

NBP-0048-2407100004962710

GoS-KHI-DAC909D09EDBBFFC

Non-Judicial

Rs 30,908/-

Description : Contract - 15(a)  
 Principal : Institute of business administration karachi [27024407]  
 Contractor : Creative Contractors [42178746]  
 Applicant : Fahad ibad [42201-0337321-3]  
 Stamp Duty Paid by : Creative Contractors [42178746]  
 Issue Date : 10-Jul-2024, 03:26:22 PM  
 Paid Through Challan : 2024CA9666C1473C  
 Amount in Words : Thirty Thousand Nine Hundred and Eight Rupees Only

Please Write Below This Line

**AGREEMENT**

**Renovation of Ground Floor NBP Building at Main Campus**

THIS AGREEMENT is executed at KARACHI, on this day of July 03, 2024.

**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 Creative Contractors**, having its office at **ST-59, RESC Employees Society, Scheme** (which expression shall wherever the context so permits be deemed to include its

Renovation of Ground Floor NBP Building at Main Campus vide Tender No. COW/156/23/24



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#### **AND**

**M/s Creative Contractors**, having its office at **ST-59, KESC Employees Society, Scheme 33, Near Rim Jhim Tower, 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. Fahad Ibad,**, holding CNIC No. 42201-0337321-3 on the SECOND PART.

**WHEREAS** "IBA" intends to obtain works vide tender # CW/16/23-24 "*Renovation of Ground Floor NBP Building at 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 of Ground Floor NBP Building at Main Campus" discussions in respect of the same with "IBA" before the determination of Scope of Construction of Renovation of Ground Floor NBP Building at 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/16/23-24 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 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, 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 Contracts (Project).
- 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 of Ground Floor NBP Building at Main Campus, as assigned in accordance to the tender vide # CW/16/23-24.
- 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.

**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/16/23-24.
- 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 October 2, 2024.

**Article III**  
**REMUNERATION**

- 3.1 The cost offered by THE CONTRACTOR is Rs. 8,830,700.00 (inclusive of all taxes) vide tender # CW/16/23-24. The cost is inclusive of labor / transportation / supplies / etc. The breakup is appended below:

S. #	Items	Unit	Qty	Rate	Amount
<b>(A) CIVIL WORK</b>					
<b>SCHEDULE RATE ITEMS BASED ON CSR (SINDH) 2012</b>					
<b>1</b>	<b>Hollow Block Masonry</b>				
	Precast cement concrete hollow blocks (1:2:4) including cost of templates and constructing walls there of. (Refer Item No. 10 Page No. 17 Chapter No. 4)	P.Cft	337.61	126.81	42,812.32
<b>2</b>	<b>Plaster</b>				
<b>A</b>	<b>Internal Plaster</b>				
	Cement plaster 1:6 upto 12' upto 20 ft height. 'Refer Item No. 13 Page No. 47 b) 1/2" Thick	%Sft	675.22	2,206.60	14,899.40
<b>3</b>	<b>Floor Tile</b>				
	Laying floor of approved with glazed tiles 1/4" thick in white cement 1:2 over 3/4" thick cement mortar 1:2 complete, Refer Item No. 24 Page No. 43 Chapter No. 8	%Sft	3,328.00	27,678.86	921,152.46
<b>4</b>	<b>Dado Skirting</b>				
	Laying glazed tiles 1/4" thick dado of approved color & size jointing in white cement and laid over 1:2 cement sand mortar 3/4" thick including grouting with matching color and finishing. Refer Item No. 38 Page No. 45 Chapter No. 8	%Sft	255.56	28,299.30	72,321.69
<b>6</b>	<b>Doors Shutters</b>				
	<b>Wooden Door</b>				

	Providing and fixing in position doors, windows and ventilators of first class deodar wood frames, and 1-1/2" thick Teak wood ply shutters of first class deodar wood skeleton (Solid) styles and rails core of partal wood and Teak ply wood (3 ply) on both 54 sides including hold fasts, hinges, iron tower bolts, handles and cleats with cord etc, complete Refer Item No. 51 Page No. 51 Chapter No. 10	Sft	96.00	1,245.96	119,612.16
<b>7</b>	<b>Aluminum Windows</b>				
	Supplying & fixing in position Aluminum channels framing for sliding windows & ventilators of made with 5 mm thick tinted glass glazing (Belgium) etc. Complete. b) Deluxe model (Bronze) Refer Item No. 84 Page No. 108 Chapter No. 18	Sft	116.70	1,647.98	192,319.27
<b>8</b>	<b>Paint Internal Wall</b>				
	Preparing the surface and painting with matt finish l/c rubbing the surface with Bathy (silicon carbide rubbing brick) filling the voids with zink /chalk / plaster of paris mixture, applying first coat premix, making the surface smooth and then painting 3 coats with matt finish of approved make etc: complete . Refer Item No. 36-A Page no. 55	%Sft	2,695.25	3,444.38	92,834.65
<b>9</b>	<b>Paint on Wooden Surface</b>				
	preparing surface and painting of doors and windows any type (including edges).				
<i>i)</i>	Priming coat	% Sft	192.00	862.95	1,656.86
<i>ii)</i>	Each subsequent coat of paint	% Sft	192.00	626.73	1,203.32
<b>TOTAL AMOUNT OF SCHEDULE BASED ITEMS (A)</b>					<b>1,458,812.14</b>
<b>Contractor's Premium</b>					<b>408,467.40</b>
<b>Total Amount with Premium in Rs. (A)</b>					<b>1,867,279.54</b>
<b>B</b>	<b>ADDENDUM &amp; CORRIGENDUM NO. 2 (SCH. OF RATES (MATERIALS), VOL-III, PART-III, 6TH EDITION-2011 PUBLICATION No. 48</b>				
<b>1</b>	<b>Cement</b>				
	Cement Ordinary Portland	Bag	75	325.00	24,375.00
<b>2</b>	<b>Wood</b>				
	Wood (Deodar) 1st Class	P. Cft	12	5,500.00	66,000.00
<b>TOTAL AMOUNT OF ADDENDUM &amp; CORRIGENDUM (CIVIL WORKS) (B)</b>					<b>90,375.00</b>
<b>C)NON-SHEDULE RATE ITEMS (BASED ON PREVAILING MARKET RATE)</b>					
<b>1</b>	<b>Dismantling</b>				
<b>A</b>	<b>Wall</b>				
	Dismantling / cutting / removal of existing block masonry, plaster on walls 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.	Sft	2,002.12	22.00	44,046.64
<b>B</b>	<b>Floor</b>				
	Dismantling / cutting / removal of existing tiles on floor & floor chipping & removal of debris outside premises and handing over re-usable material like Camode, flush tank,	Sft	2746.46	18.00	49,436.28

