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| **PAKISTAN TELECOMMUNICATION COPMANY LIMITED** | | | |
| **Office of the Head of Admin Central BZC, Tufail Road, Lahore Cantt.** | | | |
| [Ph. 042-36629421](mailto:Ph. 042-36629421 E-Mail: Hafiz.Tanveer@ptcl.net.pk) | | | |
| No. M/Estate/Renting Properties/CZ/2024/I/ | |  | Dated: - 10.03.2024 |
| **TENDER NOTICE.** | | | |
|  |  |  |  |
| **Subject: - PROPERTIES AVAILABLE FOR RENT IN BZC.** | | | |
| Following properties of Pakistan Telecommunication Company Limited (PTCL) located at different cities mentioned below are available for rent. Sealed bids are invited from well reputed parties/companies for renting out same as detailed below: - | | | |
| **S.No.** | **Site Name with Area.** | **S.No.** | **Site Name with Area.** |
| **Lahore Telecom Region (North & South)** | | | |
| 1 | Portion New Telephone Exchange Green View, Sheikhupura Road. (Open: 91582 Sqft, Covered: 34568 Sqft) | 9 | Portion First Floor Gulshan-e-Ravi Telephone Exchange, Lahore. (Open: 0 Sqft, Covered: 7660 Sqft) |
| 2 | First Floor Telephone Exchange Muridkey-II, Narowal Road, (Open: 18000 Sqft, Covered: 3282 Sqft) | 10 | Portion Upper Floors JS Kamran Block, Allama Iqbal Town, Lahore. (Open: 0 Sqft, Covered: 2700 Sqft) |
| 3 | Portion Muridkey-1, G.T Road Muridkey. (Open: 12500 Sqft, Covered: 5000 Sqft) | 11 | Portion T/Exchange Bata Pur(Open: 8000 Sqft, Covered: 2300 Sqft) |
| 4 | Portion First Floor Telephone Exchange Rana Town, G.T Road, Rana Town, Lahore. (Open: 1500 Sqft, Covered: 2275 Sqft) | 12 | Portion of Ferozpur road Exchange Lahore (First floor) Open area 0 Sqft , Covered area 742 Sqft |
| 5 | Portion First Floor Telephone Exchange Momin Pura, G.T Road, Darogha Wala, Lahore. (Open: 5500 Sqft, Covered: 8900 Sqft) | 13 | Mustafa Town Exchange (Ground floor) Lahore Open area 0 Sqft,Covered area 3439 Sqft |
| 6 | Portion First Floor DHA Telephone Exchange, Lahore. (Open: 0 Sqft, Covered: 5400 Sqft) | 14 | Portion Baghbanpura Telephone Exchange, Lahore. (Open: 0 Sqft, Covered: 21720 Sqft) |
| 7 | Portion Misri Shah Telephone Exchange, Lahore. (Open: 2800 Sqft, Covered: 11220 Sqft) | 15 | First Floor Telephone Exchange Maraka, Multan Road, Lahore. (Open: 18500 Sqft, Covered: 2396 Sqft) |
| 8 | Portion Samanabad Telephone Exchange Lahore. (Open: 0 Sqft, Covered: 18000 Sqft) | 16 | Model Town Revenue Office, Lahore. (Open: 0 Sqft, Covered: 4060 Sqft) |

