F305069

200 Rupees

SPECIAL ADHESIVE Rs. 100 PAKISTAN

S. WAQAR ZAIDI STAMP VENDOR
Shop No 1, D.C. Office Compound East
Lic. No.170
S.NO. .....
DATE .....
ISSUED TO WITH ADDRESS .....
THROUGH WITH ADDRESS .....
STAMP VENDOR'S SIGNATURE .....
VALUE .....
STAMP VENDOR'S SIGNATURE .....

24465

14 MAR 2022

OFFICE SUPERINTENDENT
Stamp Office, City Court
Karachi.

14 MAR 2022

AGREEMENT

Repair & Maintenance Works at Staff Town Residences C-11, A-03 & D-19

THIS AGREMENT is executed at KARACHI, on this day of March ...31..., 2022.

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-11, A-03 & D-19 and related jobs/works as assigned in accordance to the tender vide # CW/10/21-22 at the cost of **Rs. 2,454,075.00 Inclusive all taxes.** The basis with the works/jobs of items as per tender vide # CW/10/21-22 (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 Karachi

F305065

200 Rupees

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SPECIAL ADHESIVE Rs. 100 PAKISTAN

S. WAQAR ZAIDI STAMP VENDOR 24402
Shop No 1, D.C. Office Compound East, Karachi
Lic. No.170
S. NO. .....
DATE ..... 14 MAR 2022
ISSUED TO WITH ADDRESS .....
THROUGH WITH ADDRESS .....
PURPOSE For Use Divorce Deed
VALUE Rs. 200
STAMP VENDOR'S SIGNATURE .....

M. Ibrahim
Advocate

OFFICE SUPERINTENDENT
Stamp Office, City Court
Karachi.

14 MAR 2022

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-11, A-03 & D-19. "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/10/21-22 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

A306532

1000 Rupees

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S. Zargham Abbas Zaidi Stamp Vendor
Shop No.2, D.C. Office Compound East, Karachi
Lic. No.148
S.NO. .....
DATE 20 MAR 2022 .....
ISSUED TO WITH ADDRESS ....
THROUGH WITH ADDRESS ....
STAMP VENDOR'S SIGNATURE ....
VALUE RS ..... (Attested)
STAMP VENDOR'S SIGNATURE .....

Moosa Baloch
Advocate

113019

RUPEES ONE THOUSAND ONLY

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-11, A-03 & D-19, as assigned in accordance to the tender vide # CW/10/21-22.

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 Karachi

U639706

5000 Rupees

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STAMP OFFICE CITY COURT, KARACHI
Issued to S. Zahid Ali
CNIC/LEG No. KBA 887
Vide D.S.R. No. 21 Dt. 17-2-22
On behalf of Challan No. 320 Dt. 17-2-22
for the purpose of
Entry No. 21 Dt. 17-2-22
17 FEB 2022

17 FEB 2022
Rs. Five Thousand 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/10/21-22.

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 May 15, 2022.

GLAM ENTERPRISES GE Karachi

A009616

2000 Rupees

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(RUPEES TWO THOUSAND ONLY)

S. Zargham Abbas Zaidi Stamp Vendor
Shop No.2, D.C Office Compound East, Karachi
Lic. No.148
S.NO. 113020
DATE 29 MAR 2022 .....
ISSUED TO WITH ADDRESS ....
THROUGH WITH ADDRESS .....
PURPOSE Joint Venture Diversca Deed
VALUE RS..... (Attested
STAMP VENDOR'S SIGNATURE.....

