ELIGIBILITY CRITERIA

Leasing of Pakistan Railways Land for establishment of Commercial Plaza at various sites D11454

Directorate of Property & Land, Pakistan Railways (Pakistan Railways) , Pak. Railways, HQs Office Empress Road, Lahore City, Lahore (District), Lahore Division (Division), Punjab (Province).

Bidder's Type

Individual / Individual Consultant	Sole Proprietorship
Partnership Firm	Company (Private Limited)

Required Registration

NADRA CITIZENSHIP (CNIC/NICOP) FBR (NTN) SECP PEC

Eligibility Criteria	Document
The Bidder Must Be A Commercial Property Developers, Real Estate Companies/Developers, Construction Companies JVs/Firms, Consultant/Architect Firm. Individual Also Having Letter Of Understanding And Authorization Issued By Commercial Development Company, Real Estate Developers Or Construction Company JVs/Firms, Consultant/ Architect Firm. The Authorizing Firms Must Have Registered With PEC Or SECP, Having Valid NTN And Active Tax Payer List	✓
The Firms / Bidders Should Have Valid NTN And ATL, Will Ensure Submission Of Affidavit Of Non-Black Listing And No Litigation.	✓
The Firms/bidders Must Submit An Integrity Pact On Legal Stamp Paper As Per Prescribed Format.	✓
The Bidder Or Firm Authorizing The Bidder Must Have Minimum Seven (07) Years Of National / International Experience In Construction/Designing Of Buildings (Commercial, Residential And Govt. Buildings), OR Development Of Societies, Commercial & Residential Schemes.	✓
The Firm/ Authorized Bidder Must Submit Original Bid Security In The Form Of CDR/Pay Order In Favour Of FA & CAO/ Pakistan Railway In The Office Of DG/P&L, PR, HQrs Office Lahore Before Deadline For Submission Of Bid. Otherwise The Bidder Will Be Disqualified. The Bids Will Be Uploaded On EPADS. However, The Firm/bidder Can Be Obtained Detailed TORs And Draft Agreements From	✓

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The Relevant Experience Of Work/projects In Hand Will Be Substantiated From Acceptance Letters, Work Awards And Agreements (Copies Of Which Must Be Attached By The Bidder/firm).	✓
The Relevant Experience Of Work/projects Completed Will Be Substantiated From Work Awards And Subsequent Completion Certificates (Copies Of Which Must Be Attached By The Bidder/firm).	✓
The Net Worth And Turnover Will Be Based On Average Of Last 3 Years. The Audited Report Of Last Three Years Should Be Attached By The Bidders/firms .	✓
The Reserve Price Has Been Calculated By Adding One Time Fixed Premium And Annual Rentals. The Highest Bid Offered Above The Reserve Price Will Be Accepted. However, Financial Bids Of The Technically Qualified Bidders Will Be Opened On EPADS.	✓
The Fixed Premium Will Be Deducted From The Offered Bid Of The Successful Bidder And Remaining Amount Will Be Considered As Annual Rentals. The Premium Will Be Paid One Time And Annual Rentals Will Be Increased @ 8% Compound Per Annum. The Successful Bidder Will Have To Pay Fixed Premium, One Year Advance Rent And Six Months Annual Rent As Security Money Within Thirty Days From The Date Of Issuance Of Letter Of Intent (LOI).	✓
The Property Shall Be Used For The Purpose Of Establishing Commercial Plaza/market, IT Park, Hospital/Health Care Unit, Showrooms, Food, Retail Outlets And Mix Commercial Use Except Residential Etc. The Lease Period Shall Be 21 Years (Extendable For 21 Years). The Bid Validity Shall Be 180 Days From The Date Of Submission Of Bid.	✓
The Bidder Will Be Responsible For Obtaining NOCs From All Concerned Departments Regarding Establishment Of Commercial Plazas And Will Pay All Govt. Taxes/fee As Applicable.	✓

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EVALUATION CRITERIA

Leasing of Pakistan Railways Land for establishment of Commercial Plaza at various sites D11454

Directorate of Property & Land, Pakistan Railways (Pakistan Railways) , Pak. Railways, HQs Office Empress Road, Lahore City, Lahore (District), Lahore Division (Division), Punjab (Province).

