



PTA Headquarters, F-5/1, Islamabad.

<http://www.pta.gov.pk>

"Say No to Corruption"

Date: 3rd December, 2025

Tender No. PTA /Admin/836/2025/2

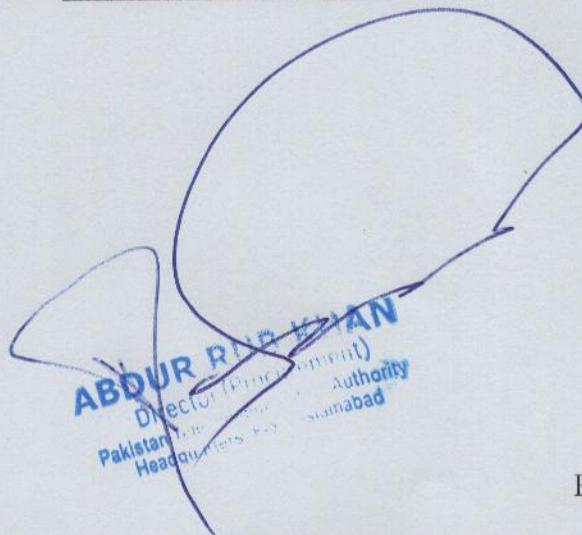
Tender Notice

Hiring of Building for PTA Zonal Office in Abbottabad City

1. Pakistan Telecommunication Authority, a Government organization invites electronic bids from owners of houses having minimum covered area **3800 sq ft** and land area of plot minimum **01 Kanal** registered with income tax who wish to sublet their premises to Pakistan Telecommunication Authority, for its Zonal office in **Abbottabad** City preferably located in **Supply Bazar, Main Mansehra Road from Fawara Chowk to Ayub Medical Complex, Abbottabad Cantt, Jinnah Abad and College Link Road City Abbottabad**, for a period of **05 years**.
2. E-Bidding Documents are available for registered bidders on EPADS at (www.eprocure.gov.pk) and can be downloaded from www.pta.gov.pk **free of cost**.
3. Electronic bids, prepared in accordance with instructions in bidding documents, must be submitted through **E-Pak Acquisition and Disposal System (e-PADS)** before **19th December, 2025 by 11:00 AM**. Manual bids, shall not be accepted. Technical bids will be opened on same day at 11:30 AM through e-PADS system. This advertisement is also available on PPRA website at www.ppra.org.pk.
Note: Notification of GRC constituted in terms of Rule-48 of PPRA rules, 2004 is provided on EPADS at www.eprocure.gov.pk and on PTA Website.

Note:

- All interested bidders must register themselves at e-PADS at <https://eprocure.gov.pk/#/supplier/registration>
- eprocure.gov.pk/#/supplier/registration
- No Physical bid shall be entertained



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BIDDING DOCUMENTS

1. Pakistan Telecommunication Authority, a Government organization invites electronic bids from owners of houses who wish to sublet their houses to Pakistan Telecommunication Authority for establishing its Zonal office in Abbottabad City for a period of **five years**.
2. Owners having their premises in city area in **Supply Bazar, Main Mansehra road from Fawara chowk to Ayub Medical Complex, Abbottabad Cantt, Jinnah Abad and College Link road city Abbottabad** where access to general public is easy are encouraged to submit their premises documents/details as per requirement mentioned in bidding documents.
3. Notice for inviting tender published on PTA's/PPRA's and e-PADs websites is part of this contract document.

