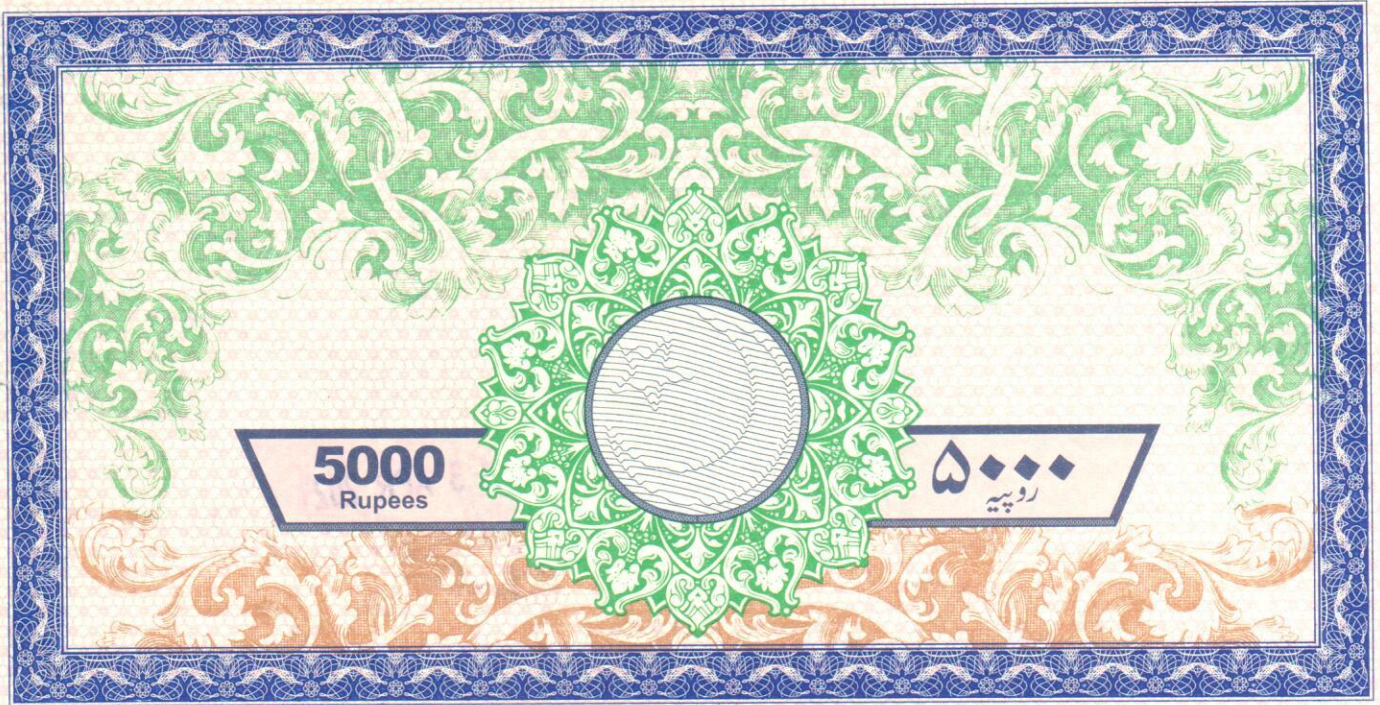




STAFF TOWN CITY COURT, KARACHI.

Issued to Zia Hussain S.H. Naeem
 LEG No. 6805
 vide D.S.R. 17 Dt. 13-4-21
 On behalf of 13 APR 2021 Challan No. 58 Dt. 13-4-21
 for the purpose of 17 Dt. 13-4-21
 Entry No. 17 Dt. 13-4-21

(RUPEES FIVE THOUSAND ONLY)

[Signature]
 For Officer/Member

AGREEMENT

Repair & Maintenance Works at Staff Town Residences C-15, C-18 & E-05

THIS AGREEMENT is executed at KARACHI, on this day of April 22, 2021.

BETWEEN

M/s Institute of Business Administration, Karachi 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).

AND

M/s Glaxy Enterprises, having its office at A-293, Block-H, North Nazimabad, Karachi, hereinafter referred to as "THE CONTRACTOR" (which expression shall wherever the context so permits be deemed to include its legal representatives, executors, successor and assigns), through its proprietor Mr. Irfan Ahmed Khan, holding CNIC No. 42101-1540586-9 on the SECOND PART.

WHEREAS "IBA" intends Repair & Maintenance Works at Staff Town Residences C-15, C-18 & E-05 and related jobs/works as assigned in accordance to the tender vide # CW/03/20-21 at the cost of Rs. 2,178,552.00 Inclusive all taxes. The basis with the works/jobs of items as per tender vide # CW/03/20-21 (IBA requirement) discussions in respect of the same as per determination of scope of works will be held with Manager Transport & General Maintenance. "THE CONTRACTOR" have offered to render all kind of works/jobs (including but not limited to the "works/jobs mentioned in Work Order") of the proposed works up to the satisfaction & handing over the project to the "IBA" having accepted the offer in finished form complete in all respect.

GLAXY ENTERPRISES



MUHAMMAD ZAKIR STAMP VENDOR
 Licence No. 42, Seat No. 74, City Court
 KARACHI-PAKISTAN

SS. NO. 7428
 ISSUED TO WITH ADDRESS MR. **ZIA HUSSAIN SHAH**
 THROUGH WITH ADDRESS MR. **Advocate**
 PURPOSE **L.C. 6905**
 VALUE NO. *6000*
 TO THE VENDOR SIGNATURE...

