

NBP-0085-2501270006417108

GoS-KHI-5DD1DCE6086E9F2B

**Non-Judicial****Rs 8,146/-**

Description : Contract - 15(a)  
 Principal : Institute of Business Administration Karachi [27024407]  
 Contractor : Eastern Trading Corporation [06749356]  
 Applicant : Faizan Fazal [42301-9721692-1]  
 Stamp Duty Paid by : Eastern Trading Corporation [06749356]  
 Issue Date : 27-Jan-2025, 12:50:56 PM  
 Paid Through Challan : 20250FD986357857  
 Amount in Words : Eight Thousand One Hundred and Forty Six 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****Renovation Works at CED Office, Fauji Foundation Building Main Campus**

THIS AGREEMENT is executed at KARACHI, on this day of January 20, 2025.

**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 Eastern Trading Corporation, having its office at Plot # 74-C, Jami Commercial Street 9, Office Kh-e-Jami, Phase 7, D.H.A., 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 proprietor Mr. Nooruddin Siraj Valika, holding CNIC No. 42301-0900110-5





**E-STAMP**

CONTINUATION SHEET

Government of Sindh

on the SECOND PART.

**WHEREAS** "IBA" intends to obtain works vide tender # CW/19/24-25 "Renovation Works at CED Office, Fauji Foundation Building Main Campus" up to the entire satisfaction 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 CONTRACTOR" as their official for the specific purpose of "Renovation Works at CED Office, Fauji Foundation Building Main Campus" discussions in respect of the same with "IBA" before the determination of Scope of Renovation Works at CED Office, Fauji Foundation Building Main Campus. "THE CONTRACTOR" hereby agree to the offer of the "IBA" in acceptance of the terms & conditions here in below forth.

However, the terms and conditions of the tender document vide # CW/19/24-25 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 & timeline 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 Project Department 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, equipment, 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 their own cost after completion of works/jobs/project. However, Clearance Note / Certificate will be required from Sr. Manager Projects.
- 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 Renovation Works at CED Office, Fauji Foundation Building Main Campus, as assigned in accordance to the tender vide # CW/19/24-25.
- 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 Project 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.

**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/19/24-25.
- 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 Project 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 Project 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 on or before March 07, 2025.





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**Article III**  
**REMUNERATION**

3.1 The cost offered by THE CONTRACTOR is Rs. 2,327,193.00 (inclusive of all taxes) vide tender # CW/19/24-25. The cost is inclusive of labor / transportation / supplies / etc. The breakup is 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, 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 and they are changed.</p> <p>3- All Glass to be Clear Float Glass of approved quality (Ghani, Tariq Float Glass).</p> <p>4- Gypsum board (Arish, United).</p> <p>5- MDF board (Lasani or approved).</p> <p>6- Laminate board (Patex, Al-Noor Lasani - Baluchistan Laminate).</p> <p>7- Paint Work: 3 coats of matt enamel paint finish (Jotun, ICI or Berger) of approved shade.</p> <p>8- Red-oxide on all M.S. Work where shown: 2 coats of red-oxide (Jotun, ICI or Berger) .</p> <p>9- Expansion Bolts to be Fischer</p> <p>10- Where basic price of marble / granite is given, it is for pre-polished granite with 6 sides</p>				



	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	<b>Dismantling.</b> Dismantling / removing of existing construction as per proposed plan and instruction of Architect, including tools & equipment's, all necessary precautionary measures, stacking useable at designated, AC / Electrical / Plumbing or any other item which is required to be demolished / removed place for owner's properly, carting away surplus, stuff, etc. from site complete in all respect. <b>Note: Contractor should visit the site and take all necessary information before quoting the price. All debris is to be shifted by the contractor out of the site area as instructed by the client/Architect.</b>	JOB	1.00	32,935.83	32,935.83
2	<b>Paint Work</b>				
2.1	<b>Matt Enamel Paint - Internal Surfaces.</b> Provide and apply Matt Enamel paint (Jotun, ICI or Berger) minimum three coats of approved shade over a coat of primer to internal surfaces prepared smooth with carborandum stone, filling the depression with putty including scaffolding, etc. complete in all respect as per specifications and drawings.				
i)	Jotun	SFT	850.00	171.27	145,579.50
ii)	ICI or Berger	SFT	Rate Only	118.57	
3	<b>Flooring &amp; Skirting:</b>				
3.1	<b>Carpet Tile Flooring.</b> Provide & lay in line and level imported carpet tiles in different areas with approved adhesive and minimum joint, including cutting, lifting, wastage, etc., complete in all respect as per drawing and instruction of the Architect. For payment net installed Carpeted floor area will be measured. <b>Basic Price of Installed Carpet Tiles but on supply quantity shall be Rs. 600.00 Per SFT.</b> <b>Wastage factor should be added by contractor in his unit rate.</b>	SFT	700.00	461.10	322,770.00
3.2	<b>Wooden Skirting Polish Finish.</b> Provide and install in position Wooden Skirting, consisting of 3" x ½" thick Solid Oak wood for skirting with approved Polish Finish, including all hardwares, wastage, glues, lifting, etc., complete as per drawing & instruction of the Architect. For payment net running length of skirting will	RFT	180.00	329.36	59,284.80