Moosa Baloch
Advocate

Article III
REMUNERATION

3.1 The cost offered by THE CONTRACTOR is Rs. 2,454,075.00 (inclusive of all taxes) vide tender # CW/10/21-22. The cost is inclusive of labor / transportation / supplies / etc. The breakup is appended below

S#	Place	Qty	Unit	Rate	Amount Inclusive of all taxes
1	**Masonry work** Providing and laying block 6x8x12 (machine made block) masonry, set in (1:6) cement sand mortar including curing, racking out joints, scaffolding, lifting, hoisting etc. complete in all respect as per specification and as directed by Engineer In charge.	1000	Sft	40.00	40,000.00
2	**Plaster /Patch 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 Engineer In charge.	1000	Sft	25.00	25,000.00
3	**Dismantling / demolition / removal of masonry works**			20.00	20,000.00

GLAXY ENTERPRISES Karachi

	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 re-usable material to Engineer etc. complete in all respect as instructed by Engineer In charge.	1000	Sft		
	Total			85,000.00	

DISTEMPERING AND PAINT WORK

4	Distempering three renewal coats with vinyle distemper (Paintex ICI Dulux) or equivalent of approved make and shade to walls and ceiling etc., including scraping, filling and cleaning the old surface in any floor as directed by Engineer Incharge.	8000	Sft.	16.00	128,000.00
5	Repainting two coats with enamel paint (Robialac) or equivalent of approved make and shade to woodwork including cleaning and sand papering the surface as directed by the Engineer-in-charge.	1000	Sft.	20.00	20,000.00
6	Repainting two coats with weather shield paint of (ICI) Dulux make and shade on plaster surface (External) including cleaning, sand papering the surface as directed by the Engineer-in-charge.	3700	Sft.	16.00	59,200.00
	Total			207,200.00	

REPAIR RENOVATION OF KITCHEN

7	Dismantling / cutting / removal of existing masonry walls, floors / mosaics including wall chipping, partitions, false ceilings, including removal of debris outside premises and handing over re-usable material like Camode, flush tank, Wash Basin etc. to Engineer Incharge, complete in all respect as per site requirements.	200	Sft	20.00	4,000.00

8	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 complete the work in all respect as directed by Engineer Incharge. the structure complete in all respect.	1	Job	15,000.00	15,000.00
9	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 specification and as directed by Engineer Incharge.				
	1. Fixing of Doors with frame structure.	25	Rft	2,000.00	50,000.00
	2. Hanging Cabinets 16 inch deep 24 inch high	21	Rft	3,800.00	79,800.00
10	Supply and lay ceramic tiles of Master/Shabbir Tiles (Prime Quality) as per approved sample, sizes and colors, set with cement slurry including filling and grouting with the joints with bond matching pigments upto 5 ft height, complete in all respect as per specification and as directed by Engineer Incharge. On Floor: With 40 mm thick setting bed in (1:4) mortar. On Dado: With 20 mm thick, rough plaster (1:4)	200	Sft.	250.00	50,000.00
11	Providing and fixing in position Chemical polished Marble slabs / counter tops as per size over a setting bed of 40 mm thick cement-Sand mortar in 1:4 with bull nosing of half round of given size including opening of sink with molding around the openings. (Tippy or equivalent) with 2-inch skirting pasted with chemical jelly / bond.	56.25	Sft.	300.00	16,875.00
	Total			215,675.00	

REPAIR RENOVATION OF BATHROOMS

12	Dismantling / cutting / removal of				

	existing masonry walls, floors / mosaics including wall chipping, partitions, false ceilings, including removal of debris outside premises and handing over re-usable material like Commode, flush tank, Wash Basin etc. to Engineer Incharge, complete in all respect as per site requirements.	700	Sft.	20.00	14,000.00
13	Supply and lay ceramic tiles of Master/Shabbir Tiles (Prime Quality) as per approved sample, sizes and colors, set with cement slurry including filling and grouting with the joints with bond matching pigments up to 5 ft height, complete in all respect as per specification and as directed by Engineer Incharge. On Floor: With 40 mm thick setting bed in (1:4) mortar. On Dado: With 20 mm thick, rough plaster (1:4)	700	Sft.	250.00	175,000.00
14	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 by Engineer Incharge.	3	Jobs	11,000.00	33,000.00
15	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 as directed by Engineer Incharge.	3	Jobs	10,000.00	30,000.00
16	Providing and fixing bathroom accessories (of approved local high quality and color) including fixing with Rawal plug of approved quality complete in all respect as directed by Engineer Incharge. 1. 7-piece bathroom set 2. Bib cock 3. Bib cock with Muslim Shower	3	Jobs	15,000.00	45,000.00