14 APR 2021 UPEES ONE THOUSAND ONE

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

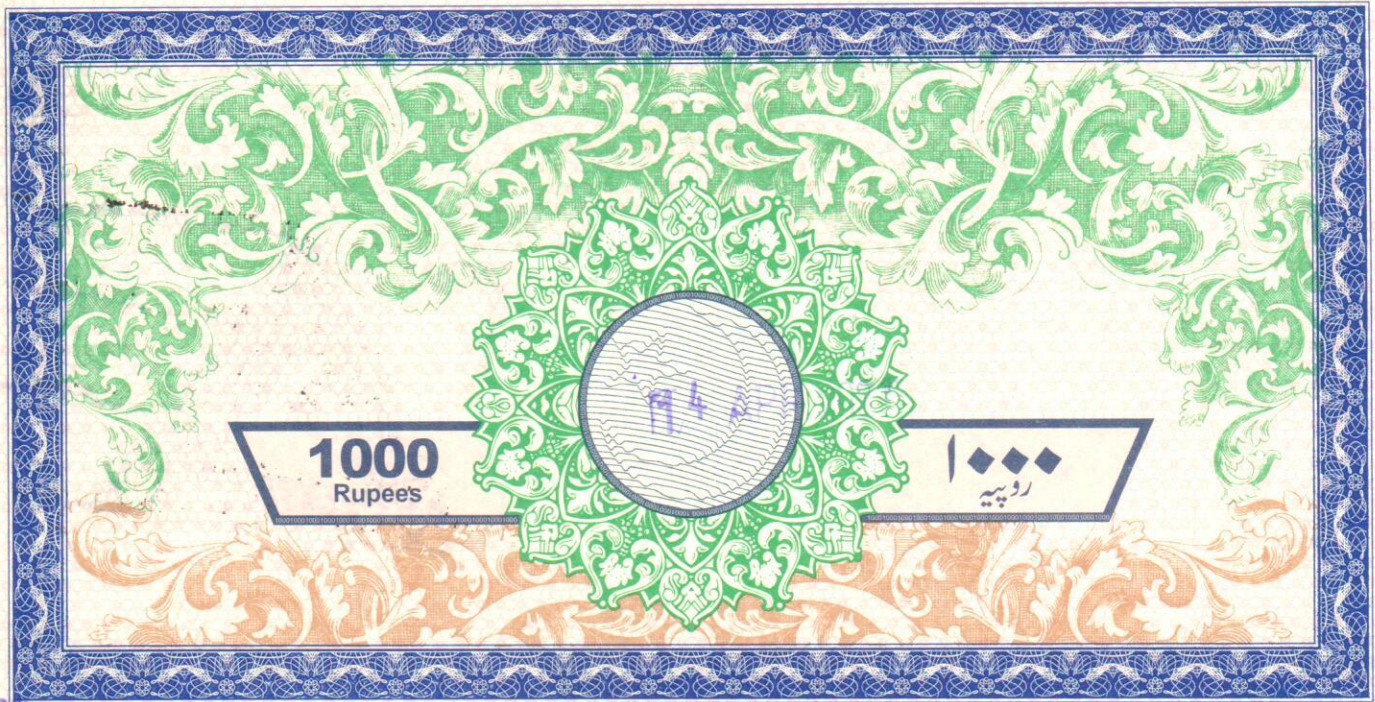
"IBA" hereby offer to appoint "THE CONTRACTOR" as their official work executor for the specific purpose of "Works" in respect of the same with "IBA" as per the determination of scope of works/jobs on suitable scale with any/all other relevant details for Repair & Maintenance Works at Staff Town Residences C-15, C-18 & E-05. "THE CONTRACTOR" hereby agree to the offer the "IBA" in acceptance of the terms & conditions here in below forth. However, the terms and conditions of the tender document vide # CW/03/20-21 would be integral part of this agreement.

Article I

DUTIES & SCOPE OF WORK & AGREEMENT

- 1.1 This Agreement includes, the "services & works", discussions with "IBA" as per determination of scope of services, schedule of work & time line to suitable scale with any/all other relevant details to "IBA".
- 1.2 "THE CONTRACTOR" agrees to provide any/all kind of services related to execution of work/job to "IBA" whenever and wherever is required as per the terms & conditions of this Agreement.
- 1.3 "THE CONTRACTOR" will coordinate for required assigned works/jobs/project with Maintenance Dept. and Head of Procurement, of the "IBA" who will advise "THE CONTRACTOR" in supervision of proposed works/jobs related.
- 1.4 "THE CONTRACTOR" is bound to provide items including machineries, equipments, goods material, gadget and manpower according to the Work Order.
- 1.5 It will be responsibility of THE CONTRACTOR to remove debris /sludge /garbage / waste material/left over material, machineries, equipment and manpower from the site at

GLAXY ENTERPRISES



MUHAMMAD ZAKIR STAMP VENDOR
Licence No. 42, Seat No. 74, City Court
KARACHI-PAKISTAN

SA. NO. 7429
ISSUED TO: *M. M. Bhat*
DATE: *14 APR 2021*
ADVOCATE
9592/14
SIGNATURE: *[Signature]*

RUPEES ONE THOUSAND ONE

14 APR 2021

- their own cost after completion of works/jobs/project. However, Clearance Note / Certificate will be required from Manager Transport & General Maintenance.
- 1.6 Any additional work/job, if required / necessary etc over and above/extra the Work Order, will be executed on the basis of Variation Order.
 - 1.7 Repair & Maintenance Works at Staff Town Residences C-15, C-18 & E-05, as assigned in accordance to the tender vide # CW/03/20-21.
 - 1.8 Entry & Endorsement in Measurement Book for all jobs done is mandatory. The Measurement Book is to be countersigned by Maintenance Supervisor on each occurrence / daily basis.
 - 1.9 THE CONTRACTOR will require to obtain Entry Pass of their employee / labour / manpower etc from IBA, Security Office.
 - 1.10 Any alteration/deletion/addition will only be consider if provided in writing by Maintenance Dept. No verbal instruction(s) / order(s) will consider valid.
 - 1.11 THE CONTRACTOR must adopt Environmental Friendly procedure and avoid the use of Toxic material used in printing works.
 - 1.12 THE CONTRACTOR is responsible for the safety of all its activities including protection of the life & environment on and off the site. IBA is no smoking zone. IBA will not be responsible for any mishap.
 - 1.13 Life Insurance / Security of worker will be the responsibility of contractor.

GLAXY ENTERPRISES



SYED AHMED HASSAN STAMP VENDOR

Licence No. 164, Shop No. 1,
Plot No. F-9 Sector 11-A, North Karachi

S.NO. 2285
DATE 06 APR 2021

AQIB IMRAN
B.A. LL.B. Advocate

ISSUED TO WITH ADDRESS.....
THROUGH WITH ADDRESS.....
PURPOSE ATTESTED.....
NOT FOR USED BANK GUARANTY WILL DIVORCE
VENDOR NOT RESPONSIBLE ANY FAKE DOCUMENTATION