	be measured.				
3.3	<p><b>PVC Skirting.</b> Provide and install in position 65mm high approved quality &amp; sample heavy duty PVC skirting (Germany) fixed with approved adhesive, cutting, wastage, etc., complete in all respect. Basic Price shall be Rs. 290.00/ RFT. For payment net running length of skirting will be measured.</p>	RFT	Rate Only	395.23	
4	<b>Stud Partitions &amp; Claddings:</b>				
4.1	<p><b>Full Height MDF Board Stud Partition Paint Finish.</b> Providing, fabricating and fixing of 4" thick full height dry partitions up to any height comprising with ½" thick MDF board both side over solignum treated partal wood structure @ 24" x 24" center to center (both-ways) framing with approved Paint Finish, including 2" x 2" solid wood at door opening edges, proper joint treatment with epoxy, making smooth surface, scaffolding, all fixing accessories and arrangements, fixing of frame with floor and structural slab / beam up to any height, wastage, etc. Complete in all respect and as per drawings, details and Instructions of the Architect. For Payment Net Single side elevation area of partition shall be measured door / glazing will be deducted. (This job will be coordinated with electrical and air-conditioning works)</p>	SFT	225.00	592.84	133,389.00
4.2	<p><b>Low Height MDF Board Stud Partition Deco Paint Finish.</b> a) Partition: Provide and install in position 3" thick stud partition, consisting of solignum treated partal wood internal framing of approved sections, 12mm thick MDF board fixed on all around of wooden framing with approved Deco Paint Finish, 2" x 2" x 1/8" thick M.S. box section vertical supports (as required) welded with 6" x 6" x ¼" thick M.S. base plate fixed on floor with 4 Nos. expansion bolt of approved sizes, including two coats of anti corrosive paint on all M.S. works, epoxy filling &amp; fiber tape on sheet joints, metal tape on edges, cutting for electric switch board, 12mm x 12mm G.I. Angle on bottom and all other hardwares, wastage, glues, grooves, cutting, lifting, etc., complete as per drawing &amp; instruction of the</p>	SFT	160.00	724.59	115,934.40



	<p>Architect. (Excluding the cost of Skirting). b) Worktop: i) Consisting of MDF Laminated sheet (16+16mm). ii) Drawers as shown in drawings iii) The sides &amp; bottom of table top shall be covered by Partal wood frame to support. iv) 1mm TH. PVC Lipping of same color. v) fixing of grommet for computer wires For payment net one side of exposed partition area will be measured.</p>				
4.3	<p><b>Soft Board Fabric Finish Cladding For Workstations.</b> Provide and install in position Soft Board Fabric cladding, consisting of fabric finish (Project Fabric - Base Price 1200 /SM) wrapped with approved adhesive on 12mm thick commercial ply backing fixed on frame with epoxy filling &amp; fiber tape on sheet joints, including all hardwares, wastage, glues, lifting, scaffolding etc., complete as per drawing &amp; instruction of the Architect. For payment net Fabric area will be measured.</p>	SFT	50.00	201.57	10,078.50
4.4	<p><b>G.I. Corrugated Sheet Cladding Paint Finish.</b> Provide and install in position G.I. Corrugated Sheet Cladding, consisting of G.I. frame work (22SWG) of approved sections, 22 SWG G.I. Corrugated Sheet (8" over lap) fixed on frame with approved Paint Finish,, including primer coat filling if required and all other hardwares, wastage, scaffolding, cutting, etc., complete in all respect. For payment flat surface area without corrugates &amp; overlap will be measured.</p>	SFT	75.00	395.23	29,642.25
4.5	<p><b>Laminated MDF Board Cladding.</b> Provide and install in position Laminated MDF Board Cladding, consisting of 12mm thick Laminated MDF board fixed on wooden frame with solid Oak wood lipping on edges with approved Polish Finish, including all hardwares, wastage, lifting, cutting, fixing etc., complete as per drawing &amp; instruction of the Architect. <b>For payment cladding area will be measured.</b></p>	SFT	45.00	592.84	26,677.80
4.6	<p><b>Glass Cladding for Writing Surface.</b> Provide and install in position Glass Cladding for writing surface, consisting of 8mm thick clear float tempered glass of best quality of approved sample with edge polishing and chamfering fixed in between of wooden post, including all hardware, wastage, lifting, cutting, etc., complete in all respect. For payment net glass area will be measured.</p>	SFT	70.00	1,053.95	73,776.50





4.7	<b>MDF Board Round Cladding Deco Paint Finish (Meeting Room).</b> Provide and install in position 2'-6" Dia MDF Board Cladding, consisting of 12mm thick MDF board rounded with approved Deco Paint Finish, including all hardware, wastage, lifting, cutting, fixing etc., complete as per drawing & instruction of the Architect.	Nos.	3.00	5,928.45	17,785.35
4.8	<b>Wooden Post Paint Finish.</b> Provide and install in position Wooden Skirting, consisting of 2" x 6" thick Solid Oak wood for post with approved Paint Finish, including all hardware, wastage, glues, lifting, scaffolding etc., complete as per drawing & instruction of the Architect. For payment net running length of post will be measured.	RFT	36.00	2,766.61	99,597.96
<b>5</b>	<b>Glazing &amp; Doors.</b>				
5.1	<b>Fixed Glazing with Wooden Frame Deco Paint Finish.</b> Provide and install in position fixed glazing with aluminum frame, consisting of 12mm thick Tempered clear float glass of approved sample fixed with 2" x 4" & 4" x 4" Solid Oak wood frame with approved Deco Paint Finish on all around of glazing, including all hardware's, rubber & neoprene gasket of approved quality, silicone sealant, acoustic Tape on joints, fixing arrangements, wastage, lifting, cutting, scaffolding, etc., complete in all respect. For payment net single side glass exposed elevation area (frame to frame) will be measured.	SFT	190.00	1,119.82	212,765.80
5.2	<b>Frosted Film.</b> Provide & apply Frosted film (3M) on Glass as per approved sample, shade / color and thickness with wastage and as per instruction of the Architect etc., complete in all respect. For payment net installed film area will be measured.	SFT	150.00	184.44	27,666.00
5.3	<b>Glass Door.</b> Provide and install in position frame-less Glass Door, consisting of 12mm thick clear float glass (tempered) shutter of approved shade, sample & best quality, neoprene gasket, edge polishing, pivot heavy duty floor hinges with S.S. Patch fittings for door machine of approved sample on top & bottom, bottom lock, S.S. Door handle of approved sample on both sides of shutter, including all hardware's, wastage, silicon sealant, lifting, cutting, fixing, etc., complete as per drawing, hardware schedule and instruction of the Architect. For payment net glass shutter area will be measured.	SFT	70.00	2,371.38	165,996.60