Terms and Conditions

4. **Date and time for submission of bids**
 - a. Electronic bids duly completed in all respects as per bidding documents shall be submitted through **E-Pak Acquisition and Disposal System (e-PADS) available on PPRA website on or before 19th December, 2025 by 11:00 AM.** Technical bids will be opened same day at 11:30 AM through e-PADS system. submission and evaluation of bids will be carried out as per "Single Stage Two Envelope Procedure" of PPRA Rules.
 - b. **Owners of property registered with income Tax and also on e-PADS may submit their bids.**

5. OWNER's INFORMATION

- a. Name of Owner _____
- b. CNIC No. _____
- c. Premises Address which is **to be Sublet** _____

- d. Mailing Address _____

- e. Telephone No. _____ Fax No. _____
- f. Mobile No. _____

g. National Tax No _____

6. SINGLE STAGE – TWO ENVELOPE PROCEDURE (Rule 36(b) of PP Rules 2004)

- a. Bid shall be submitted through **E-Pak Acquisition and Disposal System (e-PADS)** available on **PPRA website**. All interested bidders must register themselves on PPRA website in e-PADS as suppliers for submitting their bids. Detail procedure for submission of bids is available at PPRA website i.e. [epronotif1.pdf\(ppra.org.pk\)](http://epronotif1.pdf(ppra.org.pk)). salient of Single Stage- Two envelop bidding process are as under:
- b. Bidders through e-PADs system shall submit there bids.
- c. PTA shall open proposals at time, date and venue mentioned in opening schedule in presence of applicants/bidders (optional) in accordance with requirement of Rule 28(2) of Public Procurement Rules, 2004. applicants/bidders may be physically attend Technical Bid opening (if required)
- d. Bid found to be “most advantageous bid”, which has met mandatory requirements/ eligibility criteria, secured minimum 70% marks in technical evaluation, found substantially responsive to terms and conditions as set out in these bidding documents and evaluated as highest ranked bid on basis of cost (i.e. lowest in price) thereof, as specified in these bidding documents, shall be accepted.
- e. Map of built-up house showing room capacity. If it cannot be attached in e-PADS system, same can be submitted physically in hard form to Dir (Administration), PTA HQs, F-5/1, Islamabad or PTA Zonal office Abbottabad

Bid Security (in original) of **Rs. 5,000** (Rupees five thousand only) in shape of Pay orders/ Demand Draft in name of Pakistan telecommunication Authority must reach this office or at PTA zonal office Abbottabad (House No.226, Captt: Aamir Shaheed Road Sikandarabad, Abbottabad) on or before of closing date by 1100 hours (**bid security in shape of cheques shall not be entertained**). Bid Security shall be **Refunded** (As Per PP Rules 2004)

7. INTEGRAL PART

- a. **Mandatory Requirements:** House which is to be offered must fulfil mandatory requirements (mentioned at Sr. 8) to be considered for technical evaluations.
- b. **Annexure-A** is a part of proposal(s) which shall be read/filled carefully, each page must be signed by bidder and are to be submitted with proposal through e-PADS System. Documents

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should be arranged in same sequence as mentioned in Annex-A. Documentary evidence is mandatory.

c. Annexure-B is part of financial proposal which shall be read/filled carefully, each page must be signed by bidder and is to be submitted through e-PADS System.

8. Mandatory Requirements

Following **mandatory** requirements are **to be fulfilled** and **documentary evidence** in this regard is to be enclosed with electronically in e-PADs system. Failure to meet any of following requirements shall result in disqualification:

- a. Bid security amounting to Rs. 5000/- in shape of **Pay order/Demand Draft only** in name of Pakistan telecommunication Authority. No cheque shall be accepted
- b. Covered area of building should be minimum 3800- Sq.ft.
- c. Land area of plot should minimum 01 Kanal.
- d. Owner should be of Pakistani National /NICOP and must have valid CNIC.
- e. Bidder must be **owner** of premises/building/house. In case of multiple owners or inherited property, there must be a registered power of attorney in name of single person authorizing him to lend, lease, receive rent and deal with PTA.
- f. Affidavit on **Legal Paper** to effect that owner is legal owner of premises and property _____ (address) being offered free of encumbrances, possession able and free from all types of litigation, shall be attached with technical proposal. In addition, no loan has been taken against property and it has not been pledged anywhere.
- g. Previous all government taxes related to building have been paid. (Documentary evidence/Payment Receipt/Affidavit to be attached)
- h. Previous utility bills have been paid. (Copy of latest paid bills to be attached)
- i. Map of built-up house showing room capacity. If it cannot be attached in e-PADS system, same can be submitted physically in hard form to Dir (Administration), PTA HQs, F-5/1, Islamabad.
- j. Building has all basic amenities like electricity, gas, water and telephone.
- k. Building has 3 phase electric connection. In case there is single phase meter bidder will submit an undertaking that he will provide 3 Phase meter before award of contract. In case,

