



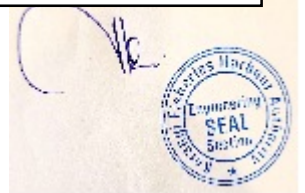
**KORANGI FISHERIES HARBOUR AUTHORITY
MINISTRY OF MARITIME AFFAIRS
GOVERNMENT OF PAKISTAN**

**RENTING OUT OF SHOPS IN COMMERCIAL ZONE AT
KOFHA**

Shop No. 6 to 12 For Banks Only

April, 2026

ORIGINAL DOCUMENT MUST BE RETURNED DULY SIGNED & STAMPED



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INVITATION TO BIDDERS

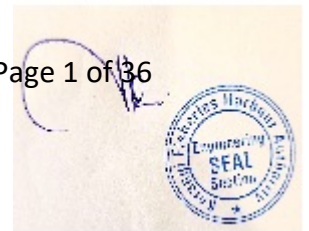
MINISTRY OF MARITIME AFFAIRS KORANGI FISHERIES HARBOUR AUTHORITY

1. Korangi Fisheries Harbour Authority (KoFHA) invites sealed bids for **RENTING OUT OF SHOPS IN COMMERCIAL ZONE** at KoFHA” for the period of three (3) years (extendable) from reputed BANKS registered with Income Tax Department under FBR (Federal Board of Revenue) on active Tax Payer list having Tax Payers Registration Certificate and also with SRB (Sindh Revenue Board) on active tax payer list on Single Stage - one Envelope Bidding Procedure, as stated in Pakistan Public Procurement Rules-36(a).
2. Interested parties may obtain Bidding Documents from the KoFHA & PPRA Website following the advertisements release.
3. Bid Security not less than PKR 100,000 (Pak. Rupees One hundred thousand) must be accompanied with Bid and shall be in the form of a Pay Order or Bank Guarantee from any Scheduled Bank of Pakistan having minimum AAA rating. The Bid Security shall be in favor of Korangi Fisheries Harbour Authority valid for a period of Ninety (90) days. The Bid Security from an insurance company shall not be accepted.
4. Single Stage One Envelope Procedure, under rule 36(a) of PPRA-2004 shall be adopted. Each bid shall comprise one sealed single envelope containing, separately, “Financial Proposal” and “Technical Proposal” along with earnest money as mentioned under para (3).
5. The Bids are to be submitted in the office of Executive Engineer, Korangi Fisheries Harbour Authority (KoFHA), Chashma Goth, Rehri District Malir Karachi on or before **02-06-2026** at **1200** hour.
6. Both Technical and Financial proposals shall be opened on the same date at 1230 hours in the presence of Bidders or their authorized representative who may wish to be present.
7. In case of holiday on the date of submission/opening of tender, the same will be opened on the next working day at the same time.
8. Physical/ personal visit /inspection of the location may be taken by interested parties during office hours (from 0900 to 1530) up to **26-05-2026**
9. The successful bidder of the shop shall deposit Performance Security equivalent to six months’ rent (as Advance) at the time of signing of agreement.
10. The contract resulting from this Tender Notice shall be governed by the Terms and conditions of KoFHA.
11. Partial and incomplete bids shall not be considered.
12. KoFHA reserves the right to accept or reject any or all Bids as per Rule-33 of PPRA Rules - 2004 and no claim shall be entertained in this regard and Authority’s decision shall be final and binding upon all the parties/firms.

Executive Engineer
Korangi Fisheries Harbour Authority
Chashma Goth, Deh Rehri, District Malir,
Karachi.
Phone # 021-35013311-5
Fax# 021-35015096 P.O. Box No. 15804, Landhi

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3. Type of Bidding under Pakistan Public Procurement Rules 2004

Pakistan Public Procurement Rules 2004 as amended from time to time will be strictly followed. These may be seen from PPRA's website:

<https://epms.ppra.gov.pk/public/procurement-rules>

In this document, unless otherwise mentioned to the contrary, "Rule" means a Rule under the Pakistan Public Procurement Rules 2004.

a. Type of bidding (Open Competitive Bidding)

- i. Single Stage One Envelope Procedure, under rule 36(a) of PPRA-2004 shall be adopted. Each bid shall comprise one sealed single envelope containing, separately, "Financial Proposal" and "Technical Proposal" along with earnest money as mentioned under para (4.1).
- ii. The Bids are to be submitted in the office of Executive Engineer, Korangi Fisheries Harbour Authority (KoFHA), Chashma Goth, Rehri District Malir Karachi on or before **02-06-2026** at **1200** hours.
- iii. Both Technical and Financial proposals shall be opened on the same date at 1230 hours in the presence of Bidders or their authorized representative who may wish to be present.
- iv. The bid found to be the **HIGHEST and Most Advantageous** shall be accepted.

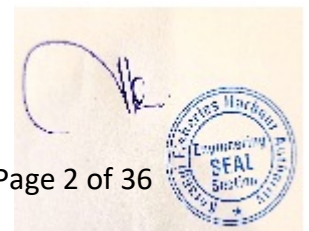
4. Instructions to Bidders

- 4.1 Bid Security not less than PKR 100,000 (Pak. Rupees One hundred thousand) must be accompanied with Bid and shall be in the form of a Pay Order or Bank Guarantee from any Scheduled Bank of Pakistan having minimum AAA rating. The Bid Security shall be in favor of Korangi Fisheries Harbour Authority valid for a period of Ninety (90) days. The Bid Security from an insurance company shall not be accepted.
- 4.2 Queries of the Bidder (if any) for seeking clarifications regarding the details of the required services must be received in writing at office of KoFHA within five (5) working days from the date of first publication of the Bid notice.
- 4.3 The Bidder must submit Bid on the basis of complete fulfillment of requirements. Failure to meet this condition will cause disqualification of the bidder. Alternative Bid will not be considered.
- 4.4 The bid detail for all correspondence in relation to this bid is as follows:

Executive Engineer

Korangi Fisheries Harbour Authority,
Chashma Goth, Deh Rehri, District Malir,
Karachi, P.O Box 15804,
PH: 021-35013311-5, FAX: 021-35015096,
Email: korangiharbour@gmail.com

Signature and Stamp



- 4.5 Bidder should note that during the period from the advertisement of the bid till the receipt of the bid, all queries should be communicated to the above contact in writing at the above stated address.
- 4.6 Bidder are also required to state, in their proposals, the name, title, fax number and e-mail address of the bidder authorized representative through whom all communications shall be directed until the process has been completed or terminated.
- 4.7 Authority (KoFHA) will not be responsible for any costs or expenses incurred by Bidder in connection with the preparation or delivery of the bid. The Authority (KoFHA) reserves the right to cancel the bid, as per procedure laid down in PPRA 2004.