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| **Faisalabad.** | | | |
| 1 | Peer Mehal old Building portion, Peer Mehal. (Open: 3840 Sqft, Covered: 1785 Sqft) | 5 | Samna Abad OSS Building Faisal Abad, Open area 0 Sqft ,Covered area 1552 |
| 2 | Open Land Quaid Abad City. (Open: 49005 Sqft, Covered: 0 Sqft) | 6 | Ghulam Muhammad Abad OSS Vacant Portion Faisal Abad, Open area 1944 Sqft , Covered area 1657 Sqft. |
| 3 | Chack No. 43 GB Pirowana, North Faisalabad. (Open: 9937 Sqft, Covered: 1035 Sqft) | 7 | Open Portion of T/Exchange Eid Gah Road Bhalwal –FTR (Open: 16320 Sqft, Covered: 0 Sqft) |
| 4 | Bhakkar (PTCL Colony), Bhakkar. (Open: 6313 Sqft, Covered: 6839 Sqft) | 8 | PTCL Staff Colony Mianwali , Open area 133987 Sqft ,Covered area 5300 Sqft |
| **Gujranwala.** | | | |
| 1 | Old Telephone Exchange KullaChor Road, Jalal PurJattan. (Open: 21325 Sqft, Covered: 435 Sqft) | 9 | Gujrat CTX, Gujrat. (Open: 0 Sqft, Covered: 5080 Sqft) |
| 2 | R & C Office MB.Din  (Open: 3776 Sqft, Covered: 1424 Sqft) | 10 | ShakarGarh Telephone Exchange, Narowal. (Open: 50700 Sqft, Covered: 0 Sqft) |
| 3 | Peoples Colony Telephone Exchange Gujranwala. (Open: 0 Sqft, Covered: 5031 Sqft) | 11 | Narowal Telephone Exchange, Narowal. (Open: 20214 Sqft, Covered: 0 Sqft) |
| 4 | Kamoki (old Telephone Exchange) Rural-1 Gujranwala. (Open: 1308 Sqft, Covered: 9572 Sqft) | 12 | Samman Telephone Exchange Gujrat. (Open: 5440 Sqft, Covered: 0 Sqft) |
| 5 | Ghakhar Telephone Exchange, Rural-1, Gujranwala. (Open: 20000 Sqft, Covered: 0 Sqft) | 13 | Cantt Telephone Exchange, Rural-1, Gujranwala. (Open: 60000 Sqft, Covered: 0 Sqft) |
| 6 | More Emainabad Exchange Kamoke , Open area 2992 Sqft , Covered area 775 Sqft | 14 | Jalal pur Bhattian Exchange, Pindi Battian. Open area 3264 Sqft, Covered area 1530 Sqft. |
| 7 | Site-II Exchange Gujranwala (1st Floor) Open area 2720 Sqft , Covered area 4537 Sqft | 15 | Ugoki Exchange, Sialkot to Wazirabad road, Sialkot . Open area 1360 Sqft , Covered area 520 Sqft |
| 8 | Lala Musa Exchange, Gujrat. Open area 2720 Sqft, Covered area 1074 Sqft |  |  |
| **Multan.** | | | |
| **1** | Bahawal Nagar Telephone Exchange & Colony. (Open: 2000 Sqft, Covered: 5000 Sqft) | 8 | Khan Pur Telephone Exchange. (Open: 13000 Sqft, Covered: 8000 Sqft) |
| 2 | Ahmad Pur East Telephone Exchange. (Open: 7500 Sqft, Covered: 3261 Sqft) | 9 | Khan Pur Quarters (3 Nos F-type), Near Telephone Exchange Khan Pur |
| 3 | Donga Bonga, Bahawal Nagar. (Open: 4000 Sqft, Covered: 4500 Sqft) | 10 | Ghazi Ghat Closed Exchange, Kot Addu Muzaffar Garh. Open area 9855 Sqft Covered area 1036 |
| 4 | Kabir Wala PTCL Colony. (Open: 21780 Sqft, Covered: 0 Sqft) | 11 | Chak # 377 WB, Dunya Pur Lodhran . Open area 9855 Sqft,Covered area 1036 Sqft. |
| 5 | Minchan Abad, Bahawal Nagar. (Open: 10000 Sqft, Covered: 4500 Sqft) | 12 | PTCL Canteen CTX Dera Adda Multan. Open area 1182 Sqft,Covered area 1001 Sqft. |
| 6 | R.Y. Khan T & T (Jinnah/Babar) Colony, R.Y Khan. (Open: 80500 Sqft, Covered: 2400 Sqft) | 13 | Vacant Area (Switch Room) Telephone Exchange Bahawal Nager. Open area 840 Sqft, Covered area 688 Sqft. |