	Wash Basin etc. to Engineer Incharge, complete in all respect as per site requirements				
<b>2</b>	<b>Cement Board partition</b>				

	Providing & fixing 100 mm thk Cement board partition of Envicrete Brand - constructed using Aluminium metal stud as framework @ 610mm c/c and fixed with two layers of 12.5mm tapered edge Cement board Sheet on each side of the aluminium Framework, using dry wall screws, jointed and finished with requisite filler, paper tape, finisher and primer suitable for Cement boards. Partition to have glass wool insulation of density 48 kg/cum wrapped neatly in bags as per approval. The outer skin shall be finished with 2/3 coats of acrylic emulsion paint with approved primer, all as per approval. All components to be of Envicrete Brand.	Sft	476.95	1,450.00	691,577.50
<b>3</b>	<b>External Plaster (Color-Crete)</b>				
	Colour-creting 1/4" (6.4 mm) thick 1:1:2 (1 white cement mixed with pigment, 1 marble powder and 2 marble chips zero No.) in required shade including dragging the surface with wire brushes complete with curing etc. over a base of 3/4" (19 mm) thick cement plaster 1:3 in plinth, mezzanine and ground floor Including the cost of base course as directed complete but excluding the cost of grooves or joints if provided.	Sft	921.2	120.00	110,544.00
<b>4</b>	<b>Full Glazed Partition</b>				
	Supply, fabrication and erect in final position of internal glass partition wall, frames made by D-48, Champagne anodized aluminium section manufactured by Lucky, Prime, Chawla, Krudson and Pakistan Cables, with 12mm ultra clear single tempered glass, frosted paper including U-channels and all relevant imported hardware and all necessary arrangement to furnishing and installation complete in all respect as per drawing and as directed by the Engineer.	Sft	200.38	1,500.00	300,570.00
<b>5</b>	<b>Glass Door</b>				
	Providing, fabricating, and fixing in position glass door openable Single paneled with 12mm thick tempered glass with safety film gasket, frosted paper, locks, handle, sealant, and all accessories including floor mounted hinge of new star or equivalent, complete in all respect as per instruction of the Engineer.	Sft	91	1,600.00	145,600.00
<b>6</b>	<b>Gypsum False Ceiling</b>				

	upply and lay pvc laminated Gypsum ceiling tiles of DFB of square edge, size 600 x 600 x 9mm thick in approved surface designs and textures, laid into a exposed 170 Sft T-Bar metal system frame work suspended from the structural ceiling, complete in all respect as per drawing and specifications.	Sft	3,300.00	130.00	429,000.00
<b>TOTAL AMOUNT OF NON-SCHEDULE BASED ITEMS C</b>					<b>1,770,774.42</b>

**(D) PLUMBING WORKS**

**NON-SCHEDULE RATE ITEMS (BASED ON PREVAILING MARKET RATE)**

<b>1</b>	<b>uPVC Drain piping</b>				
	Supply and lay UPVC pipes of Pak Arab/ Steelex (SDR-41), Nikasi for soil, waste and vent system including specials such as P-Trap, tees, bends, plugs, reducers, etc. with solvent cement jointing / rubber ring push fit jointing method including cutting holes in masonry or concrete in walls, floor and in slab, making good the same, complete in all respect as per drawing, specification and as directed by the Engineer.				
a)	3" Dia	Rft	25.00	230.00	5,750.00
b)	4" Dia	Rft	25.00	295.00	7,375.00
<b>2</b>	<b>Water Distribution PPRC Pipes</b>				
	Supply and lay PPRC pipes of PipePlus, Minhas, ILL for hot and cold water distribution at any height system including specials such as tees, bends, elbows, unions, plugs, reducer etc. with heat fusion jointing menthmethod including cutting holes in masonry or concrete in wall, floor, and slab chiseling wall and floor and mking good the same, complete in all respect as per drawing, specification and as of directed by Engineer-in-Charge. Nominal Internal diameter shall be as follows:				
a)	20mm (3/4") Dia	Rft	25	175.00	4,375.00
<b>3</b>	<b>Supply and fix one piece commode of approved quality.</b>				
	Supply and fix one piece toilet Commode of Porta, in white or coloured with "P or S" trap of vitreous china, size shall be 741 x 438 x 637 mm with symphonic flushing mechanism 1.0 No. and seat cover with hydraulic including all internal fittings with connection pipes, Tee stop cock etc. of master (Code: 076-CP) complete in all respect as per drawing and specifications.	Each	2	47,000.00	94,000.00
<b>4</b>	<b>Supply and fix Over Counter Wash basin.</b>				
	Supply and fix wash basin of Parta, in white or approved colour with over Counter Vanity shall be 610mmx500mm including all internal fitting with connection pipes concealed Tee cocks, Pure Brass Bottle Trap, CP basin mixer, waste pipe etc., of Master brand by Engineer-in-charge, complete in all respect.	Each	2	27,000.00	54,000.00
<b>5</b>	<b>Supply, fix muslim shower complete with PVC</b>				