5. Definitions in this documents, unless there is anything repugnant in the subject or context;

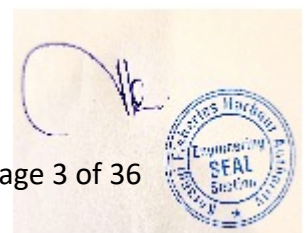
- i. "KoFHA" means Korangi Fisheries Harbour Authority any other person/entity for the time being or from time to time duly appointed in writing by the Authority to act as Authority (KoFHA) for the purpose of the contract.
- ii. "Tenancy Agreement" means the successful bidder firm/person interested in the operation of commercial shop on monthly rental basis at Korangi Fisheris Harbour..
- iii. "Confirmation" means confirmation in writing.
- iv. "Tenant" shall mean the successful Bidder whose bid has been accepted and approved by the Authority and shall include its representatives, successors and assignees.
- v. "Successful Bidder" shall mean the qualified Bidder with highest financial (Most Advantageous) bid.
- vi. "Services" shall mean the tasks to be performed by the Tenant.
- vii. "Works" shall mean work to be done by the Tenant under the Contract to make shop repaired /furnished.
- viii. "Bidder" means a registered company firm/person that has submitted its bid as per the criteria/specifications listed in the document.
- ix. "Bid Price" means rent per month quoted by bidder to be payable to the Authority in accordance with the terms and condition and Tenancy Agreement.

6. Headings and Titles.

- 6.1 In this document, headings and titles shall not be construed to be part thereof or be taken into consideration in the interpretation of the document and words indicating the singular shall also include the plural and vice versa where the context so requires.

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7. Notice

- 7.1 In this document, unless otherwise specified, wherever provision is made for exchanging notice, certificate, order, consent, approval or instructions amongst the bidder/tenant and the Authority (KoFHA), the same shall be:
- 7.1.1. in writing
 - 7.1.2. issued with an issuable time;
 - 7.1.3. served by sending the same by courier or registered post to their principal office in Pakistan or such other address as they shall notify for the purpose; and
 - 7.1.4. The words "notify", "certify", "order", "consent", "approve", "instruct", shall be construed accordingly.

8. Scope of Bid

- 8.1 Lot of 7 No's Shops are available for Renting out to Banks in the Commercial Centre constructed by Authority and are offered on monthly rent under Tenancy Agreement through competitive bidding. The Tenancy Agreement is to be registered with Rent Controller (District Malir) and all charges /stamp fee are to be borne by the successful bidder.

9. Bidder's Eligibility

An eligible Bidder shall be one which qualifies all of the following:

- 9.1 "Eligible" is defined as that is allowed to do business in Pakistan by the law of Government of Pakistan.
- 9.2 has the financial capacity of paying of the Annual Rent.
- 9.3 has the experience, capability and skill of carrying out the commercial shop.
- 9.4 has the required relevant financial and technical strength to fulfill the requirements.
- 9.5 conforms to the clause of "Responsiveness of Bid" given in this bid document.
- 9.6 provides verifiable proof for all the above requirements.

10. Discipline / Purpose of the Shops

S. No	Discipline/Purpose	Shop No.	Size of the Shop (meter x meter)	No. of Shops	Total Area in sq-m	Reserved Monthly Rent (Rupees) in Sq-m
01	Bank	Shop No 6 Shop No 7 Shop No 8 Shop No 9 Shop No 10 Shop No 11 Shop No 12	5x10 5x5 5x5 5x5 5x5 5x5 5x5	07	200 Sq-m	Rs-1500/ sq-m

11. Visit of Commercial Centre

111. The bidders are advised to visit and examine the shop in Commercial Centre and obtain for themselves on their own responsibility all information that may be necessary for preparing the bid and entering into Tenancy agreement. All cost in this respect shall be at the bidder's own expense.

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12. Bid Cost

12.1 The Bidder shall bear all costs / expenses associated with the preparation and submission of the Bid(s) and the Authority shall in no case be responsible / liable for those costs / expenses.

13. Joint Venture (JV)

13.1 No joint venture/consortium/association is allowed to participate in the bidding.

14. Examination of the Bid Document

14.1 The Bidder is expected to examine the Bid Document, including all instructions and terms and conditions

15. Amendment of the Bid Document.

15.1 The Authority (KoFHA) may, at any time prior to the deadline for submission of the Bid, at its own initiative or in response to a clarification requested by the Bidder(s), amend the Bidding Document, on any account, for any reason. All amendment(s) shall be part of the Bidding Document and binding on the Bidder(s).

15.2 The Authority (KoFHA) shall notify the amendment(s) in writing to the prospective Bidders.

15.3 The Authority (KoFHA) may, at its exclusive discretion, amend the Bidding Document and extend the deadline for the submission of the Bid, in line with PPRA rules 2004.

16. Modification / Withdrawal of the Bid

16.1 The Bidder may, by written notice served on the Authority (KoFHA), modify or withdraw the Bid after submission of the Bid, prior to the deadline for submission of the Bid.

16.2 The Bid, withdrawn after the deadline for submission of the Bid and prior to the expiration of the period of the Bid validity, shall result in forfeiture of the Bid Security.

17. Correction of errors

17.1 The Bid shall be checked for any arithmetic errors which shall be rectified, as follows:

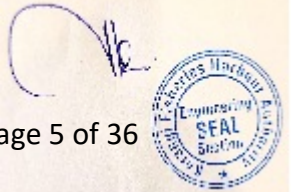
17.1.1. If there is a discrepancy between the amount in figures and amount in words for the Total Bid Price entered in the Bid Form; the amount in words, shall govern.

18. Rejection / Acceptance of the Bid

18.1 The Authority (KoFHA) shall have the right, at his exclusive discretion, to accept a Bid, reject any or all Bid(s), cancel / annul the Bid process at any time prior to rent-out process of Shop in Commercial Centre on annual rental basis under tenancy agreement, without assigning any reason or any obligation to inform the Bidder of the

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Authority (KoFHA)'s action, and without thereby incurring any liability to the Bidder and the decision of the Authority (KoFHA) shall be final as per procedure laid down in PPRA 2004.