| 7 | Budhla Sant Moza Dograna Multan. Open area Open area 1670 Sqft, Covered area 0 Sqft |  |  |
| |  |  |  |  | | --- | --- | --- | --- | | **S.No.** | **Site Name with Area.** | **S.No.** | **Site Name with Area.** | | **Central Telecom Region (CTR)** | | | | | 1 | PTCL Store Sharqpur, Open area 21301 Sqft ,Covered area 450 Sqft | 2 | Khan Qa Dogran, PTCL Open plot Main sheikhu pura sargodha road,Tehsil Farooq Abad, Open area 21760 Sqft, Covered area 0 Sqft |   Logo, company name  Description automatically generated   1. Tender documents can be received upto 21.03.2024 during office hours from the Cashier PTCL Zonal Office, 131-A, Tufail Road Lahore Cantt against Tender Fee amounting to Rs.2000 ( two thousand-nonrefundable)   2) Documents are also available on PTCL WEBSITE, which may be downloaded, printed, filled for requisite sites separately and Pay order amounting to Rs.2000 (Two thousand) in favour of “PTCL" may be attached with commercial bid as tender Fee (non-refundable). | | | |
| 3) Interested parties can visit the sites during Office hours up to 21.03.2024 | | | |
| 4) Sealed Bids should be accomplished with CDR/Demand Draft/Pay Order equal to two months quoted rent, in favour of “PTCL ". Applications without CDR/Demand Draft/Pay Order will not be considered. | | | |
| 5) Sealed Bids/applications can be submitted in the Office of Manager Estate Operations & Financials  Zonal Office Tufail Road, Lahore Cantt up to 01:00 PM on 25.03.2024 | | | |
| 6) Only shortlisted applicant(s) will be called/entertained. | | | |
| 7) PTCL reserves the right to accept/reject any or all applications at any stage without thereby incurring any liability to the affected applicant(s) or any obligations to inform the affected applicant(s) of the ground for PTCL's actions.  8) After PNC the Bidder has to deposit balance amount/CDR equal to two months’ rent within three working days.  9) Upon approval, the tenant will have to deposit six (6) months advance rent within Seven days to proceed for execution of agreement. In case of failure to deposit the advance rent, the deposited amount by the tenant will be forfeited.  10) Upon execution of the agreement, the tenant will be offered the chance to take over the possession of property.  11) If the tenant refuses /hesitates to take over the possession after execution of agreement within 15-days, the security and advance rent amounts deposited by the tenant will be forfeited by the PTCL.  12) The agreement will be registered with the concerned Authorities. | | | |
| Note. (a) All Government Taxes will be applicable and paid by the successful bidder/applicant. | | | |
| (b) The above-mentioned areas are approximate and actual areas will be measured at the time of handing over site to the successful bidders. | | | |
| [**Head of People Experience BZC, Lahore.  PTCL Zonal Office Lahore Cantt. Ph. No. 042-36629421** E-Mail: qaiser.abbas1@ptclgroup.com](mailto:Head%20of%20People%20Experience%20BZC,%20Lahore.%20PTCL%20Zonal%20Office%20Lahore%20Cantt.%20Ph.%20No.%20042-36629421%20E-Mail: qaiser.abbas1@ptclgroup.com)  Logo, company name  Description automatically generated | | |  |

