

PAKISTAN SPORTS BOARD ISLAMABAD

REQUEST FOR PROPOSALS

FOR DESIGN, DEVELOPMENT AND OPERATION OF MULTI-PURPOSE SPORTS AND RECREATION FACILITY ON PSB LAND – KARACHI UNDER PUBLIC PRIVATE PARTNERSHIP (PPP) MODE & THE SWISS CHALLENGE METHOD.

Date of Proposal Opening: **25th June, 2026 at 1100 hours**

AHTASHAM AHMAD
Director (E&C)
Pakistan Sports Board
Islamabad

RFP DOCUMENT

Document for

REQUEST FOR PROPOSAL (RFP) FOR DESIGN, DEVELOPMENT AND OPERATION OF MULTI-PURPOSE SPORTS AND RECREATION FACILITY ON PSB LAND - KARACHI UNDER PUBLIC PRIVATE PARTNERSHIP (PPP) MODE & THE SWISS CHALLENGE METHOD.

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Director (E&C)
Pakistan Sports Board
Islamabad

PAKISTAN SPORTS BOARD (PSB)

REQUEST FOR PROPOSAL (RFP) FOR DESIGN, DEVELOPMENT AND OPERATION OF MULTI-PURPOSE SPORTS AND RECREATION FACILITY ON PSB LAND – KARACHI UNDER PUBLIC PRIVATE PARTNERSHIP (PPP) MODE & THE SWISS CHALLENGE METHOD.

1. Introduction

The Pakistan Sports Board (PSB), under its constitutional mandate and in line with Section 26 of the Public-Private Partnership Authority Act, 2017, invites competitive proposals under the Swiss Challenge Method. This initiative follows the submission of a comprehensive unsolicited proposal from a consortium led by M/s Clock Tower Restaurants, proposing a privately financed development of a modern, multi-purpose sports and recreation facility on PSB-owned land in Karachi.

2. PROJECT OVERVIEW:

The project site is approximately 3.72 acres of PSB land, situated opposite the Aga Khan University Hospital on Stadium Road, Karachi. The proposed facility shall comprise:


- a) International standard 2 to 4 Padel tennis courts.
- b) International standard two Futsal ground.
- c) Semi-Olympic size swimming pool.
- d) International Standard Gym.
- e) E-parking infrastructure.
- f) Convention centre, accommodation block, e-sports / gaming zone.
- g) Health-focused café / restaurant and open-air dining.
- h) Installation of three billboards on road side subject to NOCs from concern departments.
- i) Bowling alley (16 to 24 Lanes)

It is mentioned here that PSB Management will add or delete or amend the facility / facilities with the mutual discussion of successful bidder / firm.

PSB Management shall have the right to use all newly built facilities for its members/athletes daily two hour or mutual discussion. In case of any national or international event(s), the successful bidder shall be bound to provide the required facility/facilities to PSB on priority basis free of cost.

3. BASIS FOR THIS RFP:

The unsolicited proposal was submitted under the provisions of the PPPA Act 2017 and has undergone initial evaluation. In compliance with the Swiss Challenge Method, this RFP is being issued to invite counter-proposals with equal or superior features. If a better offer is received, the original proponent shall be offered the Right to Match.


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4. PROJECT & LEASE STRUCTURE:

- Implementation Mode: PPP via DBFOT or REIT-backed SPV
- Land Tenure: Leasehold (15 years, renewable for 10 years)
- Minimum Lease Rent: PKR 30 million per annum
(with 10% increase on annual basis)
- Advance rent: Six months' rent equivalent
- All the bidder will deposit bid security Rs.20 million in the name of PSB, refundable and PSB will retain only the bid security of successful bidder up to the completion of agreement etc.
- Successful bidder will deposit refundable performance security Rs.30 million in the name of PSB through pay order.
- **In-kind Obligations:**
- Two Solar RO Plant for drinking water
- Complete solarization of PSB Coaching center Karahi.
- Complete renovation of old Hostel PSB CC Karachi.
- Any other facility added by PSB Management with the mutual discussion

5. SCOPE OF COMPETING PROPOSALS:

Counter-proposals must:

- Match or exceed the original proposal's design, amenities and investment
- Be self-financed; no public funding will be provided
- Include design plans, BOQ, Gantt chart, legal structure, and business plan
- Clearly mention lease terms, value additions, and sustainability measures

6. EVALUATION CRITERIA

S#	Evaluation Criteria	Marks
1.	Technical soundness, design quality and innovation	25
2.	Financial Strength, audited accounts, bank comfort and investment	20
3.	Total value to PSB including concession fee, escalation, in-kind obligations and revenue share	25
4.	Relevant experience, execution capacity and project team	10
5.	Implementation plan, Gantt chart and timeline	10
6.	Legal, tax and regulatory compliance	10
	Total	100

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Sr. No.	Evaluation Criteria	Marks
1	Technical soundness, design quality and innovation	25
1.1	Quality of Concept Plan & Master Plan (functionality), layout efficiency, sports integration)	08
1.2	Architectural & Engineering Design Quality (aesthetics, structural soundness, international standards)	07
1.3	Innovation & Modernity of proposed Facilities (new sports trends, technology integration, user experience)	06
1.4	Compliance with Sports Standards, Safety, Accessibility & Sustainability	04
2	Financial Strength, Audited Accounts, Bank Comfort & Investment Capacity	20
2.1	Audited Financial Statements (last 3 years) Turnover, Net Worth & Profitability	7
2.2	Bank Comfort Letter/ Credit Facilities/ Financing Arrangements Proof	6
2.3	Liquidity Position & Cash Flow Strength	4
2.4	Overall Capacity to Finance 100% Project Cost	3
3	Total Value to PSB (Financial Offer& Benefits)	25
3.1	Annual Concession Fee & Proposed Escalation (minimum 10%)	8
3.2	Advance Concession Fee/ Upfront Payment	5
3.3	Additional Revenue Share/ Profit Share offered	4
3.4	In-kind Benefits (Solarization, E-parking, Infrastructure, Sports Promotion etc.	5
3.5	Overall Commercial & Strategic Value to PSB	3
4	Relevant Experience, Execution Capacity & Project Team	10
4.1	Past Experience in BOT/PPP/Sports/ Recreation Projects (similar scale & nature	5
4.2	Strength & Relevant Experience of Proposed Project Team/ Key Experts	3
4.3	Technical & Operational Execution Capacity	2
5	Implementation Plan, Gantt Chart & Timeline	10
5.1	Realism & Detailed Implementation Schedule (Gantt Chart)	4
5.2	Construction Period (within 12 months grace) & Phasing Plan	3
5.3	Operation & Maintenance Plan (quality, Staffing, sustainability)	3
6	Legal, Tax and Regulatory Compliance	10
6.1	Completeness & Correctness of All Required Documents	3
6.2	Tax Compliance (ATL, NTN, STRN, Tax Returns)	2
6.3	Legal Structure, JV Agreements, Power of Attorney, Affidavits & Undertakings	2
6.4	Non-Blacklisting, Litigation Disclosure & Regulatory Clearance	3


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 Pakistan Sports Board
 Islamabad

SUMMARY

S#	Category	Max Marks	Awarded Marks	Percentage
1.	Technical Soundness & Innovation	25		
2.	Financial Strength	20		
3.	Total Value to PSB	25		
4.	Experience & Team	10		
5.	Implementation Plan	10		
6.	Legal & Compliance	10		
Grant Total		100	/100	%

Minimum qualifying marks shall be 70%.

7. INSTRUCTIONS FOR SUBMISSION:

Applicants must submit:

- Sealed proposal titled "Swiss Challenge – PSB Sports Facility, Karachi"
- Technical Proposal (design, concept, BOQ, implementation timeline)
- Financial Proposal (investment plan, offer, security instruments)
- Organizational profile, legal registration, ATL/NTN/STRN documents
- Copy of audited financials (last 3 years)
- Copy of bank statement (last 3 years)
- Proposed legal / PPP model (REIT/DBFOT)

8. RIGHTS RESERVED BY PSB:

- Accept or reject any proposal without assigning reason
- Grant Right to Match to the original proponent as per PPPA Act

9. SUBMISSION DEADLINE, ADDRESS, CLARIFICATIONS & QUERIES:

Complete proposal in hard form reach up to 25th June, 2026, 1100 hrs to the undersigned:

Ahtisham Ahmad Director (Procurement)
Pakistan Sports Board, Sports Complex, Islamabad, Pakistan

10. DISCLAIMER:

This RFP is issued solely for competitive transparency under the Swiss Challenge Method and does not constitute an offer or obligation on part of PSB. PSB reserves the right to modify, postpone, or annul the process at any stage.

