

NBP-5347-2604230018575012

GoS-KHI-7EB2BA9E7F712E1E

Non-Judicial

Rs 8,731/-

Description : Contract - 15(a)  
 Principal : IBA KARACHI [27024407]  
 Contractor : H.U. ENGINEERING SERVICES [08848092]  
 Applicant : MAHMOOD SALAHUDDIN [42201-3782777-7]  
 Stamp Duty Paid by : H.U. ENGINEERING SERVICES [08848092]  
 Issue Date : 23-Apr-2026, 12:58:37 PM  
 Paid Through Challan : 202680100B39B08F  
 Amount in Words : Eight Thousand Seven Hundred and Thirty One Rupees Only

Please Write Below This Line

You can verify your e-Stamp paper by scanning the QR code or online at [www.estamps.gos.pk](http://www.estamps.gos.pk) using the 'Verification Through Web option'.**AGREEMENT****Interior Finishing & Furniture Works Cafeteria at IBA Main Campus**

THIS AGREEMENT is executed at KARACHI, on this day April 21, 2026.

**BETWEEN**

**M/s Institute of Business Administration**, through its Registrar, located at **Main Campus, University Enclave, Karachi**, hereinafter called and referred to as "**IBA**" (which expression shall wherever the context so permits, be deemed to include its legal representatives, executors, successors and assigns) of the **FIRST PART**.

**AND**

**M/s H.U. Engineering Services**, having its **H.U. Engineering Services, B-29, Rufi Merry Land, Gulistan-e-Jouhar, Block-18, Karachi**, hereinafter referred to as "**SUPPLIER**" (which expression shall wherever the context so permits be deemed to include its legal representatives, executors, successor and assigns), through its proprietor **Mr. Muhmmad Usman Salahuddin**, holding CNIC No. 4220198772731 on the **SECOND PART**.





**E-STAMP**

CONTINUATION SHEET  
Government of Sindh

**WHEREAS** "IBA" intends to obtain supplies vide tender # FUR/02/25-26 "Interior Finishing & Furniture Works Cafeteria at IBA Main Campus" up to the entire satisfaction & handing over of the material(s) to the "IBA" who has accepted the offer in a finished form complete in all respect.

**NOW IT IS HEREBY AGREED & DECLARED BY AND BETWEEN THE PARTIES AS FOLLOWS:**

**WITNESSETH**

"IBA" hereby offer to appoint "THE SUPPLIER" as their official for the specific purpose of "Interior Finishing & Furniture Works Cafeteria at IBA Main Campus" discussions in respect of the same with "IBA" before the determination of Scope Interior Finishing & Furniture Works Cafeteria at IBA Main Campus "THE SUPPLIER" hereby agree to the offer of the "IBA" in acceptance of the terms & conditions here in below forth.

**Article I:**

**DUTIES & SCOPE OF SUPPLY AND AGREEMENT**

- 1.1 This Agreement includes, the "Interior Finishing & Furniture Works Cafeteria at IBA Main Campus", discussions with "IBA" before the determination of scope of supply with any/all other relevant details to "IBA".
- 1.2 "THE SUPPLIER" agrees to provide any/all kind of Work of Furniture Items in Interior Finishing & Furniture Works Cafeteria at IBA Main Campus to "IBA" whenever and wherever form is required as per the terms & conditions of this Agreement.
- 1.3 "THE SUPPLIER" will coordinate their work with Manager Maintenance of the "IBA" who will assist "THE SUPPLIER" in supervision of proposed Interior Finishing & Furniture Works Cafeteria at IBA Main Campus.
- 1.4 "THE SUPPLIER" will visit the Purchase Offices located at Main Campus, University Enclave, Karachi as & when required with prior appointment.
- 1.5 Life Insurance / Security of worker will be the responsibility of supplier. IBA will not be responsible for any mishap.
- 1.6 All staff must have CNIC and clearly mentioned to discourage work through child labor.
- 1.7 All logistic charges will be borne by "THE SUPPLIER".



**Article II**

**SCOPE OF PROFESSIONAL SERVICES:**

- 2.1 "THE SUPPLIER" hereby agree and acknowledge to Interior Finishing & Furniture Works Cafeteria at IBA Main Campus in accordance with the Description & Specification.
- 2.2 "THE SUPPLIER" hereby agree and acknowledge the acceptance of attending the meetings with the Head of Procurement "IBA" as & when required.
- 2.3 Delivery on or before May 20, 2026.
- 2.4 All staff must have CNIC and clearly mentioned to discourage work through child labor.



2.5 "THE SUPPLIER", will provide all required/necessary labor(s) / transportation(s) / cartage(s) what so ever required to complete the procurement at the cost/charges amount offered in the tender vide # FUR/02/25-26.

**Article III  
REMUNERATION**

3.1 The cost offered by the Supplier is Rs. 2,494,357.00 (inclusive of all taxes) Interior Finishing & Furniture Works Cafeteria at IBA Main Campus vide tender # FUR/02/25-26 variation may occur. The cost is inclusive of labor/transportation/supplies/etc. Details of items are appended below.

S. #	Items	Unit	Qty	Rate	Amount
	<p>General Note Applicable For All Relevant BOQ Items (Architectural Works):</p> <p>1- In the event that the basic price (which is inclusive of all taxes such as GST, Income Tax, etc., but exclusive of cartage) of an item has been given in the Bill of Quantities and the actual cost of sample approved is higher or lower than the price stipulated, the net difference of price (based on finished quantity) shall be added to or deleted from the Contractor's rate at actual + 12%.</p> <p>Same procedure will be followed in the case if the source of supply is given or type of material is given (e.g. PVC Skirting, etc.) or specific consumption of any material is given (e.g. concrete ratio, etc.), and they are changed.</p> <p>2- In the event that the installed basic price (which is inclusive of all taxes such as GST, Income Tax, etc.) of an item has been given in the Bill of Quantities and the actual installed cost of sample approved is higher or lower than the price stipulated,</p>				



the net difference of price (based on finished quantity) shall be added to or deleted from the Contractor's rate at actual.