# PAKISTAN TELECOMMUNICATION COMPANY LIMITED

**People Experience,**

**Business Zone Central.**

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| No. M/Estate/Renting Properties/CZ/2024/I/ |  | Dated: - 10.03.2024 |

**PTCL PROPERTIES AVAILABLE FOR RENT IN BZC**

**(2024/I)**

**(BID DOCUMENTS)**

**Head (People Experience) Central**

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PAKISTAN TELECOMMUNICATION COPMANY LIMITED

# O/O Head (People Experience) Centre Lahore

**SUBJECT: - GENERAL TERMS AND CONDITIONS.**

The following terms and conditions are strictly required to be complied with by the Bidders for participation in Renting out PTCL Properties specified in the Tender, floated by the BZC PTCL.

1. All Bidders will abide by all terms and conditions of PTCL.
2. Submission method of bids and deadline
3. Bidders shall make two separate submissions in two sealed envelopes. One sealed envelope will contain the Technical Offer (un-priced bid) along with specifications and all other technical details ensuring that the envelope must be marked as *“*Technical Offer*”*. A copy of CDR should be attached with the “Technical Bid.”
4. The second sealed envelope will contain the commercial offer (priced bid) with the cost breakdown as per PTCL price schedule / BOQ, ensuring that this envelope must be marked as *“*Commercial Offer”. CDR equal to two months offered rent will be accomplished with Technical Bid. Only those parties will be considered who have accomplished the CDR.
5. Both above sealed envelopes must bear PTCL Tender/RFQ reference number.
6. Both these bids must be submitted in the presence of the Tender Opening Committee according to schedule and Venue mentioned in Tender Notice.
7. Bids along with the required CDR must be received by PTCL at the appropriate address of the said bidding process. Any bid received by PTCL after the deadline for submission of bids prescribed by PTCL will be rejected and /or returned un-opened to the bidder.
8. Vendor will sign each page of the tender documents and attach all supporting /related documents such as Firm/person name, CNIC copy, NTN No, Firm registration copy, bank statement etc.
9. The firms/contractors are prohibited to publishing things in the press relating to the contract.
10. Interested parties can visit the sites prior to bidding during Office hours as per schedule mentioned in the Tender Notice.

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1. Sealed Bids/applications along with CDR can be submitted as per schedule mentioned in the Tender Notice.
2. Only shortlisted Bidders/applicant(s) will be called/entertained.
3. PTCL reserves the right to accept/reject any or all applications at any stage without thereby incurring any liability to the affected applicant(s) or any obligations to inform the affected applicant(s) of the ground for PTCL's actions.
4. After PNC the Bidder will have to deposit balance amount/CDR equal to two months’ rent within three working days.
5. Upon approval, the tenant will be intimated to deposit Six (6) months advance rent within Seven days to proceed for execution of agreement. In case of failure to deposit the advance rent within Seven days, the amount/CDR deposited by the tenant will be forfeited.
6. Upon execution of the agreement, the tenant will be offered the chance to take over the possession of property.
7. If the tenant refuses /hesitates to take over the possession after execution of agreement within 15 days, the security and advance rent amounts deposited by the tenant will be forfeited by the PTCL.
8. The agreement will be registered with the concerned Authorities.
9. The successful parties shall have to execute agreements on stamp papers as per terms and conditions of PTCL.
10. Rates/ Tender Validity is Three Months.
11. The Tender Committee reserves the absolute and final right to accept or reject any tender or all Tenders without assigning any reason in respect thereof.
12. Quoted Rates should be inclusive of all Taxes (as per land law of Pakistan FBR.) of local/provincial)
13. The PTCL reserves the right to cancel the Tender/contract without assigning any reason.
14. Technical bid must contain proper technical specifications including proper Firm/person information (Directors Partners / Owners Names& CNIC Nos), Registration No, NTN No, Bank Statement/financial strength, proper address of office, contact numbers, Email address etc.
15. Quantities /Areas provided in the BOQ are estimated, which will be re-measured with coordination of consultant and successful Bidders.

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1. BOQ must be filled of that site for which party is interested.
2. Establishment of Petrol pumps will not be allowed.
3. The renting out will be for a period of Seven (07) years or as approved by PTCL.
4. New construction is not allowed on PTCL properties being rented out. Only prefab/temporary structure for buildings/ Marquees will be allowed.
5. For properties with rental values less than 200 K, the annual increase will be 10 %.
6. In case of any query/inquiry, feel free to contact Senior Manager Admin Lahore.
7. CDR equal to two months’ rent in favour of “PTCL” must be accomplished with commercial bid. A copy of same be attached with Technical Bid. **No Bid will be considered without CDR**.
8. The installation of new utility connections and payment of all related dues shall be the responsibility of the Lessee. The Lessor shall provide NOC letter wherever required, it shall not be responsible for such NOC and its related dues, expenses and in case of any delay in obtaining the NOCs, this will not affect the payment of the rent by the Lessee.
9. The Tenant will arrange NOC if required from concerned Agencies for commercial use of property for establishment of his business on its own and will bear himself the requisite dues/fees.
10. The Lessee may display name/ boards and signs at the entrance of the Demised Premises provided it is permissible as per the applicable Government Rules and regulations. Any related charges and taxes shall be the responsibility of the Lessee. Any use of the Demised Premises for the purpose of advertising or for display of posters/advertisements etc. shall be subject to express consent from the Lessor and in a manner as agreed between the Parties.
11. The Lessee shall pay the monthly electricity, telephone, gas, water and other utility charges according to the bill(s) raised by the concerned department, body or authority/entity. In case of non-availability/ shortage of electricity, gas or water, the Lessee will make its own arrangements and at own cost.
12. The Lessee shall not be entitled, under any circumstances, to sell, gift, mortgage, convey the Demised Premises to any third party or create or allow the creation of any third party interest, charge, lien or any right in Demised Premises or transfer or sublet the said Demised Premises or any portion to any third person/ party and /or allowing any other person/party to occupy the Demised Premises or part thereof without the written permission of the Lessor. However, this clause is subject to the exceptions agreed hereunder and automatic transfer of possession to any person/ party, which by operation of law or by virtue of any business arrangement is or becomes a part/ affiliate/ subsidiary of Lessee.

