

REQUEST FOR PROPOSALS
FOR
THE RENTAL OF THE COFFEE SHOP AT GSL BUILDING

Issued on 23rd June, 2026



1. **REQUEST FOR PROPOSALS FOR THE RENTAL OF THE COFFEE HOUSE**

- 1.1 The Pakistan Cricket Board (hereinafter be referred to as the “**PCB**”) is pleased to issue this Request for Proposals (“**RFP**”) to invite interested parties to bid for the award of the contract for the tenancy of the Shop measuring 740 Square Feet with a height of 15.8 feet at Ground Floor, Pakistan Cricket Board Main Building, Gaddafi Stadium, Lahore (the “**Premises**”). The Premises shall include the facilities and amenities available to the successful bidder as set forth in Annexure I. The measurement drawing of the Shop is outlined in Annexure I(1).
- 1.2 The PCB intends to let out the Premises for a period of three (3) years for a Coffee Shop. The term of the tenancy may be extended further subject to the mutual consent of the PCB and the successful bidder.
- 1.3 This RFP contains information and requirements for the Bidders to prepare and submit proposals for the rental of the Premises and, in doing so, sets out the Bid Format, Procedure and Requirements (Paragraph 3), together with various Legal Provisions in relation thereof (Paragraph 4).

2. **SCHEDULE OF BIDDING PROCESS**

The sequence of activities to be performed during the Bidding Process is provided below, with tentative schedule, which may be changed at the discretion of PCB:

Event Description	Date
Issuance of Request for Proposals (RFP)	23 June, 2026
Queries of potential Bidders	1 st July, 2026
PCB Response to Queries	3 rd July, 2026
Submission and Opening of Technical and Financial Proposals	13 July, 2026

3. **BID FORMAT, PROCEDURE AND REQUIREMENTS**

3.1 **Submission of Bids**

Bidders are invited to submit Technical and Financial Proposals for the rental of the Premises as described hereunder and in the draft of Tenancy Agreement (the “**Tenancy Agreement**”). Each Bid must be in the form required by this RFP and must be unconditional. The successful Bidder unconditionally undertakes to execute the Tenancy Agreement with PCB in the form attached with this RFP as Annexure 3 within such time as the PCB may stipulate. All Bids must fully comply with the terms, conditions and procedures required under this RFP.

Each Bidder is solely responsible for obtaining all further information necessary or expedient for the purpose of making its Bid (and will be deemed to have done so before making any Bid) and complying with this RFP.

A Bidder will not be eligible to be awarded the Tenancy Agreement if the Bidder has been barred by any Federal, Provincial or local government or government authority or agency in Pakistan or in any other jurisdiction to which the Bidder operates or conducts its business. Such entity shall not be eligible to submit a Proposal.

3.2 Required Content of Bid Documentation

The procedure opted for this tender is Single Stage One Envelope. **All Bidders will be required to submit their applications, in a sealed envelope (a single envelope consisting of both technical and Financial bid)** to the PCB latest by or before 11:00 a.m. on 13 July 2026 (the “**Submission Deadline**”).

Technical Proposal

All Bidders will be required to submit a Technical Proposal to the PCB. Each Technical Proposal must comprise details of the Bidder and its Bid as required under this RFP.

The successful bidder shall be required to execute the Tenancy Agreement within seven (7) days from the date of being declared the successful bidder.

Financial Proposal

The Financial Proposal should clearly state, in words and numbers, a single figure in Pakistan Rupees as the monthly rent of the Premises (the “**Rent**”) in the format set out in Annexure 2 attached hereto. Tax will be deducted as per relevant clauses of Income Tax Ordinance 2001 and tax deduction challan shall be provided by the Tenant to the Landlord at the earliest.

Bid Security

- i) Each Bidder shall pay an amount of PKR 100,000/- (Pakistani Rupees Three Hundred Thousand Only) as **Bid Security** through a CDR/pay order in favour of the ‘Pakistan Cricket Board’. The original CDR /pay order along with Technical and financial proposal shall be submitted to the procurement department at the following address before the submission date and closing time.

Relevant Contact:

For Procurement Related Queries/clarification:

M. Zarnab Bhatti
Procurement Department
Procurement@pcb.com.pk

For Technical Queries/Clarification

Azhar Ali Hashmi
Infrastructure Department
Azhar.Hashmi@pcb.com.pk

Address:

Pakistan Cricket Board
Gaddafi Stadium, Ferozepur Road, Lahore.
Tel: +92 42 35717231 to 34
Fax: +92 42 35711860
Email: Procurement@pcb.com.pk

RENTAL OF THE COFFEE SHOP AT GSL BUILDING -

- ii) If PCB does not award the Tenancy Agreement to the Bidder, then provided PCB is not prevented from doing so by law or by an order of any court of competent jurisdiction and provided further that the Bidder has not violated the terms of this RFP, PCB will refund (without interest) the Bid Security not later than forty-five (45) days after the last date for acceptance of a Bid under this RFP.
- iii) If the successful Bidder does not execute the Tenancy Agreement in such form as stipulated by the PCB, the Bid Security shall be retained by PCB and applied towards the losses or expenses suffered or incurred by PCB arising from such failure, without prejudice to the PCB's rights to take further action in this regard.

Bid Procedure and Process

Preparation of the Bid

The prospective Bidders who have been issued this RFP may make a request to PCB for further information or clarification in relation to the said RFP.

All queries must be received on or before 1st July, 2026 to PCB. All Bidders should immediately upon acquiring the RFP provide to PCB the name of a contact person, a fax number and e-mail address through which they may be contacted

Queries shall not be accepted if received by PCB later than 12 p.m. Pakistan Standard Time on 1st July, 2026. PCB intends to respond by 3rd July, 2026.

PCB reserves the right to make its response to any queries from any Bidder available to all recipients of this RFP but without revealing the identity of the enquirer, but PCB shall not be obliged to do so and if PCB omits to do so, or omits to respond to any such queries for any reason, PCB shall have no liability whatsoever to any Bidder or prospective Bidder in respect thereof.

Delivery of Bid

The Technical Proposal and Financial Proposal shall be submitted marked "**RENTAL OF THE COFFEE SHOP AT GSL BUILDING**"

Submission of all Bids shall be at the Bidder's sole risk and it is the Bidder's responsibility to ensure that its Bid is delivered as contemplated by this RFP by the Submission Deadline.

