


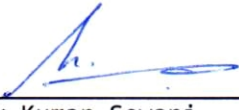
Bid Evaluation Report

1. Name of Procuring Agency: Provincial Disaster Management Authority, Sindh
2. Tender Reference No: PDMA(S)/4(46)/2019 NIT INF/KRY/897/19,
3. Tender Description/Name of work/item: Hiring of PDMA Office Building on Rental Basis
4. Method of Procurement: Single Stage One Envelope
5. Tender Published: The Dawn: 23.02.2019, Ibrat: 26.02.19 & Jang: 26.02.19, (PPMs ID TO1155-18-0002
6. Total Bid documents Sold; (1) One
7. Total Bids Received: (1) One
8. Technical Bid Opening date: (if applicable) 13-03-2019 at 1300Hours
9. No. of Bid technically qualified (if applicable): (1) One
10. Bid(s) Rejected: (0) Zero
11. Financial Bid Opening date: 13-03-2019 at 1300 Hours
- 12. Bid Evaluation Report:**

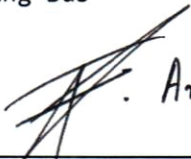
S No	Name of Firm or Bidder	Cost offered by the Bidder	Ranking in terms of cost	Comparison with Estimated cost	Reasons for acceptance/rejection	Remarks
0	1	2	3	4	5	6
1.	M/s Real Property Solution on behalf of Mr. Furqan Ahmed Khan	Rs. 81 per sq/ft @ 5610 Sq/ft Rs.454,410/-.	1 st	As per Comparative Market Rates Annexure A, B & C attached.	The Single bid technically qualified. Accepted and recommended for award of contract	Lowest



Sanjay Raja
Assistant Engineer Provincial Building Sub
division - I
Works & Services Dept / Member PC



Ajay Kumar Sewani,
Assistant Director (P),
PDMA Sindh, Member, PC.



Mr. Zain-ul-Abideen Ansari
Deputy Director (F&A), PDMA, Sindh /
Chairman, PC

4. FINANCIAL PROPOSAL

PRICE SCHEDULE

Name of Bidder FURQAN AHMED KHAN (through Reg Real property solution)

Monthly Rent (Lump Sum) 9,09,000/- or 81 rs per sqft.

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. Earnest money of 1% of one year rent demanded of the premises, in the shape of pay order or irrecoverable Bank Guarantee acceptable to the PDMA is to be attached with Financial Proposal.

Signature & Stamp of the Bidder 

Date 12/03/19


13.3.19



13/03/19



**GOVERNMENT OF SINDH
REHABILITATION DEPARTMENT
PROVINCIAL DISASTER MANAGEMENT AUTHORITY (SINDH)**

**MINUTES OF THE MEETING OF PROCUREMENT COMMITTEE REGARDING HIRING OF PDMA SINDH
OFFICE BUILDING OF RENTAL BASIS HELD ON 13.03.2019 (PPMS NIT ID TO1155-18-0002).**


A meeting of procurement committee of PDMA Government of Sindh was held on 13.03.2019 at 13:00 hours in the committee room of PDMA Sindh under the Chairman of Mr. Zain-ul-Abideen Ansari, Deputy Director (F&A), PDMA Sindh/ Chairperson PC and in the presence of the bidder. The Attendance sheet of the participants and the bidders is attached at Annexure- I.

The Chair briefed the participants that only one bid (i.e. M/s Real Property Solution on behalf of Mr. Furqan Ahmed Khan) was received till the closure of the submission time and the Committee due to constraint of time (because of Notice of vacating of the current office premises due termination of tenancy agreement) decided to open the tender in this case. In the light of technical evaluation criteria the submitted bid was evaluated / assessed and was found satisfactory, Technical Evaluation Report is placed at (Annexure-A).


Furthermore, as there was only one bidder, in light of Rules 48 of SPPRA Rules 2010 the quoted rental rates were compared with the market rental rate through independent property dealers by taking valuation certificates which are found acceptable by the Procurement Committee (Annexure B, C &D).