	<b>flexible pipe, Double Bib Cock</b>				
	Supply and fix muslim shower complete with PVC flexible pipe (size:12mm dia), and double Bib Cock of matching knobs, of Master (Code:2015,078-CP), 1.0 No. complete in all respect as per drawing and as directed by the Engineer.	Each	2.00	9,500.00	19,000.00
<b>6</b>	<b>Providing and fixing Stainless Steel Floor Trap</b>				
	Supply and fix in position Stainless Steel Floor Trap with top tile & strainer of local approved - Nikasi , floor trap shall be connected to a waste stack with bend, complete in all respect as per specification.	Each	4.00	1,000.00	4,000.00

<b>7</b>	<b>Bathroom Accessories.</b>				
	Supply and fix following bathroom accessories in chrome plated of Master, complete in all respect as per specification.				
a)	Toilet Paper Holder	Each	2	5,000.00	10,000.00
<b>8</b>	<b>Mirror at Wash Basin Area</b>				
	Provide and install in position mirror in toilet consisting of 6mm thick Belgium mirror, double polished front and rear of approved quality with 12mm thick commercial ply backing foxed with 30x6mm thick Imported (European) SS Clip, fix on wall including wastage, fixing and accessories etc. complete in all respect as per drawing, specifications and as instructed by the engineer	Sft	20.00	900.00	18,000.00
<b>TOTAL AMOUNT OF PLUMBING ITEMS (D) (PKR)</b>					<b>216,500.00</b>

**SECTION-E**  
**SUPPLY, INSTALLATION, TESTING & COMMISSIONING WIRING ACCESSORIES ETC.**  
**Make - Ref. List of approved Manufacturers**

<b>1</b>	Wiring of light circuit from DB to switch, between switches or first light point / directly controlled from DB with single core PVC insulated 2 x 1C - 2.5 sq.mm + 1 x 2.5 sq.mm wires in 25 mm dia PVC conduit complete in all respect.	Nos	4	6,200.00	24,800.00
<b>2</b>	Wiring from switch to first light point with 2 x 1C - 1.5 sq.mm + 1 x 1.5 sq.mm wires in 25 mm dia PVC conduit complete in all respect.	Nos	13.00	1,600.00	20,800.00
<b>3</b>	Same as above but from point to point.	Nos	63.00	1,600.00	100,800.00
<b>4</b>	Wiring of power circuit from DB to first power socket with 2 x 1C-4 sq.mm + 1x 4 Sq.mm PVC wires in 25 mm dia PVC conduit complete in all respect. Normal & UPS	Nos	7.00	9,000.00	63,000.00
<b>5</b>	Wiring of power circuit from outlet to outlet power socket with 2 x 1C-2.5 sq.mm + 1x 2.5 Sq.mm PVC wires in 25 mm dia PVC conduit complete in all respect. Normal & UPS	Nos	170.00	1,900.00	323,000.00
<b>6</b>	Wiring of power circuit from DB to AC - Isolator point and outdoor with 2 x 1C-4 sq.mm + 1x 4 Sq.mm PVC wires in 25 mm dia PVC conduit complete in all respect.	Nos	4.00	8,500.00	34,000.00