	4. Shower Mixer with shower and all fitting complete in all respect				
17	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	60	Rft	350.00	21,000.00
	2. 3/4-inch dia (Cold)	150	Rft	300.00	45,000.00
	3. 3/4 inch dia (Hot)	150	Rft	380.00	57,000.00
	Total			420,000.00	

CARPENTRY REPAIR JOBS

18	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 Engineer Incharge. Doors 15 Nos. Window 09 Nos. Ventilators 03 Nos	One	Job	140,000.00	140,000.00
19	Providing and fixing 4 mm thick glasses in existing windows, ventilator etc. (Ghani or equivalent) as per sizes complete in all respect as instructed by Engineer Incharge.	One	Job	10,000.00	10,000.00
	Total			150,000.00	

REPAIR MAINTENANCE OF SEWERAGE LINES / MANHOLES

20	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 as directed by Engineer Incharge. 6 inch dia	80	Rft	400.00	32,000.00

21	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 and as directed by Engineer Incharge. 4-inch dia	150	Rft	250.00	37,500.00
	Total			69,500.00	

REPAIR MAINTENACE OF NATURAL GAS LINE

22	Providing and fixing jointing GI pipelines 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 by Engineer Incharge. 1. ½ inch dia pipe fittings	40	Rft	160.00	6,400.00
23	Providing and fixing gas cocks of approved quality of gas company including all accessories complete in all respect and as directed by Engineer Incharge. 2. ½ inch dia	2	Nos	600.00	1,200.00
	Total			7,600.00	

PATHWAY PAVERS OR GARDEN TILES (CLAY TYPE)

24	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 and as directed by Engineer Incharge.	100	Rft	70.00	7,000.00
	Total			7,000.00	

MOSAIC FLOORS

24	All House Mosaic Floor, repair including grouting and Polishing Works (All Mosaic floor need to be chemical polished) complete in all respect and as directed by Engineer Incharge. 1.Mosaic Floors	1500	Sqft	30.00	45,000.00
	Total			**45,000.00**	
	Grand Total Amount C-11			**1,206,975.00**	

BOQ for Waliullah Sb House House No: A-03

1	**Dismantling of Flooring** Dismantling / cutting / removal of existing mosaic on walls & floor including wall chipping & removal of debris outside premises and handing over re-usable material like Camode, flush tank, Wash Basin etc. to Engineer Incharge, complete in all respect as per site requirements.	1,100	Sft	20.00	22,000.00
2	**Dismantling of C.C floor.** Dismantling of existing concrete floor with or without reinforcement including sub-floor and soling manually or mechanically inclusive of sorting out demolished material and stacking of serviceable material in re-useable form such as steel, soling etc., in safe custody till it is handed over to the owner and disposal of un-serviceable material as per specification and as directed by the Engineer	700	Sft	20.00	14,000.00
3	**Providing & Fixiing of Ceramic Tiles** **Ceramic Tiles.** Supply and lay ceramic tiles of Master/Shabbir Tiles (Prime Quality) as per approved sample, sizes and colors, set with cement slurry including filling and grouting with the joints with bond matching pigments upto 5 ft height, complete in all respect as per drawing and as directed by the Engineer.				
	On Floor:- With 40mm (2 inch.) thick setting bed in (1:6) mortar.	100	Sft	350.00	35,000.00
	On Dado (5ft. High) :- with 20mm thick rough plaster in (1:6).	280	Sft	270.00	75,600.00
4	**Providing and fixing Western / English Camode** Supply and fix couple set of toilet Commode of Approved quality in white or coloured with "P or S" trap of vitreous china, size shall be 690 x 395 x 760mm with symphonic flushing mechanism and seat cover without hydraulic including all internal fittings with connection pipes, concealed stop cock, double bib cock, muslim shower etc. of master (Code: 076-CP) complete in all respect as per instruction and specifications by Engineer In charge.	2	No.	11,000.00	22,000.00