<b>6</b>	<b>Suspended Ceiling Work:</b>				
6.1	<p><b>Gypsum Board Ceiling Paint Finish.</b> Provide and install in position Gypsum Board Ceiling, consisting of G.I. frame work of approved sections with G.I. Hangers and 16-18 swg. aluminum edgings as shown, 12mm thick Gypsum Board Sheet fixed on frame, 12mm thick MDF Board on vertical edges with approved Paint Finish, solignum treated partial wood reinforcement of approved sections, G.I. Angle, cutting of opening for light fixtures / diffusers with making of light pelmet, fiber tape on joints, metal tape on edges, including primer coat filling if required and all other hardware, wastage, scaffolding, making access panel (where required), etc., complete in all respect. For payment exposed sheet surface area will be measured.</p>	SFT	470.00	355.71	167,183.70
6.2	<p><b>Gypsum Board Ceiling Polish Finish.</b> Provide and install in position Gypsum Board Ceiling, consisting of G.I. frame work of approved sections with G.I. Hangers and 16-18 swg. aluminum edgings as shown, 1/8" thick Oak Veneer pasted with approved adhesive on 12mm thick Gypsum Board Sheet fixed on frame, solid oak wood lipping on edges with approved Polish Finish, solignum treated partial wood reinforcement of approved sections, G.I. Angle, cutting of opening for light fixtures / diffusers with making of light pelmet, fiber tape on joints, metal tape on edges, including primer coat filling if required and all other hardware, wastage, scaffolding, making access panel (where required), etc., complete in all respect. For payment exposed sheet surface area will be measured.</p>	SFT	230.00	461.10	106,053.00
<b>7</b>	<b>Miscellaneous Work:</b>				
7.1	<p><b>Laminated MDF Board Open Shelving.</b> Provide and install in position 2'-0" x 1'-6" deep Laminated MDF Board Open Shelving, consisting of solignum treated partial wood internal framing of approved sections (as shown), 20mm thick Laminated MDF Board for shelves with Solid Oak wood polish finish lipping on edges, including all hardware, edge making, S.S. Pegs, wastage, cutting, lifting, etc., complete in all respect &amp; instruction of the Architect.</p>	Nos.	2.00	15,809.20	31,618.40



7.2	<b>Laminated MDF Board Ledge.</b> Provide and install in position 9'-0" x 8" deep Laminated MDF Board Ledge, consisting of solignum treated partial wood internal framing of approved sections (as shown), 20mm thick Laminated MDF Board for shelves with Solid Oak wood polish finish lipping on edges, including all hardware, edge making, wastage, cutting, lifting, etc., complete in all respect & instruction of the Architect.	Nos.	1.00	6,587.17	6,587.17
7.3	<b>Window Roller Blinds.</b> Provide and install in position Roll-up Window Blinds of approved colour and specifications of Faber (Denmark) chain operated Roller blind (Thermec) with approved Fabric screw with existing structure / pelmet, including all hardware, wastage, lifting, cutting, fixing, scaffolding etc., complete as per drawing & instruction of the Architect. For payment net installed Blind (including top & bottom channel) area will be measured.	SFT	70.00	368.88	25,821.60
<b>8</b>	<b>Electrical Works:</b>				
8.1	Procurement & installation of Switches & Sockets etc., complete in all respect as per drawing and instruction of the Architect.	JOB	1.00	39,523.00	39,523.00
8.2	Shifting of Points as per Proposed Plan etc., complete in all respect as per drawing and instruction of the Architect.	JOB	1.00	11,856.90	11,856.90
8.3	Ceiling Suspended 35W LED Linear 4'-0" Long (4 Nos) with housing with color temp 4000k / 5000k or as per Architect approval, including necessary wiring etc., complete in all respect as per drawing and instruction of the Architect.	JOB	4.00	11,198.18	44,792.72
8.4	4'-0" long Track Lights (2 Nos) including necessary wiring & accessories etc., complete in all respect as per drawing and instruction of the Architect.	Nos.	2.00	13,701.31	27,402.62
8.5	Ceiling Mounted 18W LED Down Lights (12 Nos) diffused glass color with 4000k / 5000k or as per Architect approval, including necessary wiring etc., complete in all respect as per drawing and instruction of the Architect.	Nos.	12.00	4,611.02	55,332.24
8.6	Suspended Pendant Light, including necessary wiring etc., complete in all respect as per drawing and instruction of the Architect.	JOB	1.00	19,761.50	19,761.50
8.7	Consealed Strip light / Coved Light, including necessary wiring etc., complete in all respect as per drawing and instruction of the Architect.	RFT	42.00	329.36	13,833.12
<b>Total Amount</b>				<b>2,023,646.26</b>	
ADD 15% SST				303,546.94	
<b>Grand Total Amount (with 15% SST)</b>				<b>2,327,193.20</b>	