7	Wiring of power circuit from DB to AC - Isolator point and outdoor with 4C-6 sq.mm + 6 Sq.mm PVC wires in 25 mm dia PVC conduit complete in all respect.	Nos	5.00	13,000.00	65,000.00
<b>TOTAL AMOUNT OF NON - SCHEDULED BASED ITEM (E) (PKR)</b>					<b>631,400.00</b>
<b>SECTION-F</b>					
<b>SUPPLY, INSTALLATION, TESTING &amp; COMMISSIONING SWITCHES, SOCKETS, OUTLET &amp; ACCESSORIES Make - Ref. List of approved Manufacturers</b>					
<b>1(a)</b>	<b>Following Switches etc. complete in all respect.</b>				
A	2 - Gang . (1-way)	Nos	4.00	900.00	3,600.00
B	4 - Gang . (1-way)	Nos	13.00	1,300.00	16,900.00
<b>1(b)</b>	<b>Following Switches etc. complete in all respect.</b>				
A	13A International Switch socket outlet	Nos	19.00	600.00	11,400.00
B	13A Simplex type - Flat Pin	Nos	170.00	1,000.00	170,000.00
C	13A Duplex type - Flat Pin	Nos	12.00	1,000.00	12,000.00
D	13A Isolator switch for A.C	Nos	6.00	5,000.00	30,000.00
E	3 Phase 32A Isolator switch for Stand Floor A.C	Nos	5.00	8,000.00	40,000.00
<b>1(c)</b>	<b>Following sizes M.S Back box for switches and sockets</b>				
A	3x3 M.S Back Box	Nos	43.00	1,000.00	43,000.00
<b>2</b>	<b>Pull box as per drawing/requirement with M.S powder coated paint (With Cover)</b>				
A	Technology Box	Nos	36.00	9,000.00	324,000.00
B	4"x4"	Nos	2.00	3,000.00	6,000.00
<b>TOTAL AMOUNT OF NON - SCHEDULED BASED ITEM (F) (PKR)</b>					<b>656,900.00</b>
<b>SECTION-G</b>					
<b>SUPPLY, INSTALLATION, TESTING &amp; COMMISSIONING LIGHT FIXTURES &amp; FANS Make - Ref. List of approved Manufacturers</b>					
<b>1</b>	<b>Following LED light fixtures complete in all respect.</b>				
A	LED 600mmx600mm Panel light - 6500K - min. 36watt	Nos	40.00	9,000.00	360,000.00
B	LED Down Light Round Ceiling Type - 6500K - min.12watt	Nos	12.00	1,800.00	21,600.00
C	LED Exit Lights -Battery maintained with 2 hours battery backup.	Nos	2.00	9,000.00	18,000.00
<b>2</b>	<b>Following Fans with complete accessories and hanging arrangements etc. complete in all respect.</b>				
A	600mmx600mm Ceiling Fan	Nos	40.00	12,500.00	500,000.00
<b>TOTAL AMOUNT OF NON - SCHEDULED BASED ITEM (G) (PKR)</b>					<b>899,600.00</b>
<b>SECTION - H</b>					
<b>SUPPLY, INSTALLATION, TESTING &amp; COMMISSIONING WIRING &amp; ACCESSORIES FOR DATA &amp; WiFi system Make - Ref. List of approved Manufacturers</b>					
<b>1</b>	Supply, installation, Testing and Commissioning of following including flexible conduits from points to device complete in all respects as per drawings / specs.				
A	RJ-45 including I/O with face plate (Simplex) accessories complete in all respect.	Nos	117.00	1,000.00	117,000.00
B	RJ-45 including I/O with face plate (Duplex) accessories complete in all respect.	Nos	5.00	2,000.00	10,000.00
C	Cat-6 UTP cable in 25mm dia pvc conduit from each outlet to existing Data rack..	Nos	122.00	1,550.00	189,100.00
D	Cat-6 UTP cable in 25mm dia pvc conduit from each Wi-Fi Point	Nos	10.00	1,550.00	15,500.00

	to existing Data rack.				
E	Cat-6 UTP cable in 25mm dia pvc conduit from each Multimedia Point to existing Data rack.	Nos	5.00	1,550.00	7,750.00
<b>TOTAL AMOUNT OF NON - SCHEDULED BASED ITEM (H) (PKR)</b>					<b>339,350.00</b>
<b>SECTION – (I)</b>					
<b>SUPPLY, INSTALLATION, TESTING &amp; COMMISSIONING AIRCONDITIONING SYSTEM</b>					
<b>Make - Ref. List of approved Manufacturers</b>					
1	Supply, Installation, Testing and Commissioning of Floor Standing Air Conditioning units, including unloading, lifting, placing and Supply , Installation, Testing & Comissioning of the supporting arrangements for outdoor units in the external area with proper coating of paitns to prevent rusting due enviroment conditions fixing as per site including Gas charging (if required) complete in all respect.				
A	4.0 TR- Stand Floor Unit	Nos	3.00	430,000.00	1,290,000.00
2	Supply and Installation of Split AC Refrigerant Copper Piping & Fittings.				
A	Dia 3/8" & 5/8" (50Feet=1 Coil)	Nos	3.00	12,000.00	36,000.00
3	Following sizes of Core Cutting complete in all respect.				
A	Core Cutting 4" Dia	Nos	1.00	4,500.00	4,500.00
4	Supply, installation, Testing and commissioning of uPVC including all accessories as per site condition.				
A	25mm dia uPVC conduit.	Rm	30.00	220.00	6,600.00
B	20mm dia uPVC Conduit	Rm	25.00	220.00	5,500.00
<b>TOTAL AMOUNT OF NON - SCHEDULED BASED ITEM (I) (PKR)</b>					<b>1,342,600.00</b>
<b>Gross Amount of A+B+C+D+E+F+G+H+I without SST (PKR)</b>					<b>7,814,778.96</b>
<b>Add 13% SRB On Gross Amount (PKR)</b>					<b>1,015,921.27</b>
<b>Grand Total (A+B+C+D+E+F+G+H+I) with SST (PKR)</b>					<b>8,830,700.23</b>