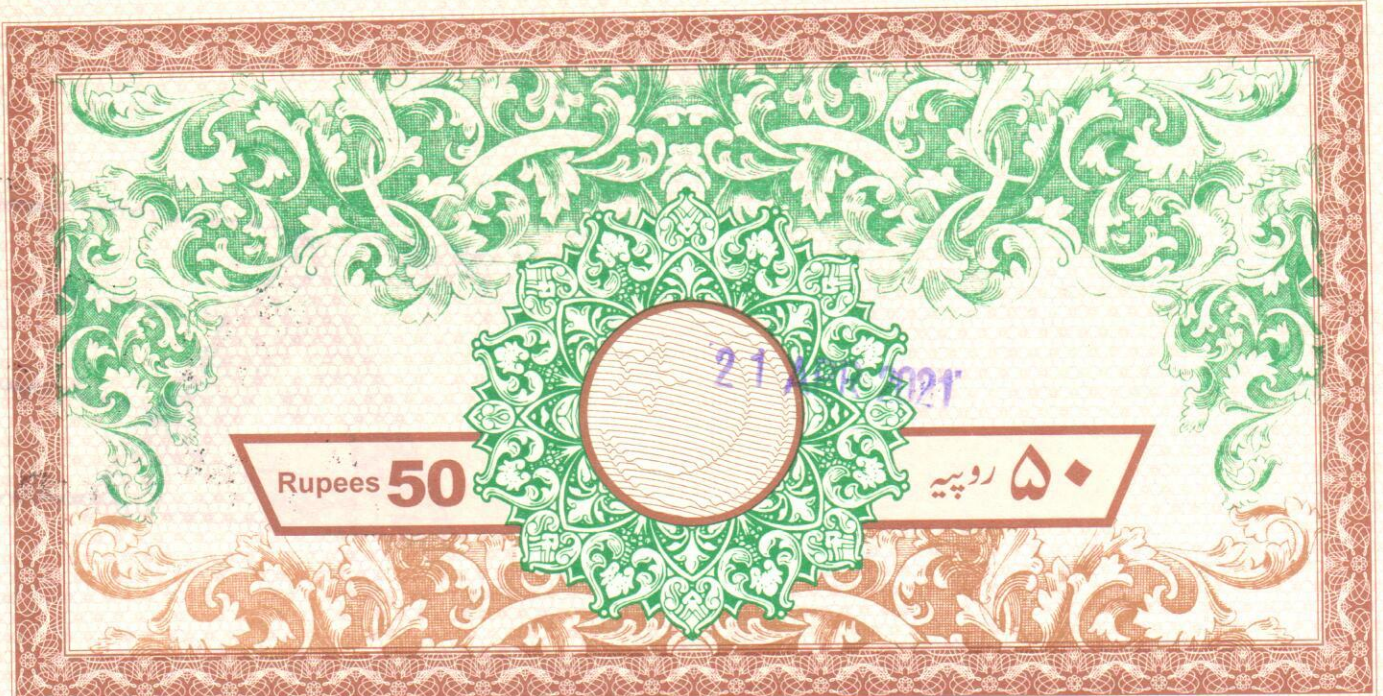
(RUPEES ONE HUNDRED ONLY)

Article II

SCOPE OF PROFESSIONAL SERVICES & WORKS

- 2.1 "THE CONTRACTOR" hereby agree and acknowledge for the routine supervision of the works and to check the execution of works in accordance with the Description & Specification vide Tender # CW/03/20-21.
- 2.2 "THE CONTRACTOR" hereby agree and acknowledge the acceptance of attending the meetings with the IBA officials as & when required.
- 2.3 All staff must have CNIC and clearly mentioned to discourage work through child labor.
- 2.4 Maintenance Dept's subordinates, shall at all reasonable times have access to the site for supervision and inspection of works under or in course of execution in pursuance of the contract and the contractor shall afford every facility for and every assistance in obtaining the right to such access. Physical inspection will be carried out by Maintenance Department and Head of Procurement. Ordered material is subjected to final inspection at the time of delivery at Store validated by delivery challan by concern authorized dealer.
- 2.5 THE CONTRACTOR shall be responsible for all risks of loss of or damage to physical property or facilities or related services at the premises which arise during and in consequence of its performance of the contract. if any damage is caused while the work is in progress or become apparent within three months of the grant of the certificate of completion, final or otherwise, the contractor shall make good the same at his own expense.
- 2.6 Date of Completion of work / job / project will be June 15, 2021.


GLAXY ENTERPRISES



MUHAMMAD ZAKIR STAMP VENDOR
Licence No. 42, Seat No. 74, City Court
KARACHI-PAKISTAN

21 APR 2021 RUPEES FIFTY ONLY

SA. NO. 7593 DATE 21/04/2021
STAMPED BY MR. Advocate
PURPOSE: ATTACHED
VALUE: 9692/00
STAMP VENDOR SIGNATURE

Article III
REMUNERATION

- 3.1 The cost offered by THE CONTRACTOR is Rs. 2,178,552.00 (inclusive of all taxes) vide tender # CW/03/20-21. The cost is inclusive of labor / transportation / supplies / etc. The breakup is appended below

REPAIR & RENOVATIONS OF E-05		M/s Glaxy Enterprises			
S. No.	Description	Unit	Qty	Rate (Inclusive of taxes)	Amount (Inclusive of taxes)
1	Dismantling / chiseling cement / concrete plain, cleaning and straightening the same. as directed by IBA Maintenance Department.	Sqft	368	30	11,040.00
2	Providing / fixing Shabir Tiles (Standard Quality) of size 10" x 12" as directed by IBA Maintenance Department.	Sqft	368 (34 sq/mtr)	190	69,920.00
3	Providing and fixing Marble Top Slab (Tippy) as necessary to the structure complete in all respect as directed by IBA Maintenance Department.		1	5000	5,000.00


GLAXY ENTERPRISES

4	Providing and fixing SS kitchen sink (36 x 12 inch) including all accessories such as hot/cold water mixture uPVC waste pipe, cp bottle trap coupling bracket set, and all joints to service and drains plugging and screwing as necessary to the structure complete in all respect. as directed by IBA Maintenance Department.	Job	1	10000	10,000.00
5	Providing and fixing Indian WC and Commode with, flush tank, including and fittings, flushing pipe, P-trip 4", all joints to services and drains plugging and screwing as necessary to the structure complete in all respect.as directed by IBA Maintenance Department.	Job	1	7000	7,000.00
6	Providing and fixing in position cabinets of the following types consisting of ¾ inch thick MDF laminated board boxing, tuff Formica finished shutters, teak wood lapping, wood beading lacquer polish to wood surfaces including all hardware and accessories complete in all respect as per drawing or as indicated by Maintenance Manager 1. Base Cabinets 22 inch deep 30 inch high 2. Hanging Cabinets 16 inch deep 24 inch high	Sft	15 sft 20 sft	1600 1900	24,000.00 38,000.00
7	All window/ventilator and doors Repairing and Proved to New Locks and Other Material change the Fly proofing Net complete in all respect.	Job	1	12000	12,000.00
8	Repairing of Roof inside cement works complete in all respect.	Sft	200	30	6,000.00
Total Amount (Inclusive of all taxes) E-05				182,960.00	