In exceptional circumstances and in its sole discretion, PCB may consider a request for an extension of any deadline including the Submission Deadline. If PCB, in its unfettered discretion, grants an extension of any deadline such extension will be available to and shall apply to all Bidders.

PCB may also, in its sole discretion, extend the Submission Deadline in order to afford Bidders reasonable time to take into account, while preparing their Bids, any addendum issued by PCB which modifies the RFP or its terms. In case of addendum all the interested parties would be intimated.

If for any reason the deadline is extended, all rights and obligations of PCB and of the Bidders subject to the previous deadline shall instead become subject to the extended deadline.

Opening and Evaluation of Bids

Bidders must demonstrate their capability to adequately meet all the requirements of this RFP

Technical Evaluation

Technical Proposals will be opened at 11:30 a.m. Pakistan Standard Time on 13th June, 2026 at the offices of the PCB at Gaddafi Stadium, Lahore.

The Technical Proposal shall be evaluated by the Bid Committee constituted by PCB for this purpose provided that, at a minimum, the following conditions must be met by the Bidder:

Eligibility Criteria	Requirement
1. Registration with SECP / relevant authority. 2. Valid NTN and Active Taxpayer List (ATL) status. 3. Food Authority Registration. 4. Bid Security submitted before submission date and time. 5. Undertaking by the firm on legal format/affidavit that the firm is not blacklisted by Procuring Agency or PPRA on non-judicial stamp paper (of PKR 100.) 6. Undertaking on legal stamp paper (non-judicial stamp paper of PKR 100.)/affidavit, in the format prescribed at Annexure-3, stating that the allocated space will be used solely for café operations and shall not be utilized for any other purpose.	Mandatory

The bidder outlines a comprehensive plan to establish a well-equipped and professionally designed coffee house, including interior layout, procurement of quality equipment, sourcing of premium ingredients, and recruitment of trained staff. The operation will be managed through standard operating procedures covering inventory control, hygiene compliance, customer service standards, staff training, and efficient daily management to ensure consistent quality and smooth functioning.

NOTE: The Bidder may provide additional/supplementary/supporting evidence of its choice to substantiate its ability to technically qualify in accordance with abovementioned criteria; provided that, unless specified otherwise, no additional information and/or documentation which is submitted after the Submission Deadline will be accepted or considered by.

Technical Proposals shall be marked in accordance with the following grading criteria:

The Bids which do not conform to the Specifications or Bid conditions or the Bids from the Bidders without adequate capabilities may be rejected. These documents should be attached with technical bids/proposal.

* Non-compliance with any mandatory requirement shall result in disqualification.

EVALUATION CRITERIA FOR TECHNICAL PROPOSALS

S.#	Evaluation parameter	Explanation	Max. Allocable Marks	Remarks
1	Firm Profile and Registration	a) Operational office having registered business address, telephone number (03 marks) b) Business registration with relevant authority for at least 3 years (02 marks) c) Organizational Structure (02 marks) d) Food Authority license/ Food safety certification / Hygiene compliance. (03 marks)	10 Marks	Please attach full Profile of the company / firm showing required information.
2	Relevant Cafe Experience	a) 05 years or more = 10 Marks b) 03 to 05 years = 05 Marks c) Less than 03 years = 0 marks.	10 Marks	Please attach documentary evidence.
3	Existing outlets.	a) 05 or more Branches = 30 Marks b) 03 to 04 Branches = 24 Marks c) 02 branches = 16 Marks d) 01 branch = 8 Marks e) No Branch = 0 Marks	30 Marks	Please attach documentary evidence
4	Financial Capability	If during the last 03 years: a) Annual Turnover/Revenue is Above PKR 30 Million = 15 Marks b) Annual Turnover/Revenue is From PKR 20-30 Million = 10 Marks c) Annual Turnover/Revenue is From PKR 10-20 Million = 05 Marks d) Annual Turnover/Revenue is Below PKR 10 Million = 0 Marks	30 Marks	Attach Income Tax Return statements for 3 years.

S.#	Evaluation parameter	Explanation	Max. Allocable Marks	Remarks
5	Food Authority Compliance.	02 marks per year from the date of registration. (must be currently Registered as well)	10 marks	Please attach license / certificate evidence
6	Business Concept / Café Design presentation	Layout, Menu offered, Hygiene compliance, Operation plan, business promotion plan, loyalty programme for PCB employees/staff.	10 Marks	Please provide relevant data in form of power point slides. <i>(attach documents in bid/or submit through usb etc.)</i>

Note: The qualifying score is aggregate 65% out of 100 marks that will qualify the bidder for the next phase that is financial Evaluation.

The evaluation shall be carried out under the Quality and Cost Based Selection (QCBS) method. The Technical Proposal shall carry a weight of fifty percent (50%) and the Financial Proposal shall carry a weight of fifty percent (50%). The final score shall be calculated as follows:

The PCB reserves the right to accept or reject any or all of the prospective Bids in full or part and its decision on all matters in this regard shall be final and binding.

Warranty

Each Bidder in submitting its Bid warrants and undertakes to PCB that:

- (i) the information contained in its Bid is not false or misleading; and
- (ii) if, following submission of its Bid, there is any change in its circumstances which may render such information false or misleading or otherwise adversely affect such information, it will promptly notify PCB in writing setting out the relevant details in full.

(2) Financial Bidding

Following the opening of the Financial Proposals, the Bidder with the most advantageous Bid i.e. the highest accumulative total score as prescribed hereunder, will be declared the successful Bidder:

The Financial proposals shall be evaluated in the following manner:

- A. Highest Financial Proposal A (50 Marks)
- B. 2nd Highest Financial Proposal B (B/A x 50 Marks)
- C. 3rd Highest Financial Proposal C (C/A x 50 Marks)
- D. 4th Highest Financial Proposal D (D/A x 50 Marks)

and so on.

$$\text{Final Score (S)} = (\text{Technical Score} \times 0.50) + (\text{Financial Score} \times 0.50)$$

Where:

- Technical Score (Ts) is the score obtained in the technical evaluation.
- Financial Score (Fs) = (Bid Price / Highest Bid Price Received) × 50.

The bidder obtaining the highest combined score shall be ranked first and recommended for award.

The weightage attributable towards evaluation of technical bid will be Fifty percent and the weightage towards financial bids shall be Fifty percent respectively.