# DRAWING

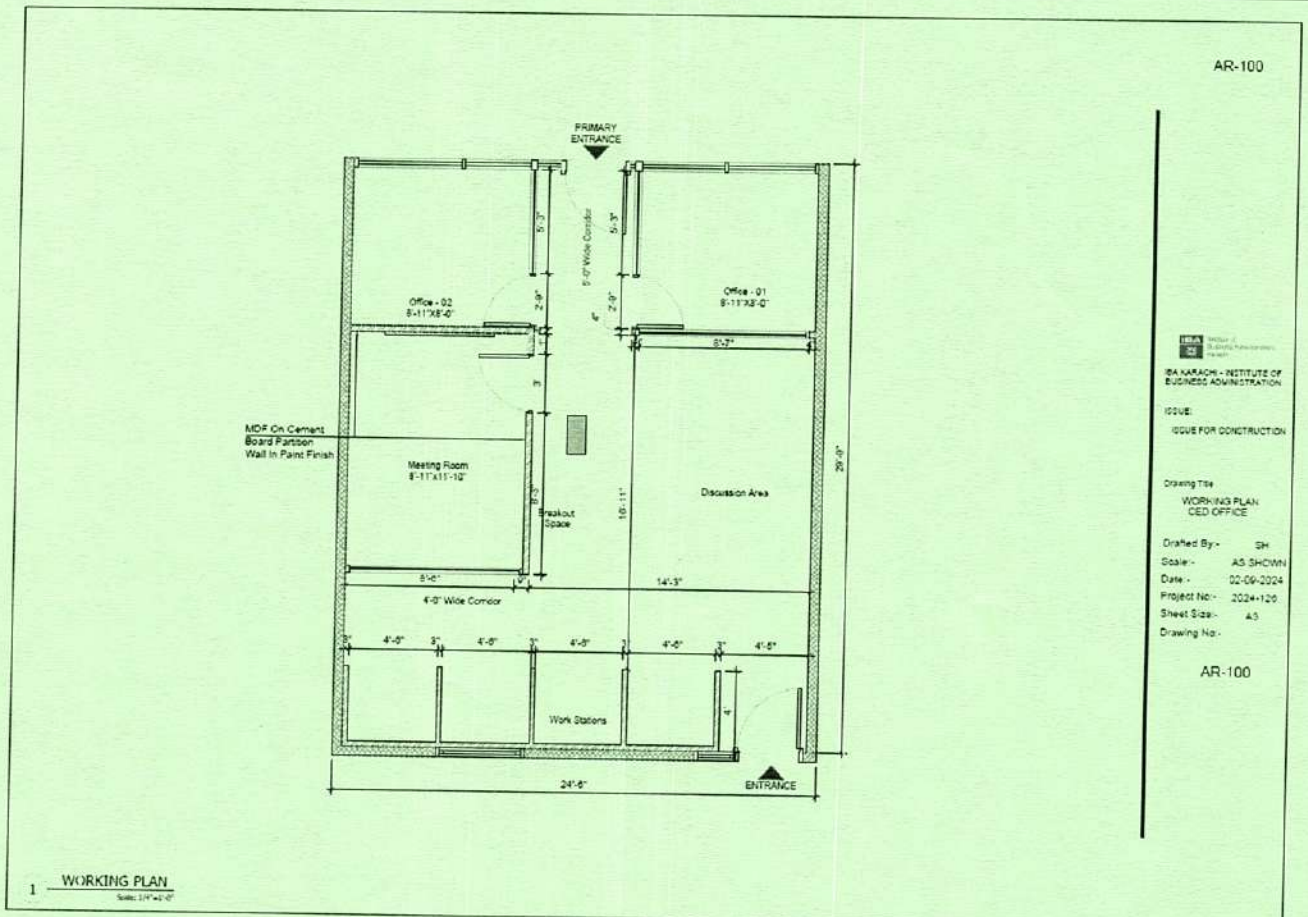
ARCHITECTURAL DRAWINGS  
FOR  
**IBA CED OFFICE**  
WORKING DRAWINGS

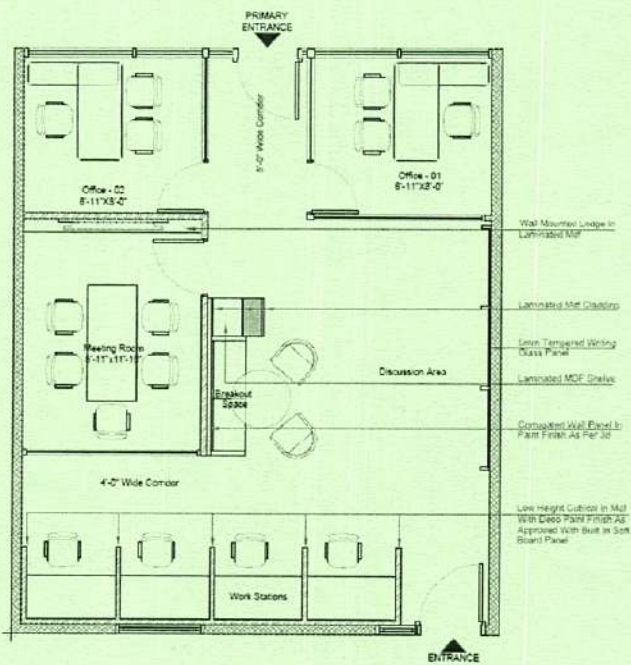
02- SEPTEMBER - 2024



## General Notes:

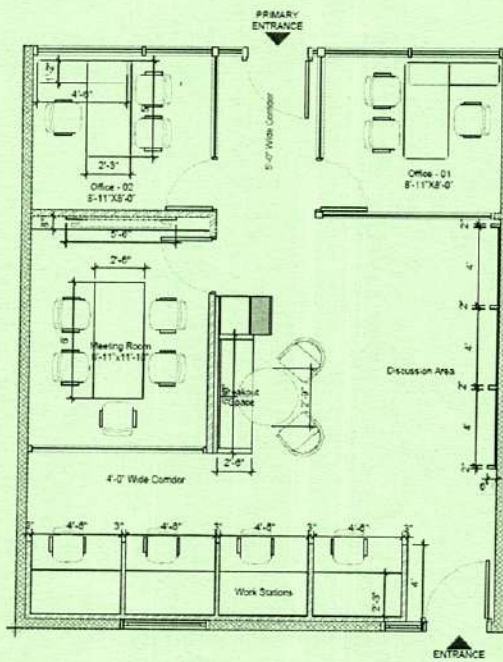
- All dimensions are in feet and inches, unless mentioned otherwise please do not scale the drawings, and use the specified dimensions.
- Dimensions are for guidance purpose only and may have slight variations.
- Contractors are requested to verify measurements on site at actual
- Any material or items depicted in 3d renders are subject to market availability.