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relevant authority (WAPDA etc) demanded for conversion of meter to commercial type, owner will be bound to convert meter to commercial type at his own cost. Building must be equipped with suitable number of geysers for continuous supply of hot water.

1. All parts of building must be free from cracks, and hygienic conditions—particularly in washrooms—shall be ensured by relevant committee.
- m. Secure at least 70% in marking criteria at annex-A

Note: All supporting documents/ Proofs to be attached with technical proposal.

9. EVALUATION CRITERIA

- a. Proposals shall be evaluated as per criteria laid down at **Annex-A**. All supporting documents must be attached with Technical Proposal.
- b. Bidder must score/ achieve 70 % as passing marks in technical evaluation to qualify for financial bid opening. Technically qualified bidders shall be allowed to participate in financial bid opening process. financial bids of technically disqualified bidders shall not be opened.
- c. House/premises shall be hired, on recommendations of relevant PTA Committee, from qualified bidder who has quoted lowest financial bid.
- d. If two or more bidders quoted same financial bid, then contract will be awarded to one who has scored highest in technical qualification.

10. PRICES

- a. Bidder should quote its rent rates in Financial Proposal through e-PADS and total prices in figures as well as in words (**Annexure-B**). However, hiring order shall be awarded on consolidated amount of all years after evaluation.
- b. Rates quoted shall remain valid for six (6) months from date of opening of Technical Proposal.
- c. Bid shall be in Pak rupees only and inclusive of all applicable taxes, charges etc.
- d. Any new tax or revisions in tax rates shall be borne by owner as well.
- e. No claim on/of Escalation during currency of contract will be entertained.

11. PAYMENT PROCEDURE


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Pakistan Telecommunication Authority
Headquarters, F-5/1, Islamabad

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- a. Advance payment of six months of agreed/quoted rent shall be made by PTA against hired property on recommendations of concerned Zonal Director & Director (Civil Works) of PTA HQ.
- b. No security money shall be paid by PTA.
- c. Payment shall be made after deduction of applicable taxes at source as per Prevalent Government Rules at time of payment.

12. Hiring Period

- a. PTA will hire premises for a period of 5 years.

13. DISQUALIFICATIONS

Offers are liable to be rejected if; there is any deviation from instructions as laid down in bidding documents i.e.

- a. Incomplete bid shall not be accepted.
- b. Offers are received after specified date and time.
- c. Specification and other requirements are not properly adhered to or different from those given in bidding documents.
- d. Any deviation of requirement mentioned at Para 7 and 8 of this document.
- e. Bids submitted without e-PADS system.

14. RIGHTS RESERVED

Pakistan Telecommunication Authority Islamabad reserves rights to reject all bids or proposals at any time prior to acceptance of a bid or proposal in accordance with Rule 33 of PP Rules, 2004.

15. DRAFT Agreement

Draft agreement which is to be executed is enclosed as **Annexure-C**.



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Financial Proposal

Hiring of Building/Premises for Zonal Office Abbottabad

Sr.No	Address of Building/Premises along with Covered area (to be rented out)	Rent per month for 1 st year	Rent per month for 2 nd Year	Rent per month for 3 rd Year	Rent per month for 4 th Year	Rent per month for 5 th Year

Total consolidated amount of rent for five years : Rs. _____

Name of Owner _____

CNIC _____

Signature _____

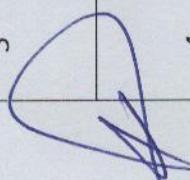
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Marking Criteria/Company Profile