Following the opening of the Financial Proposals, the Bidder with the most advantageous Bid i.e. the highest accumulative total score as prescribed hereunder, will be declared the successful Bidder:

(2a) **MINIMUM RESERVE RENT**

PCB reserves the right to reject any financial bid offering a monthly rent below the minimum reserve rent, and only bids meeting or exceeding the threshold will be considered.

Binding Nature of Bid

Once submitted, a Bid is irrevocable, unconditional and binding on the Bidder(s) and shall constitute a contractual offer which may be accepted by PCB in its sole and unfettered discretion. No Bid may be withdrawn or amended except as stated herein or at the request of PCB and subject to any conditions which PCB may stipulate.

Further Information

Following receipt of Bids and their analysis by PCB, Bidders may be required to provide clarification and/or further information to PCB in respect of their Bids. Bidders will co-operate fully with PCB in this respect, and will provide such information and clarification as and when and in the form requested by PCB.

3.2 Costs

Each Bidder shall be solely responsible for all costs, expenses, losses, and liabilities incurred by it or by any third party who assists the Bidder (i) in the preparation and delivery of its Bid, (ii) in making, or reviewing responses to requests for further information or (iii) at any subsequent stage of the bidding process. PCB shall not in any circumstances (including, without limitation, any departure by PCB from the provisions of this RFP and irrespective of what Bid or Bids may be made or accepted) be liable or responsible for any such costs, expenses, losses or liabilities.

4. LEGAL PROVISIONS IN RELATION TO THE BID PROCESS

By participating in the bidding process described in this RFP and/or responding to this RFP, each Bidder expressly accepts the terms and conditions set out in this RFP or any

modification thereof. In the event of any conflict between the provisions of this RFP and the Tenancy Agreement, the provisions of the Tenancy Agreement shall take precedence.

4.1 No Grant of Rights

This RFP by itself does not, and is not intended to, constitute a contract or an offer capable of acceptance for the execution of Tenancy Agreement as provided in this RFP. Nothing in this RFP or in any materials provided by PCB either with this RFP or during the bidding process shall be construed as a grant by PCB of, or an agreement or undertaking to grant, any licence, assignment or other right in or to any contract for the tenancy and/or any associated Intellectual Property Rights which are the property of PCB or licensed to PCB by third parties.

4.2 Unfettered Right to Alter the RFP or the Bid Process

PCB reserves the right in its absolute and unfettered discretion at any time without advance notice and without giving any reason to:

withdraw the RFP and annul or terminate the process or modify this RFP in whole or in part (including any of the rights the subject of this RFP and/or the terms and conditions of this RFP); and/or

launch an additional, different or modified tender process or re-commence the process; and/or

call for further information concerning any Bid.

PCB shall have no liability to any Bidder in respect of any such action and, in particular, PCB shall have no liability for any costs or expenses incurred by any Bidder.

Notwithstanding the foregoing provisions of this Paragraph 4.2, once executed by the PCB and the successful Bidder, the Tenancy Agreement may not be amended save through a written instrument signed on behalf of both parties.

4.3 Modifying the RFP

If PCB modifies the RFP and/or its terms, it intends to issue a written addendum to all Bidders and such addendum will be binding upon them. Bidders shall promptly acknowledge receipt of any such addendum.

Any Bid submitted to PCB prior to the issue of an addendum which modifies the RFP and/or its terms (other than only by extension of the Submission Deadline) may be amended at any time before the Submission Deadline to take into account such modification by the submission of a supplementary Bid to PCB following so far as appropriate the procedure in Paragraph 3.2(e). Bids submitted to PCB prior to the issue of an addendum shall otherwise remain irrevocable, notwithstanding the issue of the addendum.

In addition to the above, the PCB may at any stage waive any condition or requirement or vary any other term stipulated in this RFP provided that any waiver or amendment is applied equally to all Bidders and does not discriminate between or operate to unfairly disadvantage any Bidder.

Notwithstanding the preceding provisions of this Paragraph 4.3, the PCB may not vary or amend the Tenancy Agreement once it has been duly executed by the PCB and the successful Bidder without the prior written consent of such successful Bidder.

4.4 No Obligations

Save for its obligations of confidentiality set out in Paragraph 4.7, PCB does not accept or assume any duty or obligation to any person under or in connection with this RFP unless it enters into a Tenancy Agreement with a successful Bidder in which case it will owe obligations to the successful Bidder in accordance with the terms and conditions of the Tenancy Agreement.

4.5 Influence and Inducements

Any attempt by any Bidder or prospective Bidder (or any person on its behalf), or for the apparent benefit of the Bidder or prospective Bidder, to influence PCB or any PCB officer or employee or anybody connected with PCB in the process of the examination, clarification, evaluation and comparison of Proposals/Bids, or in any decision concerning the Bids, may result in the rejection of the Bid of that Bidder. Bidders should note that the offer of an advantage or other inducement by a person with a view to influencing the acceptance or rejection of any Bid may be a criminal offence.

4.6 No Representations or Warranties

Neither PCB nor any of its officers, agents or employees makes or gives any representation, warranty or promise as to the reliability, accuracy, adequacy or completeness of the information contained in this RFP or within any subsequent clarifications made or further or supporting materials provided, or any other information made available at any time to any Bidder, or that the use of such information will not infringe the rights of any third party, and neither PCB nor any other such person accepts or shall have any liability for any, loss, damage or expense in connection therewith (whether suffered or incurred from reliance on such information or otherwise). This Paragraph 4.6 shall not apply to a Bidder with whom PCB has executed an Tenancy Agreement and such Bidder will be entitled to the benefit of any representations, warranties or promises made by the PCB in such Tenancy Agreement.

4.7 Confidentiality

PCB agrees that, except as otherwise provided in this RFP, any Confidential Information included in the Bids received (including all financial information) will be kept confidential and will not be disclosed to any third party other than to PCB's professional advisers, officers, employees or agents.

Each Bidder agrees that it will keep the terms of this RFP and other related information confidential and will not disclose the same to any person other than to its professional advisers, officers or employees as required for the purposes of its Bid.

No prospective Bidder is entitled to make any announcement relating directly or indirectly to this RFP, its Bid or its intention to Bid or to any other Bidder, any other Bid or the intention of any other person to Bid. PCB shall have the sole right to make any announcement in relation to this RFP, and the selection of the successful Bidder.

