

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 on Rental Basis i.e. Jhudo
4) TENDER NUMBER	SNDB/COK/ADMIN/TD/883/2018
5) BRIEF DESCRIPTION OF CONTRACT	Same as above
6) FORUM THAT APPROVED THE SCHEME	Competent Authority
7) TENDER ESTIMATED VALUE	Rs. 50/- per sq.ft
8) ENGINEER'S ESTIMATE (For civil works only)	
9) ESTIMATED COMPLETION PERIOD (AS PER CONTRACT)	1 Year
10) TENDER OPENED ON (DATE & TIME)	15/02/2018 at 11:00 Hrs
11) NUMBER OF TENDER DOCUMENTS SOLD (Attach list of buyers)	02
12) NUMBER OF BIDS RECEIVED	11
13) NUMBER OF BIDDERS PRESENT AT THE TIME OF OPENING OF BIDS	
14) BID EVALUATION REPORT (Enclose a copy)	16/06/2018
15) NAME AND ADDRESS OF THE SUCCESSFUL BIDDER	Mr. Akhtar Usman - House No. B-592
16) CONTRACT AWARD PRICE	Rs. 45,000/- Rs. 37.6/- per sq.ft
17) RANKING OF SUCCESSFUL BIDDER IN EVALUATION REPORT (i.e. 1 st , 2 nd , 3 rd EVALUATION BID).	1. Akhtar Usman

MUHALLA KAM
KHANJ
WARD-8.
JHUDO

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:

Competent Authority

19) APPROVING AUTHORITY FOR AWARD OF CONTRACT _____

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	36520
No	

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

Yes	Express Tribune, Daily Express & Sindhi Express (20/01/2018)
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, recall 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

Signature & Official Stamp of
Authorized Officer

[Signature]
30/05/18

FOR OFFICE USE ONLY

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

BUYER RECORD**Branch Premises**

S.No.	TENDER NAME	AMOUNT
1	Akhtar Usman	300
2	Rashid Ali	300
Total		600/-

SNDB/COK/ADMIN/ID/883/2018

Dated: 30/05/2018

Mr. Akhtar Usman,
House No. B-592,
Muhallah Kain Khani,
Ward -6, Jhudo,
District Mirpurkhas

Subject: Contract Award-Acquiring of Branch Premises on Rental Basis - Jhudo

Dear Sir,

The management of Sindh Bank Limited is pleased to acquire the subject premises as per terms and conditions specified in the agreement and scope of work signed at the time of premises visit, please:

Please acknowledge.

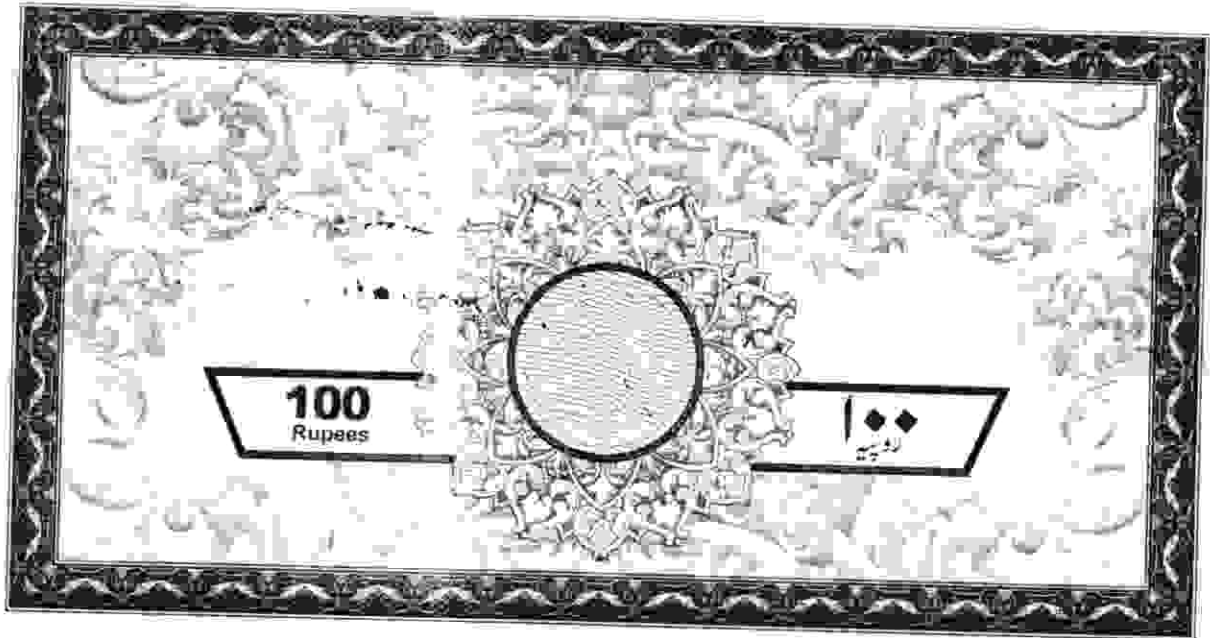
Sincerely,

For & behalf of Sindh Bank Limited,


Lt. Col. (R) Shahzad Begg
EVP/Head of Administration Division

3 SCOPE OF WORK

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



Mulkiyat-e-Sindh Stamp 101
Muhimbi Se The Sindh Bank Ltd. Stamp
Sindh Bank Limited, Karachi

03 MAY 2018

(RUPEES)

00021535
Sindh Bank Limited
Karachi

LEASE AGREEMENT
JHUDO BRANCH DISTT. MIRPURKHAS

This Lease Agreement is made at _____ on this 30 day of MAY 2018.

BETWEEN

Mr. Akhtar Usman S/o Muhammad Usman, Muslim Adult, holding CNIC No. 44101-5103355-9, R/o, House No.B-592, Mohalla Kaim Khani, Ward-8, Jhudo, District Mirpurkhas. (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 **OTIHER PART**.

WHEREAS the Lessor is fully seized and possessed of and entitled to all that piece and parcel of Shops in Usman Complex-II, constructed on City Survey No.444, Ward No.C & Ward No.6 Main Jhudo, Tando Bago Road, Jhudo Town, Taluka Jhuddo, District Mirpurkhas.

AND WHEREAS the Lessor has agreed to let and the Lessee has agreed to take on lease Shop of the aforesaid premises measuring 1200 sq.ft on Ground floor for opening of Jhudo Branch. (hereinafter referred to as the "Demised Premises") on the terms and conditions as set forth hereunder:

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

In consideration of the Lessee paying the rent herein after reserved in the manner hereinafter mentioned and the covenants hereinafter written to be observed by the Lessor and the Lessee, the Lessor doth hereby demise upon the Lessee the Demised Premises for a term of Twelve (12) months commencing from 25-05-2018 and ending on 24-05-2019, 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 Twelve (12) months commencing from 25-05-2018 and ending on 24-05-2019 (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.45,000/- (Rupees Forty Five Thousand only)

Advance Rent

3. The Lessee has paid a sum of Rs.540,000/- (Rupees Five Hundred Forty Thousand only) to the Lessor towards 12 months Advance Rent in respect of the Demised Premises for a period between 25-05-2018 to 24-05-2019. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises. The Lessee shall deduct income tax from all amounts payable to the Lessor towards rent of the Demised Premises. An amount of Rs. 500,000/- (Rupees Five 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.

Ejection

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 and branch purpose only;

Abhishek

- 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 Lessee will have the right to claim the damages and deduct the amount of Rs.10,000/- per day as penalty and also 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 Demised 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;

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