Annexure-A

General Evaluation*				Evaluation Criteria
Sr. #	Attributes	Max. Score	Points Earned	
1	Location of Premises	10		<ul style="list-style-type: none"> a. Located on main (100 feet or more) double road 10 Marks b. Located on secondary (> 60 Feet and < 100 feet) double road 5 Marks c. Located on secondary (> 40 feet and <60) single road 3 Marks d. Located on < 40 feet single road 2 Marks
2	Accessibility	10		<ul style="list-style-type: none"> a. Public transport available within 500 feet distance 10 Marks b. Public transport available within 750 feet distance 7 Marks c. Public transport available within 1000 feet distance 5 Marks d. Public transport available > 1000 feet distance 3 Marks e. Public transport available > 1500 feet distance 1 Marks
3	Type of Structure	5		<ul style="list-style-type: none"> a. Frame structure 5 Marks b. Frame and Brick Masonry Mix structure 4 Marks c. Brick Masonry structure 3 marks
4	Rooms With Attached Bath	5		<ul style="list-style-type: none"> a. All rooms with Attach Bath and tiles in washrooms in good Condition 5 Marks b. All rooms with Attach Bath and chips in washrooms in good Condition 3 Marks c. All rooms with some Attach Baths and some with not 1 Mark
5	Flooring	5		<ul style="list-style-type: none"> a. Tile/Marble/ Wooden flooring in full house in good Condition 5 marks b. Chips Flooring in good Condition 3 Marks


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			c. Plain Cement Flooring in good Condition d. Cracks in Floors	1 Marks 0 Marks
6	Internal Parking Space	10	a. Internal parking Space of 3 large vehicles i.e. 2 x Corolla and 1 Double Cabin 10 marks b. Internal parking Space of 2 large vehicles i.e. 1 x Corolla and 1 Double Cabin 7 marks c. Internal parking Space of 1 large vehicles i.e. Corolla OR 1 Double Cabin 5 marks	
7	UPS Wiring	4	a. UPS wiring Available b. Not available	4 Marks 0 Marks
8	Located in preferred area i.e. in Supply Bazar, Main Mansehra road from Fawara chowk to Ayub Medical Complex, Abbottabad Cantt, Jinnah Abad and College Link road city Abbottabad	6	a. Yes b. Not Located in Preferred area	6 Marks 0 Marks
9	Lawn	4	a. Green lawn having more than 300 Sq.ft area b. Green lawn having 200 - 300 Sq.ft area c. Green lawn having 100 - 199 Sq.ft area d. Less than 100 sq.ft.	4 Marks 3 Marks 2 Marks 0 Marks
10	Water Bore	4	a. Available b. Not Available	4 Marks 0 Marks
11	European/Asian wash room	2	a. All wash rooms with European seats b. Mix European and Asian seats c. All Asian	1 Mark 2 marks 1 mark

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12	Wood Cabinets in Rooms for File Storage	10	<ul style="list-style-type: none"> a. Wooden Cabinets in each room from Floor to Roof full Height 10 Marks b. Wooden Cabinets in each room from Floor to Roof half Height 7 Marks c. Small Wooden Cabinets in each room of size 28-35 sq.ft 5 Marks d. Any smaller size in each rooms 2 Marks e. No 0 Marks
13	Construction Year	5	<ul style="list-style-type: none"> a. Less than 3 years old 5 marks b. More than 3 years and less than 7 years old 4 marks c. More than 7 years and less than 10 years old 3 marks d. More than 10 years and less than 15 years old 2 marks e. More than 15 years old 1 marks
14	Servant Room with Attached bath	5	<ul style="list-style-type: none"> a. Available 5 Marks b. Not Available 0 Marks
15	Store Rooms	5	<ul style="list-style-type: none"> a. Available 5 Marks b. Not Available 0 Marks
16	Proximity to Government Offices	5	<ul style="list-style-type: none"> a. Proximity 5 Marks b. Non Proximity 0 Marks
17	Corner Plot	5	<ul style="list-style-type: none"> a. Yes 5 Marks b. No 0 Marks
<i>Total</i>		100	

i. Minimum qualifying marks are 70% in above table. Attach Supporting documents.

ii. Scoring minimum 70% in above Marking Evaluation Criteria is mandatory.

iii. PTA committee shall visit premises and marks shall be awarded as per criteria given above.