**LIST OF APPROVED MANUFACTURERS**

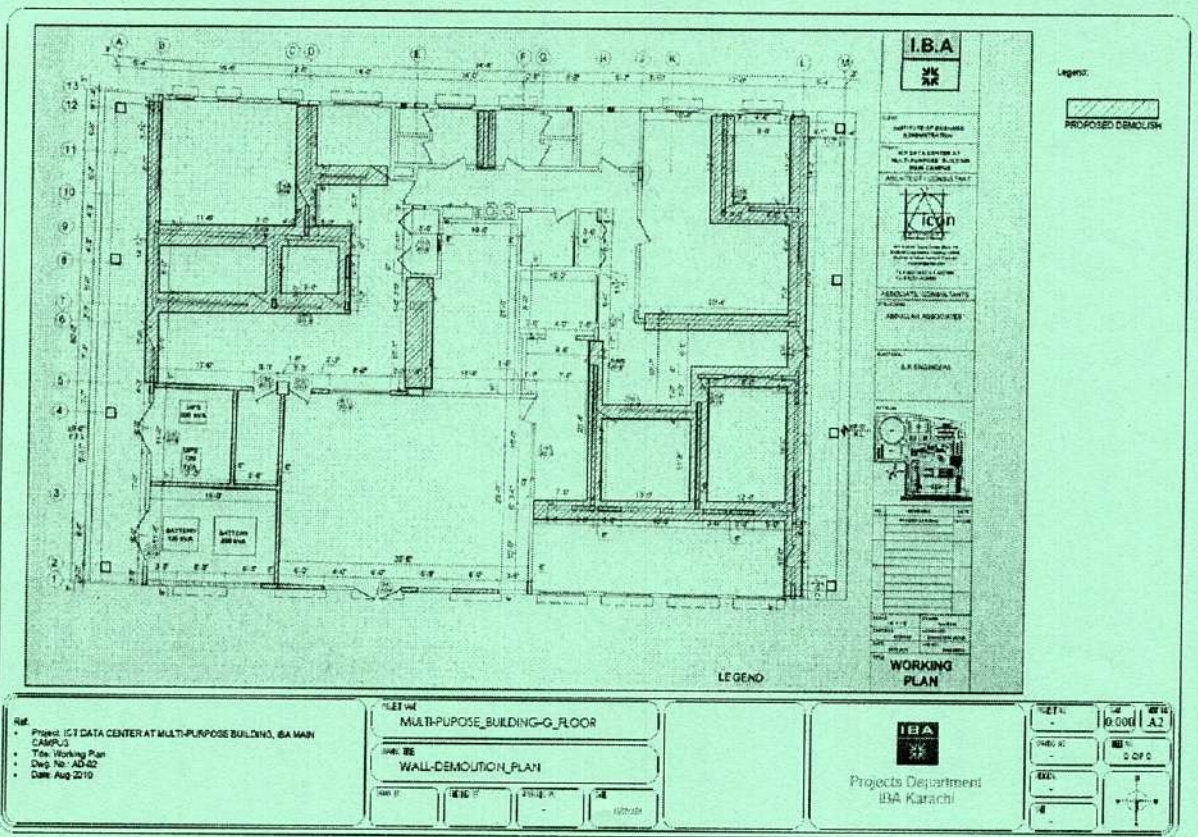
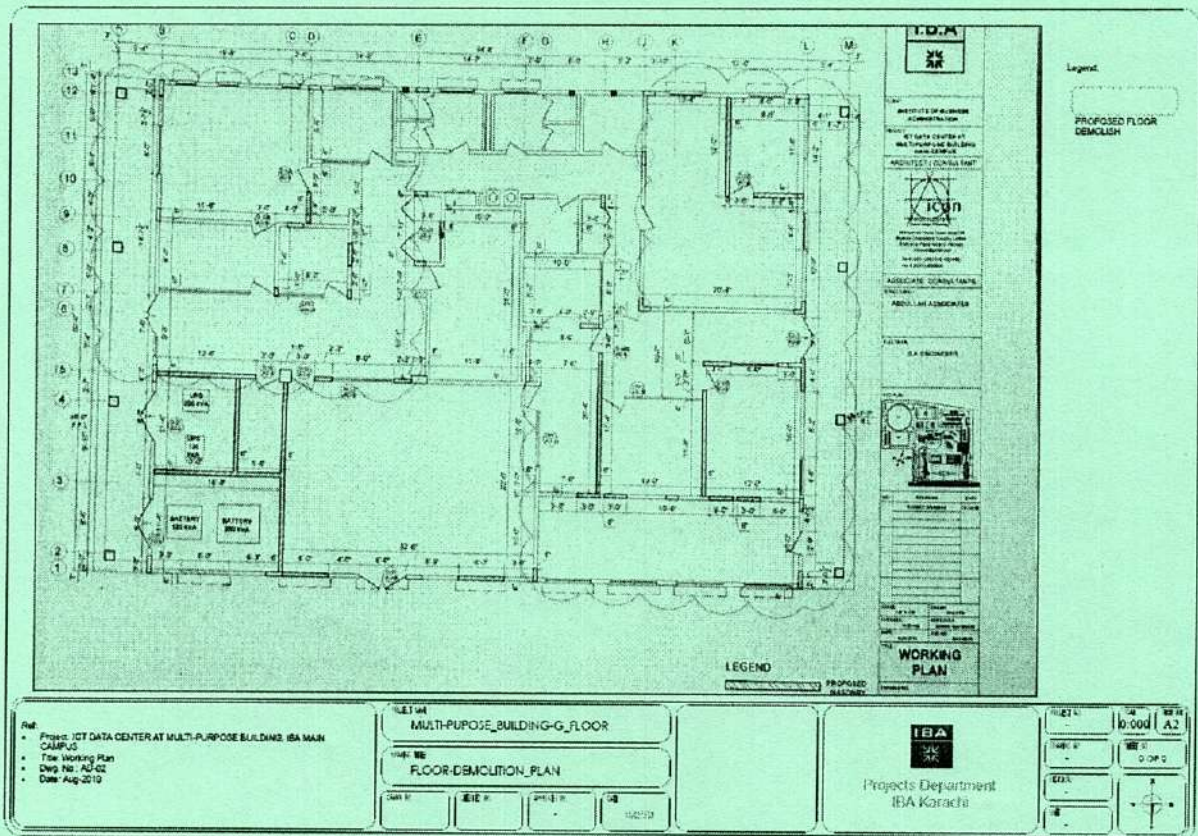
A	ARCHITECTURAL WORKS					
S.NO	DESCRIPTUION	APPROVED MANUFACTURERS				
1	CEMENT (OPC )	FALCON, LUCKY				
2	CEMENT (SR )	FALCON, LUCKY				
3	MS BAR DEFORMED G-60	AMRELLI, RAZAQUE, SARHAD, AGHA, MOGHAL				
4	FAIR FACED HOLLOW BLOCK	ENVICRETE, BANUMUKHTAR, IZHAR				
5	FAIR FACED SOLID BLOCK	ENVICRETE, BANUMUKHTAR, IZHAR				
6	ORDINARY LOCAL BLOCK	MACHINE MADE Min.800PSI COMPRESSIVE STRENGTH				
7	INTERLOCKING PAVER & KERB	ENVICRETE, BANUMUKHTAR, IZHAR				