IBA Institute of Business Administration  
 SAHARAH - INSTITUTE OF BUSINESS ADMINISTRATION  
 ISSUE:  
 ISSUE FOR CONSTRUCTION  
 Drawing Title:  
 FURNITURE LAYOUT PLAN  
 CEO OFFICE  
 Drafted By:- SH  
 Scale:- AS SHOWN  
 Date:- 02-06-2024  
 Project No:- 2024-126  
 Sheet Size:- A3  
 Drawing No:-  
 AR-101

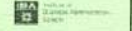
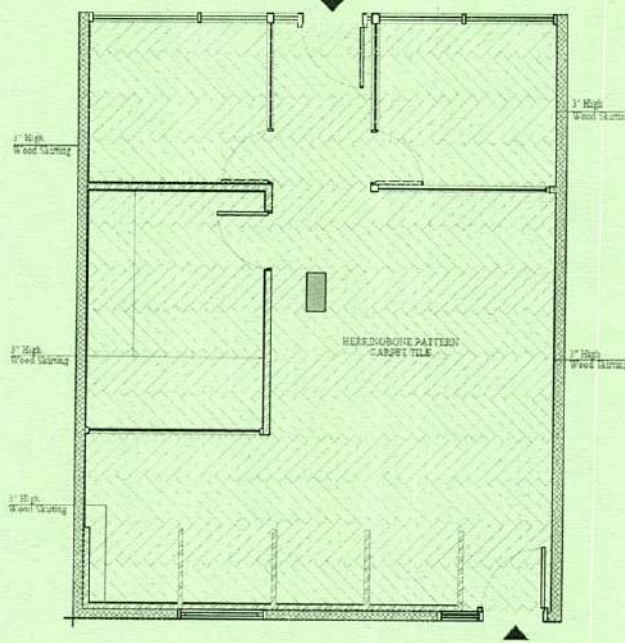
1 FURNITURE LAYOUT PLAN  
Scale: 1/16"=1'-0"



IBA Institute of Business Administration  
 SAHARAH - INSTITUTE OF BUSINESS ADMINISTRATION  
 ISSUE:  
 ISSUE FOR CONSTRUCTION  
 Drawing Title:  
 FURNITURE WORKING PLAN  
 CEO OFFICE  
 Drafted By:- SH  
 Scale:- AS SHOWN  
 Date:- 02-06-2024  
 Project No:- 2024-126  
 Sheet Size:- A3  
 Drawing No:-  
 AR-102

1 FURNITURE WORKING PLAN  
Scale: 1/16"=1'-0"





IBA KARACHI - INSTITUTE OF BUSINESS ADMINISTRATION

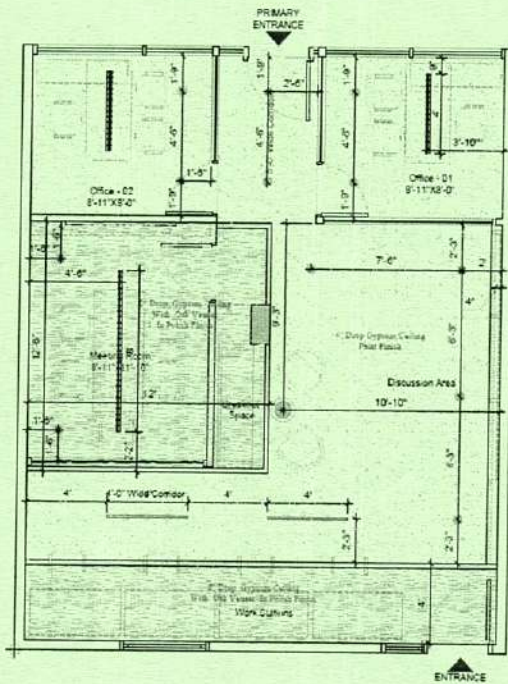
ISSUE  
ISSUE FOR CONSTRUCTION

Drawing Title  
FLOORING PLAN  
CED OFFICE

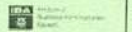
Drafted By:- SH  
Scale:- AS SHOWN  
Date:- 02-09-2024  
Project No:- 2024-128  
Sheet Size:- A3  
Drawing No:-

AR-103

1 FLOORING PLAN  
Scale: 1/4"=1'-0"



LEGEND	
1'-0" High	1'-0" High
8'-0" High	8'-0" High
9'-0" High	9'-0" High
10'-0" High	10'-0" High
11'-0" High	11'-0" High
12'-0" High	12'-0" High



IBA KARACHI - INSTITUTE OF BUSINESS ADMINISTRATION

ISSUE  
ISSUE FOR CONSTRUCTION

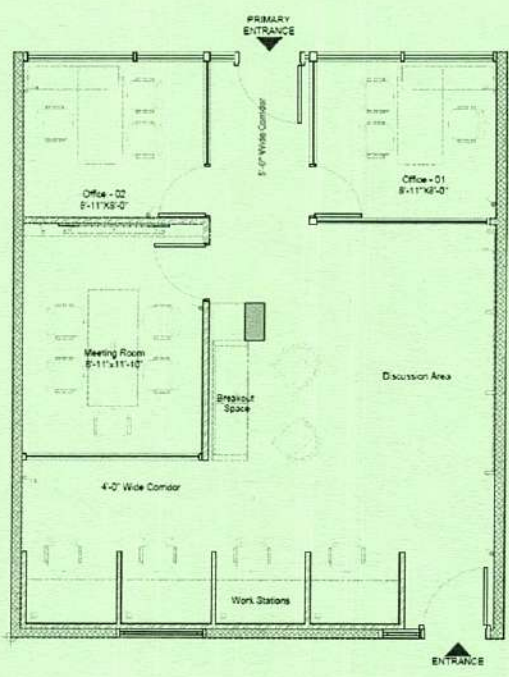
Drawing Title  
REFLECTED CEILING PLAN  
CED OFFICE