REPAIR & RENOVATIONS OF C-15

MASONRY / PLASTER WORK				
S#	Place	Approx. Qty (s/ ft)	Rate (Inclusive of taxes)	Amount (Inclusive of taxes)
1	Masonry Work Providing and laying block 12x8x6 (machine made block) masonry, set in (1:6) cement sand mortar including curing, finishing racking out joints, scaffolding, lifting, hoisting etc complete in all respect as per site requirement.	1000 sq.ft	40	40,000.00
2	Plaster Work Providing and applying at any height cement and sand plaster (1:4) to walls, roof, etc., making edges and corners including preparation of surface before plastering finishing scaffolding curing etc complete in all respect as specified as approved by the Maintenance Department.	1000 sq.ft	30	30,000.00
3	Dismantling / demolition / removal of masonry works Dismantling / cutting / removal of existing masonry walls, floors and wall chipping, partitions, glass partitions, doors, windows, false ceilings, including removal of debris from site and handing over IBA properties to IBA rep etc complete in all respect or as instructed	1000 sq.ft	30	30,000.00
Total				100,000.00

DISTEMPERING AND PAINT WORK				
Providing and applying three coats of Distemper including scrubbing and filling complete in all respect				
S#	Detail of Work	Approx. Qty (sq ft)	Rate (Inclusive of taxes)	Amount (Inclusive of taxes)
1	Bed Rooms. (02) Bed Room # 01 Roof Size 12'x 16'=192	1576 Sq.ft	17	26,792.00

GLAXY ENTERPRISES

	Bed Room wall 16'x10'x2Nos=320 Bed Room wall 12'x 10'x 2Nos=240 Bed Room # 02 Roof Sixe 14'x 16'= 224 Bed Room wall 16'x10'x2Nos=320 Bed Room wall 12'x 10'x 2Nos= 280			
2	Drawing Room (01) Bed Room # 01 Roof Size 24'.3"x 14'=340 Bed Room wall 24'.3"x12'x2Nos=576 Bed Room wall 14'x 12'x 2Nos=336	1252 Sq.ft	17	21,284.00
3	Bath room (03) Two Bath Room.447 One Bath Room. 209	656 Sq.ft	17	11,152.00
4	Kitchen Roof Size 8'.6" x 9'=76.5 wall 8'.6"x 5'x2Nos=85 wall 9'x 5'x 2Nos=90	251.5 Sq.ft	17	4,275.50
5	Kitchen Storages Roof Size 7'.6" x 7'=63.75 wall 7'.6"x 7' x 2Nos=105 wall 8'.6" x 7'x 2Nos=119	287.75 Sq.ft	17	4,891.75
6	In Side Passage (Varanda) Roof Size 33' x 24' = 792 wall 33' x 7'x 2Nos=588 wall 24' x 7'x 2Nos= 336	1716 Sq.ft	17	29,172.00
7	Entrance Passage Roof Size 10' x 15' =150 wall 10' x 7' x 2Nos= 140 wall 15' x 7'x 2Nos= 210	500 Sq.ft	17	8,500.00
8	Back Side Open Area wall 24'.6"x 12'x 2Nos=588 wall 15'.6" x 12'x 2Nos=372	960 Sq.ft	17	16,320.00
Providing and applying three coats of Paint including scrubbing and filling complete in all respect				
9	Doors (15) D- 4'x7'=28x2=56x2=112 D1- 3'x7'=21x2=42x7=294 D2- 2'.6"x7'=17.5x2=35x7=245	651 Sq.ft	21	13,671.00
10	Windows (09) W-6'x4'=24x4=96 W1- 4'x 4'=16x3=48 W2-2'.6"x 4'=10x2=20	164 Sq.ft	21	3,444.00
11	Ventilator (03) V-6'x1'.6"=9x2=18 V1-3'x1'.6"=4.5	22.5 Sqft	21	472.50
Providing and applying three coats of Weather Shield including scrubbing and filling complete in all respect				
12	Elevation walls	1500 Sqft	19	28,500.00
13	Boundary Wall Wall 1 70'x 7'=490x2=980	2128 Sqft	19	40,432.00

Wall 2 67'x 7'=496x2=938			
Wall 3 30'x 7'=210			
Total			208,906.75

REPAIR RENOVATION OF KITCHEN				
S#	Detail of Work	Approx. Qty	Rate (Inclusive of taxes)	Amount (Inclusive of taxes)
1	Dismantling / chiseling cement / mosaic concrete plain, cleaning and straightening the same (kitchen)	200 sq ft	30	6,000.00
2	Providing and fixing SS kitchen sink (36 x 18 inch or in similar length x breadth) double bowl including all accessories such as hot / cold water mixture (of approved design / quality Master / Sonex / Faisal) or equivalent) uPVC waste pipe, CP bottle trap coupling bracket set, and all joints to service and drains plugging and screwing as necessary to the structure complete in all respect.	One job	12000	12,000.00
3	Providing and fixing in position cabinets of the following types consisting of ¾ inch thick MDF laminated board boxing, tuff Formica finished shutters, Partal wood lipping / beading, lacquer polish to wood surfaces including all hardware and accessories complete in all respect as per drawing or as indicated by Maintenance Manager 1. Base Cabinets 22 inch deep 30 inch high 2. Hanging Cabinets 16 inch deep 24 inch high	22 R / ft 24 R / ft	4600 3200	101,200.00 76,800.00
4	Providing / fixing Master Tiles (or imported equivalent Standard Quality) of size 10 x 12 in size or 12x12 or 24x12 above slabs and floors / walls including all costs.	200 sq ft	230	46,000.00
5	Providing and fixing in position Marble slabs / counter tops as per size and exiting drawing with cuttings for hob and kitchen sink of given size (Tippy or equivalent) with 2 inch skirting pasted with chemical jelly / bond 1. 25 x 2.25 sq ft (approx.)	One job	6000	6,000.00
Total			248,000.00	

REPAIR RENOVATION OF BATHROOMS				
S #	Detail of Work	Qty	Rate	Amount


GLAXY ENTERPRISES

			(Inclusive of taxes)	(Inclusive of taxes)
1	Dismantling old Mosaic / chiseling cement / mosaic concrete making it plain, cleaning and straightening the same	700 Sqft	30	21,000.00
2	Bathrooms Providing / fixing Master Tiles (or imported equivalent as approved by Maint Dept) of size 10 x 13 / 12x12 or 24x12 inches on walls / floors	700 sqft	240	168,000.00
3	Providing and fixing Western / English WC (of approved local high quality and color) with commode seat, flush tank, including and fittings, flushing pipe, thimble, all joints to services and drains plugging and screwing as necessary to the structure complete in all respect as per instructions	03 jobs	10000	30,000.00
4	Providing and fixing Wash basin with pedestal (of approved local high quality and color) all accessories such as basin mixture, tee stop cock with check nuts, CP, Flexible pipe, uPVC waste pipe, waste coupling bracket set, CP bottle trap and silicon sealant, all joints to services and drain, plugging and screwing as necessary to the structure etc, complete in all respect	03 jobs	7000	21,000.00
5	Providing and fixing bathroom accessories (of approved local high quality and color) including fixing with rawal plug of approved quality complete in all respect 1. 7 piece bathroom set 2. Bib cock 3. Bib cock with Muslim Shower 4. Shower Mixer with shower and all fitting complete in all respect	03 jobs	12000	36,000.00
6	Providing & fixing, jointing , testing of PPR pipe including specials fittings such as hanging system, socket, tees, elbow, bends, reducers, plugs and unions etc supported or buried in walls / floor or suspended from roof slab as per specification complete in all respect. 1. 1 inch dia 2. 3/4 inch dia (Cool) 3. 3/4 inch dia (Hot)	60 rft 150 rft 150 rft	350 300 300	21,000.00 45,000.00 45,000.00
Total			287,000.00	

