TRADING CORPORATION OF PAKISTAN (PVT) LIMITED
MINISTRY OF COMMERCE
GOVERNMENT OF PAKISTAN

No. TCP/REOD/23-15/2024 October 21, 2024

PUBLIC NOTICE

RENTING OUT OF GODOWNS, RCC SHEDS AND OPEN PLINTHS FOR STORAGE PURPOSE AT PIPRI, LANDHI AND KORANGI

Trading Corporation of Pakistan (Pvt.) Ltd., (TCP), a state owned organization, intends to rent out its available covered/RCC cemented House Type godowns, RCC Sheds and open plinths located at (a) Bin Qasim (Pipri) on National Highway near Steel Town, Karachi, (b) Landhi near Dawood Chorangi, Karachi,(c) Korangi near Jam Sadique Ali Bridge, Karachi as per following details:-

Godowns	Area/Rate	House Type	Binishell	Open Plinth	RCC Shed
Pipri	Area	12,000 sq. ft each	8,654 sq.ft each	Different in size	Different in size
	Rate	Rs.15 per sq. ft	Rs. 18 per sq.ft	Rs. 8 per sq. ft	Rs. 10 per sq.ft
Landhi	Area	Different in size	-	Different in size	-
	Rate	Rs. 25 per sq.ft	-	Rs. 8 per sq.ft	-
Korangi	Area	10,000 sq. ft each	-	Different in size	-
	Rate	Rs. 60 per sq ft	-	Rs. 15 per sq. ft	-

2. Terms and conditions can also be purchased on payment of Rs.500/- (Rupees Five hundred only) from the following TCP offices on all working days (Monday to Friday) during office hours:-

a. Deputy Manager (Cash), Trading Corporation of Pakistan (Pvt.) Ltd, 4th Floor, Block-B, Finance & Trade Centre, Sharah-e-Faisal, Karachi, Pakistan (Phone: 021-99202947-49 Ext.: 235);

b. General Manager, Regional Office, 2nd Floor L.D.A Plaza, Egerton Road Lahore (Phone No. 042-99206067, 99206068);

c. Manager Incharge, Regional Office, Trading Corporation of Pakistan (Pvt.) Ltd., House No. 47, Street No. 02, PHAF Residencia Kuri Road, Islamabad.

3. Interested parties registered with Income Tax and Sales Tax authorities and active on tax payer's list may submit their offers addressed to REO Division at TCP's Principal Office, 4th & 5th Floor, Block 'B', Finance & Trade Center, Shahrah-e-Faisal, Karachi.

4. TCP reserves the right to accept or reject any offer.

Muhammad Asif Rajpar
Dy.General Manager Incharge
(REOD)

TRADING CORPORATION OF PAKISTAN (PRIVATE) LIMITED

DETAILED TERMS AND CONDITIONS FOR RENTING OUT OF GODOWNS, RCC SHEDS AND OPEN PLINTHS FOR STORAGE PURPOSE.

1. **INTRODUCTION:** -

1. Trading Corporation of Pakistan Private Limited ('**TCP**') having its warehouses/godowns / open areas / plinths, spaces located at different places i.e. (i) Main National Highway Pipri, Karachi (ii) Landhi Industrial Area, Landhi, Karachi and (iii) Main Korangi Road, near Jam Sadique Bridge, Karachi

2. The spaces can be hired against monthly rent basis for **storage purpose**. This purpose shall be mentioned by the party in their offer. The necessary repair / maintenance of the hired premises shall be arranged by the tenant after taking over the possession, however, such repair/maintenance shall be subject to approval by the DGM/GM (REOD) and shall be made under supervision of TCP's Engineer/Supervisor. Any structural change not to be allowed under any circumstances.

3. Interested parties may submit their offer on the prescribed Performa, duly filled in all respect, clearly mentioning required space, rates for per square feet per month, as per terms & conditions of annexed documents.

4. Available spaces **(Annex-I)** can be visited by the interested parties during office hours. Person visiting shall prove their identity alongwith copy of CNIC. (Original CNIC is also required to pay visit of available spaces).