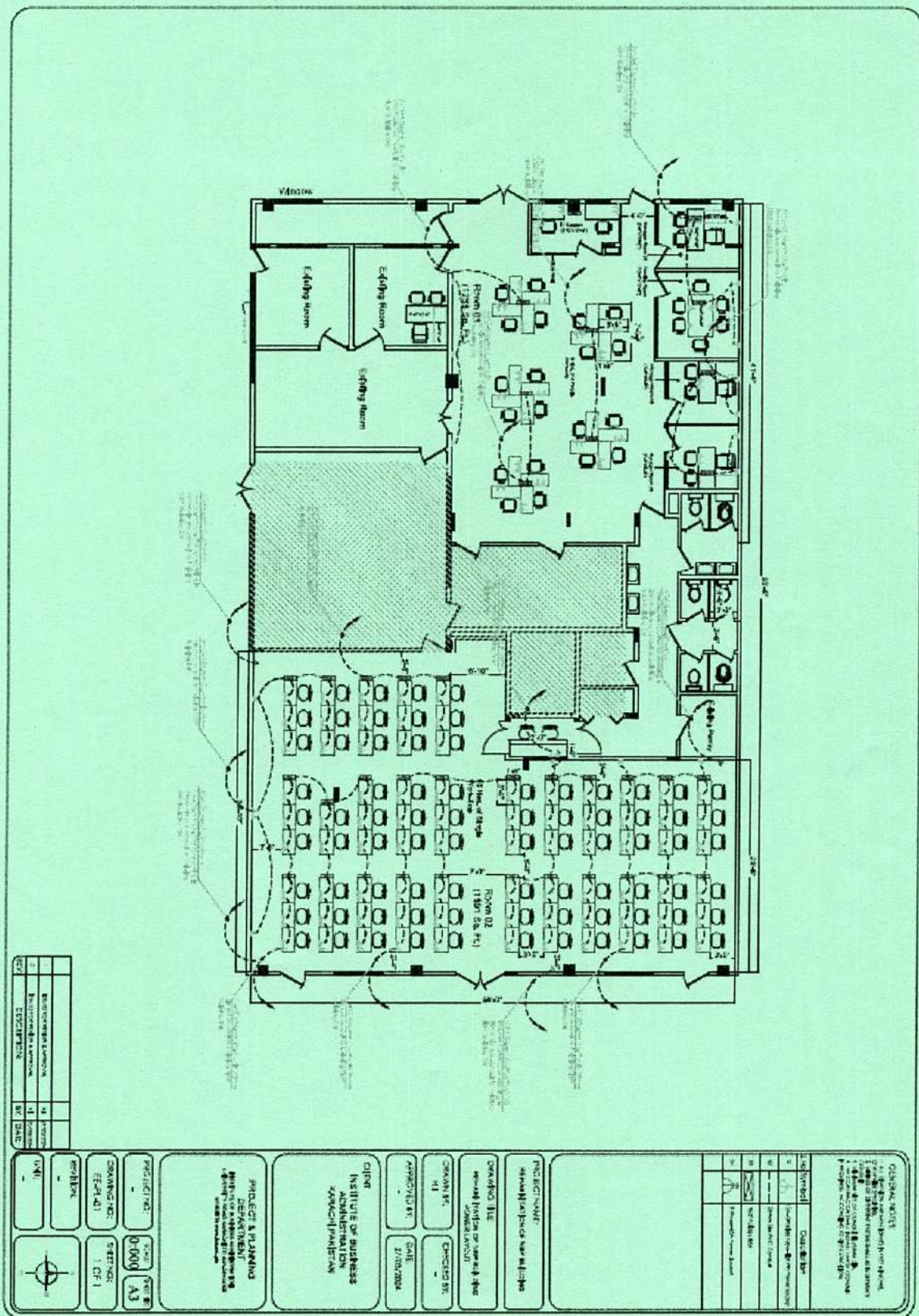
8	MS STRUCTURAL PIPE & TUBE	IIL, STEELEX JAMAL
9	ALUMINUM WINDOWS SECTION	PAKISTAN CABLES, LUCKY, KHAS,ALCOP
10	SEMI SOLID-PLY DOOR SHUTTER	STERLING, OSMAN BROS
11	VIN BOARD,MDF,HDF	ALNOOR, CRESENT BOARD
12	MOSAIC TILES	HYDERI, MATRIXX
13	CERAMIC TILES	MASTER,SHABBIR,EMCO
14	ALUMINUM EXP. JOINT COVER	PAK CABLE
15	PVC WATER STOPPER	FOSROC, SIKKA
16	WATER PROOFING CHEMICAL	FOSPAK,BASF,SIKKA, PUDLO
17	FALSE CEILING GYPSUM BOARD	THAILAND, INDONISIA ORIGIN
18	PAINTS	ICI, BERGER, JOTUN
19	WINDOW BLINDS	PROTECTORS, MARVI, GRAND INTERIOR
20	ANTITERMITE PESTICIDES	TENEKIL,TERMECURE,FIRPOKIL
21	FLEXOCRETE, MASTERSEAL	MASTER SEAL,SIKA, BASF, FOSROC
22	PROCELEAN TILES	MASTER, SONEX
23	CONCRETE ADMIXTURE	FOSROC, SIKA, BASF
24	SOFT WOOD	DEODAR, PARTAL
<b>B</b>	<b>MEP WORKS</b>	
<b>S.NO</b>	<b>DESCRIPTUION</b>	<b>APPROVED MANUFACTURERS</b>
<b>A</b>	<b>ELECTRICAL</b>	
1	PVC CONDUIT	DADEX, GALCO, BETA, PRINCE, JEDDAH
2	DUR DUCT PVC	ADAMJEE, DURA, HUSSAIN & CO
3	STEEL CONDUIT	IIL, STEELEX, JAMAL
4	MS BOXES	POWER TECH,ELECTRECK
5	LT CABLES & WIRES	PAKISTAN CABLES, FAST, PIONEER, NEWAGE
6	SWITCHES, PLUG,DIMMER ETC	CLIPSLE,SCHENIDER,ABB, LEGRAND, BOSCH
7	LIGHT FIXTURES	PHLLIPS,SUNLIGHT, OSRAM, BRITILITE
8	CEILING, EXHAUST FANS	MILLAT, PAK FAN, ROYAL, GFC 55~60 WATTS COPPER

