Allow installation of outer of the ACs at a technically suitable place without any extra charges;
- xiv) Allow the placement of Lessee's neon signs on the roof top and front of the Demised Premises without any monetary claim.
- xv) Keep the Lessee indemnified from any loss(es) sustained on account of any defect in the Lessors's title to the Demised Premises or any misrepresentation and concealment of fact at the time of entering into this MOU;
- xvi) 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;
- xvii) 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;
- xviii) Allow Lessee to make partitions in the hall and convert the Demised Premises into workable condition as per its requirement. Any approval or permission required in this respect from any official authority, the Lessors will obtain such approval / permission at his own cost.
- xix) An amount of Rs.1,000,000/- for main cities and Rs.700,000/- for other cities branches will be withheld from advance rent, till the electric load as per the detail given below is not provided.

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

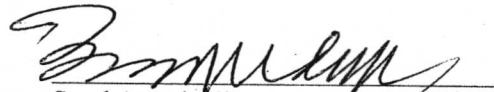


- xx) Further, if the required load is not arranged by the Lessor within 90 days from the date of the possession of demised premises the Lessee will have the right to deduct the amount of Rs.1500 per day OR fuel charges being incurred on running of the generator, whichever is higher. In case of any objection or dispute with WAPDA/KESC, Lessor will resolve the matter at his cost and responsibility.
- xxi) Provide at his expense running sweet water connection;
- xxii) Provide at his expense sewerage line (outer point) and also arrange repairing/shifting of drainage lines of upper floor, from demised premises, if any.

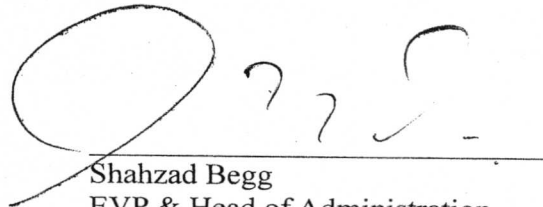
IN WITNESS WHEREOF the parties have signed these presents on the day, month and year first above mentioned.

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


Sardar Mohammad Bux Khan Mahar
S/o Sardar Ghulam Mohammad Khan Mahar
CNIC. 45103-6585676-7

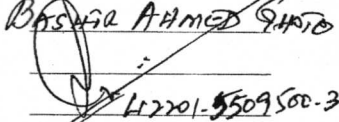


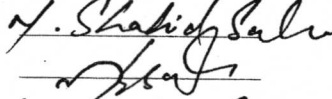
Syed Assad Ali
EVP & GBH-Sindh Rural
CNIC. 42000-0503790-5



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

WITNESSES

Full Name: BASAR AHMED GHOTO
Signature: 
NIC No.: 42201-5509500-3
Address: BR. MANAGER
GHOTI

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

SNDB/ADMIN/ESTATE/. 025
1 August 2016

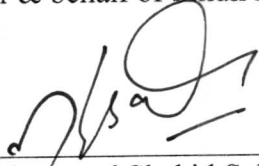
Sardar Mohammad Bux Khan Mahar
Village Khangarr Shareef,
PO Khanpur Mahar,
Khan-Garh, District Ghotki.

Subject: Letter of Award – Khanpur Mahar Branch

Bid against Location offered on subject NIT dated 03/3/2016, has been accepted.
Lease agreement is enclosed for necessary signature & early return, please.

Sincerely,

For & behalf of Sindh Bank Limited,



Muhammad Shahid Saleem
AVP-I, Administration Dept.
Sindh Bank Limited

Bid Evaluation Report		
Evaluation Report- Acquiring of Branch Premises on Rental Basis KHANPUR MAHAR, SINDH		
1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SNDB/COK/ADMIN/TD/666/2016
3	Tender Description	Evaluation Report- Acquiring of Branch Premises on Rental Basis KHANPUR MAHAR, SINDH
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published / SPPRA S.No	SPPRA S.No: 26810 Express Tribune, Daily Express & Daily Ibrat (3 rd March 2016)
6	Total Bid Documents Sold	01
7	Total Bids Received	01
8	Bid Opening Date & Time	22/03/2016 at 1630 Hrs
9	No. Of Bid qualified	01
10	Bid(s) Rejected	-