Drafted By:- SH  
Scale:- AS SHOWN  
Date:- 02-09-2024  
Project No:- 2024-128  
Sheet Size:- A3  
Drawing No:-

AR-104

1 REFLECTED CEILING PLAN  
Scale: 1/4"=1'-0"

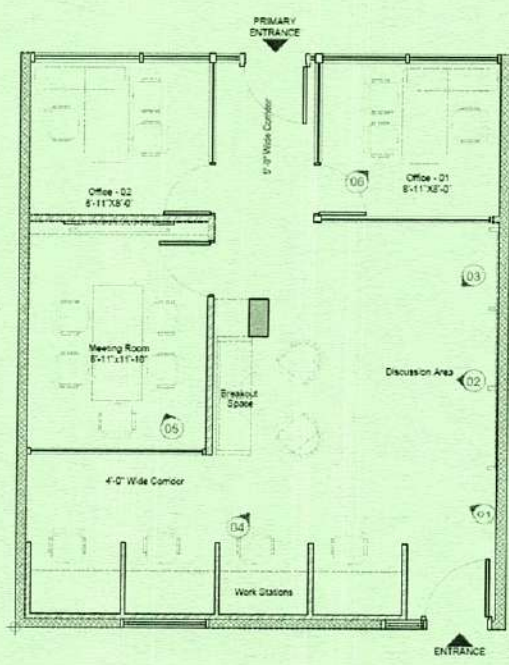




LEGEND	
PL-1	PL-1
PL-2	PL-2
PL-3	PL-3
PL-4	PL-4
PL-5	PL-5

**IBA** Institute of Business Administration  
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 ISSUE  
 ISSUE FOR CONSTRUCTION  
 Drawing Title  
 SWITCH LAYOUT PLAN  
 CED OFFICE  
 Drafted By:- SH  
 Scale:- AS SHOWN  
 Date:- 02-09-2024  
 Project No:- 2024-126  
 Sheet Size:- A3  
 Drawing No:-  
 AR-105

1 SWITCH LAYOUT PLAN  
 Scale: 1/4"=1'-0"



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 ISSUE  
 ISSUE FOR CONSTRUCTION  
 Drawing Title  
 VIEW FINDING PLAN  
 CED OFFICE  
 Drafted By:- SH  
 Scale:- AS SHOWN  
 Date:- 02-09-2024  
 Project No:- 2024-126  
 Sheet Size:- A3  
 Drawing No:-  
 AR-106

1 VIEW FINDING PLAN  
 Scale: 1/4"=1'-0"





AR-107



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Drawing Title  
3D VIEW - 01  
CED OFFICE  
Drafted By- SH  
Scale - AS SHOWN  
Date - 02-09-2024  
Project No- 2024-126  
Sheet Size- A3  
Drawing No-

AR-107

1 3D VIEW - 01

AR-108



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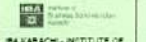
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CED OFFICE  
Drafted By- SH  
Scale - AS SHOWN  
Date - 02-09-2024  
Project No- 2024-126  
Sheet Size- A3  
Drawing No-

AR-108

1 3D VIEW - 02



AR-109



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ISSUE FOR CONSTRUCTION

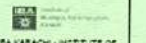
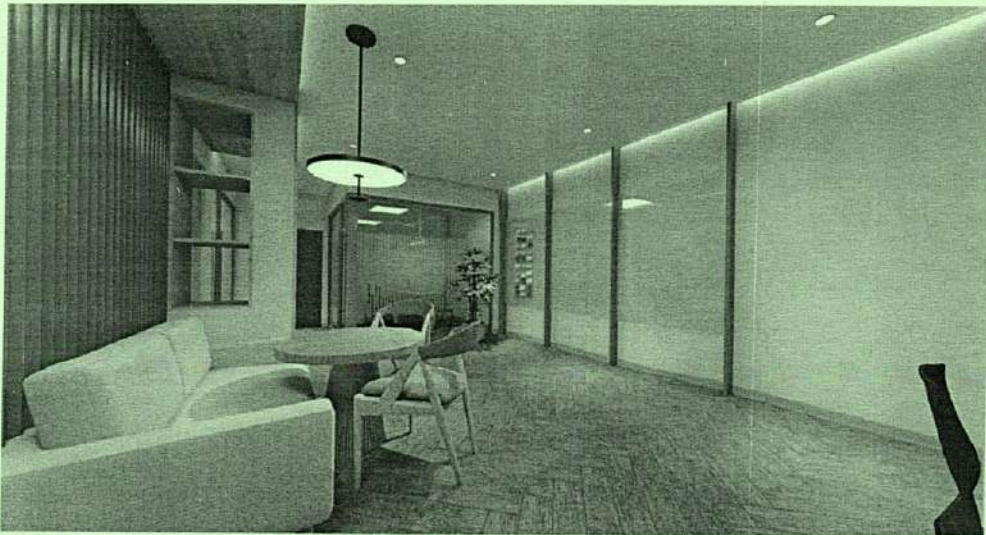
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CED OFFICE

Drafted By:- SH  
Scale:- AS SHOWN  
Date:- 02-09-2024  
Project No:- 2024-126  
Sheet Size:- A3  
Drawing No:-

AR-109

1 3D VIEW - 03

AR-110



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ISSUE:  
ISSUE FOR CONSTRUCTION

Drawing Title:  
3D VIEW - 04  
CED OFFICE

Drafted By:- SH  
Scale:- AS SHOWN  
Date:- 02-09-2024  
Project No:- 2024-126  
Sheet Size:- A3  
Drawing No:-