PCB will be authorised to disclose the amount bid by any Bidder and may also in its discretion disclose reasons why a particular Bid was not considered or technically qualified or otherwise disclose information which it determines is required for purposes of displaying transparency or compliance with law.

4.8 Intellectual Property

All rights, title and interest (including, without limitation, Intellectual Property Rights) in and to this RFP and any materials provided by PCB to any Bidder or prospective Bidder are and shall remain the exclusive property of PCB.

Once submitted to PCB, each Bid shall become the property of PCB. The Bidder waives and shall not make any claim against PCB in respect of any use made by PCB of any intellectual property or other similar rights relating to the ideas, concepts or any other materials contained in its Bid.

4.9 Period for acceptances of Bids

A Bid (Technical and Financial both), once made, shall remain open and valid for acceptance by PCB for Forty Five (45) days from the Submission Deadline (or such later date as PCB may specify in any addendum to this RFP).

In exceptional circumstances PCB may make a request to the Bidder in writing for a specified extension of the last date for the acceptance by PCB of a Bid. If the Bidder, in its unfettered discretion, desires to agree to such request, it will do so in writing and will not be required or permitted to modify the Bid, but will extend the period of the Bid Security correspondingly.

No Bid, once made, may in any circumstances be withdrawn by the Bidder while it remains open for acceptance.

4.10 A Bidder shall not have any conflict of interest. All Bidders found to have a conflict of interest shall be disqualified. A Bidder may be considered to be in a conflict of interest with one or more parties in this bidding process if, inter alia,

- (i) they have controlling shareholders in common; or
- (ii) they receive or have received any direct or indirect subsidy from any of them; or
- (iii) they have the same legal representative for purposes of this bid; or
- (iv) they have a relationship with each other, directly or through common third parties, that puts them in a position to have access to material information about or improperly influence the Proposals of another Bidder, or influence the decisions of the PCB regarding this bidding process; or
- (v) a Bidder or any affiliated entity, participated as a consultant in the preparation of the technical specifications that are the subject of the Bid,
- (v) the list of circumstances provided above which may constitute a conflict of interest is not exhaustive, and the PCB shall be the sole determinant of when a conflict of interest shall arise.

4.11 Governing Law

- a) This RFP and any related documentation or correspondence shall be governed by, and construed in accordance with, the laws of Pakistan;
- b) Any and all disputes arising out of or in relation to this RFP, the bidding process described in this RFP, any related documentation or correspondence and any Tenancy Agreement including any question regarding the existence, validity or termination of the same, shall be referred to and finally resolved by the PCB Grievance Redressal Committee. An aggrieved party must file a complaint in regards to any dispute arising out of this RFP with the Grievance Committee within

the timelines prescribed by law. The Grievance Committee shall resolve any such complaint within ten (10) days of its receipt.

ANNEXURE I

KEY FACILITIES

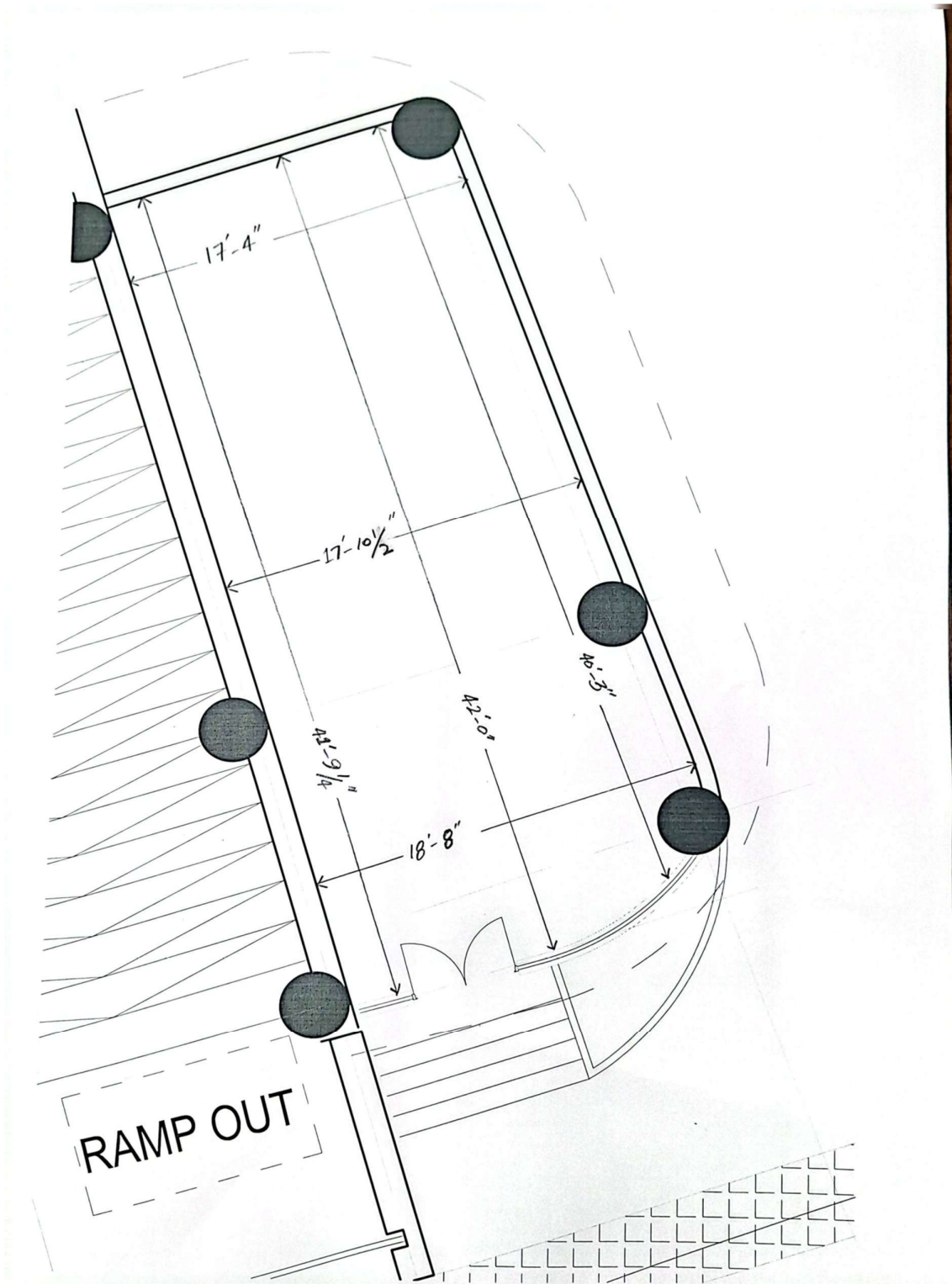
The Premises shall include the following facilities and amenities for the use of the Tenant:

S. No.	Facility / Amenity	Particulars
1.	Electricity	Provision of an electricity supply and connection to the Premises, including a dedicated metered point for the Tenant's consumption.
2.	Water	Provision of a water supply and connection to the Premises for the Tenant's ordinary use in connection with the operation of the Coffee Shop.