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1. The Lessee shall be entitled to make reasonable changes/ additions/ alterations/ modifications etc. other than structural changes in connection with the installations, to the Demised Premises with permission of the Lessor. Any repairs i.e. electrical, plumbing items/ fixtures etc. shall be the responsibility of the Lessee at his own expense whereas Lessee shall get approval from the Lessor prior to any major repair/maintenance or structural changes.
2. That subject to prior intimation and at the cost of the Lessee any change in structure shall only be allowed after approval of the Lessor and building control authority/civic agency etc. The Lessee shall be responsible in ensuring that all the requisite approvals are obtained from the requisite authorities or agencies.
3. The Demised Premises shall be limited to the Lessee’s staff/ authorized agents/ partners/ contractors/ workers for the purpose of maintenance, improvements, repairs, inspections and expansion/ alteration to the premises. However, the Lessee shall have the right to alter the use of the Demised Premises for any ancillary purpose relating to the lawful business of the Lessee subject to notice to the Lessor and acknowledgement of such notice by the Lessor.
4. The Lessee shall be solely responsible to construct/develop the movable/prefabricated construction only along with beautification of allocated area within the terms and conditions of this Agreement and with the prior consent of the Lessor according to their requirement. Any permanent construction by the Lessee shall not be permissible.
5. That any installations by the Lessee must meet Lessor’s Health Safety Environment (“HSE”) requirements. The Lessee shall be responsible to maintain high level of HSE conditions.
6. That the Lessee shall ensure that the Demised Premises is occupied for peaceful use and in accordance with laws, regulations and the instructions as given by the Lessor from time to time. The Lessee shall also be responsible for avoiding causing any unrest/illegal activities such as aerial firing/ fireworks etc. which could result in any violations of law-and-order situation causing any harm or damage to others in the vicinity.
7. That the Lessee shall not do or allow in or about the Demised Premises anything which may become a nuisance, annoyance or cause damages to the neighboring owners, other lessees, occupiers of the vicinity.
8. That the Lessee’s right of Lease shall be confined to the Demised Premises and shall not be entitled to claim any right on any other part of the Premises.
9. That the Demised Premises shall be handed over on “as is where is” basis. Any subsequent maintenance up-keep shall be the sole responsibility (financial or otherwise) of the Lessee and shall be carried out in consultation with the Lessor.