11. Scope of Work

The selected Bidder or Lessee will be responsible for:

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Director (E&C)
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Islamabad

1. Design and obtain approvals for all civil works and facilities.

The Lessee will prepare detailed architectural and engineering designs for all civil and other work in compliance with applicable codes and standards. The Lessee will also manage the entire approvals process with relevant authorities to secure all required permits and clearances.

2. Arrange 100% private sector financing without public capital expenditure.

The Lessee will secure all necessary financing entirely through private sector sources, ensuring there is no direct capital expenditure by the public partner. This includes structuring, arranging and managing funding to ensure the project's financial sustainability.

3. Construct sports, recreation, hospitality and related facilities.

The Lessee will carry out turnkey construction of modern sports, recreation, hospitality, food courts and ancillary facilities built to the applicable standards. Construction activities will follow an efficient schedule while maintaining quality, safety and environmental compliance. The Bidders are encouraged to propose innovative features consistent with the required facility components

4. Operate and maintain the facility to modern standards.

The Lessee will be responsible for operating the facilities to high standards of service, safety and efficiency. A comprehensive maintenance program and trained personnel will ensure the facilities remain in optimal condition throughout the term.

5. Ensure public access and affordable pricing under PSB guidelines.

The Lessee will provide equitable public access and implement pricing structures that comply with PSB's affordability guidelines. The approach will balance commercial viability with social responsibility to maximize community benefit.

6. Safety and hygiene:

The Lessee will comply with the international safety standards (HACCP or ISO 22000). Regular inspections in this regard will be conducted by the PSB or independent body.

7. Bid security/Performance Security / Advance rent:

- a) The Bidder(s) will deposit pay order amounting to Rs.20,000,000 (Rupees Twenty Million Only) drawn in favor of "Pakistan Sports Board" as a bid security alongwith the submission of proposal. The original of which will have to be furnished to the PSB and copy of the same will be shared along with bidding documents up to 25th June, 2026.
- b) Upon award of the contract, the successful bidder will also provide pay order amounting to Rs.50,000,000/- (Rupees fifty million only) in favor of PSB as a performance security while the bid security of the unsuccessful bidders will be


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returned. The performance security shall remain valid until completion of the project/agreement.

- c) The successful bidder / firm will also deposit advance rent of six months to PSB and the same will also be deducted from Performance Security on the time of successful completion / construction of facilities as per international standards etc. The monthly rent will be deposited by the bidder / firm on 5th of every month and 10 % increase will be applicable on monthly basic rent annually as per rent agreement etc.

8. Site Visit

Interested parties are encouraged to visit the facility before submitting their proposals. To schedule a site visit, please contact the Acting Director or the Accountant, PSB Coaching Centre, Sir Shah Muhammad Suleman Road, Karachi (021-99230989) Email: infopsb@sports.gov.pk & psbckkarachi@gmail.com.

9. Dispute resolution mechanism

- a. Any dispute arising out between the parties will be referred to the Chairman of the Grievance Redress Committee (GRC), whose decision will be the final.
- b. A neutral third-party arbitration mechanism in line with Pakistan's arbitration laws will be adopted for disputes that cannot be resolved internally.