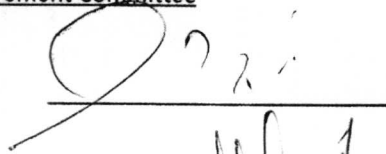
Detail on the above is as follows:

S No	Name of Firm or Bidder	Area	Cost offered by the Bidder	Ranking in terms of cost	Comparison with Estimated cost (Estimated Cost = Rs.60,000/-)	Reasons for acceptance/ Rejection (Qualifying Marks = 70%)	Remarks
0	1	2.a	2.b	3	4	5	6
1.	Muhammad Bux Khan	1200 sq.ft	Rs. 55,000/- i.e. Rs. 46/- per sq.ft.	Only Bidder	Rs. 5,000/- below the estimated cost	Qualified- Obtained 77% in the Evaluation Process	Rule 48 has been complied with

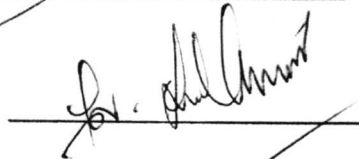
Accordingly going by the eligibility criteria offered in the tender document, Serial No.1 stands as only qualified bidder & it is also below the estimated cost.

Members Signature- Procurement Committee

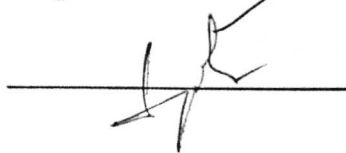
Lt. Col. (R) Shahzad Begg
Head of Administration



Mr. Saeed Jamal
Chief Financial Officer



Mr. Syed Muhammad Aqeel
Chief Manager, IDBL Karachi



4 FINANCIAL PROPOSAL

PRICE SCHEDULE

Name & Contact Details of the Bidder SARDAR MOHD BUX K Lam
Monthly Rent (Lump Sum) Rs. 55,000/-
Monthly Rent (Per Square Feet) _____

NOTE

1. Owner will be liable to pay all municipal, government, non-government and other rates, taxes, stamp duty (as applicable under Stamp Act 1989) duly stamped on the contract agreement and assessment which may be levied in respect of the Demised Premises.
2. For each property separate pay order has to be enclosed as per the amount mentioned in the advertisement given in the newspaper.
3. Rent will commence after one month of signing of agreement.
4. During process of renovation if any NOC is required from the government agencies the lessor is liable to get its approval. 25% amount of the total rent will be withheld till the needful is met.
5. Tenders may be submitted directly by the owners of the premises. No tenders will be entertained if submitted by or through brokers/ agents.
6. If the financial evaluation are the same, then then successful bidder will be the one who has Acquired maximum marks in evaluation phase.
7. Writing of tender reference as given in the NIT on the Envelop, carrying tender document is must or the bank will not be responsible if the documents are not received by the Procurement Committee on time.
8. All clauses of the agreement (Attached as Annexure "A") are part of the tender documents.

Signature & Stamp of the Bidder _____

Date 16/3/2016

SIGNATURE MEMBERS PC-ADMIN
Head - Fin Div. _____
Head - Admin Div. _____
Member-IDBL. _____
Date: _____

Dated: 24/03/2016

Premises Evaluation Performa

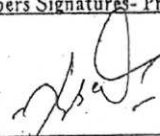
Location Khanpul Mahar
Bidder Jardar M. Bukhsh

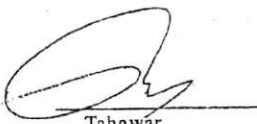
Serial No: ②
Pay Order No. 305802

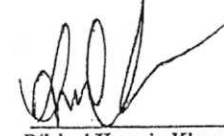
Provision of Emergency Exit Door (Yes/*No)

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	Small Cities	For Branches in Rural/ Interior Areas	
1	Location	40	40	33	On main location (Commercial point of view)			Site Plan
		0			Away / stride the main location			
2	Area	15	15	15	1500 sq.ft. to 1800 sq.ft.	1200 sq.ft. to 1500 sq.ft.	1000 sq.ft. to 1200 sq.ft.	Title document of the property
		5			Above 1800 sq.ft.	Above 1500 sq.ft.	Above 1200 sq.ft.	
		5			Below 1500 sq.ft.	Below 1200 sq.ft.	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15			5 Banks, within 1 km			Names of the Banks with exact distances from the premises offered
		10	10	10	3 Banks, within 1 km			
		5			2 Banks, within 1 km			
4	Advance Rent Required	10			1 Year			Tick the appropriate column
		5	5	5	2 Years			
		0			3 Years			
5	Parking Space (Dedicated to the premises)	10	10	10	Above 4 Vehicles	3 Vehicles		Numbers
		5			3-4 Vehicles	2 Vehicles		
		3			1-2 Vehicles	1 Vehicle		
6	State of Property Offered	10	10		Constructed			Map of the premises
		5		5	Plot			
Total Marks		100	90	77	Qualified / Disqualified			