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Draft LEASE AGREEMENT

This Lease Agreement ("Agreement") is made on _____ day of _____ 2025 at _____.

By and between

Mr. _____ S/o _____ owner of House
No. _____ Resident of _____
having CNIC No. _____

(hereinafter referred to as "**Lessor**" which terms shall, where context so admits include its administrators, successor-in-interest and assignee) on first Part;

AND

Pakistan Telecommunication Authority (PTA) a statutory body established under Pakistan Telecommunication (Re-organization) Act, 1996, having its principle office at PTA H/Q, F-5/1, Islamabad, through its authorized officer (hereinafter referred to as "**Lessee**" and includes its administrators, successor-in-interest and assignee) on second Part.

(If, when and where applicable, each of two parties shall, hereinafter, be referred to individually as "Party" and collectively as "Parties" as context of this Agreement requires).

WHEREAS,

Lessor is absolute legal and valid owner of property/building bearing plot no....., situated at _____ and having covered area of _____ (Sq. Ft), more particularly described in Annexure-A Part- A of document, in terms of registered record. and it is free from all sort of encumbrances, burdens, loans/debts securities, mortgages, sale, gifts, wakf, decree, litigations, arbitration and injunction order and any and all other defects (hereinafter referred to as "Premises").

WHEREAS LESSEE being a statutory body is desirous to acquire on rent Premises with all rights, easements, and appurtenances, whatsoever to said Premises belonging, for purpose of its offices.

AND WHEREAS Lessor has agreed to let out Premises and Lessee has agreed to take Premises on rental bases on terms and conditions as hereunder: -

NOW THEREFORE, in consideration of mutual promises, covenants and payments set out below, parties hereby agree on following:

1. Initial term of Agreement shall be for 05 (five) years commencing from _____, 2026 and ending on _____ 2031 both days inclusive. Agreement may be renewed by Parties with mutual consent on such terms and for such period as may be agreed by Parties.
2. Lessee agrees to pay Lessor and Lessor agrees to accept, during term hereof, rent at following rates and times:
 - a. Annual rent for term of Lease shall be as under as per financial bid.
 - i. PKR _____ /month for 1st year
 - ii. PKR _____ /month for 2nd year
 - iii. PKR _____ /month for 3rd year
 - iv. PKR _____ /month for 4th year
 - v. PKR _____ /month for 5th year
 - b. Annual rent shall be payable in advance in two equal instalments of total yearly rent after each six months.
 - c. It is hereby agreed that annual rent shall not be increased during term of this Agreement.
3. LESSOR hereby covenants with LESSEE as follows:
 - a. That he shall not do any act, deed or thing creating any charge, lien or encumbrance, of any kind and description whatsoever, in respect of Premises during subsistence of this Agreement. Should there ever come cross any challenge or any issue, whatsoever, regarding title, possession etc. of LESSOR on Premises, LESSOR shall, at its own cost, get all clearance and/or non-encumbrance certificate(s) and other

permissions/sanctions required for completion of this Lease transaction up to satisfaction of LESSEE and within time approved in writing by LESSEE.