Same procedure will be followed in the case if the source of supply is given or type of material is given and they are changed.

3- All Glass to be Clear Float Glass of approved quality (Ghani, Tariq Float Glass).

4- Gypsum board (Arish, United or approved equivalent).

5- MDF board (Lasani or approved equivalent).

6- Laminate board (Al-Noor Lasani - Baluchistan Laminate or approved equivalent).

7- Paint Work: 3 coats of matt enamel paint finish (Jotun, ICI or Berger) of approved shade.

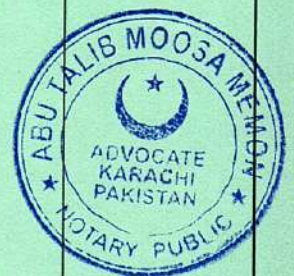
8- Paint on all M.S. Work where shown: anti rust epoxy coating of approved manufacturer.

9- Expansion Bolts to be Fischer or approved equivalent.

10- Where basic price of marble / granite is given, it is for pre-polished granite with 6 sides chemical treatment (finish as approved) but excluding at edges & without rounding / beveling of edges. The cost of edge finishing, if required and rounding / beveling of edges, if required, is to be included in respective items of BOQ.



1	<p><b>Customized Furniture Works: Rectangular Table Isolation - 01 on Ground Floor.</b> Providing and install in position 2'-8" x 2'-10" x 2'-6" high Table, consisting of 20mm thick Laminated MDF board (Patex or approved equivalent) for table top with 3mm thick edge binding, 3" dia x 16 SWG M.S. Leg welded with 14" Dia x 16 SWG M.S. Base Plate with approved Powder Coated Finish on all M.S. Works, including all hardware, wastage, lifting, cutting, fixing, etc., complete in all respect as per drawing and instruction of the Architect. Refer to Dwg AR-300</p>	Nos	14.00	13,186.00	184,604.00
2	<p><b>Sofa Seating Isolation - 02 on Ground Floor (Half Circle).</b>Providing and install in position 6'-0" Dia Half Circle x 2'-9" high Sofa Seating, consisting of solignum treated partal wood internal framing of approved sections, PVC Paper Veneer pasted with approved adhesive on 12 &amp; 20mm thick MDF board cladding for structure &amp; legs fixed on wooden frame with approved Polish Finish, Foam Padding (Molty Foam or approved equivalent) wrapped on Foaming, Jute Fabric Upholstery as per 3D &amp; approved quality &amp; sample wrapped on foam padding, including all hardware, wastage, lifting, cutting, fixing, etc., complete in all respect as per drawing and instruction of the Architect.Refer to Dwg AR-301</p>	Nos	5.00	74,786.00	373,930.00
3	<p><b>Long Sofa Seating Isolation - 03 on Ground Floor.</b> Providing and install in position 39'-6" x 1'-6" x 2'-9" high Sofa Seating, consisting of solignum treated partal wood internal framing of approved sections, 12mm &amp; 20mm thick Laminated MDF board (Patex or approved equivalent) for structure &amp; legs, Foam Padding (Molty Foam or approved equivalent) wrapped on Foaming, Jute Fabric Upholstery as per 3D &amp; approved quality &amp; sample wrapped on foam padding, including all hardware, wastage, lifting, cutting, fixing, etc., complete in all respect as per drawing and instruction of the Architect. Refer to Dwg AR-302</p>	Nos	1.00	338,986.00	338,986.00



4	<b>Round Table Isolation - 04 on Ground Floor.</b> Providing and install in position 2'-9" Dia x 2'-6" high Round Table, consisting of Cast in Washed terrazzo finish (1:2 terrazzo cast in table top white cement mixed with approved German pigment of required colour using marble chips of approved size, colour and quality for table top, 3" dia x 16 SWG M.S. Leg welded with 14" Dia x 16 SWG M.S. Base Plate with approved Powder Coated Finish on all M.S. Works, including all hardware, wastage, lifting, cutting, fixing, etc., complete in all respect as per drawing and instruction of the Architect. Refer to Dwg AR-303	Nos	5.00	16,986.00	84,930.00
5	<b>Chairs Isolation - 06 on Ground Floor.</b> Providing and install in position Imported Plastic Chair (IFL, Global, Master & Interwood) as per 3D etc., complete in all respect as per drawing and instruction of the Architect. Refer to Dwg AR-305	Nos	10.00	19,786.00	197,860.00
6	<b>Chairs Isolation - 07 on Ground Floor.</b> Providing and install in position Metal Mesh Chair (IFL, Global, Master & Interwood) as per 3D etc., complete in all respect as per drawing and instruction of the Architect. Refer to Dwg AR-306	Nos	18.00	19,786.00	356,148.00
7	<b>Rectangular Long Table Isolation - 08 on Ground Floor (External).</b> Providing and install in position 10'-0" x 2'-8" x 2'-6" high Table, consisting of Cast in Washed terrazzo finish (1:2 terrazzo cast in table top white cement mixed with approved German pigment of required colour using marble chips of approved size, colour and quality) for table top & legs, including all hardware, wastage, lifting, cutting, fixing, etc., complete in all respect as per drawing and instruction of the Architect. Refer to Dwg AR-307	Nos	2.00	169,986.00	339,972.00
8	<b>Woven Chairs Isolation - 09 on Ground Floor (External).</b> Providing and install in position Woven Chair (As Approved) as per 3D etc., complete in all respect as per drawing and instruction of the Architect. Refer to Dwg AR-308	Nos	12.00	19,786.00	237,432.00
<b>Total Amount</b>			<b>PKR</b>	<b>2,113,862.00</b>	
GST 18%				380,495.16	