12. Term of Agreement

- i) The term shall be for 15 years commencing from the date of agreement and upon its expiration, this lease may be renewed for another period of 10 years under such terms and conditions as may be mutually agreed upon by both parties, written notice of intention to renew the lease shall be served to the LESSOR not later than two (02) months prior to the expiry date of the period herein agreed upon.
- ii) After completion of successful two terms (Twenty-Five years) / termination of contact / revoking of the contact whatsoever is earlier, the successful bidder / firm will transfer the constructed facilities in good condition to the PSB.
- iii) In case any renovation is required, the bidder must carry out the said renovation; in case of failure the bid security will be withheld by PSB.
- iv) After transferring the said facilities to PSB the successful / running firm will not claim any right of ownership of these facilities at any local / legal forum.

13. Grace period

The grace period for construction / renovation of the facilities mentioned in 2 & 4 (in kind obligation) is only twelve months (12) and after that the monthly rent will be started. This grace period may be extended by the PSB on the request of successful bidder in unforeseen / emergency circumstances only etc.

14. Miscellaneous

- i. The successful bidder will bear all the expenditure of installation of electric & gas meters. PSB will only provide NOC for installation of meters for functioning of these facilities. It is also mention here that meters etc will install in the name of PSB.

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- ii. PSB will also provide the NOC for installation of billboards etc to the successful bidder / firm but all the expenditure will also be borne by successful bidder.
- iii. The successful bidder / firm is responsible for cleaning the area and also responsible for security of the area / facilities etc.
- v) Any other NOC required by successful bidder / firm will provide by PSB upon the request of the successful bidder without any financial liability on the part of PSB.
- vi) PSB have the priority to use of right of the facility for National Camps, International Events, Official Training and Athlete development programme
- vii) The successful bidder shall not sublet, assign, transfer, outsource or any portion are complete project/ facility without prior written approval from PSB
- viii) All the relevant NOCs i.e. environment building, food, fire safety, moon spilites and cantonment etc. is the responsibility of the successful bidders
- ix) All the taxes, duties, charges, salaries shall be burn by successful bidders
- x) PSB will not responsible of any claim of employees, contractor, customer ant authorities, third party engagements hired by the successful bidder


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Pakistan Sports Board
Islamabad

Bid Submission Form

(To be printed on labs letterhead, signed, dated and stamped)

Date:

To: Director General,
Pakistan Sports Board,
Islamabad

We, the undersigned, apply to provide the services mentioned in the bidding documents and declare that:

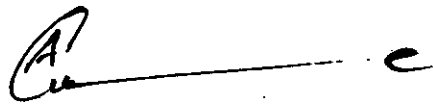
- (a) We have examined and have no reservations to the Bidding Documents, including any Addendum (or Addenda to same effect), issued by the Board in accordance with Instructions to Bidders.
- (b) We understand that you may cancel the bidding process at any time and that you are neither bound to accept any bids that you may receive, without incurring any liability to the Bidders.
- (c) The following information shall be used by Board to notify us:



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EVALUATION CRITERIA

S#	Evaluation Criteria	Marks
1.	Technical soundness, design quality and innovation	25
2.	Financial Strength, audited accounts, bank comfort and investment	20
3.	Total value to PSB including concession fee, escalation, in-kind obligations and revenue share	25
4.	Relevant experience, execution capacity and project team	10
5.	Implementation plan, Gantt chart and timeline	10
6.	Legal, tax and regulatory compliance	10
Total		100



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Pakistan Sports Board
Islamabad

FINANCIAL BID

Name of RFP: DESIGN, FINANCE, BUILD, OPERATE AND TRANSFER (DFBOT) MULTI-PURPOSE SPORTS & RECREATION FACILITY UNDER PPP MODE & THE SWISS CHALLENGE METHOD AT PSB COACHING CENTER KARACHI.

ABSTRACT OF COST

S#	Description	Amount (Rs.)
1.	<p>Monthly rent of following facilities will be construct by successful bidder as per international standards:</p> <ul style="list-style-type: none">a) International standard 2 to 4 Padel tennis courts.b) International standard two Futsal ground.c) Semi-Olympic size swimming pool.d) Gym.e) E-parking infrastructure.f) Convention centre, accommodation block, e-sports / gaming zone.g) Health-focused café / restaurant and open-air dining.h) Installation of three billboards on road side subject to NOCs from concern departments.i) Bowling alley (16 to 24 Lanes) <p>It is mentioned here that PSB Management will add or delete or amend the facility / facilities with the mutual discussion of successful bidder / firm.</p>	
	TOTAL:	

Name: _____
Designation: _____
Contact No: _____
Address: _____
Sign and Stamp _____

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DRAFT AGREEMENT - FOR DESIGN, DEVELOPMENT AND OPERATION OF MULTI-PURPOSE SPORTS AND RECREATION FACILITY ON PSB LAND – KARACHI UNDER PUBLIC PRIVATE PARTNERSHIP (PPP) MODE & THE SWISS CHALLENGE METHOD.