5	**Providing and fixing Wash Basin with Pedestal** Providing and fixing Wash basin with pedestal with 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 as per site requirement	2	No.	12,000.00	24,000.00
6	**Bathroom Accessories.** Supply and fix following bathroom accessories in chrome plated of Master or equivalent approved, complete in all respect as per specification.				
a b c d e f	Towel Rod with Brackets. Toilet Paper Holder.				
7	Soap Dish. Double Hook & Towel Ring. Looking Mirror Tooth Brush Holder with Glass & Cover.	2	Job	11,000.00	22,000.00
	Plumbing Piping. **Facility Water Distribution**				
	PPR Pipes. Supply and lay PPR pipes of Dadex - Polydex for hot and cold water distribution at any height system including specials such as tees, bends, elbows, unions, plugs, reducers etc with heat fusion jointing method including cutting holes in masonry or concrete in wall, floor and slab and chiseling wall and floor and making good the same, complete in all respect as per drawing, specification and as directed by the Engineer. **Nominal internal diameter shall be as follows:-**				
a	20mm (3/4 ") Dia	250	Rft.	150.00	37,500.00
b	25mm (1") Dia	150	Rft.	200.00	30,000.00
c	32mm (1.25") Dia	40	Rft.	250.00	10,000.00
d	40mm (1.5") Dia	40	Rft.	300.00	12,000.00
8	**Screed using Concrete 1:2:4** Supply, mix, place, compact and cure, concrete **Type M25 Concrete 1:2:4**, for screed laid in panel with smooth steel trowel finish, concrete shall be laid in alternate panels not exceeding 1200 x 1200mm average thickness 2" (50mm) slope as per instruction,				

	complete in all respect as per drawing and as directed by the Engineer. This cost includes all type of material labour, tools paneling using glass strip 3mm x 20mm as approved by Engineer Incharge.	1,000.00	Sft.	80.00	80,000.00
9	**Plaster /Patch 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 Engineer In charge.	200	Sft.	30.00	6,000.00
10	**Excavation & Fixing of Nikasi Pipe in Manholes** Providing and fixing uPVC class "B" pipe for sewer system including excavation, removal of existing pipe, preparation of smooth bed and back filling complete in all respect as directed by Engineer Incharge.	60	Rft.	300.00	18,000.00
	Grand Total Amount A-03			**408,100.00**	

D-19

MASONRY / PLASTER WORK

1	**Plaster /Patch 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 Engineer In charge.	1100	Sft	25.00	27,500.00
	Total			27,500.00	

REPAIR RENOVATION OF KITCHEN

2	Dismantling / cutting / removal of existing masonry walls, floors / mosaics including wall chipping, partitions, false ceilings, including removal of debris outside premises and handing over re-usable material like Camode, flush tank, Wash Basin etc. to Engineer Incharge, complete in all respect as per site requirements.	600	Sft	20.00	12,000.00

3	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 complete the work in all respect as directed by Engineer Incharge. the structure complete in all respect.	1	Job	12,000.00	12,000.00
4	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 specification and as directed by Engineer Incharge.				
	1. Base Cabinets 22 inch deep 30 inch high.	76	RFT ~~Sft~~	2,800.00	212,800.00
	2. Hanging Cabinets 16 inch deep 24-inch-high Size.	70	RFT ~~Sft~~	3,800.00	266,000.00
5	Supply and lay ceramic tiles of Master/Shabbir Tiles (Prime Quality) as per approved sample, sizes and colors, set with cement slurry including filling and grouting with the joints with bond matching pigments upto 5 ft height, complete in all respect as per specification and as directed by Engineer Incharge. On Floor: With 40 mm thick setting bed in (1:4) mortar. On Dado: With 20 mm thick, rough plaster (1:4)	600	Sft	300.00	180,000.00
6	Providing and fixing in position Chemical polished Marble slabs / counter tops as per size over a setting bed of 40 mm thick cement-Sand mortar in 1:4 with bull nosing of half round of given size including opening of sink with molding around the openings. (Tippy or equivalent) with 2-inch skirting pasted with chemical jelly	560	Sft.	300.00	168,000.00