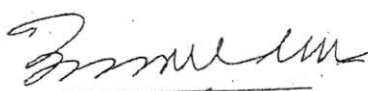
Members Signatures- Pre-Evaluation Committee

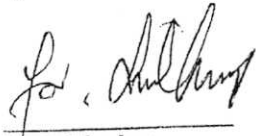

 Muhammad Shahid Saleem
 Administration Division

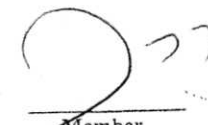

 Tahawar
 Operations Division


 Dilshad Hussain Khan
 Finance Division

Signature Post-Premises Committee


 Group Head (Bridh)



 Member


 Member

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. 

Head - Admin Div. 

Member-IDBL. 

Date: _____

TENDER No: SNDB/ADMIN/TD/651/2016

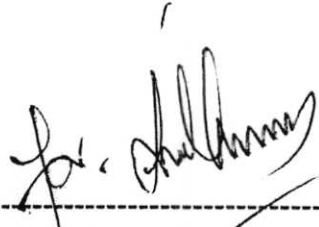
**ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS AT
KHANPUR, MAHAR**

Certificate in Compliance of Rule 48 of SPPRA

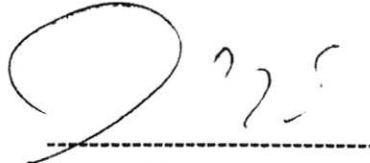
This is to certify that as only one bid was received against the tender, so Rule 48 has been complied with detail as follows:

S.No	Market Unit Price.	Estimated Price	Current tender Price
01	Rs.60,000/-	-	Rs.55,000/-

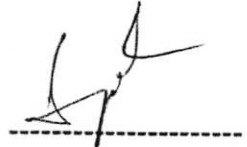
Member Procurement Committee



Head of Finance Division



Head of Admin Division



Member of IDBL



Faizan Enterprises

بیت آف ایڈمن
سٹریٹنگ کمپنی
بیت آف ایڈمن
کراچی

جناب عالی
گزارش مہربان ہے کہ آج کل خان یحیٰی لاٹھکے
کا کرایہ = /- 3.60 اف. پی. پی. چل رہا ہے۔



ATTENDANCE SHEET
BID OPENING -

FOR SELECTION OF BRANCH BRANCH ICHANPUR

Date: 22/03/16

S.No	Company Name	Name of Company Representative	Contact No.	Company Address	Signature
01	BURKHAN	} By Deposit			

Signature – Procurement Committee Members

Head of Administration

Chief Financial Officer

Chief Manager (IDBL)

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

TYPE OF PROCUREMENT

✓
ADMIN / IT / CONSULTANT / MEDIA

TENDER NAME

BRANCH PREMISES KHANDPUR MAHAR

TYPE OF TENDER

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

OPENING DATE

22/03/16

OPENING TIME

1630 Hrs

ATTENDANCE (MEMBER PC)

HDA
CFO
CHIEF MANAGER, IDBL

ATTENDANCE (REPS. OF BIDDERS)

NAME	FIRM
<u>Bux ICHAN</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

TOTAL BIDS ACCEPTED FOR EVALUATION

~~01~~ 01

TOTAL BIDS REJECTED

-

REMARKS

SECRETARY PROCUREMENT COMMITTEE

SIGNATURE

M/10
20/3

DATE

CFO

[Signature]

Chief Manager - IDBL

[Signature]