18.2 The Bid shall be rejected if:

18.2.1 Bid is submitted without Bid Security; or

18.2.2 It is substantially non-responsive; or

18.2.3 It is submitted in other than prescribed forms, annexes, schedules, charts, drawings, documents / by other than specified mode; or

18.2.4 It is incomplete, un-sealed, un-signed, printed (hand written), partial, conditional, alternative, late; or

18.2.5 It is subjected to interlineations /cuttings /corrections / erasures / overwriting; or

18.2.6 The Bidder submits more than one Bids; or

18.2.7 The Bidder fails to meet the Mandatory requirements in the Technical Evaluation Criteria (Annexure-B); or

18.2.8 The Bidder refuses to accept the corrected Offered Price; or

18.2.9 The Bidder has conflict of interest with the Authority (KoFHA); or

18.2.10 The Bidder tries to influence the Bid evaluation / rent-out process of shop under registered Tenancy Agreement; or

18.2.11 The Bidder engages in corrupt or fraudulent practices in competing for the Contract award.

18.2.12 There is any discrepancy between Bid documents and Bidders proposal i.e. any non-conformity or inconsistency or informality or irregularity in the submitted Bid.

18.2.13 The Bidder submits any financial conditions as part of its Bid which is not inconformity with bidding document.

19. Acceptance Letter (Letter of Intent).

19.1 The Authority (KoFHA) shall, send the Acceptance Letter (Letter of Intent) to the successful Bidder, prior to the expiry of the validity period of the Bid, which shall be made part of registered Tenancy Agreement. The Successful Bidder shall deposit the quoted amount and execute Tenancy Agreement, the Form of which is enclosed.

20. Redressal of Grievance of the Bidders

20.1 The Authority (KoFHA) shall constitute a committee comprising of odd number of persons, with proper powers and authorizations, to address the complaints of Bidder that may occur prior to the entry into force of the procurement contract.

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- 20.2 Any Bidder feeling aggrieved by any act of the Authority (KoFHA) after the submission of his Bid may lodge a written complaint concerning his grievances not later than 7 seven days after the announcement of the Bid evaluation report.
- 20.3 The committee shall investigate and decide upon the complaint within 10 days of the receipt of the complaint.
- 20.4 Mere fact of lodging of a complaint shall not warrant suspension of the rent out process of shop in Commercial Centre.
- 20.5 Any Bidder not satisfied with the decision of the committee of the Authority (KoFHA) may follow the process as laid down in PPRA rules 2004.

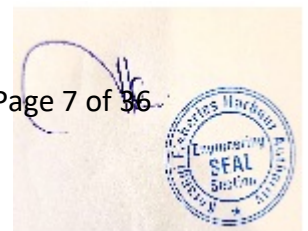
21. The Tenant

The Tenant shall:

- 21.1 Ensure that the Commercial shops are used only for the banks only which will not include: any product or service the sale of which is unlawful/illegal or deemed unlawful under the law;
- 21.2 Occupy the allocated shop(s) on "as it is where as it is basis" and install its own furniture/cabinets, fixtures and equipment, Repair/Maintenance etc in the allocated premises as reasonably required by the Tenant for its operations. The Tenant is bound to follow any layout/specifications prescribed by the Authority for the cabinets/counters etc. to be installed.
- 21.3 Make arrangements for disposal of solid waste and removal of the same from the shops on a regular basis to ensure perfect cleanliness.
- 21.4 Ensure that a high standard of hygiene is maintained in and around the shops.
- 21.5 Employ and engage trained, skilled and trained staff and endeavor to maintain and provide services to full satisfaction. Ensure all its employees wear a neat and clean standard uniform.
- 21.6 Take prompt and reasonable action for resolution of each complaint.
- 21.7 Each Bidder is deemed to have inspected the shops/sites, the surroundings, and all necessary documentation; and shall make all inquiries; prior to participating in the bid process. The bidder(s) must satisfy himself/herself/themselves that the space is suitable for setting up his/her/their business.
- 21.8 The Tenant shall be solely responsible for all disciplinary matters of its employees, agents or representatives and remain liable for all damages or losses suffered due to the negligence and/or misconduct of his/her employees, agents or representatives.

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21.9 Subletting of rights acquired under the Rent Tenancy Agreement to any other party would not be permissible.

22. Preparation / Submission of Bid

22.1 The Bidder is allowed to visit the site/commercial shops and conduct a due diligence before submitting the Bid.

22.2 The Bid and all documents relating to the Bid, exchanged between the Bidder and the Documents, etc. which shall be typed, completely filled in, stamped and signed by the Bidder or his authorized representative. In case of copies, photocopies may be submitted.

22.3 Further required information is listed below, as in continuation to other requirements listed in the document:

22.4 Authority, shall be in English.

22.5 The Bid shall be submitted along with the prescribed Forms, Annexes, Appendixes,

23. The Technical Proposal shall contain the following, without quoted price:

23.1 Technical Proposal Submission Form (Annexure-A).

23.2 Technical Evaluation Criteria (Annexure-B).

23.3 Profile of the Bidder. (Annexure-C).

23.4 List of similar shops/ business being run. (Annexure-D).

23.5 Detail of Financial Soundness (Annexure-E).

23.6 Proposed Layout for interior details (Annexure-F).

23.7 Power of Attorney(Annexure-G).

23.8 Undertaking (Annexure-H).

23.9 Integrity Pact. (Annexure-I).

23.10 Bid Security Form. (Annexure-J).

23.11 Existing Layout plan & Photographs of Shops (Annexure-K).

24. The Financial Proposal shall comprise the following:

24.1 Financial Proposal Submission Form (Annexure-L).

24.2 Financial Proposal Monthly Rental Quote (Annexure-M).

25. Guideline for submission of the Bid.

25.1 The Bidder shall follow the instructions laid down as under:

25.1.1 The Bidder shall seal the Original Technical & Financial Proposal in an envelope duly marked as under:

Original Technical Proposal & Financial Proposal for Shop
No. _____ for _____ Bid Name. [RENTING OUT OF SHOPS
IN COMMERCIAL ZONE AT KOFHA] [Name of the Authority (Korangi Fisheries
Harbour Authority)]

Signature and Stamp

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[Address of the Authority (Chashma Goth, Deh Rehri, District Malir, Karachi)]

[Name of the Bidder]: _____

[Address of the Bidder]: _____

[Phone No. of the Bidder]: _____

- 25.2 Technical proposal must contain document as mentioned under Technical Evaluation duly signed & Stamped y Authorized representative..
- 25.3 The Bidder shall again seal the sealed envelopes of Original Technical Proposal and the Original Financial Proposal in an outer envelope, duly marking the envelope as under: Original Tender for [RENTING OUT OF SHOPS IN COMMERCIAL ZONE AT KOFHA]

[Bidder Name]: _____

Strictly Confidential

Open on [.....]