 **GLAXY ENTERPRISES**

CARPENTRY REPAIR JOBS				
S#	Detail of Work	Qty	Rate (Inclusive of taxes)	Amount (Inclusive of taxes)
1	Repair and maintenance of all existing doors / windows/ Ventilators and including Mosquito Net / providing and fixing of hinges / tower bolts Cabinet/Door lock & Handles/ Door Locks etc as per site requirement or as directed by maintenance department	One job	15000	15,000.00
2	Providing and fixing 4 mm thick glasses in existing windows, ventilator etc (Ghani or equivalent) as per sizes complete in all respect as instructed	One job Rates will be as per sq ft provided	390	
Total			15,000.00	

REPAIR MAINTENANCE OF SEWERAGE LINES / MANHOLES				
S#	Detail of Work	Approx. Qty	Rate (Inclusive of taxes)	Amount (Inclusive of taxes)
1	Providing and fixing uPVC class “B” pipe for sewer system including excavation preparation of compacted make smooth bed and back filling complete in all respect 1. 6 inch dia	80 Rft	490	39,200.00
2	Making / arrangement sewer / water supply connection with existing main water / sewer line complete in all respect as necessary for making the connection to building / toilets / kitchen 1. 4 inch dia	100 Rft	290	29,000.00
Total			68,200.00	
REPAIR MAINTENACE OF NATURAL GAS LINE				

S#	Detail of Work	Approx. Qty	Rate (Inclusive of taxes)	Amount (Inclusive of taxes)
1	Providing and fixing jointing GI pipe lines for Gas supply medium quality ILL. Including special sockets, tee, elbow, bend, reducer plug and union etc.) Supported on walls or suspended from roof slab, including protective coating or black tapping complete in all respect as per available drawing or as directed. 1. ½ inch dia pipe fittings	40 rft	160	6,400.00
2	Providing and fixing gas cocks of approved quality of gas company including all accessories complete in all respect 2. ½ inch dia	02 in nos	1000	2,000.00
Total				8,400.00

PATHWAY PAVERS OR GARDEN TILES (CLAY TYPE)

S#	Detail of Work	Approx. Qty	Rate (Inclusive of taxes)	Amount (Inclusive of taxes)
1	The sides alongside boundary walls and main pathway to be provided with Garden Tiles 1x1 ft. of approved design joined with cement etc complete in all respect.	100 Rft	50	5,000.00
Total				5,000.00

MOSAIC FLOORS

S#	Detail of Work	Approx. Qty	Rate (Inclusive of taxes)	Amount (Inclusive of taxes)
1	All House Mosaic Floor, repair including grouting and Polishing Works (All Mosaic floor need to be chemical polished) 1.Mosaic Floors	1500 sqft	50	75,000.00
Total				75,000.00
Total Amount (Inclusive of taxes) C-15				1,060,506.75

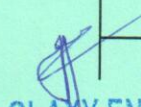
REPAIR & RENOVATIONS OF C-18
MASONRY / PLASTER WORK

S#	Place	Approx. Qty (s/ ft)	Rate (Inclusive of taxes)	Amount (Inclusive of taxes)
1	Masonry work Providing and laying block 12x8x6 (machine made block) masonry, set in (1:6) cement sand mortar including curing, finishing racking out joints, scaffolding, lifting, hoisting etc complete in all respect as per site requirement.	1000 sqft	30	30,000.00
2	Plaster Work Providing and applying at any height cement and sand plaster (1:4) to walls, roof, etc., making edges and corners including preparation of surface before plastering finishing scaffolding curing etc complete in all respect as specified as approved by the Maintenance Department.	1000 sqft	30	30,000.00
3	Dismantling / demolition / removal of masonry works Dismantling / cutting / removal of existing masonry walls, floors and wall chipping, partitions, glass partitions, doors, windows, false ceilings, including removal of debris from site and handing over IBA properties to IBA rep etc complete in all respect or as instructed	1000 sqft	30	30,000.00
Total				90,000.00

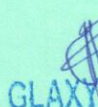
DISTEMPERING AND PAINT WORK

Providing and applying three coats of Distamper including scrubbing and filling complete in all respect

S#	Place	Approx. Qty (sq ft)	Rate (Inclusive of taxes)	Amount (Inclusive of taxes)
1	Bed Rooms. (02) Bed Room # 01 Roof Size 12'x 16'=192 Bed Room wall 16'x10'x2Nos=320 Bed Room wall 12'x 10'x 2Nos=240 Bed Room # 02 Roof Sixe 14'x 16'= 224 Bed Room wall 16'x10'x2Nos=320 Bed Room wall 12'x 10'x 2Nos= 280	1576 Sqft	16	25,216.00
2	Drawing Room (01)	1252 Sqft	16	

 **GLAXY ENTERPRISES**

	Bed Room # 01 Roof Size 24'.3" x 14'=340 Bed Room wall 24'.3" x 12' x 2Nos=576 Bed Room wall 14' x 12' x 2Nos=336			20,032.00
3	Bath room (03) Tow Bath Room.447 One Bath Room. 209	656 Sqft	16	10,496.00
4	Kitchen Roof Size 8'.6" x 9'=76.5 wall 8'.6" x 5' x 2Nos=85 wall 9' x 5' x 2Nos=90	251.5 Sqft	16	4,024.00
5	Kitchen Storages Roof Size 7'.6" x 7'=63.75 wall 7'.6" x 7' x 2Nos=105 wall 8'.6" x 7' x 2Nos=119	287.75 Sqft	16	4,604.00
6	In Side Passage (Varanda) Roof Size 33' x 24' = 792 wall 33' x 7' x 2Nos=588 wall 24' x 7' x 2Nos= 336	1716 Sqft	16	27,456.00
7	Entrance Passage Roof Size 10' x 15' =150 wall 10' x 7' x 2Nos= 140 wall 15' x 7' x 2Nos= 210	500 Sqft	16	8,000.00
8	Back Side Open Area wall 24'.6" x 12' x 2Nos=588 wall 15'.6" x 12' x 2Nos=372	960 Sqft	16	15,360.00
Providing and applying three coats of Paint including scrubbing and filling complete in all respect				
9	Doors (15) D- 4'x7'=28x2=56x2=112 D1- 3'x7'=21x2=42x7=294 D2- 2'.6"x7'=17.5x2=35x7=245	651 sqft	20	13,020.00
10	Windows (09) W-6'x4'=24x4=96 W1- 4'x 4'=16x3=48 W2-2'.6"x 4'=10x2=20	164 sqft	20	3,280.00
11	Ventilator (03) V-6'x1'.6"=9x2=18 V1-3'x1'.6"=4.5	22.5 sqft	20	450.00
Providing and applying three coats of Weather Shield including scrubbing and filling complete in all respect				
12	Elevation walls	1500 sqft	20	30,000.00
13	Boundary Wall Wall 1 70'x 7'=490x2=980 Wall 2 67'x 7'=496x2=938 Wall 3 30'x 7'=210	2128 sqft	18	38,304.00
Total			188,542.00	