3 SCOPE OF WORK

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

**Acquiring of Branch Premises
Khanpur Mahar Branch**

S. No.	Bidder Name	Amount
1	Mohammad Bux Khan	300
Total		300/-

farhan.amir@sindhbankltd.com

From: <farhan.amir@sindhbankltd.com>
Date: Monday, May 30, 2016 4:01 PM
To: "SPPRA" <tenders@pprasindh.gov.pk>; <sheraz.riaz@sindhbankltd.com>
Cc: <ather.iqbal@sindhbankltd.com>; "mohiuddin" <mohiuddin@sindhbankltd.com>; "Shahid Saleem" <shahid.saleem@sindhbankltd.com>; "Zulqarnain" <zulqarnain.memon@sindhbankltd.com>
Attach: 05302016155558.pdf
Subject: Hoisting of BER - Acquiring of Branch Premises on Rental Basis at Khanpur Larkana

Dear Sir,

Attached is the BER - Acquiring of Branch Premises on Rental Basis at Khanpur Larkana for hoisting at Sindh Bank Ltd & SPPRA websites.

Regards,
Farhan A Siddiqui

farhan.amir@sindhbankltd.com

From: <farhan.amir@sindhbankltd.com>
Date: Monday, May 30, 2016 4:01 PM
To: "SPPRA" <tenders@pprasindh.gov.pk>; <sheraz.riaz@sindhbankltd.com>
Cc: <ather.iqbal@sindhbankltd.com>; "mohiuddin" <mohiuddin@sindhbankltd.com>; "Shahid Saleem" <shahid.saleem@sindhbankltd.com>; "Zulqarnain" <zulqarnain.memon@sindhbankltd.com>
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Subject: Hoisting of BER - Acquiring of Branch Premises on Rental Basis at Khanpur Larkana

Dear Sir,

Attached is the BER - Acquiring of Branch Premises on Rental Basis at Khanpur Larkana for hoisting at Sindh Bank Ltd & SPPRA websites.

Regards,
Farhan A Siddiqui

5/30/2016

farhan.amir@sindhbankltd.com

From: <farhan.amir@sindhbankltd.com>
Date: Monday, May 30, 2016 4:01 PM
To: "SPPRA" <tenders@pprasindh.gov.pk>; <sheraz.riaz@sindhbankltd.com>
Cc: <ather.iqbal@sindhbankltd.com>; "mohiuddin" <mohiuddin@sindhbankltd.com>; "Shahid Saleem" <shahid.saleem@sindhbankltd.com>; "Zulqarnain" <zulqarnain.memon@sindhbankltd.com>
Attach: 05302016155558.pdf
Subject: Hoisting of BER - Acquiring of Branch Premises on Rental Basis at Khanpur Larkana

Dear Sir,

Attached is the BER - Acquiring of Branch Premises on Rental Basis at Khanpur Larkana for hoisting at Sindh Bank Ltd & SPPRA websites.

Regards,
Farhan A Siddiqui

Dated: 24/03/2016

Premises Evaluation Performa

Location Khanpuri Mahar

Serial No: (2)

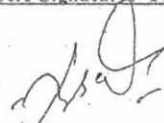
Bidder Jardar M. Bukhsh


Pay Order No. 305802


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	Small Cities	For Branches in Rural/ Interior Areas	
1	Location	40	40	32	On main location (Commercial point of view)			Site Plan
		0			Away / stride the main location			
2	Area	15	15	15	1500 sq.ft. to 1800 sq.ft.	1200 sq.ft. to 1500 sq.ft.	1000 sq.ft. to 1200 sq.ft.	Title document of the property
		5			Above 1800 sq.ft.	Above 1500 sq.ft.	Above 1200 sq.ft.	
		5			Below 1500 sq.ft.	Below 1200 sq.ft.	Below 1000 sq.ft.	
3	Other Banks in Close Proximity	15			5 Banks, within 1 km			Names of the Banks with exact distances from the premises offered
		10	10	10	3 Banks, within 1 km			
		5			2 Banks, within 1 km			
4	Advance Rent Required	10			1 Year			Tick the appropriate column
		5	5	5	2 Years			
		0			3 Years			
5	Parking Space (Dedicated to the premises)	10	10	10	Above 4 Vehicles	3 Vehicles		Number's
		5			3-4 Vehicles	2 Vehicles		
		3			1-2 Vehicles	1 Vehicle		
6	State of Property Offered	10	10		Constructed			Map of the premises
		5		5	Plot			
Total Marks		100	90	77	Qualified / Disqualified			

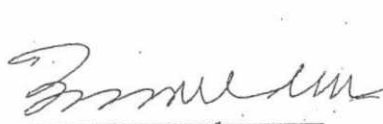
Members Signatures- Pre -Evaluation Committee

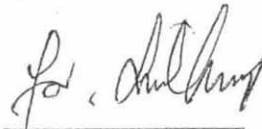

 Muhammad Shahid Saleem
 Administration Division



 Tahawar
 Operations Division


 Dilshad Hussain Khan
 Finance Division

Signature Post-Premises Committee


 Group Head (Sindh)



 Member


 Member

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. 