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1. That the Lessor reserves its right to install / affix communication tower within the stated Demised Premises (if required).
2. In the case of installation of a communication tower and if required, a small room will be allocated to the Lessor technical staff deputed at the Demises Premises by the Lessor, without claiming any charges / fee.
3. If the Demised Premises or any major portion thereof may at any time during the period of this Agreement is destroyed or damaged by events outside the control of the Lessee including but not limited to earthquake, tempest, violence of any army or mob or other irresistible forces not caused by any willful act or default of the Lessee, its servants, agents or licensees ("Force Majeure Events”), so as to be unﬁt for the Purpose for which they are rented, the Lessee (subject to prior acceptance of the Force Majeure Event) may terminate, in whole or in part, this Agreement after submitting written notice thirty (30) days in advance to Lessor and the Lessor shall thereupon refund to the Lessee the amount of rent paid in advance, for the period falling unutilized duration; provided that, in the event of the Lessee being desirous to continue the Agreement and the Lessor agreeing to the repairs of the damaged portion of the Demised Premises, the Lessee shall vacate the whole or such damaged portion of the Demised Premises as may be required to enable the Lessor to repair such damage, and in such event the whole or part of the rent, according to the circumstances, shall abate until the Demised Premises are restored to their former condition and the rent shall become payable only from the date of completion of such restoration.
4. That the Lessee shall be fully responsible for the security of the Demised Property, installations etc. at its own cost and further arrangements including but not limited to the arrangement of the fire extinguishers etc. shall be arranged by the Lessee on its own, and the Lessor shall not be held responsible for any damage or loss in case of any mishap or accident. The Lessor shall not be responsible for any kind of loss or losses due to theft, ﬁre, accident, rain or any damage to the goods in the Demised Premises.
5. That the Lessor shall be allowed to inspect the Demised Premises at any time of the day by giving a reasonable notice to the Lessee for the purposes of ascertaining and ensuring the observance of the covenants contained herein this Agreement.
6. The Lessee shall not store any explosive or prohibited materials in any part of the Demised Premises and shall not use the Demised Premises for any illegal or immoral purposes or any other purposes prohibited by law / local or municipal authorities.
7. In case the material breach by the Lessee, the Lessor shall have the option to terminate the Agreement without notice after giving thirty (30) days to the Lessee to rectify the breach. In such case, the Lessor shall not be liable to pay any claims or damages etc., however, shall be entitled for any losses or damages under the Agreement.

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1. That the Agreement can be terminated on three (03) months advance “Vacation Notice” from either side. PTCL shall refund the unutilized rent paid in advance to the Lessee if any at the time of vacation, by the Lessee for the term extending beyond the month in which the Agreement shall come to an end pursuant to the notice of termination by the Lessor.
2. That in case Lessee decides to terminate the Agreement during Term of the Agreement, the Lessor shall not be liable to pay for any expenses on account of the renovation etc. if done earlier, however, the Lessee shall be allowed to remove or take away the equipment/ ﬁxtures etc. that were arranged at its own expense during the Term of the Agreement and without any expense or cost of the Lessor.
3. That in case of early termination of Agreement by the Lessor, the Lessor shall refund the rent amount in excess of actual rent period, after adjusting the amount of any outstanding utility bills and of other shortcomings as per the inventory duly signed by both the Parties.
4. The Lessee hereby undertakes and agrees to hand over the vacant and peaceful possession of the Demised Premises to the Lessor upon expiry/termination of this Agreement and further undertakes to ensure that there is no lien/charge/claim of any kind against the Demised Premises.
5. That Lessee shall indemnify and save harmless PTCL from and against all losses and all claims, demands, payments, suits, actions, recoveries and judgment of every nature and description made and related costs and expenses brought or recovered against PTCL related to the representations as to the Demised Premises that the same is in good tenable condition and there exists no impediment in any manner whatsoever that may result in any loss, monetary or physical to PTCL arising out of any negligence or failure on part of the Lessee.
6. This Agreement shall be construed under and governed by the laws of Islamic Republic of Pakistan. The Lessee shall comply with the provisions contained in Statutory Rules and Orders Notification (S.R.O), notified by the Government of Pakistan or any relevant regulatory body or authority.
7. In the event of the dispute or differences arising between the Parties in connection with this Agreement, the Lessor and the Lessee shall make every reasonable effort to resolve amicably by direct informal negotiations. Except as otherwise provided in this Agreement, any difference, dispute or question arising out of or with reference to this Agreement which cannot be settled amicably shall within thirty (30) days from the date that either Party informs the other in writing that such difference, dispute or question exists be referred to arbitration. Within thirty (30) days of the aforesaid notice, Parties shall nominate and mutually agree upon a sole arbitrator for commencement of the arbitration proceedings. The arbitration shall be conducted in accordance with the rules of procedure set forth in the Pakistan Arbitration Act, 1940 as amended. The arbitration shall be held in Islamabad. The award of the arbitrator

shall be final and binding on all Parties. Enforcement of arbitral award may be entered into through the Court having jurisdiction. The cost of the arbitrator shall be borne equally by the Parties, unless stated otherwise in the award. In the event of an arbitrator resigning or becoming incapable or unable to act, the Party nominating such arbitrator shall be entitled to appoint another arbitrator in the place of the outgoing arbitrator. Proceeding shall continue without recommencing as if such arbitrator had been originally nominated.