 **GLAXY ENTERPRISES**

REPAIR RENOVATION OF KITCHEN				
S#	Detail of Work	Approx. Qty	Rate (Inclusive of taxes)	Amount (Inclusive of taxes)
1	Dismantling / chiseling cement / mosaic concrete plain, cleaning and straightening the same (kitchen)	200 sq ft	30	6,000.00
2	Providing and fixing SS kitchen sink (36 x 18 inch or in similar length x breadth) double bowl including all accessories such as hot / cold water mixture (of approved design / quality Master / Sonex / Faisal) or equivalent) uPVC waste pipe, CP bottle trap coupling bracket set, and all joints to service and drains plugging and screwing as necessary to the structure complete in all respect.	One Job	15000	15,000.00
3	Providing and fixing in position cabinets of the following types consisting of ¾ inch thick MDF laminated board boxing, tuff Formica finished shutters, Partal wood lipping / beading, lacquer polish to wood surfaces including all hardware and accessories complete in all respect as per drawing or as indicated by Maintenance Manager 1. Base Cabinets 22 inch deep 30 inch high 2. Hanging Cabinets 16 inch deep 24 inch high	22 Rft	4600	10,1200.00
		24 Rft	3200	76,800.00
4	Providing / fixing Master Tiles (or imported equivalent Standard Quality) of size 10 x 12 in size or 12x12 or 24x12 above slabs and floors / walls including all costs.	200 sq ft	230	46,000.00
5	Providing and fixing in position Marble slabs / counter tops as per size and exiting drawing with cuttings for hob and kitchen sink of given size (Tippy or equivalent) with 2 inch skirting pasted with chemical jelly / bond 1. 25 x 2.25 sq ft (approx.)	One Job	6000	6,000.00
Total				251,000.00

REPAIR RENOVATION OF BATHROOMS				
S #	Detail of Work	Qty	Rate (Inclusive of taxes)	Amount (Inclusive of taxes)
1	Dismantling old Mosaic / chiseling cement / mosaic concrete making it plain, cleaning and straightening the same	700 Sqft	30	21,000.00

2	Bathrooms Providing / fixing Master Tiles (or imported equivalent as approved by Maint Dept) of size 10 x 13 / 12x12 or 24x12 inches on walls / floors	700 sqft	240	168,000.00
3	Providing and fixing Western / English WC (of approved local high quality and color) with commode seat, flush tank, including and fittings, flushing pipe, thimble, all joints to services and drains plugging and screwing as necessary to the structure complete in all respect as per instructions	03 jobs	11000	33,000.00
4	Providing and fixing Wash basin with pedestal (of approved local high quality and color) all accessories such as basin mixture, tee stop cock with check nuts, CP, Flexible pipe, uPVC waste pipe, waste coupling bracket set, CP bottle trap and silicon sealant, all joints to services and drain, plugging and screwing as necessary to the structure etc, complete in all respect	03 jobs	8000	24,000.00
5	Providing and fixing bathroom accessories (of approved local high quality and color) including fixing with rawal plug of approved quality complete in all respect 1. 7 piece bathroom set 2. Bib cock 3. Bib cock with Muslim Shower 4. Shower Mixer with shower and all fitting complete in all respect	03 jobs	14000	42,000.00
6	Providing & fixing, jointing , testing of PPR pipe including specials fittings such as hanging system, socket, tees, elbow, bends, reducers, plugs and unions etc supported or buried in walls / floor or suspended from roof slab as per specification complete in all respect. 1. 1 inch dia 2. 3/4 inch dia (Cool) 3. 3/4 inch dia (Hot)	60 rft 150 rft 150 rft	350 300 300	21,000.00 45,000.00 45,000.00
Total			318,000.00	

CARPENTRY REPAIR JOBS

S#	Detail of Work	Qty	Rate (Inclusive of taxes)	Amount (Inclusive of taxes)
1	Repair and maintenance of all existing doors / windows/ Ventilators and including Mosquito Net / providing and fixing of hinges / tower bolts Cabinet/Door lock & Handles/ Door Locks etc as per site requirement or as directed by maintenance department	One job	25000	25,000.00
2	Providing and fixing 4 mm thick glasses in existing windows, ventilator etc (Ghani or equivalent) as per sizes complete in all respect as instructed	One job Rates will be as per sq ft provided	390	
Total				25,000.00

REPAIR MAINTENANCE OF SEWERAGE LINES / MANHOLES				
S#	Detail of Work	Approx. Qty	Rate (Inclusive of taxes)	Amount (Inclusive of taxes)
1	Providing and fixing uPVC class "B" pipe for sewer system including excavation preparation of compacted make smooth bed and back filling complete in all respect 1. 6 inch dia	80 Rft	490	39,200.00
2	Making / arrangement sewer / water supply connection with existing main water / sewer line complete in all respect as necessary for making the connection to building / toilets / kitchen 1. 4 inch dia	100 Rft	290	29,000.00
Total				68,200.00

REPAIR MAINTENANCE OF NATURAL GAS LINE				
S#	Detail of Work	Approx. Qty	Rate (Inclusive of taxes)	Amount (Inclusive of taxes)
1	Providing and fixing jointing GI pipe lines for Gas supply medium quality IIL. Including special sockets, tee, elbow, bend, reducer plug and union etc.) Supported on walls or suspended from roof slab, including protective coating or black tapping complete in all respect as per available drawing or as directed. 1. ½ inch dia pipe fittings	40 rft	160	6,400.00

GLAXY ENTERPRISES

2	Providing and fixing gas cocks of approved quality of gas company including all accessories complete in all respect 2. ½ inch dia	02 Nos	1000	2,000.00
Total			8,400.00	