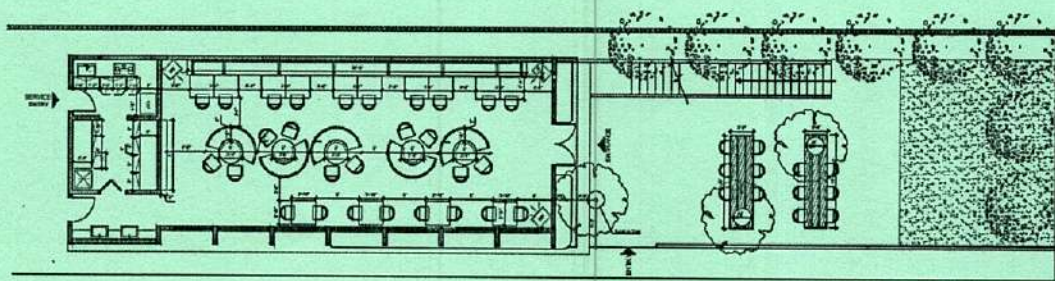
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## DRAWING

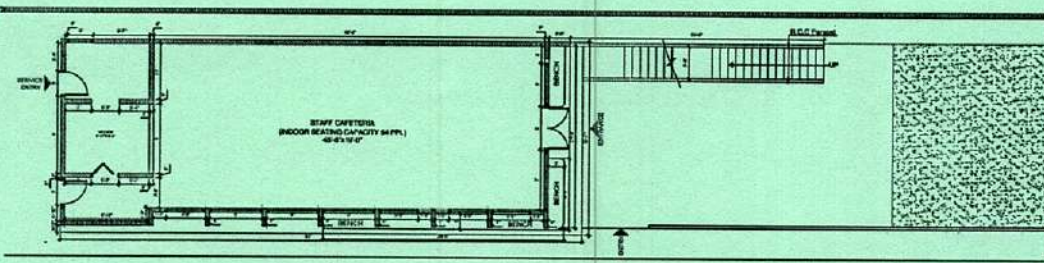
### General Notes:

- All dimensions are in feet and inches, unless mentioned otherwise please do not scale the drawings, and use the specified dimensions.
- Dimensions are for guidance purpose only and may have slight variations.
- Contractors are requested to verify measurements on site at actual
- These drawings are the sole property of Lakeer Design Studio and may not be replicated or used elsewhere without the architects written permission.
- Any material or items depicted in 3d renders are subject to market availability and may have slight variations.





1 FURNITURE WORKING PLAN  
Scale: 1/8"=1'-0"



1 WORKING PLAN  
Scale: 1/8"=1'-0"

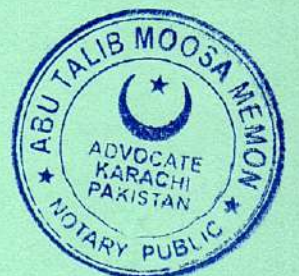
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IBA CAFETERIA BUILDING

STATUS:  
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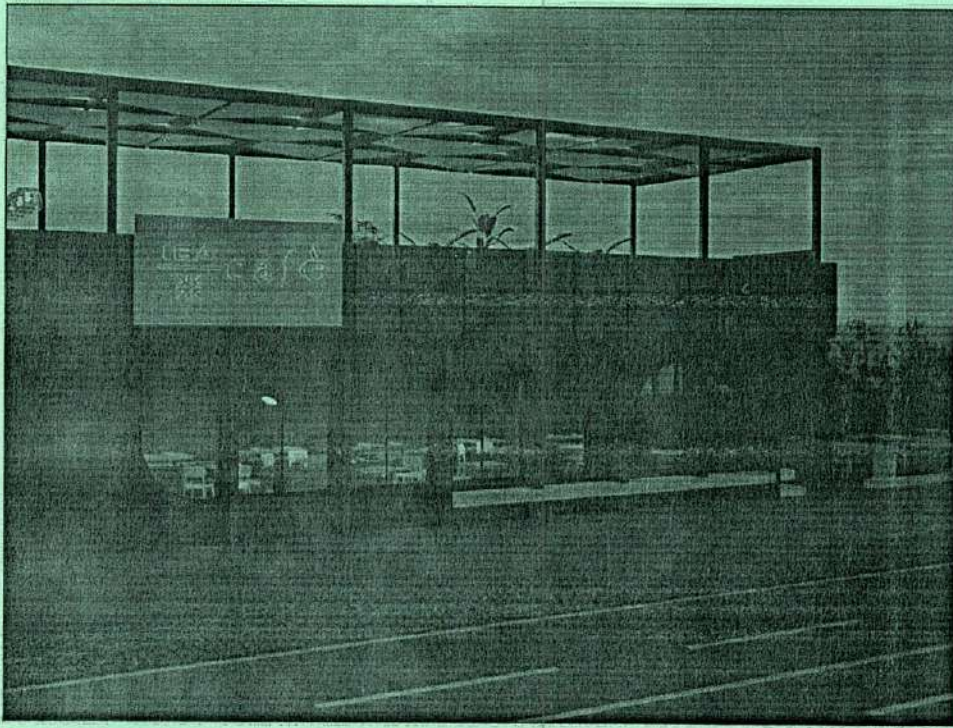
ARCHITECT:  
**LAKEER**

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Drawn By:- SM  
Checked By:- SAMEEN  
Scale:- N.T.S  
Date:-  
Project No:- 2025-125  
Sheet Size:- A3  
Drawing No:-  
AR-100