Technical Marks		100
Passing Marks		65
	Qualitative	Marks
Bidder Profile (Having Existence As A Registered Legal Entity Since: Less Than 7 Years 0 More Than 7 Years Upto 10 Years 7 More Than 10 Years Upto 15 Years 8 More Than 15 Years 10	—	10
Relevant Experience (Projects In Hand In Last 10 Years) Having Minimum Worth Of Rs.50 Million Or More For Construction Of Buildings Or Other Construction Works (Commercial, Residential & Govt. Building),development Of Societies, Other Construction More Than 6 Projects 20 More Than 4 Projects Upto 6 Projects 17 More Than 2 Projects Upto 4 Projects 15 1 To 2 Projects 12 Less Than 1 Project 0	—	20
Relevant Experience (Projects Completed In Last 10 Years) Having Minimum Worth Of Rs.50 Million Or More For Construction Of Buildings Or Other Construction Works (Commercial, Residential & Govt. Building),development Of Societies, Other Construction More Than 6 Projects 20 More Than 4 Projects Upto 6 Projects 17 More Than 2 Projects Upto 4 Projects 15 1 To 2 Projects 12 Less Than 1 Project 0	—	20
Financial Credibility (Net Worth) Less Than Rs.50 Million 0 More Than Rs.50 Million Upto Rs.100 Million 15 More Than Rs.100 Million Upto Rs.175 Million 20 More Than Rs.175 Million Upto Rs.250 Million 25 More Than Rs.250 Million 30	—	30
Financial Credibility (Turn Over) Less Than Rs.25 Million 0 More Than Rs.25 Million Upto Rs.50 Million 12	—	20

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Directorate of Property & Land, Pakistan Railways (Pakistan Railways) , Pak. Railways, HQs Office Empress Road, Lahore City, Lahore (District), Lahore Division (Division), Punjab (Province).

Technical Marks			100
Passing Marks			65
		Qualitative	Marks
Bidder Profile (Having Existence As A Registered Legal Entity Since: Less Than 7 Years More Than 7 Years Upto 10 Years More Than 10 Years Upto 15 Years More Than 15 Years	0 7 8 10	—	10
Relevant Experience (Projects In Hand In Last 10 Years) Having Minimum Worth Of Rs.50 Million Or More For Construction Of Buildings Or Other Construction Works (Commercial, Residential & Govt. Building),development Of Societies, Other Construction More Than 6 Projects More Than 4 Projects Upto 6 Projects More Than 2 Projects Upto 4 Projects 1 To 2 Projects Less Than 1 Project	20 17 15 12 0	—	20
Relevant Experience (Projects Completed In Last 10 Years) Having Minimum Worth Of Rs.50 Million Or More For Construction Of Buildings Or Other Construction Works (Commercial, Residential & Govt. Building),development Of Societies, Other Construction More Than 6 Projects More Than 4 Projects Upto 6 Projects More Than 2 Projects Upto 4 Projects 1 To 2 Projects Less Than 1 Project	20 17 15 12 0	—	20
Financial Credibility (Net Worth) Less Than Rs.50 Million More Than Rs.50 Million Upto Rs.100 Million More Than Rs.100 Million Upto Rs.175 Million More Than Rs.175 Million Upto Rs.250 Million More Than Rs.250 Million	0 15 20 25 30	—	30
Financial Credibility (Turn Over) Less Than Rs.25 Million More Than Rs.25 Million Upto Rs.50 Million More Than Rs.50 Million Upto Rs.100 Million More Than Rs.100 Million Upto Rs.150 Million More Than Rs.150 Million	0 12 15 17 20	—	20