AR-110

1 3D VIEW - 04



AR-111



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Drawing Title  
3D VIEW - 05  
CED OFFICE

Drafted By:- SH  
Scale:- AS SHOWN  
Date:- 02-09-2024  
Project No:- 2024-126  
Sheet Size:- A3  
Drawing No:-

AR-111

1 3D VIEW - 05

AR-112



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ISSUE:  
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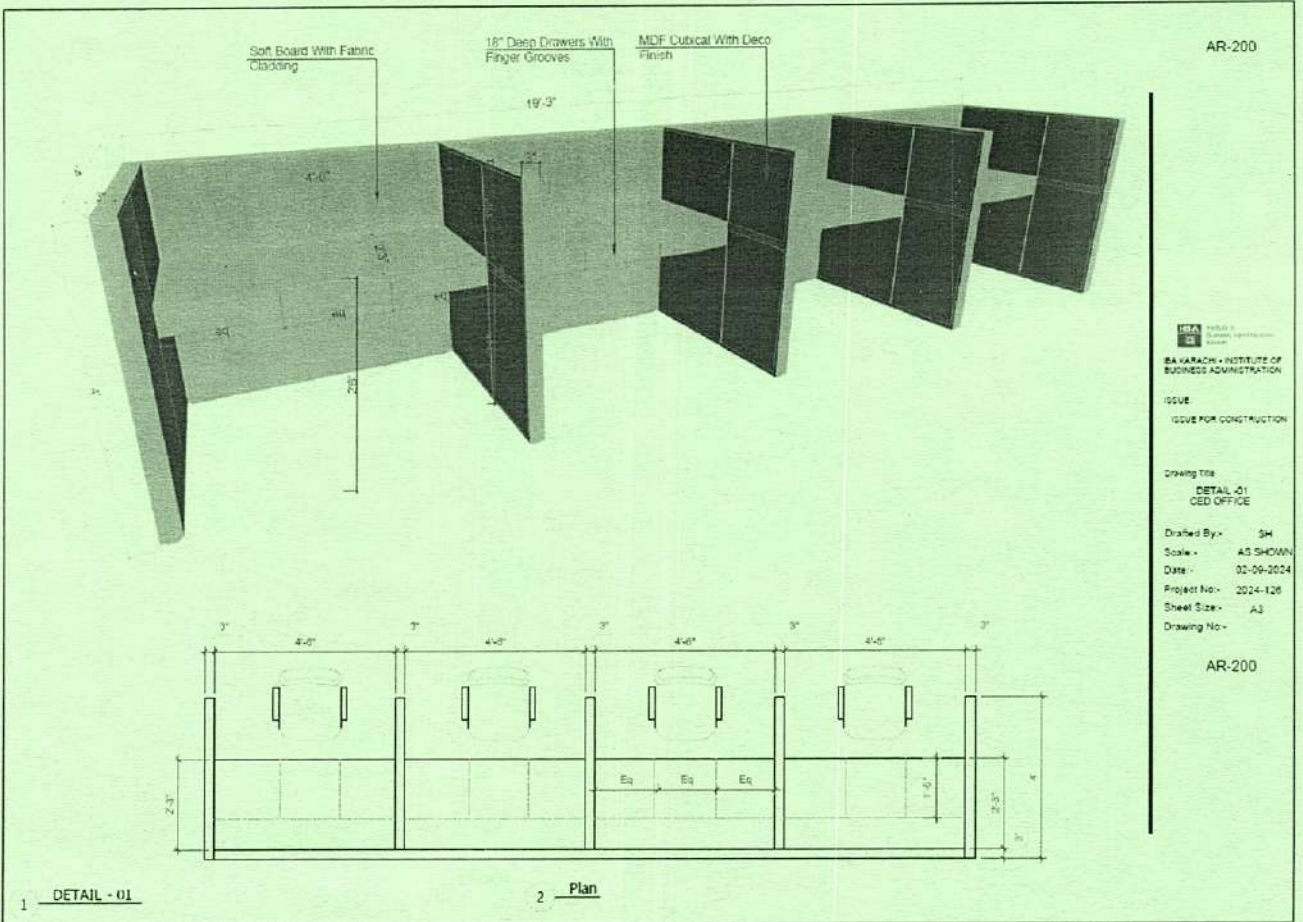
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CED OFFICE

Drafted By:- SH  
Scale:- AS SHOWN  
Date:- 02-09-2024  
Project No:- 2024-126  
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Drawing No:-

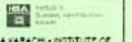
AR-112

1 3D VIEW - 06





AR-200



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ISSUE  
ISSUE FOR CONSTRUCTION

Drawing Title  
DETAIL - 01  
CED OFFICE

Drafted By:- SH  
Scale:- AS SHOWN  
Date:- 02-09-2024  
Project No:- 2024-126  
Sheet Size:- A3  
Drawing No:-

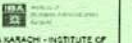
AR-200

1 DETAIL - 01

2 Plan



AR-201



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ISSUE  
ISSUE FOR CONSTRUCTION