PATHWAY PAVERS OR GARDEN TILES (CLAY TYPE)				
S#	Detail of Work	Approx. Qty	Rate (Inclusive of taxes)	Amount (Inclusive of taxes)
1	The sides alongside boundary walls and main pathway to be provided with Garden Tiles 1x1 ft. of approved design joined with cement etc complete in all respect.	100 Rft	50	50,000.00
Total			50,000.00	

MOSAIC FLOORS				
S#	Detail of Work	Approx. Qty	Rate (Inclusive of taxes)	Amount (Inclusive of taxes)
1	All House Mosaic Floor, repair including grouting and Polishing Works (All Mosaic floor need to be chemical polished) 1.Mosaic Floors	1500 sq ft	50	75,000.00
Total			75,000.00	
Total Amount (Inclusive of taxes) C-18			1,074,142.00	
Grand Total Amount of E-05, C-15 And C-18			2,317,608.75	
Rebate - 6%			(139,056.53)	
Net Amount			2,178,552.23	

3.2 This Agreement includes, the "Repair & Maintenance Works at Staff Town Residences C-15, C-18 & E-05", as per "IBA" requirement mentioned in Tender BoQ.

3.3 Payment will be made after completion of works/jobs/project and submission of bill/invoice. Complete Measurement with Clearance Note / Certificate endorsed from Maintenance Department is required before process of bill/invoice.

- 3.4 Performance Security @ 5% of total amount of Work Order must be deposited to the IBA, Karachi. Security Deposit will be released after completion of satisfactory work and submission of certificate thereof.
- 3.5 All Government taxes (including Income tax and stamp duty), levies and charges will be charged as per applicable rates / denomination of Purchase / Work Order.
- 3.6 Stamp duty 0.35% for Services against total value of Work Order will be levied accordingly.
- 3.7 All rules, regulations and policies will be governed in accordance to the SPPRA & IBA PP&P.
- 3.8 Tax(es)/Challan(s)/Levy(ies), if any or additional will be paid/borne by M/s Glaxy Enterprises as per SRO/Notification.
- 3.9 A liquidity damages @ 5% per month, of the total agreed payment, of the total cost will be imposed in case of delayed work. Penalty will be imposed after 30 days subject to services by IBA before the starting date mentioned on the Work Order.
- 3.10 THE CONTRACTOR will provide minimum one supervisor with 4-5 workers at one site. Work start from external area first and complete after completion of external area complete internal area as identified by Maintenance dept. However, salary /wages /payment /remuneration etc to the manpower/labour/ workforce will be paid borned by THE CONTRACTOR.
- 3.11 IBA will not pay any charges(s) regarding cartage / carriage / transportation / food / wages / accidental etc.

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 and CEO of the "THE CONTRACTOR" 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 anytime after issuing a 15 day's notice.
- 5.2 IBA reserve the right to accept or reject any or all agreement(s) or terminate proceedings at any stage in accordance to the rules & regulations framed by SPPRA.

Article VI **INDEMNITY**



- 6.1 "THE CONTRACTOR" 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 CONTRACTOR", as a result of any defect in the title of IBA or any fault, neglect or omission by the "THE CONTRACTOR" which disturbs or damage the reputation, quality or the standard of services & works provided by "IBA" and any person claiming through the IBA.

Article VII
NOTICE

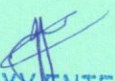
- 7.1 Any notice given under this AGREEMENT shall be sufficient if it is in writing and if sent by courier or registered mail.

Article VIII
INTEGRITY PACT

- 8.1 Its intention not to obtain the 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).
- 8.2 Without limiting the generality of the forgoing THE CONTRACTOR 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.
- 8.3 THE CONTRACTOR 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.
- 8.4 Notwithstanding any right and remedies exercised by the IBA in this regard, contractor 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 CONTRACTOR as aforesaid for the purpose of obtaining or inducing procurement/work/service or other obligation or benefit in whatsoever from the IBA.

Article IX
SEVERABILITY

- 9.1 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.


GLAXY ENTERPRISES

Article X
MISCELLANEOUS

- 10.1 Competent Authority reserves the right to change / alter / remove any item or reduce / enhance quantity without assigning any reason. Over and above the Work Order if any alteration(s), arise charges will be paid on mutually agreed upon under the clause of Direct Contracting of SPPRA.
- 10.2 That upon termination of this agreement THE CONTRACTOR shall be permitted to remove all its devices and equipment which may have been placed at premises from the time to time
- 10.3 All equipment, ladders / scaffoldings / platforms for any heights, plungers, brushes, application Rollers, buckets etc. will be brought by THE CONTRACTOR as per standard safety regulations.
- 10.4 THE CONTRACTOR will responsible for taking all safety measures during working of his staff at any height / surfaces. Proper safety kept / harness will be applied by the CONTRACTOR.
- 10.5 All surfaces where work was carried out required to be cleaned from stains through related equipment / tools / materials etc.
- 10.6 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.
- 10.7 The validity of the contract will be effective from the date of issue of Work Order.
- 10.8 All terms and conditions of Work Order and bidding document will be the integral part of this agreement and can't be revoked.
- 10.9 Any additional work/job, if required / necessary etc over and above/extra the Work Order, will be executed on the basis of Variation Order.

Article XI
GENERAL CONDITIONS OF CONTRACT

11.1 Contract

The IBA, Karachi will, after receipt of the performance security from the successful contractor send the Agreement provided in the Tender Document, to the successful contractor. Within seven working days of the receipts of such Agreement the contractor shall sign and date the contract and return it to the IBA, Karachi.

11.2 Contract documents and information

The contractor shall not, without the IBA, Karachi's prior written consent, make use of the Agreement, or any provision thereof, or any document(s), specifications, drawing(s), pattern(s), sample(s) or information furnished by or on behalf of the IBA, Karachi in connection herewith except for purposes of performing the Agreement or disclose the same to any person other than a person employed by the Agreement or in the performance of the Agreement. Disclosure to any such employed person shall be made in confidence and shall extend only as far as may be necessary for purposes of such performance.

11.3 Standards


GLAXY ENTERPRISES

The Repair & Maintenance Works at Staff Town Residences C-15, C-18 & E-05 under this agreement shall conform the specs provided in the bidding document.

11.4 Patent Right

The contractor shall indemnify and hold the department harmless against all third party claims of infringement of patent, trademark or industrial design rights arising from any part thereof.