Head - Admin Div. 

Member-IDBL. 

Date: _____

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

TYPE OF PROCUREMENT

✓
ADMIN / IT / CONSULTANT / MEDIA

TENDER NAME

BRANCH PREMISES ICHANPUR MAHAR

TYPE OF TENDER

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

OPENING DATE

22/03/16

OPENING TIME

1630 Hrs

ATTENDANCE (MEMBER PC)

HJA
CFO
CHIEF MANAGER, IDBL

ATTENDANCE (REPS. OF BIDDERS)

NAME	FIRM
Bux ICHAN	

TOTAL BIDS ACCEPTED FOR EVALUATION

01

TOTAL BIDS REJECTED

-

REMARKS

SECRETARY PROCUREMENT COMMITTEE

SIGNATURE

DATE

CFO

Chief Manager-IDBL

ATTENDANCE SHEET
 BID OPENING -

FOR SELECTION OF BRANCH BRANES ICHANPUR

Date: 22/03/16

S.No	Company Name	Name of Company Representative	Contact No.	Company Address	Signature
01	BURKHAN	By Depost			

Signature –Procurement Committee Members

Head of Administration

Chief Financial Officer

Chief Manager (IDBL)

TENDER No: SNDB/ADMIN/TD/651/2016

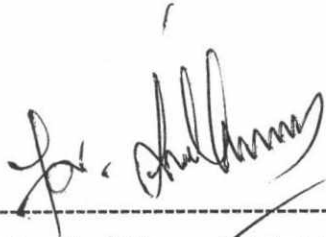
**ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS AT
KHANPUR, MAHAR**

Certificate in Compliance of Rule 48 of SPPRA

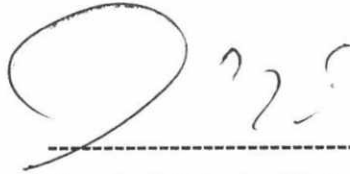
This is to certify that as only one bid was received against the tender, so Rule 48 has been complied with detail as follows:

S.No	Market Unit Price.	Estimated Price	Current tender Price
01	Rs.60,000/-	-	Rs.55,000/-

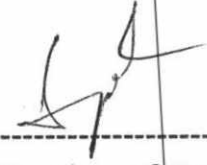
Member Procurement Committee



Head of Finance Division



Head of Admin Division



Member of IDBL



Faizan Enterprises

بیتہ آف ایڈمن
سینٹرل کمپنٹ
بیتہ آف ایڈمن
کراچی

جناب عالی

گزارش طرز ہے کہ اس کی خان پیر لاٹھانہ

لاکڑیہ = 60.000.000 روپے چل رہا ہے۔

farhan.amir@sindhbankltd.com

From: <farhan.amir@sindhbankltd.com>
Date: Tuesday, May 24, 2016 6:53 PM
To: "SPPRA" <tenders@pprasindh.gov.pk>; <junaid.shaikh@sindhbankltd.com>
Cc: "Saleem Sb" <mohammad.saleem@sindhbankltd.com>; "Zulqarnain" <zulqarnain.memon@sindhbankltd.com>; <ather.iqbal@sindhbankltd.com>; "mohiuddin" <mohiuddin@sindhbankltd.com>; "Shahid Saleem" <shahid.saleem@sindhbankltd.com>; <shahzad.baig@sindhbankltd.com>
Attach: 05242016185139.pdf
Subject: Hoisting of BER - Acquiring of Branch Premises on Rental Basis at Station Road, Larkana

Dear Sir,

Attached is the BER - Acquiring of Branch Premises on Rental Basis at Station Road, Larkana for hoisting at Sindh Bank Ltd & SPPRA websites.