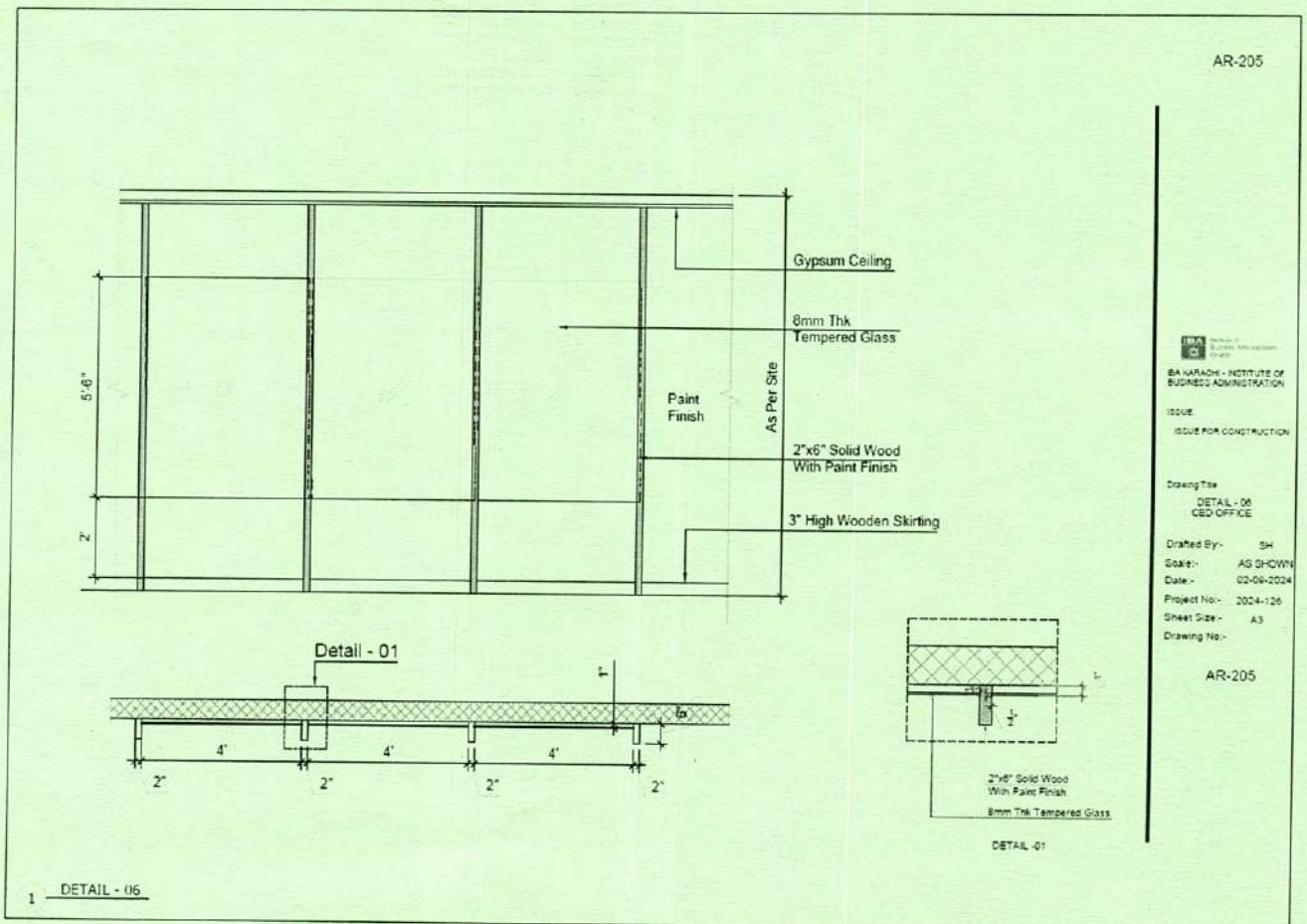
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DETAIL - 02  
CED OFFICE

Drafted By:- SH  
Scale:- AS SHOWN  
Date:- 02-09-2024  
Project No:- 2024-126  
Sheet Size:- A3  
Drawing No:-

AR-201

1 DETAIL - 02





- 3.2 This Agreement includes, the "Renovation Works at CED Office, Fauji Foundation Building Main Campus" 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 Project 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% of the cost of transaction / work order will be paid the SUPPLIER by affixing treasury stamps of equivalent value.
- 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 THE CONTRACTOR 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.
- 3.10 THE CONTRACTOR will provide minimum one supervisor with 4-5 workers at the site. However, salary /wages /payment /remuneration etc to the manpower/labour/ workforce will be paid borne 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 any time after issuing a notice.

**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.

**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 be 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**

Renovation Works at CED Office, Fauji Foundation Building Main Campus 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 Renovation Works at CED Office, Fauji Foundation Building Main Campus on the basis of approved rates vide tender # CW/19/24-25

**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 assign or 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, blacklist 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**

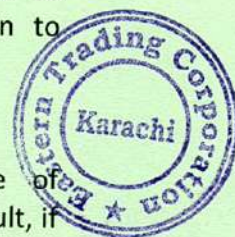
If the contractor becomes bankrupt or otherwise insolvent, the IBA, Karachi, at anytime, without prejudice to any other right of action/ remedy it may have, by written notice served on the contractor, indicate the nature of the insolvency and terminate the Agreement, in whole or in part, without any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

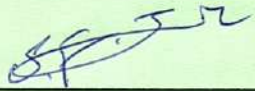
IN WITNESS WHEREOF both the parties hereto have set & subscribed their respective hands to this agreement at Karachi on the date as mentioned above.

  
"IBA" **Dr Muhammad Asad Ilyas**  
NAME: Dr. Muhammad Asad Ilyas  
CNIC # 42301-4497722-9  
Former Chairman Accounting & Law Department  
Institute of Business Administration (IBA),  
Address: Karachi, Pakistan  
Registrar, Institute of Business  
Administration Main Campus  
University Road, Karachi

  
M/s Eastern Trading Corporation  
NAME: Nooruddin Siraj  
CNIC # 42301-0900110-5  
Address: Plot # 74-C, Jami  
Commercial Street 9, Office  
Kh-e-Jami, Phase 7, D.H.A., Karachi



**WITNESS:**

1.   
Syed Fahad Jawed


CNIC # 42201-9125136-3

Address:

Associate Registrar Resource Optimization  
Institute of Business  
Administration Main Campus  
University Road, Karachi

Focal Person IBA

Mr. M. Rameez

2.   
M/s **Eastern Trading Corporation**  
NAME: **Burhanuddin Fakhruddin**  
CNIC # **42101-1809030-7**  
Address: **Jami Comm. Street 9,**  
**Phase 7, DHA, Karachi.**