11.5 Price

The contractor is bound to Repair & Maintenance Works at Staff Town Residences C-15, C-18 & E-05 on the basis of approved rates vide tender # CW/03/20-21

11.6 Contract Amendment

The IBA, Karachi may, at any time, by written notice served on the contractor, alter, amend, omit, increase, decrease or otherwise change the nature, quality, quantity and scope, of all/ any with the percentage as prescribed in Work Order. The contractor shall not execute the change until and unless the IBA, Karachi has allowed the said change, by written order served on the contractor. The change, mutually agreed upon, shall constitute part of the obligations under this Agreement, and the provisions of the Agreement shall apply to the said Change. No variation in or modification in the Agreement shall be made, except by written amendment signed by both the IBA, Karachi and the contractor.

11.7 Assignment/ Sub Contract

The contractor shall not assignor sub-contract its obligations under this Agreement, in whole or impart, except with the IBA, Karachi prior written consent. The contractor shall guarantee that any and all assignees or sub contractor of the Agreement shall, for performance of any part under the Agreement, comply fully with the terms and conditions of the Agreement applicable to such part of the Agreement

11.8 Liquidated Damages

If the contractor fails/ delays in performance of any of the obligations, under the Agreement/ violates any of the provisions of the Agreement/ commits breach of any of the terms and conditions of the Agreement the IBA, Karachi may, without prejudice to any other right of action/ remedy it may have, deduct from the Agreement Price, as liquidated damages.

11.9 Blacklisting

If the contractor fails/ delays in performance of any of the obligations, under the contract/ violates any of the provisions of the contract / commits breach of any of the terms and conditions of the contract the IBA, Karachi may, at any time, without prejudice to any other right of action it may have, black list the contractor, either indefinitely or for a stated period, for further tenders in public sector. If the contractor is found to have engaged in corrupt or fraudulent practices in competing for the without prejudice to any other right of action it may have, black list the contractor, either indefinitely or for a stated period, for further tenders in public sector.

11.10 Forfeiture of Performance Security

If the contractor fails/ delays in performance of any of the obligations, under the Agreement/ violates any of the provisions of the contract / commits breach of any of the terms and conditions of the contract the IBA, Karachi may without prejudice to any other right of action it may have, forfeit performance security of the contractor. Failure to supply required services within the specified time period

will invoke penalty as specified in this document. In addition to that, performance security amount will be forfeited and the contractor will not be allowed to participate in future tenders as well.

11.11 Termination for Default

If the contractor fails/ delays in performance of any of the obligations, under the Agreement/ violates any of the provisions of the Agreement / commits breach of any of the terms and conditions of the Agreement the IBA, Karachi may, at any time, without prejudice to any other right of action / remedy it may have, by written notice served on the Agreement indicate the nature of the default(s) and terminate the Agreement, in whole or in part, without any compensation to the contractor. Provided that the termination of the contract shall be resorted to only if the contractor does not cure its failure/ delay, within fifteen (15) working days (or such longer period as the IBA, Karachi may allow in writing), after receipt of the such notice.

11.12 Termination of Insolvency

If the contractor becomes bankrupt or otherwise insolvent, the IBA, Karachi, at anytime, without prejudice to any other right of action/ remedy it may have, by written notice served on the contractor, indicate the nature of the insolvency and terminate the Agreement, in whole or in part, without any compensation to the contractor.

11.13 Termination for Convenience

The IBA, Karachi may at any time by written notice served on the contractor to terminate the Agreement in whole or in part for its any compensation to the contractor.

11.14 Force Majeure

The contractor shall not be liable for liquidated damages, forfeiture of its performance security, blacklisting for future tenders, termination for default, if and to the extent his failure/ delay in performance/ discharge of obligations under the contract is the result of an event of force majeure. If a force majeure situation arises, the contractor shall, by written notice served on the IBA, Karachi indicating such condition and the cause thereof. Unless otherwise directed by the IBA, Karachi in writing, the contractor shall continue to perform under the Agreement as far as is reasonably practical, and shall seek all reasonable alternative means for performance not prevented by the Force Majeure event.

11.15 Taxes And Duties

The contractor shall be entirely responsible for all the taxes, duties and other such levies imposed and shall make inquiries with the concerned authorities of Income Tax and Sindh Revenue Board.

11.16 Agreement Cost

The contractor shall bear all costs/ expenses associated with the preparation of this Agreement and the Procuring Agency shall in no case be responsible for those expenses.

11.17 Extension in Time For Performance of Obligations Under The Agreement

If the Agreement encounters conditions impeding timely performance of any of the obligations, under the contract, at any time, the contractor shall, by the written notice served on the IBA, Karachi promptly indicating the facts of the delay, its likely duration and its cause(s). As soon as practicable after receipt of such notice, the IBA, Karachi shall evaluate the situation and may, at its exclusive discretion, without prejudice to any other remedy it may have, by

written order served on the contractor, extend the Agreement's time for performance of its obligations under the Agreement.

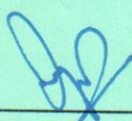
11.18 Statutes And Regulations

The Agreement shall be governed by and interpreted in accordance with the laws of Pakistan. The contractor shall, in all matters arising in the performance of the Agreement, conform, in all respects, with the provisions of all Central, Provincial and Local Laws, Statutes, Regulations and By-Laws in force in Pakistan, and shall give all notices and pay all fees required to be given or paid and shall keep the IBA, Karachi indemnified against all penalties and Liability(ies) of any kind for breach of any of the same.

11.19 Governing law and Jurisdiction

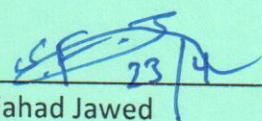
This Agreement shall be governed, construed and interpreted in accordance with the laws of Islamic Republic of Pakistan. The Courts at Karachi shall have the exclusive territorial jurisdiction in respect of any dispute or difference of any kind arising out of or in connection with the Agreement.

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


NAME: Dr. Muhammad Asad Ilyas
Dr. Muhammad Asad Ilyas
Registrar
Former Chairperson Accounting & Law Department
Institute of Business Administration (IBA),
Karachi, Pakistan

CNIC # _____
Address: _____
Registrar, Institute of Business
Administration Main Campus
University Road, Karachi

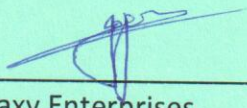
WITNESS:

1. 
Syed Fahad Jawed

CNIC # 42201-9128136-3
Address: _____
Head of Procurement
Institute of Business
Administration Main Campus
University Road, Karachi

Focal Person IBA

Kazi Muhammad Mazharuddin


M/s Glaxy Enterprises
NAME: Irfan Ahmed Khan
GLAXY ENTERPRISES
CNIC # 4101-1540586-9
Address: A-293 Block-H North Nazimabad

2. 
M/s Glaxy Enterprises
NAME: Irfan Ahmed Khan
GLAXY ENTERPRISES
CNIC # 42191-1570586-9
Address: A-293 Block-H North Nazimabad