5. Details of available spaces and purpose of rent are given below: -

S.No	Types	Pipri Godown	Korangi Godown	Landhi Godown
1.	**House Type**	12,000 sq. ft each	10,000 sq.ft	Different in size
2.	**Binishell**	8,654 sq. ft each	-	-
3.	**Open Plinths**	Different in size	Different in size	Different in size
4.	**RCC Sheds**	Different in size	-	-

6. The spaces would be rented after signing of tenancy agreement for a period of eleven months extendable subject to terms and conditions of this tender document and 10% increase of rent every eleven months.

7. The tenancy agreement shall be signed for exact space to be rented out but not less than half space in case of house type godown on the enclosed format and tenant shall be responsible to comply with the provisions of tenancy agreements, without any excuse.

2. **SUBMISSION OF OFFER:**

1. Interested parties may submit their offers (**Annex-II**) address to DGM/GM (REOD), TCP, 4th Floor, Block "B", Finance & Trade Centre, Shahrah-e-Faisal, Karachi.

3. **TERMS AND CONDITIONS OF TENANCY AGREEMENT:-**

1. The offer submitted by the bidder and the Letter of acceptance issued by the TCP shall constitute the Contract between the TCP and the tenant.

2. That the said premises have been rented out for the purpose of storage and includes relevant activity only. The tenant shall keep the same in good condition during the occupancy period.

3. That Landlord shall hand over the vacant and peaceful possession of the premises to the tenants on _____. Hence, this tenancy agreement comes in force w.e.f. _____ shall be valid for a period of eleven months extendable with mutual consent subject to 10% increase of rent after every eleven months, which may be extendable by mutual consent on such terms and conditions to be agreed between them. Such mutual consent in increase in rent will also be recorded in writing on stamp paper on yearly basis.

4. Security and safety of the physically stored stocks shall be sole responsibility of the Tenants. TCP shall issue permission for appointing security personnel, if required. The tenant shall provide a list of Security personnel to the Incharge (Godowns).

5. Landlord (TCP) shall arrange the required Insurance of the structure of the Godown from National Insurance Company Limited (NICL) and charge the apportioned cost of Insurance from tenant for the rented out covered area including structure on monthly basis. Tenant shall not be allowed to perform any activity in the rented premises, which is not admissible as per Insurance Policy. The Tenant shall not be eligible to claim any compensation or relaxation against this.

6. The tenant is need to submit the Pay order/Demand Draft in favor of TCP being **Security Deposit** equivalent to three (3) month rent for Godown at the time of execution of the tenancy agreement which would be returned to the tenant after vacation of the Godown / space and issuance of NOC from Godown Incharge of TCP. The tenant has to submit **11 post dated cheques** of different dates, in respect of rent for the period of eleven months.

7. During the Occupancy period, services and maintenance of the hired Godown shall be arranged by the tenants themselves on their own cost. However, no alteration, modification and any installation shall be allowed without written permission of TCP in advance.

8. The monthly rent of House Type Godown No. _____ is payable, inclusive of all applicable taxes on rent. The cheque already submitted (post dated cheques) by the party will be deposited on **5th day of each month.** In case of bouncing of cheque and tenant failed to pay monthly rent on giving due

date as per agreement, the **penalty of Rs.1,000/-** per day will be charged by the landlord. If tenant fails to pay rent within thirty days w.e.f. due date, the landlord reserves the right to stop utilities and access of tenant to rented premises. In addition to that legal action will be initiated on the non encashment of the already submitted cheques.

9. The utility services (Electricity & Telephone etc) and water for day to day use shall be arranged by tenants themselves and the TCP will provide NOC, if required by the KW&SB / KE / PTCL.

10. If the Electricity facility is provided by the Landlord, the tenant shall arrange installation of cable / meter (as approved by the tenant) against fixed rates. The tenant will pay the Electricity charges within 15 days of receipt of electricity bills, failing which a **penalty of Rs.500/-** for each day shall be charged along with bill amount, for next ten days. After this period, the electricity connection shall be disconnected and will only be restored after/till clearance of all dues, including rent and other payables/dues. Non payment of electricity/utility bills by tenants shall account to default in payment of rent

11. That in case the tenancy is determined by any party as per Clause 3.14 and / or the Tenancy Agreement expires as per clause-3.8 hereinabove as the case may be, the TENANT shall vacate and handover peaceful vacant possession of the rented premises in original condition to TCP within 03 (three) months from the date thereof, failing which it/he shall be liable to pay to TCP @ Rs.50,000/- (Rupees Fifty Thousand only) per day till vacation of the hired premises.