Regards,
Farhan A Siddiqui

Bid Evaluation Report

Evaluation Report- Acquiring of Branch Premises on Rental Basis STATION ROAD, LARKANA

1	Name of Procuring Agency	Sindh Bank Ltd.
2	Tender Reference No.	SNDB/COK/ADMIN/TD/666/2016
3	Tender Description	Evaluation Report- Acquiring of Branch Premises on Rental Basis STATION ROAD, LARKANA
4	Method of Procurement	Single Stage One Envelop Bidding Procedure
5	Tender Published / SPPRA S.No	SPPRA S.No: 26810 Express Tribune, Daily Express & Daily Ibrat (3 rd March 2016)
6	Total Bid Documents Sold	01
7	Total Bids Received	01
8	Bid Opening Date & Time	22/03/2016 at 1630 Hrs
9	No. Of Bid qualified	01
10	Bid(s) Rejected	-

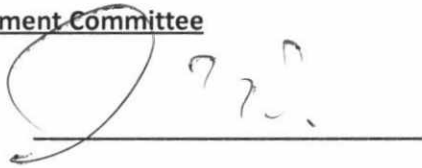
Detail on the above is as follows:

S No	Name of Firm or Bidder	Area	Cost offered by the Bidder	Ranking in terms of cost	Comparison with Estimated cost (Estimated Cost= Rs.150/- per sq.ft)	Reasons for acceptance/ Rejection (Qualifying Marks= 70%)	Remarks
0	1	2.a	2.b	3	4	5	6
1.	Suleh Hayat	1600 sq.ft	Rs. 200,000/- i.e. Rs. 125/- per sq.ft.	Only Bidder	Rs. 25/- per sq.ft below the estimated cost	Qualified- Obtained 86% in the Evaluation Process	Rule 48 has been complied with

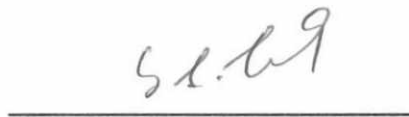
Accordingly going by the eligibility criteria offered in the tender document, Serial No.1 stands as only qualified bidder & it is also below the estimated cost.

Members Signature- Procurement Committee

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



Mr. Saeed Jamal
Chief Financial Officer



Mr. Syed Muhammad Aqeel
Chief Manager, IDBL Karachi



4 FINANCIAL PROPOSAL

PRICE SCHEDULE

Name & Contact Details of the Bidder SULEH HAYAT SOOMRO

Monthly Rent (Lump Sum) 200000

1609 sq feet

Monthly Rent (Per Square Feet) 125 Rs per square feet
approximate

NOTE

1. Owner will be liable to pay all municipal, government, non-government and other rates, taxes, stamp duty (as applicable under Stamp Act 1989) duly stamped on the contract agreement and assessment which may be levied in respect of the Demised Premises.
2. For each property separate pay order has to be enclosed as per the amount mentioned in the advertisement given in the newspaper.
3. Rent will commence after one month of signing of agreement.
4. During process of renovation if any NOC is required from the government agencies the lessor is liable to get its approval. 25% amount of the total rent will be withheld till the needful is met.
5. Tenders may be submitted directly by the owners of the premises. No tenders will be entertained if submitted by or through brokers/ agents.
6. If the financial evaluation are the same, then then successful bidder will be the one who has Acquired maximum marks in evaluation phase.
7. Writing of tender reference as given in the NIT on the Envelop, carrying tender document is must or the bank will not be responsible if the documents are not received by the Procurement Committee on time

Signature & Stamp of the Bidder Suleh Hayat Soomro

Date 21/3/16



SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. Suleh Hayat Soomro

Head - Admin Div. [Signature]

Member-IDBL. [Signature] 13

TENDER No: SNDB/ADMIN/TD/666/2016

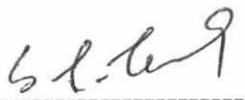
**ACQUIRING OF BRANCH PREMISES ON RENTAL BASIS AT
STATION ROAD, LARKANA**

Certificate in Compliance of rule 48 of SPPRA


This is to certify that as only one bid was received against the tender, so Rule 48 has been complied with detail as follows:

S.No	Market Unit Price.	Estimated Price	Current tender Price
01	Rs.150/- per sq.ft	-	Rs.125/- per sq.ft


Member Procurement Committee



Head of Finance Division



Head of Admin Division



Member of IDBL



Faizan Enterprises

پلیٹ آف ایڈمن
سٹیٹ بینک لمیٹڈ
پلاٹ آف عینس
کراچی

جناب عالی

گزارش طرہن یہ ہے کہ آج کل اسٹیشن

سروڈ، لاٹ کا نہ مارا یہ -/Rs.150 سے -/Rs.160 per Sq. ft.