9	MAIN, DISTRIBUTION, BOARD	AREVA, SIEMENS, BABER , LIBRA
10	MCCBs / MCBs	SCHENIDER,ABB, TERASAKI, LG, GE, MG
11	CURRENT TRANSFORMER	SIEMENS, COMPLEE,FICO,
12	SELECTOR SWITCHES	BRETTNER,K&N
13	ENERGY ANALYZER	DUCATI, SOCOMEC
14	HRC FUSES	SIEMENS,AEG,GE,ABB, HAGER
<b>FIRE DETECTION SYSTEM</b>		
1	MANUAL CALL POINT	EDWARD NOTIFIER, GENT (HONEYWELL ),KIDDI,NOTIFIER
2	POWER CABLE, CONTROL CABLE	UNIVERSAL,NICCO,CCI
3	SELECTOR SWITCH	SIEMENS, L&T
4	SMOKE /HEAT DETECTOR	TYCO,KIDDE,APPOLLO,SYSTEM SENSOR
5	MAIN & LOCAL CONTROL PANEL	EDWARD, NOTIFIER, HONEY WELL,TYCO
6	TERMINAL BLOCK /CABLE END	ELMEC /M-SEAL, SIEMENS
<b>VOICE , DATA&amp; MATV SYSTEM</b>		
1	VOICE CABLE CAT -6	SIGNATURE, CLIPSAL,3M
<b>CABLE TRAY</b>		
1	CABLE TRAY	EIZZY ENGINEERING
2	FLOOR OUT LET & PULL BOXES	CLIPSLE,HUSSAIN & CO, ELECTROLINE
<b>C</b>		
<b>PLUMBING &amp;FIRE SUPPRESSION</b>		
<b>S.NO</b>	<b>DESCRIPTUION</b>	<b>APPROVED MANUFACTURERS</b>
<b>A</b>		
<b>PLUMBING &amp; WATER SUPPLY WORKS</b>		
1	NON PRESSURE UPVC PIPE	DADEX, PAK ARAB, AGM,JEDDAH
2	PRESSURE UPVC PIPE	DADEX, PAK ARAB, AGM,JEDDAH
3	GI PIPE CONDUIT	IIL, STEELEX, JAMAL
4	PPRC PRESSURE PIPE	DADEX, MINHAS
5	UPVC FITTINGS	DADEX, PAKARAB, AGM
6	FITTINGS FOR GI PIPE	H.E CHINA, TG CHINA