12. The Tenant shall merely get a permission to use the Godowns. It shall not be transferable and/or heritable. It shall however be revocable.

13. The tenant shall provide an affidavit stating that the tenant the tenant has never been blacklisted by any Government or other agency.

14. That Tenant shall be entitled to terminate the Tenancy Agreement by serving One (1) months' prior notice on the TCP. However, the Tenant may be evicted with notice of one month if the space is required for TCP's own business or for carrying out the orders of the Government or any other purpose, whatsoever.

15. The Godown/Shed/Space are to be used only for storage and warehousing purposes and cannot be used for storing of Dangerous Goods, inflammables and explosive products, drugs, alcohol, explosives or any illicit items which are prohibited or regulated under laws of the land.

16. That the space shall not be used for public meetings and social gatherings.

17. That TENANT shall not use the rented premises for any purpose other than it is rented for.

18. That the TENANT shall not sub-let the said Godown or part with its possession to anybody.

19. That the tenant shall permit the designated officials of TCP to visit the rental premises to view the storage/condition at any time.

20. That the tenant will be ejected from the said buildings without any notice by the landlord (TCP) if they fail to pay the monthly rent for continuously two months or the default outstanding amount against tenant reaches upto the amount equivalent to two months' rent (tax and utility charges shall also be treated as part of outstanding amount).

21. Taxes would be applicable as per law, where tenant is a withholding agent; they may deduct the amount of tax under respective laws and shall furnish duly paid challan / CPR of deducted taxes to TCP within 15 days following the close of a month.

22. That any breach of the above terms and conditions by Tenant, they shall be liable for eviction from the rented premises forth-with.

23. That the TENANT will be responsible for safety of godown / shed / space during their occupancy. The premises Godowns are "no smoking area". Therefore staff employed by TENANT will have to observe "no smoking" and "fire protection" measures and other rules and regulation of godowns during the occupancy period in _____. If any damage is caused to store / property during their occupancy period due to TENANT's operation, compensation of damages will be given by the TENANT as claimed by TCP (Landlord). The TENANT will also fully indemnify the landlord in every respect.

24. That it will be the responsibility of the tenant to arrange/install fire extinguishers by a reputed company and a certificate must also be forwarded to the landlord (TCP) every year certifying that the fire extinguishers so installed are not expired and that they are in complete functional condition.

25. Any dispute / difference, arising between the parties regarding interpretation or effect of the rent agreement or any clause hereof, the same shall be referred to the Chairman, TCP whose decision shall be final and binding upon both the parties.

26. IN WITNESS THEREOF THE RESPECTIVE Parties, named above have set and subscribed their hands here at Karachi on the date and month the first mentioned above.

Annexure –I

TRADING CORPORATION OF PAKISTAN (PRIVATE) LIMITED

Available Godowns

Location	Type of Space	Covered Area	Available
Bin Qasim (Pipri)	House Type Godowns		
	RCC sheds		
	Rice Mill Hall		
	Open Plinths		
Landhi	House Type Godowns		
	Rice Mill Hall		
	Open Plinths		
Korangi	House Type Godowns		
	Open Plinths		

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Annexure –II

TRADING CORPORATION OF PAKISTAN (PRIVATE) LIMITED

OFFER FORM

I _____ S/o _____ hereby declare that I/our authorized representative have inspected TCP's Godowns _____ and after satisfaction with regards to its location and condition and terms & condition of this tenancy document and tenancy agreement to be signed in case of award of contract, I am submitting this offer for an on behalf of following detailed Firm/Company:

Name of the Firm/Company _____
Post address _____
_____
National Tax No. _____
Sales Tax No. _____

2. Details of Godown(s)/space required

Location	Type of Space	Identification No.	Required Area	Offered Rent Per Sq.FT (inclusive of taxes)
Bin Qasim (Pipri)	House Type Godowns			
	RCC sheds			
	Rice Mill Hall			
	Open Plinths			
Landhi	House Type Godowns			
	Rice Mill Hall			
	Open Plinths			
Korangi	House Type Godowns			
	Open Plinths			

3. Our offer for rent is per square feet per month, which is inclusive of taxes, whereas the cost of insurance shall be additionally paid by us.
4. We have read the terms and conditions and hereby accept all the terms and conditions.
5. I / We shall use this space for purpose of _____

Yours faithfully,
Signature : _____
Name : _____
Designation : _____