Notes:

- (i) The facilities listed above are limited to the provision of electricity and water connections to the Premises only. All consumption and utility charges in respect thereof shall be borne and paid by the successful bidder in accordance with the Tenancy Agreement, and the original paid bills shall be furnished to the PCB / Landlord. The successful bidder shall solely be responsible for backup of electricity and PCB / Landlord shall bear no responsibility in any manner.
- (ii) Save as expressly set out in this Annexure or as otherwise provided in the Tenancy Agreement, the Landlord shall not be obliged to provide any other facility, utility, amenity or service (including, without limitation, sui gas, internet, cable, telephone or fibre-optic connections), all of which shall be arranged, obtained and paid for by the Tenant at its own cost and expense.

ANNEXURE I(1)



ANNEXURE 2

FORMAT OF THE FINANCIAL PROPOSAL

[Date_____]

Pakistan Cricket Board

Gaddafi Stadium

Lahore

Dear Sirs

This is with reference to the Request for Proposal dated _____ issued by the PCB for Rental of Premises.

Our Financial Proposal is as follows:-

Sr.	Description	Total Area (In Square Feet) (I)	Rate (Per Square Feet) (II) (Exclusive of all applicable taxes)	Total Amount (Per Month) (III=I*II) (Exclusive of all applicable taxes)
01.	THE RENTAL OF THE COFFEE SHOP AT GSL BUILDING	740 (Square Feet)		
Total Amount (in Words) (Exclusive of all applicable taxes):				

We confirm that the amount referred to above is exclusive of all applicable taxes.

This Financial Proposal is made subject to the terms of the RFP and we confirm that our Technical and Financial bid are bound by those terms for a period of Forty Five (45) days from the submission deadline.

Yours faithfully

Authorised Signatory of Bidder

along with company seal/stamp

Annexure-3

AFFIDAVIT

(To be executed on Non-judicial Stamp Paper of PKR 100)

I, the undersigned, (hereinafter referred to as “the Bidder”) do hereby solemnly affirm and declare as under:

1. That I am duly authorized to swear and execute this Affidavit on behalf of the Bidder, having been so authorized vide **[Board Resolution/Authority Letter dated _____, if applicable]**.
2. That I, on behalf of the Bidder, do hereby solemnly affirm, declare, and undertake that the aforesaid allocated space shall be used solely and exclusively for café operations and shall not, under any circumstances whatsoever, be utilized, converted, let out, sub-let, assigned, mortgaged, or diverted for any other purpose, business, or activity, whether commercial, residential, or otherwise.
3. That in the event of any breach or violation of this undertaking, PCB shall be entitled, at its sole discretion and without prior notice, to terminate/cancel the Agreement and resume possession of the Premises in accordance with the law, and the Licensee shall have no objection thereto nor shall it be entitled to claim any compensation, damages, or extension of time on that account.
4. That the contents of this Affidavit are true and correct to the best of my knowledge and belief, and that nothing material has been concealed therefrom.

DEPONENT

VERIFICATION

Verified at **Lahore** on this _____ day of ____ 2026, that the contents of the above Affidavit are true and correct to the best of my knowledge and belief, and that nothing has been concealed therefrom.

DEPONENT

DRAFT FORM OF TENANCY AGREEMENT

This **TENANCY AGREEMENT** is hereby made and entered into at Lahore on this ____ day of _____, 2026;

BY AND BETWEEN

Pakistan Cricket Board (PCB), having its head office at Gaddafi Stadium, Ferozepur Road, Lahore – Pakistan, through Mr. _____, _____ (hereinafter referred to as the “**Landlord**”, which expression shall, where the context so admits, mean and include its successors-in-interest and permitted assigns) of the one part;

AND

_____, through its duly authorized person namely Mr. _____, _____ bearing CNIC No. _____ (hereinafter referred to as the “**Tenant**”, which expression shall, where the context so admits, mean and include its/his legal representatives and permitted assigns of the other part.

(The Landlord and Tenant shall, where the context so admits, hereinafter collectively be referred to as the “Parties” and individually as the “Party”).

RECITALS

(A) **WHEREAS**, the Landlord holds full, absolute and exclusive lease hold rights of the Shop No. 01(A) measuring and area of Shop measuring 740 Square Feet, located in PCB office building right wing adjacent to Imran Khan Enclosure, at Gaddafi Stadium, Ferozepur Road, Lahore (hereinafter referred to as the “**Shop**”) and is in possession of the Shop through a Lease Deed executed in the favor of the Landlord by the Government of the Punjab ;

(B) **AND WHEREAS**, the Tenant is desirous of taking on rent the Shop and the Landlord has agreed to rent out the same, subject to the terms and conditions contained hereunder.

DEFINITIONS

In this Agreement capitalized words and expressions shall have the meanings set out below:

"Agreement" means the instant rent/tenancy agreement executed between the Landlord and Tenant;

"Effective Date" shall mean the date on which this Agreement shall come into force and effect pursuant to Clause 1 of this Agreement; and

"Term" means the period starting from the Effective Date until a period of **03 (Three)** calendar years, unless terminated earlier in accordance with Clause 6.1 of the said agreement.

"Coffee Shop" means a branded retail outlet the primary business of which is the sale of brewed Coffee Beverages and Tea Beverages alongside some food items (such as pre-packaged snacks or pastries) for immediate consumption.

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

1. COMMENCEMENT AND DURATION

- 1.1. This Agreement shall come into force and effect from ____ day of _____, 2026 (the “**Effective Date**”) and shall continue to remain in force until the expiry of the Term i.e., ____ day of _____ 2029, both days inclusive, unless terminated earlier in accordance with Clause 6.1 of this Agreement. The Agreement may be renewed for another term on such terms and conditions as agreed mutually in writing between the Parties provided that the Tenant communicates in writing of their intention to renew this Agreement at least ninety (90) working days prior to expiry of the Term of this Agreement.
- 1.2. That the two copies Tenancy Agreement have been prepared in original, and each party shall retain a copy duly signed by both parties.