[Name of the Authority (Korangi Fisheries Harbour Authority)]

[Address of the Authority (Chashma Goth, Deh Rehri, District Malir, Karachi)]

[Name of the Bidder]: _____

[Address of the Bidder]: _____

Discipline/ Purpose of Shop: _____

Shop No. _____

[Telephone No.]: _____

- 25.4 The Bid must reach at the Authority (KoFHA)'s office, before the closing date and time (last day of application).
- 25.5 This is made obligatory to affix authorized signatures with sign/seal on all documents, Annexure, Appendix, copies, certificates, brochures, literature, drawings, letters, forms and all relevant documents as part of the bid submit by the bidder. Non-compliance with the same will cause the rejection of bid at the time of opening.

26. Bid Price

26.1 The quoted Monthly Rent shall be:

- 26.1.1 best / final / fixed and valid until completion of all obligations under the Contract subject to annual increase of 10%;
- 26.1.2 in Pak Rupees (PKR);
- 26.1.3 Exclusive of all taxes, duties, levies, insurance, freight, etc. to be paid by the successful Tenant.
- 26.1.4 It should not be less than reserved monthly rent.

26.2 If not specifically mentioned in the Bid(s), it shall be presumed that the quoted Monthly Rent is as per the above requirements.

27. Bid Security

27.1 The bidder shall furnish the bid Security as part of the Technical Bid envelope, failing which will cause rejection of bid; as under:

- 27.1.1 In the form of Pay Order/ Demand Draft/ Bank Draft issued by a scheduled bank operating in Pakistan, in the name of the Authority (KoFHA).

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- 27.1.2 For a sum of PKR 100,000/- (Rupees One Hundred Thousand Only).
27.1.3 Whereas the tenant has to deposit with the Authority (Land Lord) 6 months advance rent and security deposit against 6 (six) month's rent.

27.2 The proceeds of the Bid Security shall be payable to the owner, on the occurrence of any of the following conditions:

- 27.2.1 If the Bidder withdraws the Bid during the period of the Bid validity specified by the Bidder on the Bid Form; or
27.2.2 If the Bidder does not accept the corrections of his Total Bid Price; or
27.2.3 If the Bidder, having been notified of the acceptance of the Bid by the Authority during the period of the Bid validity, fails or refuses to furnish the Advance Rent for six (06) months and security deposit equivalent to rent for a period of six (06) months, in accordance with the Bidding Document.

28 Bid Validity

28.1 The bid shall have a minimum validity period of Ninety days (90) days.

29 Opening of the Bid

- 29.1 Bid shall be opened, at the given place, time and date, in the presence of the Bidders (s), if available, for which they shall ensure their presence without further invitation.
29.2 The bidder name, modifications, withdrawal, security, attendance of the bid and such other details as the Authority (KoFHA) may, at its exclusive discretion, consider appropriate, shall be announced and recorded.
29.3 No bidder or its representative will be allowed to keep any digital device (camera, audio recorder, cell phone etc.) during Bid opening meeting at given time and location. Non-compliance will cause the rejection of respective Bid.

30 Determination of Responsiveness of the Bid

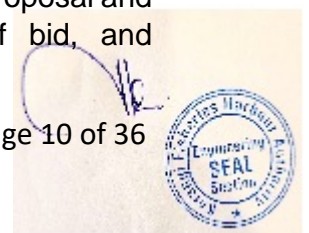
- 30.1 The Authority (KoFHA) shall determine the substantial responsiveness of the Bid by checking provision of documentary evidence in respect of related experience, financial soundness, registration with sales tax/income tax, bid security / earnest money & proposed plan for furnishing the shop with details of furniture & fixtures etc.
30.2 The eligibility criteria for the technical proposal can be ascertained by the evaluation of technical proposals.
30.3 Highest Most Advantageous bid will be considered as per PPRA Rules.

31 Refund of Bid Security / Earnest Money.

- 31.1 Authority will refund the bid security/ earnest money and unopened/sealed financial proposal to unsuccessful bidder after evaluation of technical proposal and opening of financial proposal for ascertaining the finalization of bid, and accordingly acceptance letter would be issued to successful bidder.

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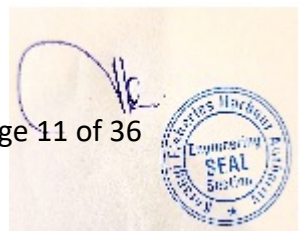


32 Terms and Conditions for Commercial Shops

32.1 The detail of terms and conditions are provided in the form of Tenancy Agreement. The tenancy agreement shall be executed for an initial period of three years, which could be extended for a further period(s) with at least 10% increase in the monthly rent subject to satisfactory performance of the tenant. The Tenancy Agreement shall be got registered with Registrar Rent Controller (District Malir). Advance rent for six (6) months and security deposit equivalent to rent for a period six (6) months must be paid at the time of signing of agreement. The discipline/purpose of the shop, number and size are provided in drawing and list of shops.

Signature and Stamp

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FORM OF TENANCY AGREEMENT

THIS INDENTURE made and entered into at Karachi on this day the _____ 2026 between Korangi Fisheries Harbour Authority, Karachi hereinafter referred as "the lessor land lord" (which expression shall unless repugnant to the context, mean and include his heirs assignees, executors, successors, administrators and legal representatives) of the one part and M/s. _____ S/o. _____ (Hereinafter referred to as "the Lessee tenant" (which expression shall where the context admits be deemed to includes his assignees) of the other part.

WHEREAS the said Land lord is the owner and in possession of and has agreed to give on rent shop No. _____ measuring _____ sq. meter in the premises of Commercial Area on the monthly rent of Rs. _____ for commercial purposes. Whereas the Tenant has deposited with the Authority (Land Lord) Rs. _____/- (Rupees _____ Only) being 6 month advance rent and Rs. _____/- (Rupees _____ Only) equivalent to 6 (six) month rent as security deposit.

The Lessor demise into the lessee the said premises for the period of three years commencing from _____ which period can be extended necessary for a further period of (03) three Years on the terms and conditions as set out by KoFHA and subject to the satisfactory performance of the Tenant.