- b. Parties herein agree that LESSEE shall not pay any brokerage in respect of this Lease transaction.
- c. LESSEE will have unrestricted, unlimited and unhindered access to and utilization of Premises 24 hours /day, 7 days a week for term of this agreement.
- d. Notwithstanding anything contained in this Agreement, LESSOR acknowledges that any revocation or termination of this Agreement by LESSOR may cause irreparable loss and damage to business interests of LESSEE. Accordingly, LESSOR hereby acknowledges, consents and agrees that equipment is intended to and will "constitute things embedded into Premises" and accordingly, so long as yearly rent is duly paid by LESSEE, term of Lease shall not be abridged or terminated by LESSOR prior to expiry of initial term or any renewal thereof. LESSOR hereby agrees to and affirms right of LESSEE to seek both temporary and permanent injunctive relief against any purported termination, withdrawal or abridgement of initial term or any renewals thereof, and further irrevocably consents and waives any defence in law or in equity to availability of such injunctive relief to LESSEE.
- e. It is hereby further expressly provided and agreed by Parties hereto that should LESSOR fail to perform any of his/her obligations in part or in whole under this Agreement or fail to settle all issue(s) accrued, if any within time set forth herein, all money/advance given by LESSEE shall not only be returned by LESSOR to LESSEE without cavil but LESSEE may institute suit against LESSOR for specific performance of Agreement with costs or LESSEE may bring an action for damages resulting from breach of contract/Agreement. LESSEE's remedies are cumulative and not exclusive of one another, and all other remedies shall be available in law or equity to LESSEE for LESSOR's breach hereof.
- f. LESSEE may, at its sole option, terminate this Lease Agreement upon thirty (30) days prior written notice, whereupon, LESSOR shall refund to LESSEE within twenty-one (21) days of receipt of notice terminating Lease, any unutilized rent paid in advance by LESSEE for term extending beyond month in which Lease shall come to an end pursuant to notice of termination by LESSEE.

- g. Lessor may terminate this Agreement upon providing ninety (90) days' prior written notice to Lessee. However, such termination shall only be permissible in event of substantial changes to ownership or designated use of property, Legal or regulatory requirements mandating such termination. Upon such termination, Lessor shall refund any unutilized rent paid in advance by Lessee for remaining term beyond termination date within thirty (30) days of termination.
- h. Subject to due and timely refund of any unutilized rent in terms of above clause, LESSEE shall vacate premises upon expiry of thirty (30) days' notice period. LESSEE shall not be required to vacate and shall be entitled to continue in possession of Premises along with all rights and interests therein conferred on LESSEE pursuant to this Agreement until such time unutilized rent has been refunded to LESSEE, provided that, no rent shall accrue to LESSORs for and in respect of time period during which LESSEE continues possession and occupation of Premises due to failure of LESSORs to refund unutilized rent paid in advance, provided further that, any advance rent not refunded in accordance with this clause shall incur mark-up at rate of 20% per annum for number of days which it remains un-refunded.

4. LESSEE hereby covenants with LESSOR as follows:

- a. To pay rent for Premises in advance for six months at agreed rate after taking over complete possession of Premises. Payment will be acknowledged by LESSOR and a separate receipt will be issued.
- b. LESSOR agrees to allow contractor of LESSEE, if desired, to start renovation work of Premises immediately after signing of Agreement by him/her.
- c. rate of rent mentioned above is inclusive all taxes, rates, charges, assessment and imposition etc. in respect of Premises other than those which are required to be paid by LESSEE.
- d. To pay all lawful charges (except arrears, charges, fees etc. prior to date of execution of said deed of Lease / handing over of possession of Premises to LESSEE) in respect of water, gas, sewerage, and electricity etc. used / consumed in Premises with effect from commencement directly to agencies concerned in terms of bills in respect thereof.

- e. Not to store any explosive material in Premises or any part of building, which may cause damage to its inmates.
- f. LESSEE undertakes to carry out all structural and other repairs and maintain Premises in good tenable condition throughout term of Lease and any renewal thereof.