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

THE EXPRESS TRIBUNE

DIRECTORATE OF PROPERTY& LAND
PAKISTAN RAILWAYS HEADQUARTERS OFFICE LAHORE

INVITATIONTO E-BIDS THROUGH E-PADS V 2.0 FOR DISPOSAL OF PUBLIC ASSETS

OF PUBLIC RELATIONS
Fax: 042-99201632 RAD: 2867|2884|2348

Dated: 12 NOV 2026

Director Public Relations

Directorate of Property & Land, Pakistan Railways, Headquarter Office, Lahore invites electronic bids of single stage two envelop for establishment of commercial plaza at various sites from Commercial Property Developers, Real Estate Companies/Developers, Construction Companies JVs/Firms, Consultant/Architect Firm. Individual also having Letter of Understanding and Authorization issued by Commercial Development Company, Real Estate Developers or Construction Company JVs/Firms, Consultant/ Architect Firm can undertake the project on the following terms & conditions:

Purpose	Commercial Plaza/market, IT Park, Hospital/Health Care Unit, Showrooms, Food and retail outlets etc.
Period of lease	21 years (extendable for further 21 years)
Annual increase in rent	@ 5% compound
Mobilization period	02 years from the date of possession
Pre-Bid Meeting	16.11.2026 at 11:30 Hours at PR, HQ Office, Lahore
Submission of Bids	Through EPADS v 2.0 on or before 30.11.2026 at 14:00 Hours
Date of Technical Bids Opening on EPADS	On 30.11.2026 at 14:30 Hours at PR, HQ Office, Lahore

Detail of sites is as under:- (Rs. in million)

Bid Reference No.	Location	Area (Sft) Tentative	Bid Security (Rs. in million)	Fixed benchmark for Premium (One Time Non-refundable) (Rs. in million)	Benchmark for Annual Rent (Rs. in million)
Peshawar Division					
PSC-1	Attock City Station (Plot-F)	28195	6	72	5.2
PSC-2	Risalpur Station Yard	22500	3	28.5	3.5
PSC-3	Peshawar city Station Yard (plot-A)	18931	3	36	2.5
PSC-4	Peshawar city Station Yard (plot-B)	18931	3	36	2.5
PSC-5	Peshawar city Station Yard (plot-C)	15673	3	30	2.2
PSC-6	Islamia College Peshawar	4200	0.7	6.5	0.7
PSC-7	Akora/Jalbak Station Yard	30000	1.5	17	1
PSC-8	Charsadda	25000	3	30	1.5
PSC-9	Mardan (Shop B/1)	1168	0.4	3.3	1
PSC-10	Mardan (Shop B/2)	2226	0.8	6.2	2
PSC-11	Mardan (Shop B/3)	1095	0.4	3.1	1
PSC-12	Mardan (Shop B/4)	3321	1	9.3	2.5
PSC-13	Mardan (Shop C/1)	2263	0.8	6.3	2
PSC-14	Mardan (Shop C/2)	2165	0.7	6.1	1.7
PSC-15	Mardan (Shop C/3)	1113	0.4	3.1	1
PSC-16	Mardan (Shop C/4)	2250	0.8	6.3	2
PSC-17	Mardan (Shop D/1)	1131	0.4	3.2	1
PSC-18	Mardan (Shop D/2)	1095	0.4	3.1	1
PSC-19	Mardan (Shop D/3)	3303	1	9.3	2.5
PSC-20	Mardan (Shop D/4)	1095	0.4	3.1	1
PSC-21	Mardan (Shop D/5)	1149	0.4	3.2	1
Rawalpindi Division					
RWP-1	Near Bakery Chowk Rawalpindi	27000	9	100	10
RWP-2	Sargodha Station Yard (Plot-A)	22622	8	100	6
RWP-3	Sargodha Station Yard (Plot-B)	19512	7	86	5.1
RWP-4	Sargodha Station Yard (Plot-C)	19500	7	86	5.1
Lahore Division					
LHR-1	Faisalabad Tariqabad Road (Plot-B)	10125	4	40	4
LHR-2	Faisalabad Tariqabad Road (Plot-C)	24840	9	100	10
LHR-3	Faisalabad Rajbah Road (Plot-B/1)	32760	7	82	6.5
LHR-4	Gujranwala (Plot-B)	85995	17	200	10
LHR-5	Gujranwala (Plot-D)	86999	17	200	10
LHR-6	Raiwind Station yard	19200	3	30	3
LHR-7	Brandth Road Lahore	4650	3	30	3
LHR-8	Sialkot Station Yard	68514	21	250	12
Sukkur Division					
SUK-1	ZahirPir (Plot-A)	18700	0.6	6.6	0.4
SUK-2	ZahirPir (Plot-B)	68170	2	24	1.2
SUK-3	ZahirPir (Plot-C)	25000	0.9	8.8	0.5
SUK-4	ZahirPir (Plot-D)	67150	2	24	1.2
SUK-5	ZahirPir (Plot-E)	17000	0.6	6	0.3
SUK-6	ZahirPir (Plot-F)	87920	3	31	1.5
SUK-7	ZahirPir (Plot-G)	17500	0.6	6.2	0.3
SUK-8	BTM Chowk Khanpur	22500	1.5	16	1