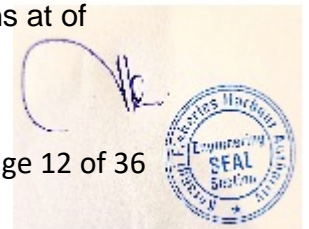
LESSEES COVENANT:

The lessee hereby covenant with Lessors:

- i. In addition to the monthly rent aforesaid stated, to pay within 7 days all charges in respect of water and power consumed by the Lessee in the premises. The payment for the supply of water (if available/required) shall be made by the Lessees at the monthly prevailing charges of KoFHA ,whereas power consumed by the Lessee would be charged at 10% over and above prevailing rate of KESC. The Lessor shall not in any way be liable or responsible to lessee for any loss of damage expenses which Lessee may suffer, sustain or incur for any interrupt supply water and power or if either quantity of character of electric and water services is change, or is no longer available or suitable for Lessee's requirement. Any additional supply power and water may be installed by Lessor at the sole cost (estimated cost payable in advance) of Lessee if in "Lessors" sole judgment the same will not cause of damage to the building or demise premises or cause any damage or injury or hazardous condition, or entail excessive or un-reasonable alterations or expense or interfere which or disturb either lessee or occupants, lessees covenant agree that at all times its use of electric current shall never existing feeders to the building or wire installations.
- ii. To keep the interior of the demise premises, including flooring and interior plaster surfaces, and ceiling and the Lessor's fixture thereon, including doors, windows, glass, locks fastenings, electric-wire and installation and fittings and other fixtures if good and tenantable repair and clean condition and to paint and polish the demised premises, once in every year in accordance with the lessor's specifications at of

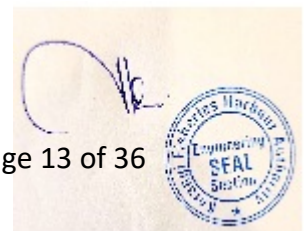
Signature and Stamp

Page 12 of 36



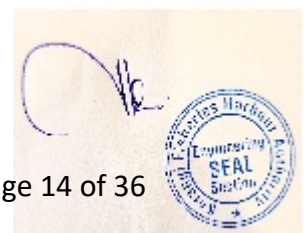
lessee. Any part of the demised premises and the Lessor's fixtures and fittings therein, shall be broken and damaged, due to acts or commissions of the Lessees, his agent or visitors shall be replaced or repaired at Lessee's expense. Further, that if any damage is caused to the lessors to any person whomsoever directly or indirectly through such damage conditions of any part of the demised premises, the Lessee shall be wholly responsible therefore and shall fully indemnify the Lessor's against all claims, demands, actions and legal proceeding whatsoever made upon the Lessors by any person in respect thereof. All replacements and repairs to any part of the demised premises (including fixture, installation and fittings) for which the lessees are liable hereunder, shall be carried by the Lessees to the reasonable satisfaction of Lessor's. The Lessee shall reimburse the Lessee any expenses incurred by lessor in connection with the survey of any part of the demises requiring replacement or repair and preparation and service of the notice aforesaid on the Lessees. If the Lessee fails to carry out the required repairs, or if the Lessors feel that it is not done satisfactory, Lessor will get the whole work done and charge the Lessees for the cost thereof.

- iii. To permit the Lessors and their agents with or without workmen enter demised premises and view the condition thereof and to do such works and things as may be required for any repairs. Alteration or improvements to demised premises or any other part of the building. Any defects for which the lessees are liable, a written notice shall be given to the lessees or left on the demised premises.
- iv. Not to permit to be placed upon any floor of the said premises, a load in excess of the floor load- bearing capacity of the place and/or the building and not to be makes any holes, attachments or adhesions of any nature to the walls, ceiling, floor, doors and window frames in the demised premises.
- v. Not to use the said premises for the sale or storage of goods other than the purpose specified and not to store or bring upon the premises arms (except for use of the security Guards, if any) ammunition, or unlawful goods, gun powder, or any explosive or combustible substance or hazardous goods and not to place or leave in the common areas of the building, any material or rubbish.
- vi. (a) not to use the demised premises for any purpose other than as commercial shops or the Lessees.
(b) not to do or to permit or surer to be done anything whereby the policy or policies of insurance against damage by fire on the demised premises or the building may become void or voidable or whereby the premium thereof, may be increase and to make good all damage suffers by the Lessors and to pay to the Lessees all sum paid by it by way of increased premium and all expenses incurred by it, in about any renewal of such policies rendered necessary by breach of non-observance of this covenant without prejudice to the other of the Lessor.
- vii. Not to use the said premises for any unlawful purpose and not to do or permit to be done any act or things which may become a nuisances to or because for reasonable.



complaint from other occupants of the building, or any other adjoining building or permit the same to be used for the purpose of holding a public gathering or as a laboratory or work shop or for cooking or the preparation or consumption of good and not to permit or suffer any one to sleep thereon but use the said premises only for the purpose limited the last preceding Para read with all prohibitions herein.

- viii. Not to make your permit to be made any partition in the demised premises or any alteration in or addition to the demises or the lessors fixtures and fittings therein without first having obtained the written consent to carry out at the Lessees own cost and expenses, such partitions, alteration with such materials and in such manner, by such persons for agents and at such times shall be designated by the Lessors and in accordance with all laws, ordinances, codes and Regulations affecting the same. Lessees agree that any work perform pursuant to the provisions of this clause shall be done such time and such manner as not to interfere with or impair the use of other portions of the building by Lessee and/or by other Lessees of the Building, in connection with this clause, the decision of the lessors shall be final and shall be accepted by the Lessees.
- ix. All alteration, installations, addition and improvement made and installed by either the lessors or the Lessees upon or in the demised premises which are of a permanent nature or which cannot be removed without damage to the building shall become and be the property of Lessors upon the installation thereof, and shall remain upon and be surrendered with the demised premises as a part therefore the end of the term of this tenancy agreement lease or any prior termination thereof or at the request of the lessors be removed. In the later event, the lessees shall on or before the last day of the term of this lease restore the said premises their original states and condition at the sold expense of the Lessees.
- x. The lessees shall, if the term of the lease is extended by mutual consent, carry out the maintenance, minor repair color washing and painting to the demise premises at least once in every year at Lessee's own cost and expenses in article conformity with the Lessor requirements and specifications and befitting with the Lessor requirement and specifications and befitting the look of the building but not in any way mar the general appearance of the demised premises.
- xi. Not without the previous consent of the lessors in writing to affix, paint or otherwise exhibited any name-plate, sign board, play-card, poster or advertisement or any flag-staff or other things whatsoever, so as to be visible from the exterior of the demises premises or any part thereof.
- xii. To abide by the lessor's building rules as promulgated from time to time relating to the maintenance of the services in the demised premises and the building itself.
- xiii. The lessees shall deliver vacant and peaceful possession of the demised premises to the lessor in a good condition as it is let out to him on the expiry and/or termination of the tenancy agreement.



xiv. The lessees at his own expenses shall arrange all the commodities/ goods required for the satisfactory running of the shop and ensures un-interrupted supply of the commodities/goods to the consumers to the entire satisfactory of the lessor. In case of failure on the part of the lessees, the Lessor shall have all rights to terminate this lease after extending one month prior notice to the Lessee.

xv. To pay all rents, taxes including Income Tax, Sindh Sales Tax, rates, royalties (if any be payable) assessments, duties charges and any impositions whatsoever which may now or hereinafter be charged or be imposed upon or be payable in respect of the services / business conducted under any law for the time being in force in Pakistan by Federal, Sindh & Local Governments.

xvi. The penalties for violation of the terms & conditions of the contract shall be as per Appendix-A to Agreement.