KNOW ALL MEN BY THESE PRESENTS:

This Agreement is made on ____ Day of _____, 2026 at Karachi and executed into by and between:

Pakistan Sports Board through its Director, PSB Coaching Center Karachi Mr. _____, hereinafter referred to as the "LESSOR"

-and-

M/S (Consortium / Firm / Company/SPV) through its representative Mr. _____, hereinafter referred to as the "LESSEE".

- WITNESSETH;

WHEREAS, the LESSOR (Pakistan Sports Board) is autonomous governing body of sports in Pakistan and its primary aim shall be to regulate, administer, manage and promote the sports in Pakistan. Pakistan Sports Board is lawful owner in-possession of a parcel of land situated at PSB Coaching Center, Sir Shah Muhammad Suleman Road, Karachi.

WHEREAS, the Consortium / Firm / Company submitted its proposal in reference to Request for Proposals reference no. _____ and was declared as successful bidder vide PSB's letter no. _____ dated _____.

WHEREAS, the Consortium / Firm / Company have formed a special purpose vehicle to execute the Multi-Purpose Sports & Recreation Facility. *(only applicable where SPV to be formed by Project Sponsors)*

WHEREAS, the LESSOR desires to lease out open land at PSB CC Karachi for design, development and operation of multi-purpose sports and recreation facility on Pakistan Sports Board Coaching Center land-Karachi under public private partnership (PPP) mode & the Swiss challenge method in favor of the LESSEE on long term lease basis and the LESSEE is willing to lease the same and to abide by the terms and conditions herein set forth.

NOW, THEREFORE, for and in consideration of the foregoing premises and the covenants hereinafter stipulated, the parties hereby agree as follows:

TERMS AND CONDITIONS

1. PURPOSES:

The leased premises shall be used exclusively by the LESSEE for the subject purposes only and shall not be diverted to other uses. It is hereby agreed upon that if anytime the premises are used for other purposes, the LESSOR shall have the right to rescind this agreement without prejudice to its other rights under existing laws.

2. TERM:



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Pakistan Sports Board
Islamabad

The term of LEASE shall be for FIFTEEN (15) YEARS commencing from _____, to _____.

Upon its expiration, this lease may be renewed for another 10 years period under such terms and conditions as may be mutually agreed upon by both parties, written notice of intention to renew the lease shall be served to the LESSOR not later than two (02) months prior to the expiry date of the period herein agreed upon.

3. Performance Security

The LESSEE shall provide a Performance Security of Rs. 50,000,000 (Rupees fifty Million Only) in the shape of pay order, in addition of the Bid Security (Rs.20,000,000), which shall remain valid until successful development, construction, and launch of all project components.

The Performance Security shall be refunded upon certification by the LESSOR or its designated representative that all contractual obligations relating to development, construction and launch of all project components have been duly fulfilled.

The LESSOR may invoke this security in the event of any default or failure by the LESSEE to meet its obligations under this Agreement.

4. RENTAL RATE:

The LESSEE agrees to pay the LESSOR a rental per month of PKR____/- plus Value-Added Tax (VAT) which is for the account of the LESSEE, subject to increase of 10% per annum.

The LESSOR agrees to allow a grace period of twelve months (12) for development and construction of facilities mentioned in Clause 2 & 4 (facilities specification).

The LESSEE agrees to pay 6 months advance rental and the same will be deducted from Performance security at the time of release on the successful completion of construction, development and functioning of facilities. The monthly rent will be deposited by the bidder / firm every five date of the month. 10 % increase in the monthly rent will be applicable annually as per rent agreement etc.