AR-303



CLIENT:  
IBA CAFETERIA BUILDING

DATE:  
PROPOSED DOCUMENT SET

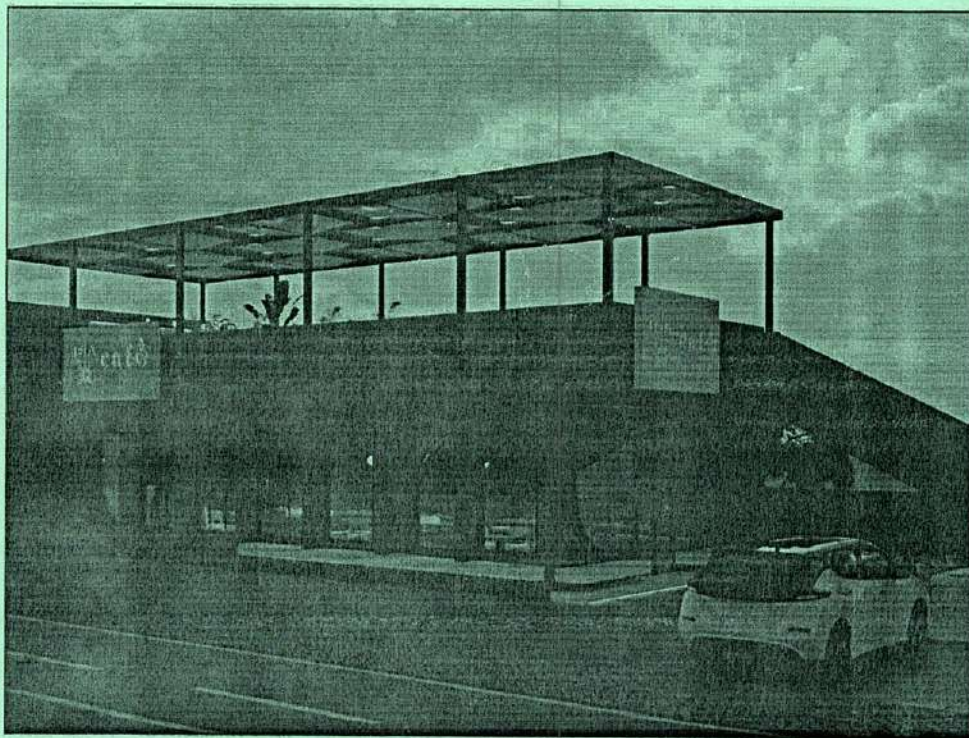
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SUSTAINABLE DESIGN

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Checked By:- SAMEEN  
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Date:-  
Project No:- 2025-128  
Sheet Size:- A3  
Drawing No:-  
AR-303

① 3D VIEW-06

AR-304



CLIENT:  
IBA CAFETERIA BUILDING

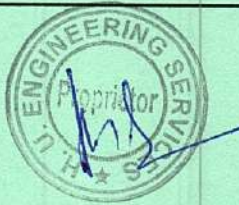
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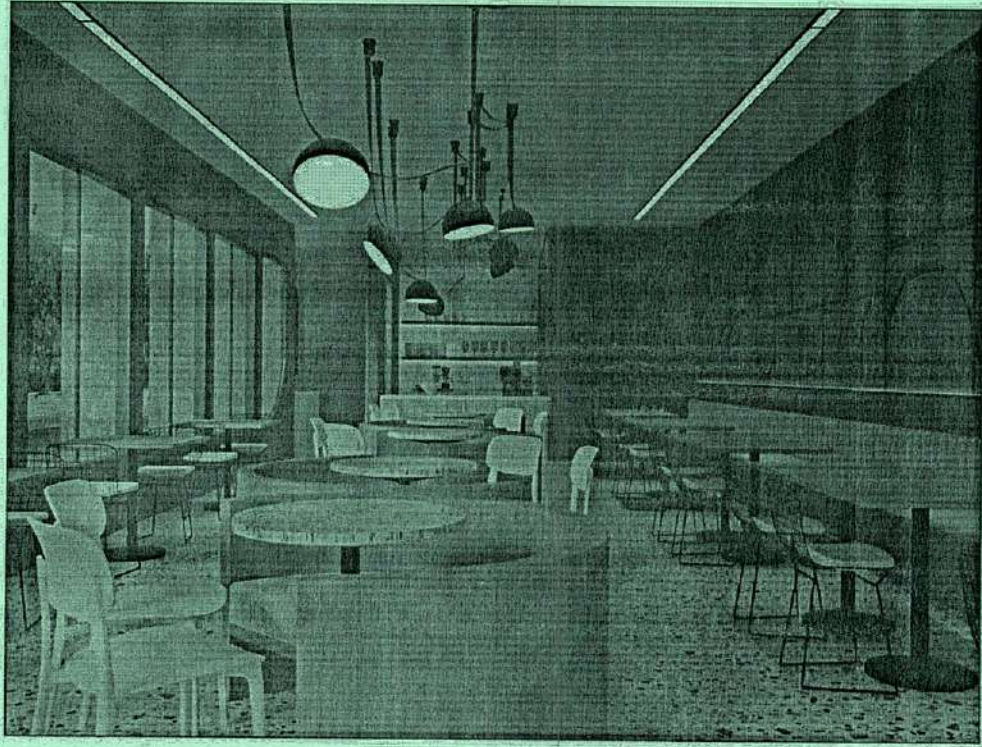
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Date:-  
Project No:- 2025-128  
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Drawing No:-  
AR-304

① 3D VIEW-07



AR-106



CLIENT:

IBA CAFETERIA BUILDING

NAME: PROPOSED DOCUMENT SET

ARCHITECTS: LAKEER

Drawing Title:

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Drawn By: SH

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Scale: N.T.S.

Date:

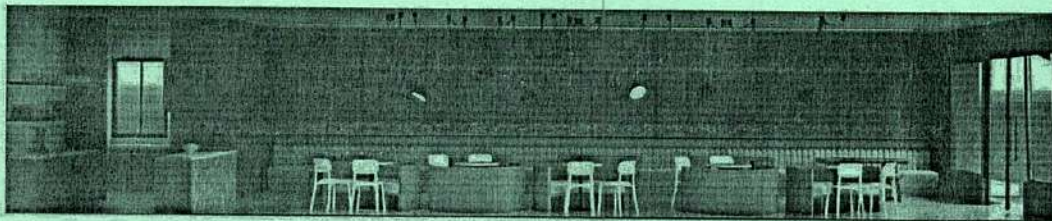
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① 3D VIEW-01

AR-107



CLIENT:

IBA CAFETERIA BUILDING

NAME: PROPOSED DOCUMENT SET

ARCHITECTS: LAKEER

Drawing Title:

3D VIEW-02

Drawn By: SH

Checked By: SAMEER

Scale: N.T.S.