LESSOR COVENANT:

- i. The Lessors hereby covenant with the Lessee that the lessees performing their obligations hereunder shall peaceably enjoy the demised premises without any interruption the lessors or any person rightfully claiming under or interest for them.
- ii. The Lessors shall at their own cost and expenses effect such major structural repairs and changes as may become necessary on account of natural calamity or force majeure to keep the demised premises in good and tenantable condition.

JOINT COVENANTS:

Provided always and it is hereby agreed:

If the rent hereby agreed, and other payment including the cost of electricity and water provided shall at any time be unpaid for fifteen (15) days after becoming payable (whether formally demanded or not) or any covenant on the Lessee's part herein contained shall not be performed or if the Lessees shall become bankrupt or goes into liquidation, it shall be lawful for the Lessors at any time thereupon, this demised shall absolutely cease and determine, but without prejudice to the right of action of the Lessors in respect of rent or any antecedent breach of the Lessee's covenant here contained.

In WITNESS WHEREOF, the parties hereto have hereunder set their hand the day year first above written.

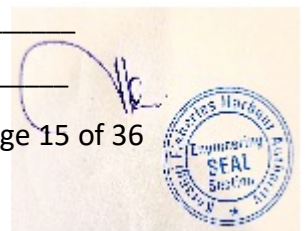
FOR AND ON BEHALF OF LESSORS (AUTHORITY)
For K. o. F. H. A.

1. Signature _____
Name _____
Address _____

2. Signature _____
Name _____
Designation _____
Address _____

Signature and Stamp

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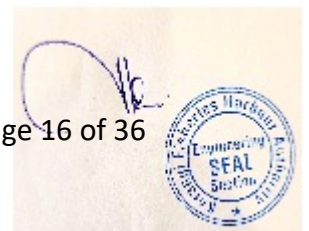
PENALTIES

S.NO	Description of Penalty	Amount of Penalty/Fine
1.	Tempering / Damaging the Electricity sub-meter	[6 x (average of monthly Electricity Bills of the tempered meter since inception of operations)] + cost of new meter
2.	Staff of the Tenant found creating nuisance on duty	Rs. 20,000/- per occurrence
3.	Dishonoring of drafts and Cheques given by Tenant	3% of the amount of dishonored cheque on each occurrence to be doubled on 2nd occurrence and cancellation of the Tenancy Agreement
4.	Misbehavior with other service provider, the staff or with customers	Rs. 20,000/- per occurrence
5.	Using extra space more than shops	Rs. 5,000 per sq. ft per day of encroachment
6.	Creating unhygienic conditions in stations & shops	25% of average monthly rent per shop per Occurrence
7.	Payment delayed by more than 10 days	Fine per day of delay in excess of 10 days = LPC (Late Payment Surcharge) Amount Delayed x (A / B) x C A = 18%, B = 365, C = days delayed beyond 10 days
8.	The Tenant changes the configuration of shops/shell without permission	Cost to remedy + average monthly rent for shop

The amount of penalties in one year shall be limited to 18% percent of the total annual rent for the shops under tenancy. The Tenancy Agreement would stand terminated at risk and cost of the Tenant, including forfeiture of security deposits and advance payments, if the amounts of penalties in one year are more than 25% of the annual rent value.

Signature and Stamp

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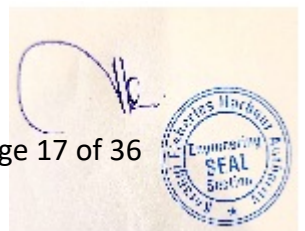
ANNEXURES FOR TECHNICAL & FINANCIAL PROPOSALS

I) TECHNICAL PROPOSALS

II) FINANCIAL PROPOSALS.

Signature and Stamp

Page 17 of 36



TECHNICAL PROPOSAL

Annexure-A: Technical Proposal Submission Form.

Annexure-B: Technical Evaluation Criteria.

Annexure-C: Profile of the Bidder.

Annexure-D: List of similar shops/business being run.

Annexure-E: Detail of Financial Soundness.

Annexure-F: Proposed Layout for interior & investment details

Annexure-G: Power of Attorney.

Annexure-H: Undertaking.

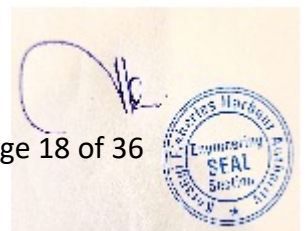
Annexure I: Integrity pact.

Annexure J: Bid security form.

Annexure K: Existing Layout plan & Photographs of Shops

Signature and Stamp

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Annexure-A: TECHNICAL PROPOSAL SUBMISSION FORM

Technical Proposal Submission Form

[Location, Date]

To: (Korangi Fisheries Harbour Authority, Chashma Goth, Deh Rehri, District Malir, Karachi)

Dear Sir,

We, the undersigned, offer to operate commercial shop on rental basis at Korangi Fisheries Harbour in accordance with the provision of bidding documents.

We undertake that we will operate/run commercial shop as per tenancy agreement (lease agreement) if our proposal is accepted.

We also confirm that the Government of Pakistan or Government of Sindh or any other government department has not declared us ineligible on charges of engaging in corrupt, fraudulent, collusive, or coercive practices. We further, pledge not to indulge in such practices in competing for or in executing the Bid, and we are aware of the relevant provisions of the Proposal Document.

We also understand that you are not bound to accept any Proposal you may receive.

We remain,

Yours sincerely,

Authorized Signature (In full and initials)

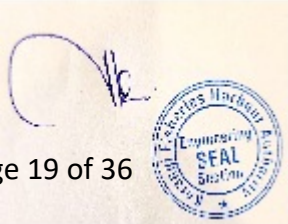
Name and Designation of Signatory

Name of Firm

Address

Signature and Stamp

Page 19 of 36

A circular official stamp of the Korangi Fisheries Harbour Authority is visible in the bottom right corner. The stamp contains the text 'Korangi Fisheries Harbour Authority' around the perimeter and 'SEAL' in the center. To the left of the stamp, there is a handwritten signature in blue ink.