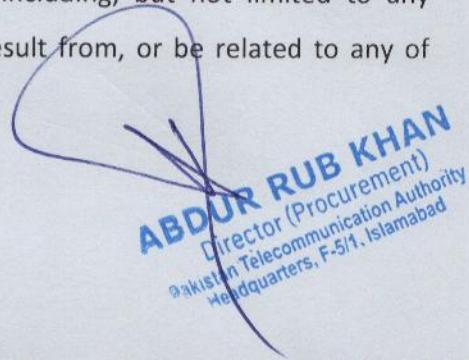
5. LESSOR hereby covenants in all good faith with LESSEE as follows:

- a. LESSOR hereby covenants with LESSEE that he is lawful owner of Premises and has good, valid and legal title thereto and is entitled to Lease Premises to LESSEE for purpose intended.
- b. LESSOR warrants that there are no restrictions or impediments in LESSOR's rights to Lease Premises to LESSEE for operation of its offices as provided under this agreement.
- c. LESSOR agrees to indemnify LESSEE against all claims, damages, demands, losses, costs, legal fees, charges and expenses whatsoever which LESSEE may suffer due to any defect(s) in title of LESSOR to Premises.
- d. That LESSEE shall be entitled to display name plate / boards and signs at entrance / tower of Premises, and to post/depute or appoint security guard thereof, if so required, will be sole discretion of LESSEE,
- e. That LESSOR will have No Objection on installation of telephone connections in name of LESSEE at Premises, for which bills will be paid by Lessee.
- f. LESSOR shall be liable for payment of all taxes, duties, levies, fees, charges outgoings and all any other additional charges in respect of Premises to concerned local bodies, civic authorities and Federal or Provincial Government Authorities, if any.
- g. LESSOR acknowledges that LESSEE may from time to time, make structural changes or additions to Premises, and accordingly, hereby, irrevocably consents to such additions

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being made by LESSEE only for purpose of and in connection with LESSEE's business. LESSEE will be within his rights to remove fixtures at time of vacation of Premises.

- h. During term of this Agreement LESSOR shall not at any time or under any circumstances block LESSEE's access to Premises, lock or break/change any locks thereto, shutdown or cause shutting down of any of LESSEE's equipment, utilities, water, gas, electricity and installed thereon, or create any hindrance in carrying out of LESSEE's operations being/to-be carried out on Premises. Upon occurrence of any of events stipulated herein this clause LESSEE reserves right to resort to any legal recourse available to LESSEE.
- i. If for any reason beyond reasonable control of either Party hereto, upon occurrence of a Force Majeure event including without limitation fire, earthquake, cyclone, tsunami, tornado, pandemic, epidemic, war, radiation or destruction of building or area in which Premises are situated, LESSEE is no longer able to utilize Premises for purposes of its business, this Lease Agreement may be terminated by either Party upon giving seven (07) days' notice to other Party, whereupon this Agreement shall be terminated, provided that LESSOR shall remain liable to refund to LESSEE any rent paid in advance by LESSEE for term extending beyond month in which this Agreement is terminated for reasons of force majeure event shall not foresight by LESSEE in respect of LESSEE's equipment and by LESSOR in respect of Premises or building or area in which Premises are situated.
- j. LESSOR hereby covenants with LESSEE that subject to LESSEE performing its obligations hereunder, LESSEE shall peacefully enjoy use of Premises without any hindrance or interference from LESSOR or any person claiming through, under or in trust of LESSOR.
- k. LESSOR knowingly and voluntarily covenant that he will not sue LESSEE, whether during or after termination or expiry of Agreement, on account of any loss, property damage, personal injury, emotions, reputation including, but not limited to any matter, cause, or thing that may arise out of, result from, or be related to any of



circumstances which may beyond control of either Party or have no concern with LESSEE. Further it is hereby agreed by LESSOR that all or any claim, demand arising out of or any way related to this Agreement, except annual rent, are hereby released, waived and set at rest.