2. RENT

- 2.1 The Tenant agrees to take on rent and the Landlord agrees to rent out the Demised Premises @ **Rs. ____/- per Sq. Ft month (Exclusive of all taxes)**, meaning thereby that the monthly rent of the Demised Premises shall be **Rs. ____/- (Rupees _____ only)** (the “**Rent**”). Tax will be deducted as per relevant clauses of Income Tax Ordinance 2001 and tax deduction challan shall be provided by the Tenant to the Landlord at the earliest.

- 2.2 The Rent shall be paid in advance to the Landlord by or before 10th of every month.

Without prejudice to any other rights or remedies available under this Agreement, in the event of the Tenant's failure to pay the Rent within the time period specified in Clause 2.2, a penalty at the rate of **PKR 3,000/- (Pakistani Rupees Three Thousand only) per day** shall be imposed, **commencing from the fifteenth (15th) day of the month in which such default occurs**, and shall continue until the outstanding Rent is paid in full. The Tenant shall be liable to pay the **entire accrued penalty together with the outstanding Rent**, and any failure to do so shall constitute a **material breach** of this Agreement.

- 2.3 It is expressly provided that the Rent shall be increased by **10%** after completion of every year of the Term, without any need for further notice in this regard.
- 2.4 The Tenant shall, upon execution of this Agreement, deposit with the Landlord an interest-free security deposit equivalent to three (3) months' Rent. The Security Deposit shall be refundable upon the expiry or termination of this Agreement, whichever is earlier, subject to deduction of any outstanding rent, utility charges, damages, or any other amounts due and payable by the Tenant under this Agreement.

3. PERMITTED USAGE OF THE DEMISED PREMISES

The Tenant hereby agrees that:

- 3.1. the Demised Premises has been clearly demarcated and handed over by the Landlord to the Tenant;
- 3.2. the Demised Premises shall be used by the Tenant exclusively for the purposes of establishing a Coffee Shop only;

- 3.3. That the Tenant shall be entitled to erect or install signs, fixtures, boards of whatsoever form in front of the Demised Premises only without any additional charges or rent from the Landlord. Payment of any tax / fees in respect of the aforementioned signs, fixtures or boards if levied by any authority, in any manner, shall be the responsibility of the Tenant. However, place and size of such display will be mutually agreed by the Parties. Upon the expiration or earlier termination of the tenancy, as applicable, the Tenant shall, at its own cost and expense, remove all signs, fixtures, and boards installed by it and restore the Demised Premises to its original condition. The Tenant shall peacefully surrender and deliver vacant possession of the Demised Premises in good and tenantable condition, subject only to reasonable wear and tear;
- 3.4. in the event of any damage to the Demised Premises caused by the Tenant or any of its employees, agents, or representatives, the Tenant shall, at its sole cost and expense, be liable to undertake and complete all necessary repairs, restoring the property to its original condition to the satisfaction of the Landlord, within fourteen (14) days of such occurrence;
- 3.5. the Demised Premises will not be used for any illegal purposes whatsoever including storage of any hazardous or dangerous materials, weapons, contraband or animals; and
- 3.6. the Tenant shall not carry out any activity other than that mentioned in clause 3.2;
- 3.7. Any violation of this provision shall entitle the Landlord to terminate this Agreement, at its discretion, after issuance of a written notice to the Tenant.

4. REPRESENTATIONS, UNDERTAKING AND WARRANTIES

The Tenant hereby acknowledges and agrees that:

- 4.1. upon execution of this Agreement, it shall be the Tenant's obligation to get the instant Agreement registered under the applicable laws for registration of the instant Tenancy Agreement within the fifteen (15) days of the execution of this Agreement at its own cost and expense, and provide the necessary proof to the Landlord within three (03) days thereof. The Tenant fully understands that in addition to the Punjab Rented Premises Act, 2009, the Agreement is also required to be registered under the Registration Act, 1908. In this regard, necessary assistance will be given by the Landlord to the tenant, if required;
- 4.2. during the Term of this Agreement, except for property tax, all rates, fees, taxes, duties or levies or any other charge imposed by any government or authority on the Tenant and/or the activities being carried out by the Tenant at the Demised Premises shall be borne and cleared by the Tenant;
- 4.3. during the Term, all utility charges including but not limited to water, sui gas, electricity, internet, cable or dues relating to any other amenities shall be solely borne and paid by the Tenant and original paid bills thereof shall be provided to the Landlord. During the Term of this Agreement, if any fittings at the Demised Premises require repair or maintenance, the Tenant shall apprise the same to the Landlord who shall provide a No Objection Certificate (NOC) in respect of such repair and maintenance

work to be undertaken by the Tenant provided that the Landlord shall not delay such NOC without any reasonable cause.

- 4.4. the Tenant shall on its own accord and at its own cost, expense, obtain necessary sanctions and licenses for the conduct of any activity, commercial or otherwise, at the Demised Premises. The Landlord shall not be liable in any manner whatsoever if such permission etc. is not granted to the Tenant;
- 4.5. the Tenant shall not mortgage or sublet the Demised Premises or encumber the same in any manner. Any breach of this clause shall entitle the Landlord to terminate this Agreement by giving a written notice to the Tenant and the Tenant hereby warrants and undertakes to give a peaceful possession of the Demised Premises to the Landlord within a period of fifteen (15) from the date of issuance of the termination notice of the Agreement under this Clause;
- 4.6. the Tenant shall keep the Demised Premises in a habitable condition free of defects which endanger the safety and health of the occupants;
- 4.7. no encroachment, extension, addition or alteration in the basic structure is permitted at the Demised Premises;
- 4.8. The Tenant may, at its own cost, install partitions for its business activities, subject to the prior written approval of the Premises. The Tenant shall ensure that no damage is caused to the Premises in any manner. The Tenant undertakes and warrants to remove all fixtures or fittings upon the expiry or early termination of this Agreement and shall restore the Demised Premises to its original condition before handing it back to the Landlord;
- 4.9. the Landlord or its authorized representative shall have the right to access and inspect the Demised Premises during working hours subject to one (01) day prior notice and the Tenant shall allow and facilitate the Landlord or its authorized representative to enter and inspect the condition thereof. Provided that in case such access and inspection is required for security purposes, no prior notice will be required to be given to the Tenant;
- 4.10. the Tenant shall not cause nuisance to the neighbours of the Demised Premises;
- 4.11. the Tenant be responsible for maintaining security at the Demised Premises at all times and shall not employ any person deliberately who is an illegal immigrant, fugitive from law or a convicted felon. Furthermore, the Tenant shall provide to the Landlord a list of employees/members along with their complete details/particulars within twenty (20) days of execution of the instant Agreement. For the purpose of this clause, employees include those employed on daily wages etc. as well. The Tenant shall provide such detail/particulars of the employees to the Landlord during every quarter of the year;
- 4.12. in the event the Landlord requires use of the Demised Premises for the purposes of renovations, it shall provide a notice to the Tenant at least **three (03) months** in advance, and the Tenant shall peacefully vacate the area for such reasonable period as required by the Landlord; and