Annexure-B:**TECHNICAL EVALUATION CRITERIA**

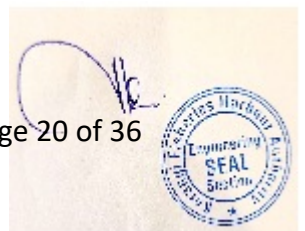
S.No	Description	Remarks
A	Relevant Experience up to 3 years	Mandatory
B	Number of shops / branches being owned/managed by the Bidder Minimum 10 Nos	Mandatory
C	Registration with Income Tax	Mandatory
D	Registration with Sales Tax	Mandatory
E	Proposed Lay Out of Shop	Mandatory
F	Audited statement for past two year.	Mandatory
G	Registration with SECP	Mandatory
H	Certificate of Incorporation	Mandatory
I	Latest Form-A / Form-29 (or equivalent company profile documents)	Mandatory
J	Valid banking license issued by State Bank of Pakistan	Mandatory
K	CNIC copies of Authorized signatory	Mandatory

Notes:

- i. Bidders meeting the above mandatory requirements shall qualify for further evaluation. Only their financial proposals shall be considered, subject to compliance with all other terms and conditions contained in this document.
- ii. The qualified bidder quoting highest monthly rent (Most advantageous) for a shops will be considered successful and may be offered to execute Tenancy Agreement in conformity with PPRA rules and regulations will be accepted.

Signature and Stamp

Page 20 of 36



Annexure-C:

PROFILE OF THE BIDDER

1. Name of Bidder _____
2. National Identity Card # _____
3. Address _____

4. Telephone Numbers _____
5. Corporate Setup (Tick One)
 - (i) Sole Proprietor
 - (ii) Partnership Concern
 - (iii) Private Limited
 - iv) Public Limited.
 - v) Any other.

(Attach registered partnership deed or Registration certificate issued by SECP)

6. Registration with Income Tax (NTN#) _____
7. Registration with Sales Tax (Reg #) _____
8. Registration under Shop Act (Reg#) _____

NOTE: Attach copies of certificates / documentary evidence

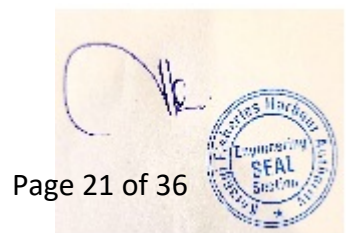
Certify above information are true.

Name: _____

Signature: _____

CNIC: _____

Signature and Stamp

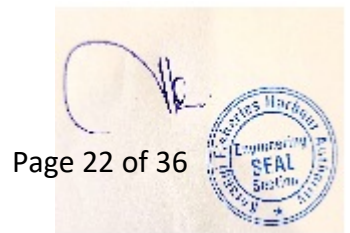


Annexure-D: LIST OF SIMILAR SHOPS/BUSINESS BEING RUN

S.No	Name of Business/Shop	Address
01		
02		
03		
04		
05		

Authorized Signatures with Official Seal

Signature and Stamp



Annexure-E:

DETAIL OF FINANCIAL SOUNDNESS

(i) Attach Audited statement for past two year

Certify above information are true.

Name: _____

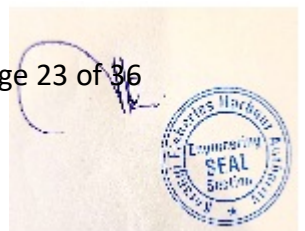
Signature: _____

CNIC: _____

Address: _____

Signature and Stamp

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Annexure-F: PROPOSED LAYOUT FOR INTERIOR & INVESTMENT DETAILS

(i) Attach layout plan of interior furniture & fixtures

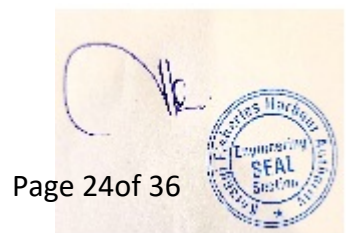
Name: _____

Signature: _____

CNIC: _____

Address: _____

Signature and Stamp



Annexure-G:

POWER OF ATTORNEY

(On a Legal / Revenue Stamp Paper of Pakistan / of Rs. 100/- OR on the Bidder letter head officially signed and stamped)

We (name of the company and address of the registered office) do hereby appoint and authorize Mr. / Ms. _____ (full name and residential address) bearing Pakistan's Computerized National Identity Card (CNIC) No. _____, who is presently engaged with us and holding the position of as our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our proposal for (Name of the Operation) in response to the bids invited by the Korangi Fisheries Harbour Authority including signing and submission of all documents and providing information/responses to (Korangi Fisheries Harbour Authority in all matters in connection with our Bid.

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

Dated this _____ day of _____ 2026

For _____

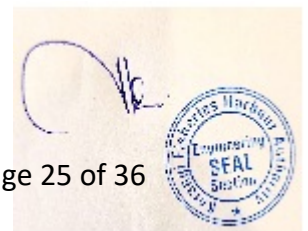
(Signature)
(Name, Designation and Address)
Accepted

(Signature)
(Name, Title and Address of the Attorney)
Date

Note:

- a. To be executed by an authorized representative of the Bidder.
- b. The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executants and when it is so required the same should be under common seal affixed in accordance with the required procedure.
- c. Also, wherever required, the Bidder should submit for verification of the extract of the charter documents and documents such as a resolution/power of attorney in favour of the Person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.
- d. In case the Application is signed by an authorized Director / Partner or Proprietor of the Applicant, a certified copy of the appropriate resolution / document conveying such authority may be enclosed in lieu of the Power of Attorney.

Signature and Stamp



Annexure-H:

UNDERTAKING

It is certified that the information furnished here in and as per the documents submitted is true, correct and nothing has been concealed or tampered with. We have gone through all the conditions of Bid and are liable to any punitive action for furnishing false information / documents.