5. DEFAULT PAYMENT:

In case of default by the LESSEE in the payment of the rent, such as when checks are dishonored, the LESSOR at his/her option may terminate this contract and eject the LESSEE. The LESSOR has the right to padlock the premises when the LESSEE is in default of payment for two (02) months and may forfeit whatever rental deposit or advances have been given by the LESSEE.

6. LESSOR'S RIGHT OF ENTRY:

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Pakistan Sports Board
Islamabad

The LESSOR or his/her authorized agents shall, after giving due notice to the LESSEE, have the right to enter the premises in the presence of the LESSEE or his/her representatives at any reasonable hour to examine the same or make repairs therein or for the operation and maintenance, or for any other lawful purposes which he/she may deem necessary.

7. OTHER TERMS AND CONDITIONS

- i) The structure of the multi-purpose sports & recreation facility will be preferably established based on fabricated, and permanent construction shall be allowed subject to prior approval of the LESSOR.
- ii) The LESSEE shall at its own expense, should manage the finance for any fees, expenses and costs relative to the building, maintenance and removal of said structure including the payment for utilities (water & electricity) consumed by the multi-purpose sports & recreation facility during the entire duration of this agreement.
- iii) The LESSOR shall not be responsible for providing security to the multi-purpose sports & recreation facility and reinforcements. It shall not likewise be responsible losses due to theft or to damage caused by fortuitous events.
- iv) The LESSEE undertakes to maintain the leased premises in a clean and sanitary manner throughout the duration of the lease and shall not keep, store or put hazardous materials in the leased premises which may cause danger to life or limb.
- v) Should the LESSEE install civil structure, lights, lightning structure or electrical connection for the multi-purpose sports & recreation facility, the same shall be considered as part of the multi-purpose sports & recreation facility and the LESSOR may not require additional remuneration for the same. The LESSEE shall likewise have the option to alter the height or the structure to accommodate additional lights or strengthen the Structure. However, all the utility charges shall be paid by the LESSEE.
- vi) The LESSOR warrants that it has legal and beneficial authority to enter into this agreement and to comply with terms thereof in accordance with the law.
- vii) This contract shall be binding upon the assigns and successors in interest of the LESSOR and the LESSEE.
- viii) The LESSOR shall allow the LESSEE to install a meter / meter of electricity / gas etc for the LESSEE's use but the meter / meters should be in the name of PSB. PSB will provide NOCs, all the other financial costs will be the responsibility of Lessee.
- ix) During the term of herein contract, LESSEE shall comply with, and shall be exclusively accountable for, any and all laws, ordinances, regulations and orders of government agencies/authorities with respect to the use and occupation of the Leased Premises. Any violation of these laws, ordinances, regulations and orders shall be the sole responsibility of the LESSEE.


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- x) The LESSEE agrees to return and surrender the Leased Premises to the LESSOR at the expiration of the term of this lease with all permanent improvements and facilities in good condition, subject to normal wear and tear, and in compliance with the Transfer of Assets Upon Expiration clause. If the Leased Premises is not surrendered at the expiration of the term of this lease as provided, which delay however shall not be later than one (1) month after the expiration of the term or the date of termination.

8. TRANSFER OF ASSETS UPON EXPIRATION

- i) Upon the expiration or earlier termination of this Agreement, the LESSEE shall transfer, assign, and deliver to the LESSOR all rights, title, and interest in and to all permanent structures, improvements, installations, and facilities constructed on the leased premises under this Agreement, free and clear of all encumbrances.
- ii) The LESSEE agrees to hand over the facilities in good operating condition, subject to normal wear and tear, and in compliance with applicable safety, environmental, and maintenance standards as agreed herein.
- iii) The parties shall jointly conduct a detailed handover inspection at least ninety (90) days prior to the expiration date to identify any deficiencies or maintenance obligations.
- iv) The LESSEE shall be responsible for performing, at its own cost, all repairs or remedial work identified in such inspection to ensure that the facilities meet the agreed handover standards.
- v) Failure to comply with these obligations shall entitle the LESSOR to claim against the LESSEE's security deposit or seek other legal remedies as provided in this Agreement.