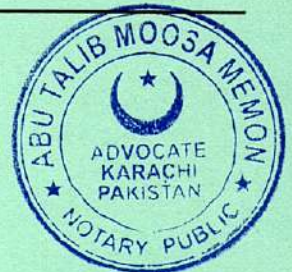
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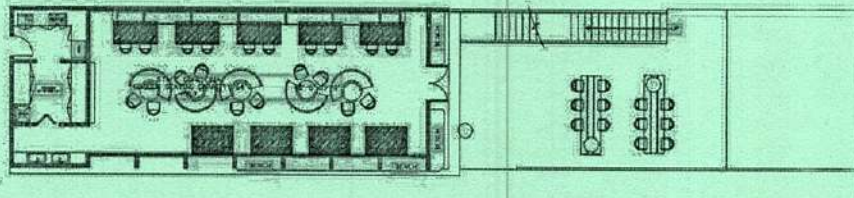
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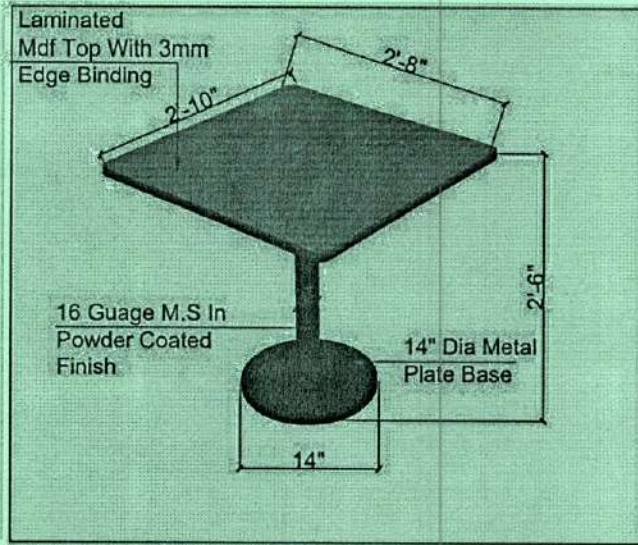
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① 3D VIEW-02





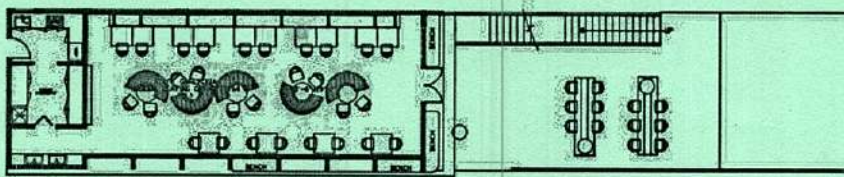
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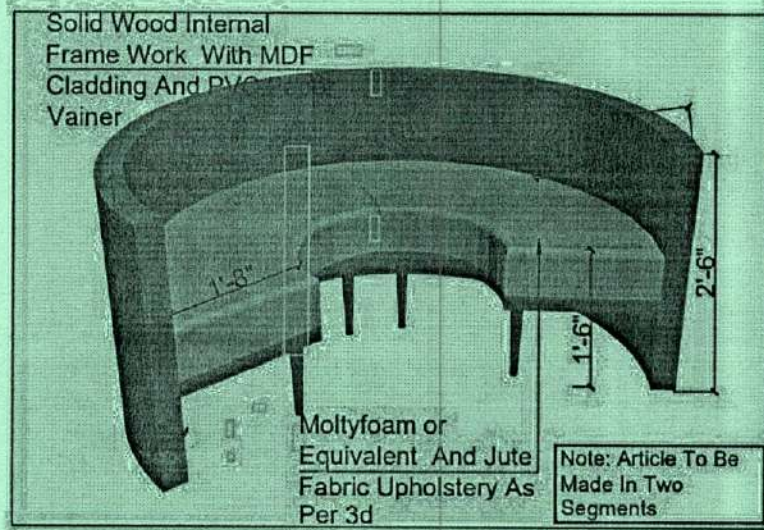
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AR-300

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 Drawn By: BH  
 Checked By: SAMIEN  
 Scale: N.T.S  
 Date: 13-09-2025  
 Project No: 2025-225  
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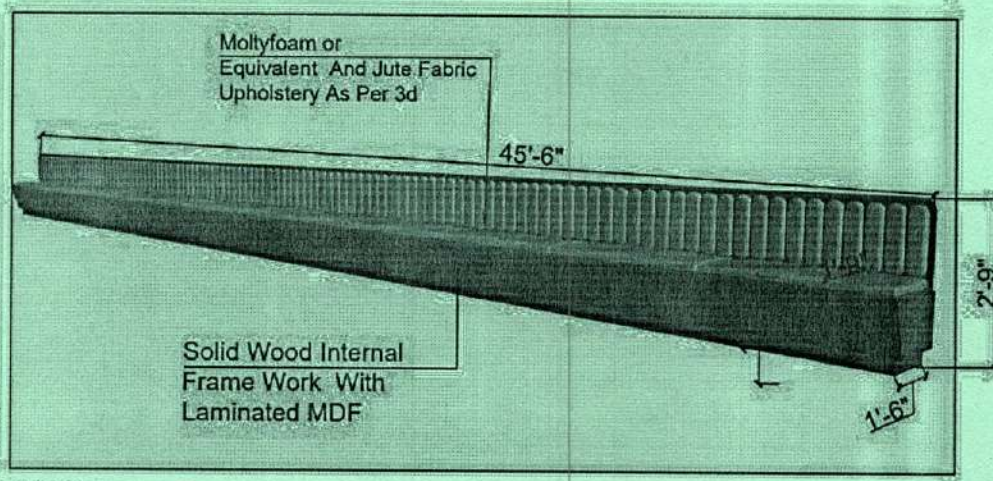
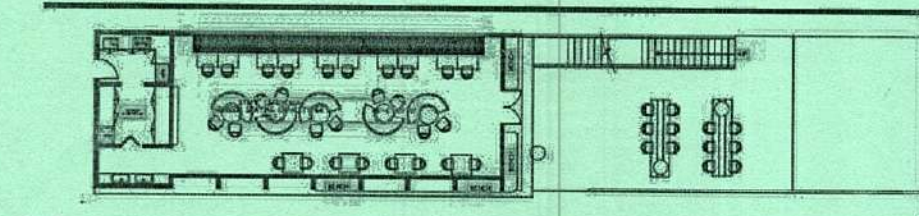
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AR-301