The Procurement Committee unanimously decided that single bid M/s Real Property Solution (Mr. Furqan Ahmed Khan) is found satisfactory in all aspects of evaluation and therefore is recommended for the award of contract.

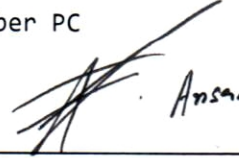
The meeting ended with note of thanks to and from the chair.



Sanjay Raja
Assistant Engineer Provincial Building Sub
division - I
Works & Services Dept / Member PC



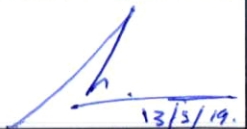
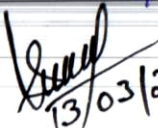

Ajay Kumar Sewani,
Assistant Director (P),
PDMA Sindh, Member, PC.



Mr. Zain-ul-Abideen Ansari (P.A.S)
Deputy Director (F&A), PDMA, Sindh /
Chairman, PC


Attendance sheet

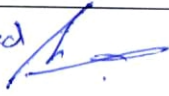
TENDER FOR HIRING OF PDMA HEAD OFFICE BUILDING
ON RENTAL BASIS.

Wednesday , 13.03.2019		Time 13:00		Procurement Committee	
No#	Name	Department	Designation	Signature	
01	Ajay Kumar Sewani	PDMA Sindh	Assistant Director Procurement	 13/3/19.	
02.	Sanjay Raja	Works & Services Deptt.	Assistant Engineer	 13/03/2019	
3.	Zain.	Pdma.	D.D F&A	 13.3.19.	
	/	/	/	/	
	/	/	/	/	

Attendance sheet

TENDER FOR HIRING OF PDMA HEAD OFFICE BUILDING
ON RENTAL BASIS.

Wednesday , 13.03.2019		Time 13:00		BIDDERS	
No#	Name	CNIC	Contact No	Signature	
1)	WAGAS Ali	42301-592669-3	0333-2902602		

closed 



GOVERNMENT OF SINDH
REHABILITATION DEPARTMENT
PROVINCIAL DISASTER MANAGEMENT AUTHORITY

TECHNICAL EVALUATION REPORT

The procurement committee evaluated the technical bids of the bidders of office premises PPMS NIT ID:TO1155-18-0002 at the time of opening using the following criteria. Based on the results of Technical Evaluation Report following vendors have been qualified/ disqualified. Bidders which are qualified in this form will be considered for selection and successful bidder will be considered on the lowest rates basis:

S.No.	Particulars	Max Marks	Marking Criteria	Bidder: Furkhan Ahmed Khan P.O#: 12665420	Bidder: P.O#:
1	Preferred Location (Commercial Only)	20	Clifton / DHA/PECHS and Shara-e-Faisal	20	
		10	Away stride preferred location		
2	Back entrance / emergency exit on wide street If one entrance / exit in building	20	Commercial area.	20	
		10	Commercial area.		
3	Space Required / Area	20	approximately 5000 Sq Feet constructed area	20	
		10	Below 5,000 Sq. ft		
4	Elevator	10	At least one lift/elevator	10	
		05	No Lift/ elevator		
5	Washroom	10	2 to 4 washrooms at each floor	10	
		05	Less than 2 to 4 washroom at each floor		
6	Premises shall face a main road along with a service road (being on the main road is mandatory)	10	Having separate service road along with a Main Road	10	
		05	Not having separate service road along with a Main Road		
7	Independent 3 phase electric meters	10	Each Floor have separate electric meter.	10	
		05	If not		
Total (Max)		100	Qualified/ Disqualified	Obtained Marks:	Obtained Marks:
Qualified/ Disqualified as per marks:			Qualified	100	

Ajay Kumar
Assistant Director (P)
PDMA, Sindh/ Member PC

Sanjay Bera
Assistant Engineer Provincial
Building Sub division - I
Works & Services Dept / Member