9. SUBLEASE:

The LESSEE shall not directly and indirectly sublet, sublease, or allow or permit any person, firm or corporation to occupy in whole or in part the leased premises. Neither shall the LESSEE assign nor transfer his/her rights under this agreement to a third party or parties without the approval written consent of the LESSOR.

10. EXPIRATION OF LEASE:

At the expiration of this LEASE or cancellation thereof, as herein provided, the LESSEE will promptly deliver to the LESSOR the leased premises with all the corresponding keys and in good and tenantable condition as the same it is now, except for ordinary wear and tear, with all the permanent improvements and facilities, movable furniture, articles and effects of any kind. Non-compliance with terms of this contract by the LESSEE will give the LESSOR the right, at latter's option, to refuse to accept the delivery of the premises and compel the LESSEE to pay rent there from at the same rate plus twenty-five percent (25% thereof as penalty until the LESSEE shall have complied with the terms hereof. The same penalty shall be imposed in case the LESSEE fails to leave/vacate the premises after expiration of this Contract of Lease or termination for any reason whatsoever.

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Director (E&C)
Pakistan Sports Board
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11. FORECE MAJEURE:

If whole or any part of the leased premises shall be destroyed or damaged by fire, flood, lightning, typhoon, earthquake, storm, riot or any other unforeseen disabling cause or acts of God, as to render the leased premises during the term substantially unfit for use and occupation of the LESSEE, then, this lease contract may be terminated without compensation by the LESSOR or by the LESSEE by notice in writing to the other.

12. JUDICIAL PROCEEDINGS

Disputes shall first be referred to the Grievance Redress Committee (GRC) for resolution. If unresolved within 30 days, they shall be finally settled by arbitration in accordance with Pakistan's Arbitration Act. The Rent Controller Karachi shall have jurisdiction solely over tenancy eviction proceedings.

Should it become necessary for either party to resort to judicial proceedings in order to enforce any of his rights hereunder, the party at fault shall pay the other reasonable compensation for attorney's fees in addition to expenses of litigation and costs of petition.

This agreement shall be valid and binding between the parties and successors-in-interest.

IN WITNESS WHEREOF, the parties have hereunto set their hands this -
of _____, 2026 in Karachi / Islamabad, Pakistan.