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 Drawn By: BH  
 Checked By: SAMIEN  
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 Date: 13-09-2025  
 Project No: 2025-225  
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 Drawing No: AR-301



AR-302



ISOLATION-03

CLIENT: IBA

DATE: 15/08/2015

PROJECT NO: 2005-225

SHEET NO: A3

DRAWING NO: AR-302

ISOLATION-03  
GROUND FLOOR

Drawn By: SH

Checked By: SAMEEN

Scale: N.T.S

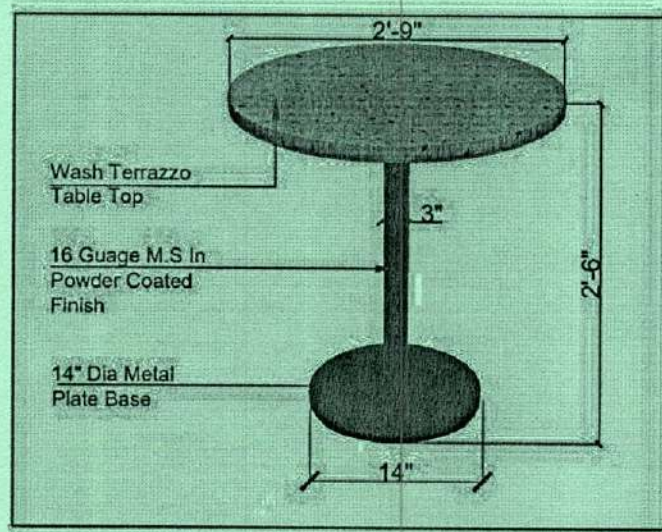
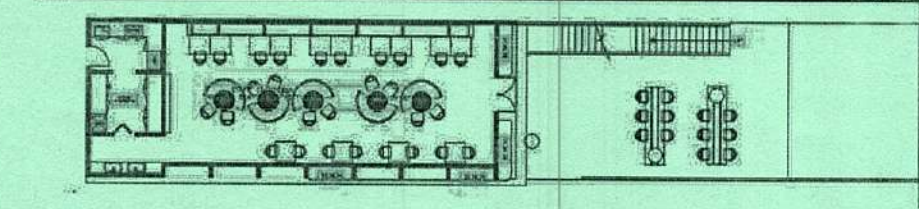
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Sheet No: A3

Drawing No: AR-302

AR-303



ISOLATION-04

CLIENT: IBA

DATE: 15/08/2015

PROJECT NO: 2005-225

SHEET NO: A3

DRAWING NO: AR-303

ISOLATION-04  
GROUND FLOOR

Drawn By: SH

Checked By: SAMEEN

Scale: N.T.S

Date: 15/08/2015

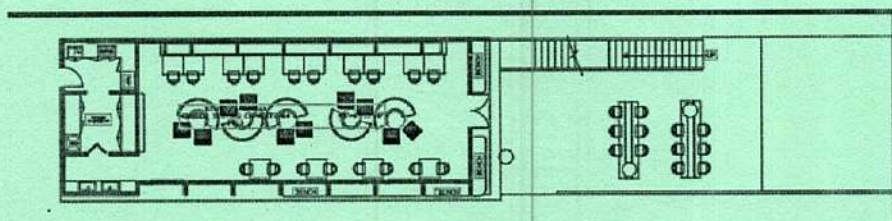
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Drawing No: AR-303



AR-305



1 KEY PLAN

CLIENT: IBA

ISSUE: ISSUE FOR CONSTRUCTION

ARCHITECTS:

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Drawn By: SH

Checked By: SAMEEN

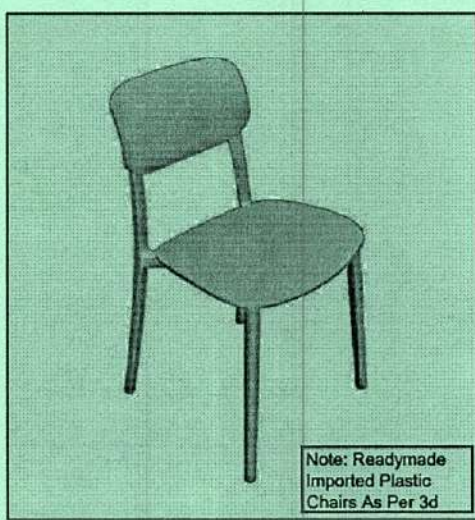
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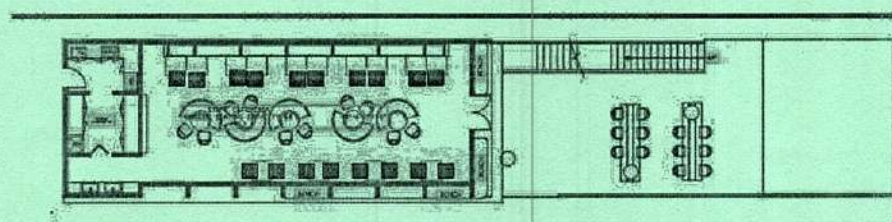
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Note: Readymade Imported Plastic Chairs As Per 3d

1 ISOLATION-06

AR-306



1 KEY PLAN

CLIENT: IBA

ISSUE: ISSUE FOR CONSTRUCTION

ARCHITECTS:

Drawing Title: ISOLATION-07 GROUND FLOOR

Drawn By: SH

Checked By: SAMEEN

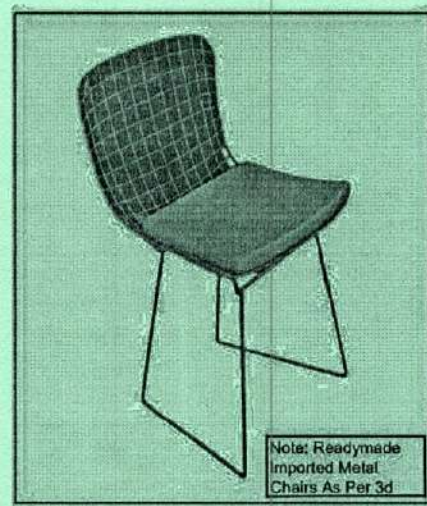
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Date: 13-09-2025

Project No: 2025-225

Sheet Size: A3

Drawing No: AR-306

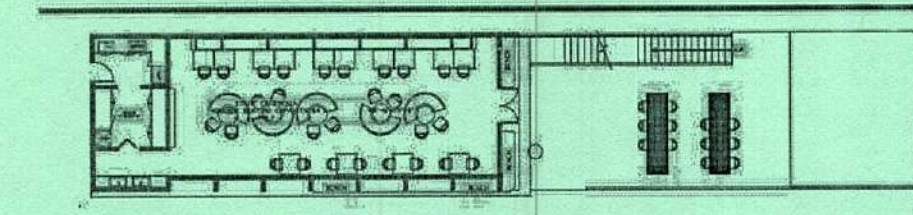


Note: Readymade Imported Metal Chairs As Per 3d

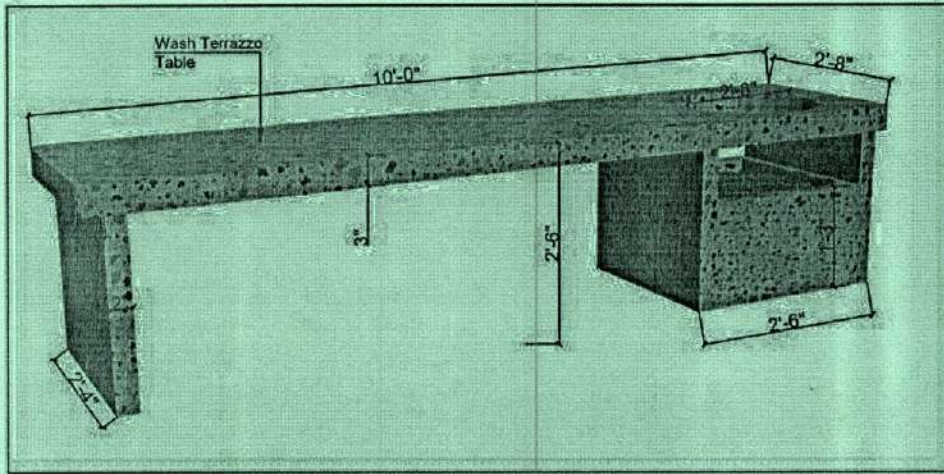
1 ISOLATION-07



AR-307



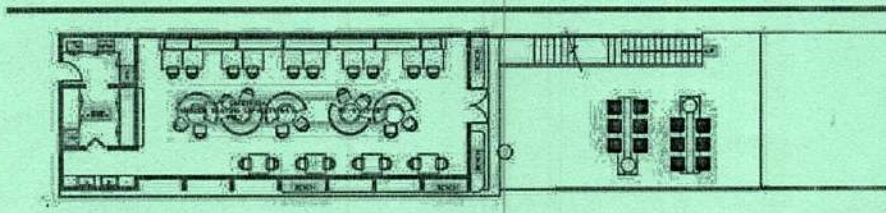
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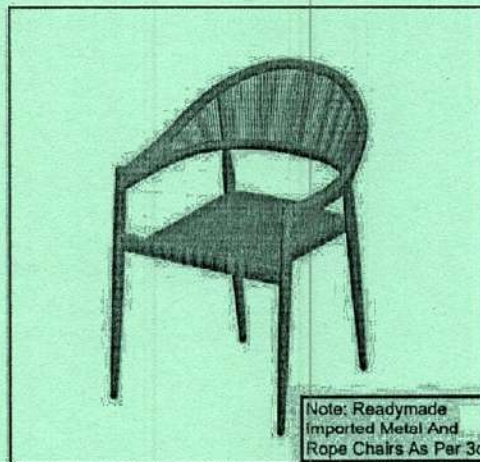
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 Checked By: SAMDAN  
 Scale: N.T.S  
 Date: 20/09/2025  
 Project No: 2025-225  
 Sheet Size: A3  
 Drawing No: AR-307

ISOLATION-08

AR-308



KEY PLAN



Note: Readymade Imported Metal And Rope Chairs As Per 3d

CLIENT: IBA  
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 Drawing Title: ISOLATION-09  
 ISOLATION-09  
 GROUND FLOOR  
 Drawn By: SH  
 Checked By: SAMDAN  
 Scale: N.T.S  
 Date: 23/09/2025  
 Project No: 2025-225  
 Sheet Size: A3  
 Drawing No: AR-308

ISOLATION-09



- 3.2 A liquidity damages @ 2% per day, of the total agreed payment as per Purchase Order, of the total cost will be imposed in case of delayed delivery. Purchase will be deemed completed in finished form as per specification.
- 3.3 Payment will be made after delivery and submission of invoice.
- 3.4 Performance Security 5% of total amount of Purchase Order will be provided by the party.



- 3.5 Stamp Duty @ 0.35% of the cost of transaction / work order will be paid the SUPPLIER by affixing treasury stamps of equivalent value.
- 3.6 Tax(es)/Challan(s)/Levy(ies), if any or additional will be paid/borne by SUPPLIER as per SRO/Notification.

