



GOVERNMENT OF PAKISTAN
MINISTRY OF HOUSING & WORKS
ESTATE OFFICE MANAGEMENT
REGIONAL DIRECTORATE, KARACHI
BLOCK NO. 5-B, PAKISTAN SECRETARIAT, SADDAR, KARACHI

INVITATION TO e-BIDS THROUGH EPADS v2.0

LEASING OF JAHANGIR ROAD (WEST) OPEN PLOT

NEAR ENQUIRY OFFICE, ESTATE OFFICE, JAHANGIR ROAD, KARACHI



1,000
SQ. YARDS
(APPROX.)



Rs. 300,000/-
RESERVED MONTHLY
RENT
(Rs. 3.6 Million / Annum)



Rs. 72,000/-
BID SECURITY
(2% of annual reserve rent)



10%
ANNUAL
ESCALATION
(over preceding year's rent)



20
YEARS
LEASE PERIOD

Estate Office Management, Ministry of Housing & Works, Government of Pakistan invites electronic bids through EPADS v2.0 from eligible Pakistani individuals, firms, companies, AOPs, consortiums and other legally registered entities for leasing of the Government open plot at Jahangir Road (West), Karachi, for a lawful commercial/business activity, on "as is where is" basis, in accordance with the Disposal of Public Assets Regulations-2024.

PROPERTY AT A GLANCE

Location	Jahangir Road (West), near Enquiry Office, Estate Office, Karachi
Property Type	Government open plot (commercial)
Land Area	Approx. 1,000 Sq. Yards
Proposed Lease	20 years, extendable subject to satisfactory performance and Government approval
Reserve Rent	Rs. 300,000/- per month (Rs. 3.6 Million / Annum)
Annual Escalation	10% per annum (over preceding year's rent)

PROCUREMENT & EVALUATION DETAILS

Procedure	Single Stage – Two Envelope
Submission	EPADS v2.0 – ONLINE ONLY
Technical Weightage	80%
Financial Weightage	20%
Minimum Technical Score	35 / 50
Bid Security (2%)	Rs. 72,000/-
Bid Validity	180 days
Regulatory Framework	Disposal of Public Assets Regulations-2024
EPADS Activity ID No.	D11175

EVALUATION CRITERIA

PROCEDURE	TECHNICAL	FINANCIAL	QUALIFYING SCORE
Single Stage – Two Envelope	80%	20%	Minimum 35 / 50

Only bidders meeting all mandatory eligibility requirements and securing at least 35/50 technical marks will proceed to Financial Evaluation.

IMPORTANT DATES

BID SUBMISSION DEADLINE	BID OPENING (TECHNICAL)	SUBMISSION MODE
10 NOVEMBER 2026 11:00 A.M.	10 NOVEMBER 2026 11:30 A.M.	EPADS v2.0 Electronic Only (Manual/physical submission shall not be accepted)

PERMITTED COMMERCIAL USE

Showroom / Retail, Warehouse / Storage, Logistics / Distribution, Automobile Workshop / Service Centre, Office / Commercial Establishment, Grocery / Departmental Store, Restaurant / Food Outlet and other lawful commercial activity subject to approval and applicable laws.

KEY ELIGIBILITY REQUIREMENTS

- Valid CNIC / legal registration and authority to contract, where applicable.
- Valid NTN and ATL status with FBR.
- For individual bidders: Pakistani citizen and minimum 21 years of age.
- Adequate financial capability (immovable property worth at least Rs. 30 million and/or other acceptable financial evidence).
- Relevant commercial/industrial/warehouse/logistics/retail experience.
- Required licences, NOCs and statutory approvals, or undertaking to obtain them before operation.
- Not blacklisted, suspended or debarred by any Government department, organization, regulatory authority or competent body.
- Compliance with all applicable laws including environmental, fire-safety, municipal, planning, traffic and utility regulations.

IMPORTANT INSTRUCTIONS

- Technical and Financial Proposals shall be submitted separately through EPADS v2.0 under the Single Stage – Two Envelope procedure. Financial information must not appear in the Technical Proposal.
- The complete Bidding Document/RFP containing detailed eligibility requirements, evaluation criteria, financial requirements, lease conditions, rent escalation, forms and other terms & conditions shall be available through EPADS v2.0 (<https://vendors.epads.gov.pk/>) and may be searched by using Disposal Activity ID No. D11175.
- The Bidding Documents can also be downloaded from www.estate-office.gov.pk.
- Bidders are strongly advised to inspect the site before submission and satisfy themselves regarding condition, access, utilities and suitability.
- No construction/development or commercial operation shall commence before execution of the Lease Agreement and obtaining required approvals.
- The Government reserves the right to accept or reject any or all bids, cancel/annul the procurement process or take any action permissible under applicable rules.
- Notification of the Grievance Redressal Committee (GRC) in terms of Regulation No. 26 is available on EPADS v2.0 and on the Procuring Agency's website (if available).



COMPLETE RFP / BIDDING DOCUMENTS

Available through EPADS v2.0 (<https://vendors.epads.gov.pk/>)
The Bidding Documents can also be downloaded from
www.estate-office.gov.pk
Disposal Activity ID No. D11175

PID(K)1233/26

DEPUTY DIRECTOR,
Estate Office Management
Regional Directorate, Karachi
Block No. 5-B, Pakistan Secretariat, Saddar, Karachi
Tel: 021-99206242 | 021-99204975
Email: niazlakh0111@gmail.com

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