1. Anti-Bribery and Anti-Corruption Practices:
2. The Lessee agrees to comply with the laws and regulations that apply to it and its business with PTCL, particularly anti-bribery and anti-corruption laws and regulations.
3. The Lessee warrants and represents that it has set up internal control processes and Anti-Bribery and Anti-Corruption (“ABAC”) policies to ensure that its personnel are always conducting business with PTCL in accordance with such processes, policies and applicable laws and regulations.
4. The Lessee agrees that the obligations under this clause shall extend to include its owners, directors, officers, employees, sub-contractors, and agents hence the Lessor shall be liable for any breach of this clause by any of its owners, directors, officers, employees, sub-contractors, and agents.
5. The Lessee further agrees to cooperate in good faith with Lessee and its auditors, attorneys and representatives in the event of any actual or alleged violation of anti-bribery and anti-corruption laws by the Lessee (including its owners, directors, officers, employees, sub-contractors, and agents). Such cooperation includes but shall not be limited to providing PTCL and its representatives prompt and complete access to relevant records and personnel as requested by Lessee in order to analyze facts of the matter.
6. Any breach of this clause shall be deemed material breach of this Agreement allowing PTCL, at its sole discretion, to terminate this Agreement with immediate effect, and take necessary action.
7. The Lessee agrees that: it will maintain all its records for the entire duration of the Agreement, and for at least three (03) years thereafter or for as long as required under the applicable law; and make readily available to PTCL, any books, records or accounts, and personnel related to the business/Agreement entered into with PTCL, and make its personnel accessible to PTCL in this regard, if so requested for the purpose of any investigation and/or audit that PTCL may have to carry out for a legitimate reason determined by PTCL.
8. If any clause of this Agreement is determined by any court or other competent authority to be unlawful and or/unenforceable, the other Clauses of this Agreement shall continue in effect.

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1. The Agreement shall be executed in good faith by the Parties and forms the arrangement for the Purpose as mentioned herein under the terms and conditions contained in this Agreement.
2. It is mutually agreed that this Agreement constitutes the entire agreement between the Parties and shall be deemed to have superseded any other Agreement hitherto executed between the Parties without prejudice to any claim or dues of either Party against the other under any of the superseded agreement(s).
3. The property in case is on lease, prior permission from the governing body must be on hand before proceeding with this Agreement.
4. The Lessee shall not make any kind of change in the structure or otherwise unless prior written permission from Lessor is granted and the Lessee shall also ensure that no fire/electricity short circuit and such other issues occur due to the Lessee’s negligence. In case of such negligence by the Lessee, the Lessor is entitled for damages available in law.
5. The Lessee is bound to only carry out/operate activities which are mentioned in Agreement and are the part and portion of documents.
6. The Lessor shall visit the site on a monthly basis and shall prepare the visit report which shall have the sign of Lessee as well.
7. In case of nonpayment or delay in making payments by the Lessee, PTCL shall be allowed to lock the premises till the clearance of dues.
8. The covered area of this building is being calculated and measured as \_\_\_\_\_\_\_\_\_\_\_ whereas the open area is calculated and measured as \_\_\_\_\_\_\_\_\_\_\_\_\_ at the time of signing this Agreement.
9. Penalty holding certain financial limit must be imposed on the Lessee in case of:
10. Default
11. Subletting
12. Operating any other business than mentioned in the agreement.

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|  | **Head (People Experience)**  **BZC**  **Lahore. # 042-36629421** |

Name of Contractor

Signature

Stamp

Date

Logo, company name

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PAKISTAN TELECOMMUNICATION COPMANY LIMITED

# O/O Head (People Experience), Central, Lahore

**Documents Required**

1. Copies of Firm registration and incorporation, sales tax, NTN, certificates Memorandum of article if applicable.
2. Company financial statements and balance sheet (Audit reports) for the last two fiscal years along with copies of final income tax return for the last two financial years if applicable.
3. Original power of attorney of authorized signatories /personnel.
4. Copies of valid foreign agency agreement/dealership /distribution ship, if applicable.
5. Company profile along with major supplies /contracts /services, with values and corresponding client name if applicable.
6. Pakistan engineering Council Certificate (if applicable)
7. All pages of tender documents must be signed and stamped by the authorized signatory.