**Article IV:**  
**ARBITRATION**

- 4.1 In case of any dispute, difference or and question which may at any time arise between the parties hereto or any person under them, arising out in respect of this letter of intent or this subject matter thereof shall be referred to the Registrar of the IBA for arbitration/settling of the dispute, failing which the decision of the court law in the jurisdiction of Karachi binding to the parties. The Arbitration proceedings will be governed by the Arbitration Act, 1940 and the Substantive and procedural law of Pakistan. The venue shall be Karachi.

**Article V:**  
**TERMINATION**

- 5.1 "IBA" may terminate this agreement if the job is not executed according to the requirement at any time after issuing a notice.

**Article VI:**  
**INDEMNITY**

- 6.1 "THE SUPPLIER" in its individual capacity shall indemnify and keep IBA and any person claiming through IBA fully indemnified and harmless from and against all damages, cost and expenses caused to or incurred by "THE SUPPLIER", as a result of any defect in the title of IBA or any fault, neglect or omission by the "THE SUPPLIER" which disturbs or damage the reputation, quality or the standard of services provided by "IBA" and any person claiming through the IBA.

**Article VII:**  
**WARRANTY**

- 7.1 M/s H.U. Engineering Services should provide standard warranty.

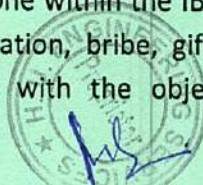
**Article VIII:**  
**NOTICE**

- 8.1 Any notice given under this AGREEMENT shall be sufficient if it is in writing and if sent by courier or registered mail.

**Article IX:**  
**INTEGRITY PACT**

- 9.1 The intention not to obtain the procurement / work of any Contract, right, interest, privilege, or other obligation or benefit from the IBA or any administrative or financial offices thereof or any other department under the control of the IBA through any corrupt practice(s).

- 9.2 Without limiting the generality of the forgoing the M/s H.U. Engineering Services, represents and warrants that it has fully declared the charges, fees, commission, taxes, levies etc, paid or payable to anyone and not given or agreed to give and shall not give or agree to give to anyone within the IBA directly or indirectly through any means any commission, gratification, bribe, gifts, kickback whether described as consultation fee or otherwise, with the object of obtaining or including the



procurement or service contract or order or other obligations whatsoever from the IBA, except that which has been expressly declared pursuant hereto.

- 9.3 M/s H.U. Engineering Services, accepts full responsibility and strict liability for making any false declaration/statement, not making full disclosure, misrepresenting facts or taking any action likely to degrade the purpose of declaration, representation and warranty. It agrees that any contract/order obtained aforesaid shall without prejudice to any other right & remedies available to the IBA under any law, contract, or other instrument, be stand void at the discretion of the IBA.
- 9.4 Notwithstanding any right and remedies exercised by the IBA in this regard, M/s H.U. Engineering Services, agrees to indemnify the IBA for any loss or damage incurred by it on account of its corrupt business practice & further pay compensation to the IBA in any amount equivalent to the loss of any commission, gratification, bribe, gifts, kickback given by the M/s H.U. Engineering Services as aforesaid for the purpose of obtaining or inducing procurement/work/service or other obligation or benefit in whatsoever from the IBA.

**Article X:**  
**FORCE MAJURE**

- 10.1 THE CONTRACTOR shall not be asked for return of consideration amount, in part or full nor can be used in a court of law, when failure in providing services outlined in this Agreement is due to an event beyond the control of THE SUPPLIER and which could not have been foreseen, prevented or avoided by a judicious person of able mind and body. These include, but are not restricted to, Acts of God, Acts of public enemy (including arson and terrorist activities), Acts of Government(s), fires, floods, epidemics, strikes, freight embargoes and unusually severe weather.

**Article XI:**  
**SEVERABILITY**

- 11.1 If any terms covenant or condition of this agreement shall be deemed invalid or unenforceable in a court of law or equity, the remainder of this agreement shall be valid & enforced to the fullest extent permitted by prevailing law.

**Article XII:**  
**MISCELLANEOUS**

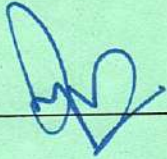
- 12.1 Any addition & alteration(s) made for item(s) as required by IBA on the basis of sample or in course of the work in progress which entail extra time & labor and material on part of the supply, shall not be charged separately/extra on 'Quantum Merit' basis before & on final material handed over to the "IBA". After FINALIZATION OF SAMPLE if any alteration(s), arise charges will be paid on mutually agreed upon.
- 12.2 Material(s) will be handed over by the "IBA" or vet the cost with authentic stamp and signature.
- 12.3 The terms and conditions of the AGREEMENT have been read over to the parties which they admit to be correct and abide by the same.
- 12.4 All terms and conditions of tender vide # FUR/02/25-26 will be the integral part of this agreement and can't be revoked.



IN WITNESS WHEREOF both the parties hereto have set & subscribed their respective hands to this agreement at Karachi on the date as mentioned above.

Dr. M. Asad Ilyas

Registrar  
IBA, Karachi



"IBA"

NAME: Dr. M. Asad Ilyas  
CNIC # 42301-4497722-9

Address:

Registrar, Institute of Business  
Administration Main Campus  
University Road, Karachi

WITNESS:

1.

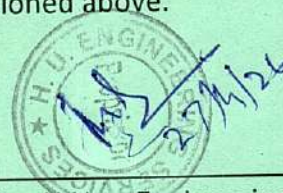
Syed Fahad Jawed  
CNIC # 42201-9125136-3

Address:

*Institute of Business*  
*Administration Main Campus*  
*University Enclave, Karachi*

Focal Person IBA

\_\_\_\_\_



M/S H.U. Engineering Services

NAME: MAHMOOD SALAHUDDIN

CNIC # 42201-3782777-7

Address: B-29, Rofi Merry Land,  
Gulistan-e-Jouhar,  
Block-18, Karachi

2.

M/s H.U. Engineering Services

CNIC #

Address:



**ATTESTED**  
ABU TALIB MOOSA MEMON  
ADVOCATE & NOTARY PUBLIC  
KARACHI-PAKISTAN