حیل رہا ہے

Dated: 24/03/2016

Premises Evaluation Performa

Location Larkana

Serial No: ①

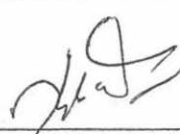
Bidder Julek Hayat


Pay Order No. 312437

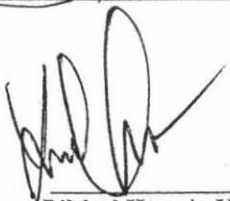
Provision of Emergency Exit Door (Yes/*No)

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
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		0			Away / stride the main location			
2	Area	15	15	15	1500 sq.ft. to 1800 sq.ft.	1200 sq.ft. to 1500 sq.ft.	1000 sq.ft. to 1200 sq.ft.	Title document of the property
		5			Above 1800 sq.ft.	Above 1500 sq.ft.	Above 1200 sq.ft.	
		5			Below 1500 sq.ft.	Below 1200 sq.ft.	Below 1000 sq.ft.	
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		10			3 Banks, within 1 km			
		5			2 Banks, within 1 km			
4	Advance Rent Required	10			1 Year			Tick the appropriate column
		5			2 Years			
		0	0	0	3 Years			
5	Parking Space (Dedicated to the premises)	10	10	10	Above 4 Vehicles	3 Vehicles		Numbers
		5			3-4 Vehicles	2 Vehicles		
		3			1-2 Vehicles	1 Vehicle		
6	State of Property Offered	10	10	10	Constructed			Map of the premises
		5			Plot			
Total Marks		100	90	86	Qualified / Disqualified			

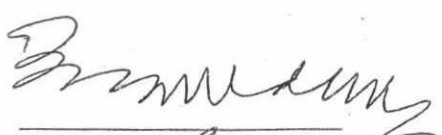
Members Signatures- Pre -Evaluation Committee


 Muhammad Shahid Saleem
 Administration Division


 Tahawar
 Operations Division


 Dilshad Hussain Khan
 Finance Division


Signature Post-Premises Committee


 Group Head (Snr) _____

Member

SIGNATURE MEMBERS PC-ADMIN

Head - Fin Div. 

Head - Admin Div. 

Member-IDBL. 

Member Date: _____

ATTENDANCE SHEET
BID OPENING -

FOR SELECTION OF BANK PREMISE ON RENTAL PLACE
STATION ROAD LARKANA
Date: 22/3/16

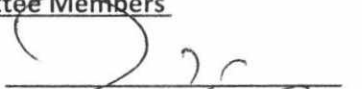
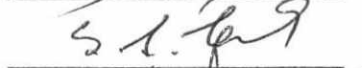

S.No	Company Name	Name of Company Representative	Contact No.	Company Address	Signature
01	MR. SULEH HAYAT	By Do & Bx			

Signature – Procurement Committee Members

Head of Administration

Chief Financial Officer

Chief Manager (IDBL)

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

TYPE OF PROCUREMENT ADMIN / IT / CONSULTANT / MEDIA
TENDER NAME Acquiring of Branch Premise on Rental Basis
Station Road, Larkana
TYPE OF TENDER SINGLE STAGE-ONE ENVELOPE / SINGLE STAGE-TWO ENVELOPE / TWO STAGE / TWO STAGE-TWO ENVELOPE
OPENING DATE 22/03/16 at
OPENING TIME 1630Hr

ATTENDANCE (MEMBER PC)
HSA
CFO
CHIEF MANAGER, IDBL

ATTENDANCE (REPS. OF BIDDERS)	NAME	FIRM
	<u>Mr. Suleh Hayat</u>	

TOTAL BIDS ACCEPTED FOR EVALUATION 01

TOTAL BIDS REJECTED _____

REMARKS _____

SECRETARY PROCUREMENT COMMITTEE
SIGNATURE [Signature]
DATE 22/03/16

SIGNATURE MEMBERS PC-ADMIN
Head - Fin Div. [Signature]
Head - Admin Div. [Signature]
Member-IDBL. [Signature]
Date: 22/03/16