- *All other necessary details are available on E-PADS v2.0, Pakistan Railways website www.pakrail.gov.pk, and PPRA website www.ppra.gov.pk.*
- *E-bidding documents as per Disposal of Public Assets Regulation-2024, containing detailed terms and conditions, specifications and requirements etc, are available for the registered bidders on EPADS v2.0 at https://vendors.epads.gov.pk/, and may be searched by using Disposal Activity ID No.D11454.*
- *Manual bids shall not be accepted. Electronic bids must be submitted through EPADS v2.0 on or before* **Monday, November 30, 2026 at 14:00 hours** *and will be opened on line on the same day at* **Monday, November 30, 2026 at 14:30 hours**. *The participated bidders shall be automatically notified by EPADS v2.0 regarding the preliminary results of E-Disposal proceedings, after which final results will be notified in due course as per bidding documents.*
- The bidder/firm must submit original bid security in the form of Pay Order/CDR in favour of FA&CAO/PR, Pakistan Railways Lahore in the office of DG/P&L, Pakistan Railways, HQ Office, Lahore before deadline for submission of bid. Otherwise the bidder/firm will be disqualified.
- *Railway defaulters are not eligible to participate in bidding process, in case of bid received from defaulter through e-pad, same shall not be entertained.*
- *Note: Notification of the Grievance Redressal Committee (GRC) constituted in terms of Regulation No.26 is provided on EPADS v2.0 at https://vendors.epads.gov.pk/ and on Procuring Agency's website (www.pakrail.gov.pk.)*

For further queries/information, please contact on the number mentioned below.

PID(L) 1194/2026

DIRECTOR GENERAL PROPERTY & LAND
PAKISTAN RAILWAYS HEADQUARTERS OFFICE,
mpress Road, Lahore, Phone No (042-99201769, 042-99201802)

DIRECTORATE OF PROPERTY& LAND
PAKISTAN RAILWAYS HEADQUARTERS OFFICE LAHORE

INVITATIONTO E-BIDS THROUGH E-PADS V 2.0 FOR DISPOSAL OF PUBLIC ASSETS

روزنامہ نوائے وقت

OF PUBLIC RELATIONS
0 Fax: 042-99201632 RAD: 2867|2884|2348

Dated: 12 NOV 2026

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Purpose	Commercial Plaza/market, IT Park, Hospital/Health Care Unit, Showrooms, Food and retail outlets etc.
Period of lease	21 years (extendable for further 21 years)
Annual increase in rent	@ 5% compound
Mobilization period	02 years from the date of possession
Pre-Bid Meeting	18.11.2026 at 11:30 Hours at PR, HQ Office, Lahore
Submission of Bids	Through EPADS v 2.0 on or before 30.11.2026 at 14:00 Hours
Date of Technical Bids Opening on EPADS	On 30.11.2026 at 14:30 Hours at PR, HQ Office, Lahore

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SUK-8	BTM Chowk Khanpur	22500	1.5	16	1

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