Zain-Ul-Abideen Ansari (PAS)
Deputy Director (F&A)
PDMA Sindh / Chairman PC



SAVERA
ENTERPRISES

PROPERTY CONSULTANTS & ADVISOR

Provided by us Gratis & Free

Issued to:
Assistant Director Procurement
PDMA Sindh


TO WHOM IT MAY CONCERN

This is to certify that current valuation of **Office Building, Consisting of Basement, Ground, Mezzanine Plus 3 Floors, on Plot No.26-C, Main Kh-e-Jami, Phase-VII, DHA, Karachi, measuring 200 square yards / 11222.32 square feet approx. Situated in Pakistan Defence Officers Housing Authority, DHA City, Karachi,** following are the price as per floor.

- A. **Basement Plus Ground Floor** Rental Value is 450,000/- per month
- B. **Mezzanine Floor** Rental Value is 125,000/- per month
- C. **Each Floor** Rental Value is 150,000/- per month

This is not a valuation of property for Banking, Finance, obtaining loan, insurance, claim, litigation or any such purpose.

This information is being given Gratis / Free, no charges, and to the best of our knowledge, without any commitment, liability or responsibility of any sort whatsoever on our part.


15/3/2019





ESTATE CARE

Sincere Service Nothing Less

Date: 19. Mar-2019

Ref: -

To,

Provincial Disaster Management Authority,
Government of Sindh
Karachi.

TO WHOM IT MAY CONCERN

This is to certify that today's rental value of *Office Building, Consisting of Basement, Ground, Mezzanine Plus 3 Floors, on Plot No.26-C, Main Kh-e-Jami, Phase-VII, DHA, Karachi, measuring 200 square yards / 11222.32 square feet approx. Situated in Pakistan Defence Officers Housing Authority, DHA City, Karachi*, separate rental value as given below.

Basement, Ground and Mezzanine Floor (each measuring 1800 to 1900 sq.ft. approx.) Rental Valuation shall be Rs.600,000/- per month and **Each Floor** (measuring 1800 to 1900 sq.ft. approx.) Rental value shall be Rs.175,000/- per month,

This information is provided to you without any charges, and to the best of our knowledge, without any commitment, liability or responsibility of any sort whatsoever on our part.

ESTATE CARE
Sole Proprietor
Ali



Property Prime Time

Property Appraiser & Consultants



Ref: _____

Date: 18/3/19

TO,

ASSISTANT DIRECTOR PROCUREMENT
PROVINCIAL DISASTER MANAGEMENT AUTHORITY,
GOVERNMENT OF SINDH
KARACHI.

SUBJECT: VALUATION CERTIFICATE

THIS IS TO CERTIFY THAT TODAY'S RENTAL VALUE OF **OFFICE SPACE, CONSISTING OF BASEMENT, GROUND, MEZZANINE PLUS NUMBERS OF THREE FLOORS, ON PLOT NO.26-C, MAIN KH-E-JAMI, PHASE-VII, DHA, KARACHI, MEASURING 200 SQUARE YARDS / 11222.32 SQUARE FEET APPROX. SITUATED IN PAKISTAN DEFENCE OFFICERS HOUSING AUTHORITY, DHA CITY, KARACHI,** SEPARATE RENTAL VALUE AS GIVEN BELOW.

SPACE	AREA	AMOUNT PER MOTH
BASEMENT	1870 SQ.FT APPROX.	RS.100,000/-
GROUND FLOOR	1870 SQ.FT APPROX.	RS.350,000/-
MEZZANINE FLOOR	1870 SQ.FT APPROX.	RS.150,000/-
FIRST FLOOR	1870 SQ.FT APPROX.	RS.180,000/-
SECOND FLOOR	1870 SQ.FT APPROX.	RS.170,000/-
THIRD FLOOR	1870 SQ.FT APPROX.	RS.160,000/-

ABOVE GIVEN INFORMATION IS ACCORDING TO MARKET RENTAL VALUE. PLEASE FEEL FREE TO CONTRACT FOR OFFICE SPACE IF REQUIRED ON THESE ABOVE MENTIONED RENTAL VALUE.