	/ bond.				
	Total			521,800.00	

REPAIR RENOVATION OF BATHROOMS

7	Dismantling / cutting / removal of existing masonry walls, floors / mosaics including wall chipping, partitions, false ceilings, including removal of debris outside premises and handing over re-usable material like Commode, flush tank, Wash Basin etc. to Engineer Incharge, complete in all respect as per site requirements.	500	Sft	20.00	10,000.00
8	Supply and lay ceramic tiles of Master/Shabbir Tiles (Prime Quality) as per approved sample, sizes and colors, set with cement slurry including filling and grouting with the joints with bond matching pigments up to 5 ft height, complete in all respect as per specification and as directed by Engineer Incharge. On Floor: With 40 mm thick setting bed in (1:4) mortar. On Dado: With 20 mm thick, rough plaster (1:4)	50	Sft	270.00	13,500.00
9	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 by Engineer Incharge.	2	Jobs	11,000.00	22,000.00
10	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 as directed by Engineer Incharge.	2	Jobs	11,000.00	22,000.00

11	Providing and fixing bathroom accessories (of approved local high quality and color) including fixing with Rawal plug of approved quality complete in all respect as directed by Engineer Incharge. 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	2	Jobs	12,000.00	24,000.00
12	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	120	Rft	200.00	24,000.00
	2. 3/4-inch dia (Hot & Cold)	300	Rft	170.00	51,000.00
	Total			166,500.00	

CARPENTRY REPAIR JOBS

13	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 Engineer Incharge. Doors 12 Nos. Window 09 Nos. Ventilators 02 Nos	1	Job	25,000.00	25,000.00
14	Providing and fixing 4 mm thick glasses in existing windows, ventilator etc. (Ghani or equivalent) as per sizes complete in all respect as instructed by Engineer Incharge.	40	Sft	500.00	20,000.00
	Total			45,000.00	

REPAIR MAINTENANCE OF SEWERAGE LINES / MANHOLES

15	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 as directed by Engineer Incharge. 6-inch dia	50	Rft	400.00	20,000.00
17	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 and as directed by Engineer Incharge. 4-inch dia	30	Rft	250.00	7,500.00
Total				27,500.00	

REPAIR MAINTENACE OF NATURAL GAS LINE

18	Providing and fixing jointing GI pipelines 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 by Engineer Incharge. 1. ½ inch dia pipe fittings	20	Rft	200.00	4,000.00
19	Providing and fixing gas cocks of approved quality of gas company including all accessories complete in all respect and as directed by Engineer Incharge. 2. ½ inch dia	2	Nos	600.00	1,200.00
Total				5,200.00	

MOSAIC FLOORS

20	All House Mosaic Floor, repair including grouting and Polishing Works (All Mosaic floor need to be chemical polished) complete in all respect and as directed by Engineer Incharge. 1.Mosaic Floors	1300	Sqft	35.00	45,500.00
Total Amount D-19				**45,500.00**	
Grand Total Amount D-19				**839,000.00**	
Grand Total Amount C-11, A-03 & D-19				**2,454,075.00**	

3.2 This Agreement includes, the "Repair & Maintenance Works at Staff Town Residences C-11, A-03 & D-19", 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 @ 2% per week, 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, contact, 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.

Article X
MISCELLANEOUS

10.1Competent 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 of 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**

The Repair & Maintenance Works at Staff Town Residences C-11, A-03 & D-19 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-11, A-03 & D-19 on the basis of approved rates vide tender # CW/10/21-22

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 all owed 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 impart, 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 there 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.

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

"IBA"
NAME: Dr. Muhammad Asad Ilyas

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M/s Glaxy Enterprises
NAME: Irfan Ahmed Khan

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WITNESS:

1.
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2.
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Focal Person IBA

Kazi Muhammad Mazharuddin