6. LESSOR and LESSEE further agree as follows:

- a. This Agreement shall stand terminated at sole option of LESSEE upon refusal/or revocation by Authority to carry on offices. Upon such termination of Agreement LESSOR shall within 21 (Twenty-one) days of receipt of notice refund to LESSEE any unutilized amount of rent paid by LESSEE to LESSOR and LESSEE shall vacate Premises. No rent shall accrue for period until which LESSEE shall stay in premises due to non-refund of advance rent and deposit if any.
- b. If during term of this Agreement, Premises are destroyed, or totally damaged, or are rendered wholly untenable by fire, earthquake, civil commotion, riots, political disturbances, or similar events and if LESSOR shall decide not to rebuild same, or if building shall be so damaged as to be rendered beyond repair / unusable, then LESSEE at its sole discretion shall have right to terminate Lease forthwith. Upon such termination, no further rent shall be due and advance rent and deposit money if any paid to LESSOR by LESSEE will be refunded within 90 days.
- c. Any notice/ payment cheque required to be given under this Agreement shall be deemed to be properly addressed and sufficiently served under general law of service to other Party at following addresses. However, in case of change in postal address, intimation to this effect shall be given in writing and acknowledgement obtained for same from other Party.
- d. That in case any person, association, or a group, or society of owners, or properties in building, wherein Premises is located, present or future, creates or causes to be created, or attempts to create any hindrance in occupation and operation of Premises by LESSEE after effective date of this Agreement, LESSOR shall be solely responsible,

at its own risk, to make necessary arrangements in a manner that allows LESSEE to peacefully continue occupation and operation of Premises as defined in Agreement. LESSOR will also bear maintenance charges to Resident Union (registered or unregistered) or other maintenance society (if any) or any other additional charges on account of Premises rented to LESSEE.

7. All disputes arising under this Agreement, whether during term of this Agreement or after termination or expiry of this Agreement shall be referred to
 - a. Purchase Committee-I (PC-I) of Lessee for amicable settlement /resolution of dispute at first stage.
 - b. In case of failure in settlement, at second stage case will be referred to Authority of LESSEE through Dir (Admin).
 - c. In case of failure of amicable settlement of dispute as above, it may be referred to agreed arbitrator mutually agreed by both parties for arbitration in accordance with applicable laws for time being in force.
8. Lessor will provide premises in best condition i.e. internal/external paint, working of all fixtures, electrical gadgets, addressing seepage issues, carpentry and wood work to lessee before handing over premises. All electricity, telephone, waters, gas or any other utility bills will be cleared by lessor prior to handing over. if there is any shortcoming which is pointed out by LESSEE, same will be done before handing/taking over.
9. Minor repair maintenance will be carried out by LESSEE.
10. Complete internal and external Paint will be done by LESSOR (owner) after 2 and half years of possession as well.
11. Major repair maintenance, structural repairs, termite treatment, replacement of water supply and sewerage lines etc. and replacement of fixed assets like Meter (Electricity, Gas, Water) replacement, Motors replacement if not repairable etc. shall be done by LESSOR at his cost as and when required by LESSEE.
12. This Agreement and its attached Annexure-A & B and mandatory requirements constitute exhaustive description of obligations of Parties and form an integral part of this agreement and have to be read and construed as such.
13. This Agreement may not be assigned by either party other than by mutual agreement between Parties in writing.

14. All additions, amendments and variations to this agreement shall be binding only if in writing and signed by Parties.
15. Subject to foregoing clause, this Agreement shall be binding upon, both parties and their respective successors and permitted assigns.
16. This Agreement is intended by parties as final expression of their agreement and is intended also as a complete and exclusives statement of terms of their agreement with respect to their relationship and all related matters.
17. failure of either party to enforce any provision of this Agreement shall not be construed as a waiver of that provision, nor prevent that party thereafter from subsequently enforcing that provision of any other provision of this Agreement.
18. If any part of this agreement is declared unenforceable or invalid, remainder will continue to be valid and enforceable.
19. Lessee, shall not, because of expiration or termination of this Agreement, be liable to Lessor for any compensation, reimbursement, or damages because of loss or prospective profit or because of expenditures or commitments incurred in connection with income/profit of Lessor.

IN WITNESS WHEREOF Parties hereto have set their hands day, month and year first above written.

Lessor
(owner)
Name
NIC No.

Lessee
Pakistan Telecommunication Authority
Name
NIC No.

Witness # 1 _____
NIC No. _____

Witness # 2 _____
NIC No. _____