- 4.13. subject to the provisions hereof, the Tenant shall vacate and peacefully handover the possession of the Demised Premises upon expiry of the Term or early termination, free from any defects, in the condition in which it was let out.
- 4.14. The Landlord represents that the Demised Premises is properly constructed and that it is not aware of any defect, whether manifest or concealed, that may impair the soundness of the structure of the Demised Premises and that the Demised Premises are fit for use in all respects, including the purpose(s) required by the Tenant and are in tenantable condition with reference to such purposes;
- 4.15. In the event of any case/proceeding/application/complaint is filed to any court/tribunal/authority during or after the Term of this Agreement due to the acts or omission of the Tenant, and whether or not, the Landlord is included in the same, the Tenant shall be solely responsible to defend or rectify it, as the case may be, at its own cost and expense including making good any losses of the Landlord, if any, and likewise, due to the acts or omission of the Landlord, the Landlord shall also be responsible to defend or rectify the Tenant;
- 4.16. The Tenant shall use and occupy only the Shop and shall not, under any circumstances, use, occupy, encroach upon, place any items in, or otherwise utilize the lawn, green belt, footpaths, common areas, open spaces, parking areas, or any other area situated in the vicinity of the Shop and shall, at the time of execution of this Agreement, submit an affidavit in the form attached hereto as **Annexure-2**;
- 4.17. If the Shop remains closed, inaccessible, or unavailable for use for any reason whatsoever, including pursuant to any directive, order, or instruction issued by the PCB or any governmental authority, the Tenant shall not be entitled to claim any compensation, damages, rent waiver, rebate, or abatement. The Tenant's obligation to pay rent and all other charges under this Agreement shall remain unaffected and continue in full force and effect.

5. OBLIGATIONS OF LANDLORD

- 5.1. The Landlord shall allow the Tenant upon written request to apply for telephone lines/fiber optic connections to relevant authorities. Cost of such expenses shall be borne by Tenant. That if the need arises the Landlord shall sign all documents necessary to enable the Tenant to obtain permission from concerned Utility Companies/Authorities for extension in electric load, installing new or additional telephone connection, installation of any other utilities or services at the Demised Premise.
- 5.2. That the Landlord further warrants and represents that it has full power and legal authority to grant on rent the Rented Premises to the Tenant and to receive rent in its own name.
- 5.3. The Landlord will take all necessary steps to ensure strong construction and in case the Demised Premises cracks because of any internal damage and/or cracks because of soil/land setting the same will be repaired by the Landlord at its own cost and expense.
- 5.4. That the Landlord further hereby undertakes to not charge any arrears prior to the handing over of the Demised Premises to the Tenant.

- 5.5. The Landlord shall provide the Demised Premises to the Tenant in finished condition, suitable for immediate occupancy and the Tenant shall only occupy the Demised Premises upon its satisfaction of the condition of the Demised Premises.

6. TERMINATION

- 6.1. Either Party may terminate this Agreement by serving a three (03) months' prior written notice on the other Party, provided that upon such termination all and any payments to be made under the provisions of this Agreement shall be duly made by the Tenant within one month of termination. Such termination shall not affect the liabilities of the Parties already incurred hereunder.
- 6.2. The Landlord shall have the right to terminate the Agreement in any of the following cases:
- (a) the Rent remains unpaid for more than 90 days after having become due;
 - (b) the Tenant is in breach of its obligations, warranties and representations under this Agreement, except 6.2(a), 3.2, for which a thirty (30) days written notice is given by the Landlord and the breach is not rectified by the Tenant within such time; and/or
 - (c) the Tenant is declared bankrupt by court of competent jurisdiction.
- 6.3. In any of the circumstances referred to above, the amounts already paid by the Tenant shall be confiscated by the Landlord, without prejudice to the Landlord's other rights to claim damages etc. for any loss or damage incurred.
- 6.4. For the circumstances expressly provided in Clause 6.2 above whereby the Agreement will be terminated and possession will be handed over to the Landlord within thirty (30) days.

7. NOTICES

- 7.1. Any notice required to be served shall deemed to have been served if posted by registered post with acknowledgment receipt or through courier with proof of tracking at the addresses of the parties provided in this Agreement.
- 7.2. The address, email addresses and fax number of the PCB for the purposes of Clause 6 are:

LANDLORD

For the attention of:

Address: Pakistan Cricket Board, Gaddafi Stadium, Lahore, Pakistan

Fax number: 92-42-35711860

Email address:

TENANT

For the attention of:

Address:

8. ENTIRE AGREEMENT

This Agreement sets out the entire agreement and understanding between the Parties with respect to the subject matter of it and supersede any written and/or oral prior agreements or understandings and that neither Party has relied or has been induced to enter into this Agreement in reliance on any representation, warranty or undertaking which is not set out in this Agreement.

9. IDEMINIFICATION

That either party shall indemnify the other and keep it safe and harmless from all claims, demands, costs, actions and charges to which any Party may become subject to and or may have to pay or be held liable thereof by reason of any negligence, act or omission of the other party, its representative or employees or agents through any breach of this Tenancy Agreement.

10. MISCELLANEOUS PROVISIONS

That if any provision of the Tenancy Agreement is or becomes invalid for whatsoever reason at any time or unenforceable or contravenes any applicable law for the time being in force the other remaining provisions shall remain un-affected and shall remain binding upon the parties hereto.