Dated this _____ day of _____ 2026

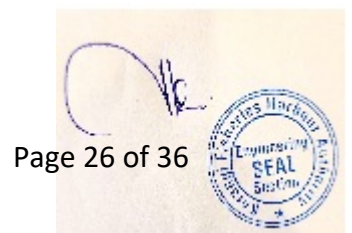
Signature

(Company Seal)

In the capacity of

Duly authorized to sign Bids for and on behalf of:

Signature and Stamp



Annexure-I:

INTEGRITY PACT

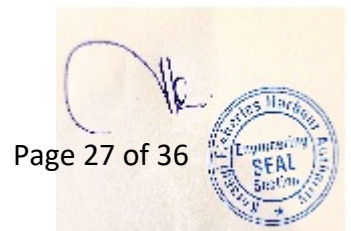
We (Name of the Bidder)/(Bid)_____ being the first duly sworn on oath submit, that Mr. / Ms. _____ (if participating through agent / representative) is the agent / representative duly authorized by_____ (*Name of the Bidding company*)_____ hereinafter called the Service Provider to submit the attached Bid to the Korangi Fisheries Harbour Authority. Affiant further states that the said M/s (Bid Firm/Company Name) has not paid, given or donate or agreed to pay, given or donate to any line officer or employee of the Korangi Fisheries Harbour Authority any money or thing of value, either directly or indirectly, for special consideration in the award of the contract, or for giving undue advantage to any of the Bid in the Bid and in the evaluation and selection of the Bid for contract or for refraining from properly and thoroughly maintaining Operations implementations, reporting violation of the contract specification or other forms of non-compliance.

Signature & Stamp

Subscribed and sworn to me this _____ day of _____ 2026.

_____ Notary Public

Signature and Stamp



Annexure-J:

BID SECURITY FORM

WHEREAS [Name and Address of the Bidder] (hereinafter called "the Bidder") has submitted Bid against Bid Name (hereinafter called "the Bid") to the [Korangi Fisheries Harbour Authority, Chashma Goth, Deh Rehri, District Malir, Karachi] (hereinafter called "the Authority (KoFHA)") for the Total Bid Price as mentioned in our Financial Proposal.

AND WHEREAS [Name of the Bank] having registered office at [Address of the Bank] (hereinafter called "the Guarantor") has agreed to give the Bidder a Guarantee;

THEREFORE the Guarantor hereby affirms to bind himself, his successors and his assigns to the Authority (KoFHA), for the sum of PKR _____ (Rupees _____ Only) and undertakes to pay to the Authority (KoFHA), upon receipt of first written demand(s), any sum(s) as specified by him, not exceeding the above limit in aggregate, without cavil / argument and without the Authority (KoFHA) having to substantiate / prove or to show grounds / reasons for such claim(s), on the occurrence of any / all of the following conditions:

1. If the Bidder withdraws the Bid during the period of the Bid validity specified by the Operator on the Bid Form; or
2. If the Bidder does not accept the corrections of his Total Bid Price; or
3. If the Bid, having been notified of the acceptance of the Bid by the Authority (KoFHA) during the period of the Bid validity, fails to pay the Bid Money as quoted/accepted by the Authority or refuses to enter into tenancy agreement in accordance with the Bid Document. Provided that the Authority (KoFHA) shall specify the occurred condition(s) owing to which the said sum is due to him.

Provided further that any demand(s) / claim(s) from the Authority (KoFHA) shall reach the Guarantor within thirty working days after the expiry of the Guarantee.

This guarantee shall remain valid up to _____ or until receipt of bid Amount in full, whichever is earlier.

Date this _____ day of 2026

GUARANTOR

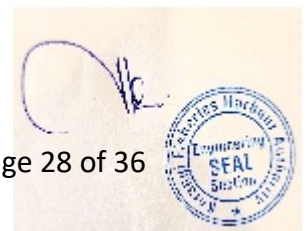
Signature _____

CNIC # _____

Name _____

Designation _____

Address _____



Photographs



Figure 01

Signature and Stamp

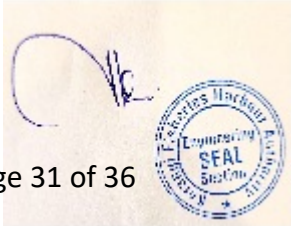




Figure 02

Signature and Stamp

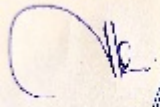

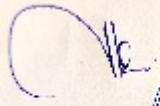


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Figure 03

Signature and Stamp

Please Tear from here

FINANCIAL PROPOSAL

FOR SHOP NO.: _____

FOR PURPOSE: _____

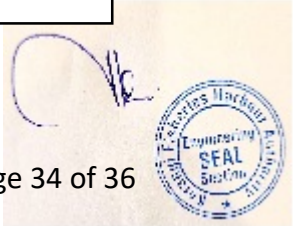
Annexure-L: Financing proposal Submission Form.

Annexure-M: Financial Proposal Monthly Rental Quote.

NOTE: PLEASE TAKE OUT ORIGINAL "FINANCIAL PROPOSAL" FROM BIDDING DOCUMENT AND PLACE IN SEPARATE ENVELOP DULY FILLED IN & STAMPED (PAGES 36 TO 36)

Signature and Stamp

Page 34 of 36



Please Tear from here

Annexure-L: FINANCIAL PROPOSAL SUBMISSION FORM

[Location, Date]

To (Korangi Fisheries Harbour Authority, Chashma Goth, Deh Rehri, District Malir, Karachi)

Dear Sir,

We, the undersigned, offer to establish, operate and run shop No. _____ measuring area of _____ SM for running (mention discipline of shop) _____ in commercial center of KoFHA on rental basis in accordance with the bidding documents and we quote rent of Rs. _____ (Rupees _____) exclusive of taxes & utility/service charges (water, power, telephone & conservancy) per month.

We also declare that the Government of Pakistan & Sindh or any other government department has not declared us ineligible on charges of engaging in corrupt, fraudulent, collusive, or coercive practices. We furthermore, pledge not to indulge in such practices in competing for or in executing the Contract, and are aware of the relevant provisions of the Proposal Document.

We understand you are not bound to accept any Proposal you receive.

Signed

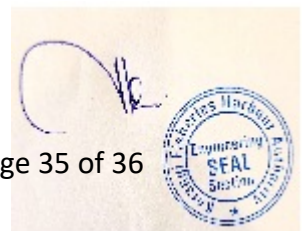
In the capacity of:

Duly authorized to sign the proposal on behalf of the Applicant.

Date: _____

Signature and Stamp

Page 35 of 36



Please Tear from here

Annexure-M: FINANCIAL PROPOSAL MONTHLY RENTAL QUOTE

Shop No.	Discipline/Purpose	Covered Area	Rent offered per Month in (Rs/Sq-m) above reserved price of Rs 1500/Sq-m .
Shop No 6,7,8,9,10,11, & 12	Bank	200-Sq-m/sq-m

Quoted Monthly rent in words: Rupees_____

Signed

In the capacity of:

Duly authorized to sign the proposal on behalf of the Applicant.

Date: _____

Signature and Stamp

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