**Signature/Stamp of Vendor**

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PAKISTAN TELECOMMUNICATION COPMANY LIMITED

# O/O Head (People Experience), BZC Lahore

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| **Vendor/Party Basic Information** | | | | |
| 1 | Name |  | | |
| 2 | Registered Address |  | | |
| 3 | E-Mail Address |  | | |
| 4 | Contact Person |  | | |
| 5 | CNIC # |  | | |
| 6 | Contact | Phone # | | Cell # |
| 7 | **Vendor Registration** | | | |
|  | With | No. | Dated | |
| 8 | NTN # |  | | |

**Documents Required**

Following documents are attached:

1. CNIC
2. NTN
3. Company Profile
4. Financial Balance Sheet

**Signature/Stamp of Vendor**

Logo, company name

Description automatically generated

# PAKISTAN TELECOMMUNICATIONCOMPANY LIMITED

# O/O Head (People Experience), BZC Lahore

**BOQ**

|  |  |  |
| --- | --- | --- |
| **No. M/Estate/Renting Properties/CZ/2023/I/** |  | **Dated: - .3.2024** |

Name of Contractor:

CNIC#.

Contact#.

E. mail

Postal Address:

NTN. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Purpose/Business for which the below mentioned property will be used: -**

# PTCLPROPERTIES AVAILABLE FOR RENT. ( )

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **S.No.** | **Name of Property.** | **City/Address.** | **Open Area.** | | | **Covered Area.** | | | **Total Amount Rs. (Open + Covered)**  **Per Month Exclusive Taxes** |
| **Area. (Sqft)** | **Rate Per Sqft Per Month. Exclusive Tax** | **Amount.** | **Area. (Sqft)** | **Rate Per Sqft Per Month. Exclusive Tax** | **Amount.** |
| 1 |  |  |  |  |  |  |  |  |  |
|  | **Total.** | |  |  |  |  |  |  |  |

(Amount in Words.)

Note:1. The above-mentioned areas are approximate, the actual will be re-measured with successful bidder with the coordination of successful bidder.

1. **The Rates are exclusive/without Tax**.

**Signature & Stamp of Vendor.**

Logo, company name

Description automatically generated

PAKISTAN TELECOMMUNICATION COPMANY LIMITED

O/O Head (People Experience), BZC Lahore

**Documents Required for Technical Bids**

1. Copies of Firm registration and incorporation, sales tax, NTN, certificates Memorandum of article if applicable.
2. Company financial statements and balance sheet (Audit reports) for the last two fiscal years along with copies of final income tax return for the last two financial years if applicable.
3. Original power of attorney of authorized signatories /personnel.
4. Copies of valid foreign agency agreement/dealership /distribution ship, if applicable.
5. Company profile along with major supplies /contracts /services, with values and corresponding client name if applicable.
6. Pakistan engineering Council Certificate (if applicable)
7. All pages of tender documents must be signed and stamped by the authorized signatory.

**Signature/Stamp of Vendor**

Logo, company name

Description automatically generated

PAKISTAN TELECOMMUNICATION COPMANY LIMITED

# O/O Head (People Experience), BZC Lahore

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Vendor/Party Basic Information** | | | | |
| 1 | Vendor name |  | | |
| 2 | Registered Address |  | | |
| 3 | E-Mail Address |  | | |
| 4 | Contact Person |  | | |
| 5 | CNIC # |  | | |
| 6 | Contact | Phone # | | Cell # |
| 7 | **Vendor Registration** | | | |
|  | With | No. | Dated | |
| 8 | NTN # |  | | |

**UNDERTAKING OF VENDOR**

Tender documents issued by PTCL along with priced Bid duly filled, signed & stamped along with CDR # ---------------------------- dated / / , amounting to Rs.----------------------------- issued by Bank--------------------is attached.

**Signature/Stamp of Vendor**