7	VALVES	KITZ,SRV ,WICON,SCON, MOGHUL
8	EARTHEN SANITARY WARE	PORTA CHINA, IFO,FORTE
9	SANITARY FIXTURE	MASTER,SONEX, FAISAL
10	SINK	ATLAS,SUPER ASIA
11	GAS GYSER	SUPER ASIA, ASIA, CANNON
12	WATER DISPENSER	MECCO, HAIER
13	FLOOR TRAP,ROOF DRAINS	DADEX,BETA
14	PUMPS & VALVES	KSB, GRUND FOS
14	WATER FILTER	SO SAFE,AQUA SAFE
15	FIRE HOSE CABINET	HUSSAIN HABIB
16	FIRE EXTINGUISHER	HUSSAIN HABIB
17	CI MAN HOLE COVER & FRAME	CME,ALPINE
18	FLOOR DRAIN & CLEAN OUT	CME, ALPINE







NO.	DESCRIPTION	DATE
01	REVISIONS	
02	REVISIONS	
03	REVISIONS	
04	REVISIONS	
05	REVISIONS	
06	REVISIONS	
07	REVISIONS	
08	REVISIONS	
09	REVISIONS	
10	REVISIONS	

<b>PROJECT NAME</b> PROJECT & PLANNING INSTITUTIONAL BUILDING RENOVATION & IMPROVEMENTS AT MAIN CAMPUS		<b>CLIENT</b> INSTITUTE OF BUSINESS ADMINISTRATION KAMPONG CHANG		<b>APPROVED BY</b> DATE: 27/03/2024		<b>DESIGNED BY</b> REVISED: 10/03/2024 CONSULTANT:		<b>PROJECT NUMBER</b> 2024/03/10		<b>DATE</b> 27/03/2024	
<b>PROJECT NO.</b> 0-0000		<b>SCALE</b> A3		<b>PROJECT NO.</b> 0-0000		<b>SCALE</b> A3		<b>PROJECT NO.</b> 0-0000		<b>SCALE</b> A3	
<b>PROJECT NO.</b> 0-0000		<b>SCALE</b> A3		<b>PROJECT NO.</b> 0-0000		<b>SCALE</b> A3		<b>PROJECT NO.</b> 0-0000		<b>SCALE</b> A3	
<b>PROJECT NO.</b> 0-0000		<b>SCALE</b> A3		<b>PROJECT NO.</b> 0-0000		<b>SCALE</b> A3		<b>PROJECT NO.</b> 0-0000		<b>SCALE</b> A3	





- 3.2 This Agreement includes, the "Renovation of Ground Floor NBP Building at 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 M/s Creative Contractors 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 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 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 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 of Ground Floor NBP Building at 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 of Ground Floor NBP Building at Main Campus on the basis of approved rates vide tender # CW/16/23-24

### **11.6 Contract Amendment**

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

### **11.7 Assignment/ Sub Contract**

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

### **11.8 Liquidated Damages**

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

### **11.9 Blacklisting**

If the contractor fails/ delays in performance of any of the obligations, under the contract/ violates any of the provisions of the contract / commits breach of any of the terms and conditions of the contract the IBA, Karachi may, at any time,

without prejudice to any other right of action it may have, black list the contractor, either indefinitely or for a stated period, for further tenders in public sector. If the contractor is found to have engaged in corrupt or fraudulent practices in competing for the without prejudice to any other right of action it may have, black list the contractor, either indefinitely or for a stated period, for further tenders in public sector.

#### **11.10 Forfeiture of Performance Security**

If the contractor fails/ delays in performance of any of the obligations, under the Agreement/ violates any of the provisions of the contract / commits breach of any of the terms and conditions of the contract the IBA, Karachi may without prejudice to any other right of action it may have, forfeit performance security of the contractor. Failure to supply required services within the specified time period will invoke penalty as specified in this document. In addition to that, performance security amount will be forfeited and the contractor will not be allowed to participate in future tenders as well.

#### **11.11 Termination for Default**

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

#### **11.12 Termination of Insolvency**

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

#### **11.13 Termination for Convenience**

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

#### **11.14 Force Majeure**

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

**11.15 Taxes And Duties**

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

**11.16 Agreement Cost**

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

**11.17 Extension in Time For Performance of Obligations Under The Agreement**

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

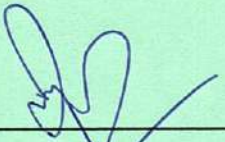
**11.18 Statutes And Regulations**

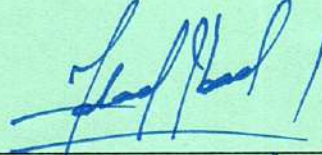
The Agreement shall be governed by and interpreted in accordance with the laws of Pakistan. The contractor shall, in all matters arising in the performance of the Agreement, conform, in all respects, with the provisions of all Central, Provincial and Local Laws, Statutes, Regulations and By-Laws in force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

**11.19 Governing law and Jurisdiction**

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


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

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

  
 \_\_\_\_\_  
 M/s Creative Contractors  
 NAME: Fahad Ibad  
 CNIC # 42201-0337321-3  
 Address: ST-59 KESC Society  
 Sch-33 Karachi

CREATIVE CONTRACTORS  
 Contracting Engineers  
 Proprietor

**WITNESS:**

1.   
Syed Fahad Jawed

CNIC # 42201-9125136-3

Address:

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

2.   
M/s Creative Contractors

NAME: *Imran Ali*

CNIC # *43203-9811897-9*

Address: *Flat # 101, Kishwar Heights*  
*Block-06 - G-Jaehan, Karachi*

Focal Person IBA

*Mr. Muhammad Rameez*