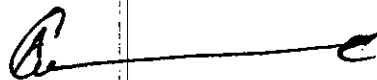
LESSOR: _____

LESSEE: _____

WITNESSES

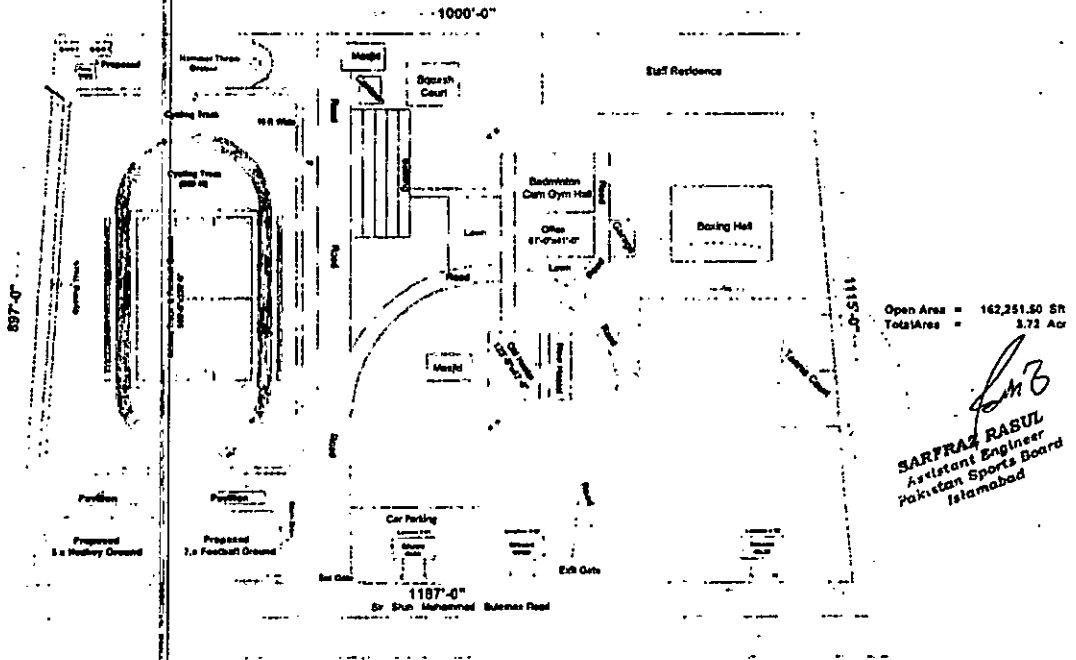
1. _____

2. _____



ANTASHAM AHMAD
Director (E&C)
Pakistan Sports Board
Islamabad

Location Plan Of Coaching Centre Karachi



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Dir. E&C
Pakistan Sports Board
Islamabad

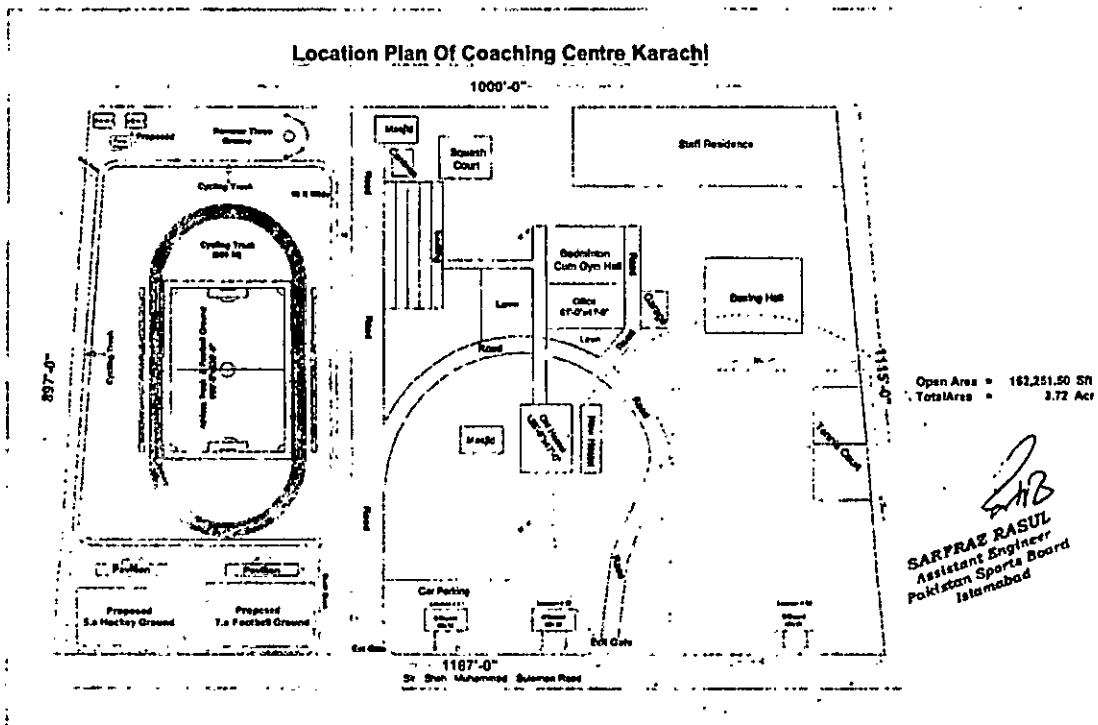
Open Area = 162,251.50 Sq Ft
Total Area = 3.72 Acre

SARFRAZ RASUL
SARFRAZ RASUL
Assistant Engineer
Pakistan Sports Board
Islamabad

A.

AHTASHAM AHMAD
Director (E&C)
Pakistan Sports Board
Islamabad

Location Plan Of Coaching Centre Karachi



AHTASHAM AHMAD
 Director (ERC)
 Pakistan Sports Board
 Islamabad

AHTASHAM AHMAD
 Director (E&C)
 Pakistan Sports Board
 Islamabad