11. GOOD FAITH

Each Party shall in good faith perform their obligations under this Agreement based on confidence placed by such Party in the other and thereon relied upon by such Party. That the Parties covenant with each other that each of them shall faithfully follow the terms and conditions hereby agreed

12. GOVERNING LAW AND ARBITRATION

12.1. The Agreement is governed by the laws of Pakistan and the courts at Lahore shall have exclusive jurisdiction to adjudicate upon matters arising from this Agreement.

12.2. In case of any dispute in relation to this Agreement, the Parties shall attempt in good faith to resolve any dispute arising out of this Agreement within fifteen (15) days and in event of failure to resolve the dispute amicably, the Parties shall refer the matter to a sole arbitrator, to be nominated with mutual consent, who shall be a retired Judge of the High Court or Supreme Court of Pakistan under the Arbitration Act 1940. Costs of arbitration, including Arbitrator's fees, are to be borne by the Parties equally. The decision of the Sole Arbitrator shall be binding on both Parties and the seat of arbitration shall be at Lahore.

IN WITNESS WHEREOF the parties through their duly authorized representatives have signed this Agreement on the date shown below.

For and on behalf of

Pakistan Cricket Board

Name:

For and on behalf of

Name: Nasir Abbas

Designation:

Designation:

Witnesses

1. _____

Name:

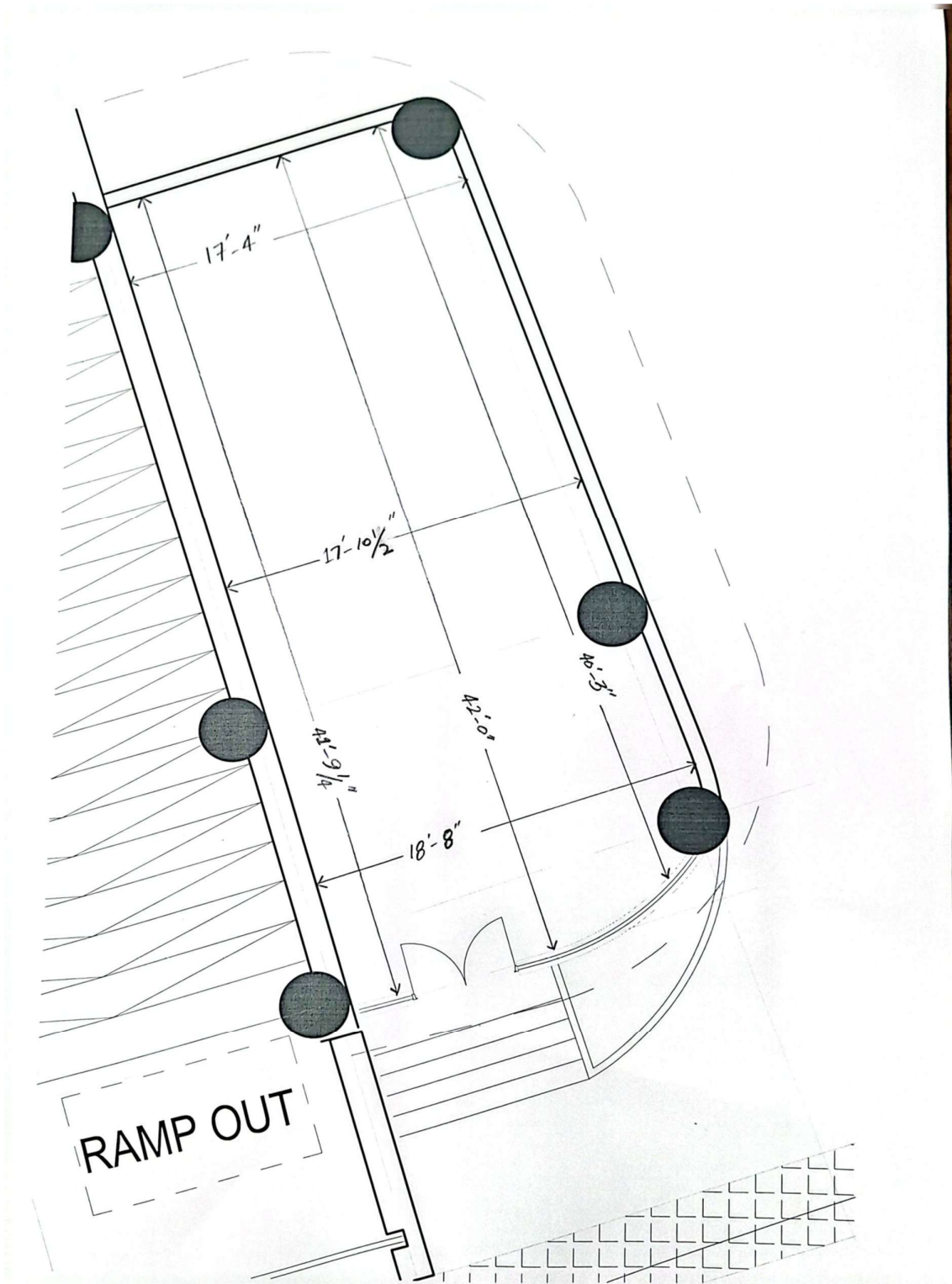
CNIC No.

2. _____

Name:

CNIC No.

Schedule 1



Schedule -2

UNDERTAKING TO REFRAIN FROM ENCROACHMENT BEYOND THE SHOP

(On Non-Judicial Stamp Paper of PKR 100)

I, the undersigned, do hereby solemnly affirm, declare and undertake:-

- I. That I shall not use shall not, under any circumstances, use, occupy, encroach upon, place any items in, or otherwise utilize the lawn, footpaths, common areas, open spaces, parking areas, or any other area situated in the vicinity of the Shop rent out to me, neither will I permit any of my associate, servants or employees to use the same.
- II. That I shall not raise any structure (Temporary, Permanent, Moveable or immovable) in lawn, footpaths, common areas, open spaces, parking areas, or any other area situated in the vicinity of the Shop.
- III. That I will adhere to, and follow all directions, instructions and communications of Pakistan Cricket Board in this context, without reservation, un-conditionally and irrevocably.
- IV. In case of my default, the Pakistan Cricket Board may in its absolute discretion, dispossess me and terminate this Agreement. Additionally, PCB may impose a penalty of Rs.1,000,000/- (Rupees One Million only) which I undertake to pay immediately.

Executant