



INVITATION OF SEALED BIDS

Pakistan Railways, Headquarter office, Lahore intends to invite sealed bids on single stage two envelopes, based on two variables i.e. offered bid against benchmark on annual rent and one time (non-refundable) premium/commitment fee to be quoted by the bidder for leasing of Seventeen (17) PR sites as detailed below 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, mix use commercial, 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	@8% compound
Mobilization period	02 years from the date of possession
Date of Bid opening	22.09.2026
Submission of Bids on or before 14:00 Hours and Bid opening at 14:30 Hours on 22.09.2026	
The Commitment Fee (One-time, Non-refundable) and advance first year annual rent by successful bidder will be payable within Thirty (30) days of issuance of Letter of Intent (LOI).	

Detail of sites is as under:

Detail of sites is as under:

Bid Reference No.	Location	Area (sft) Tentative	Bid Security (Rs. In million)	Benchmark for Bidding	
				One Time Non-refundable Commitment Fee (Rs. In million)	Annual Rent (Rs. In million)
Peshawar Division					
PSC-1	Kabul River Seen/Nowshera (Plot-A)	3600	3	16	2
PSC-2	Kabul River Seen/Nowshera (Plot-B)	9000	3	38	4
PSC-3	Kabul River Station Yard (Plot-A)	4000	2	6	2
PSC-4	Kabul River Station Yard (Plot-B)	4000	2	6	2
PSC-5	Kabul River Station Yard (Plot-C)	4000	2	6	2
PSC-6	Kabul River Station Yard (Plot-D)	4000	2	6	2
PSC-7	Kabul River Station Yard (Plot-E)	4000	2	6	2
PSC-8	Attock City Station (Plot-F)	28195	4	72	5.2
PSC-9	Risalpur Station Yard	22500	2	28.5	3.5
PSC-10	Mardan Station Yard (Zaman Sons Plaza)	27456	5	61.5	20.5
PSC-11	Mardan Plot-C	1054	2	12.5	2.5
PSC-12	Mardan Plot-D	1440	2	16.5	3
Rawalpindi Division					
RWP-1	Near Bakery Chowk Rawalpindi	27000	10	160	15
Lahore Division					
LHR-1	Faisalabad Tariqabad Road (Plot-C)	24840	5	70	8
LHR-2	Sambrial	1750	1	8	1
Sukkur Division					
SUK-1	Near L-xing No.67 DN side, Sadiqabad	119540	4	53	13.5
SUK-2	In front of micro tower, Sadiqabad (Plot A & B)	3704	1	3.5	1.5

- The list of sites, Google Image of location and bidding documents are available on www.pakrail.gov.pk and www.ppra.gov.pk for information purpose only.
- However, for submission of bids, the bidding documents can be obtained from Directorate of Property & Land, Pakistan Railway Hqrs: office, Lahore by depositing Rs.10,000/- (non-refundable) for each site. The original bidding documents (duly signed by representative of Pakistan Railways and bidder) must be attached with bid.
- The Bidders are required to offer their Bids on the basis of Annual rent and non – refundable commitment fee both to be quoted against each site separately.
- Duly filled sealed Bid Forms (site name marked on top right corner of the sealed envelope) along with prescribed documents and Bid Security in the shape of Pay Order/CDR/Bank Draft/Demand Draft in the name of FA&CAO/PR for each site, must be submitted at the address given below up to 14:00 Hours on 22.09.2026 and shall be opened on the same date at 14:30 hours in the presence of bidders or their authorized representatives.
- Pakistan Railway reserves the right to reject any or all Bids and can annul the bidding process at any time prior to the award of contract, without thereby incurring any liability to the affected bidder(s) or any obligations.
- For further queries/information, please contact at following Number / Address.

**DIRECTOR GENERAL
DIRECTORATE OF PROPERTY & LAND
PAKISTAN RAILWAYS HEADQUARTERS OFFICE
Empress Road Lahore Phone No (042-99201769-99201802-99200416)**

Kabul River Seen/
Nowshera Plot A and B

Lat: 34° 0'19.97"N
Lon: 71° 59'29.98"E

Near Kabul
River

Max Mart

By Pass

B A

By Pass

Lat: 34° 0'18.94"N
Lon: 71° 59'30.15"E

Nowshera Combined Military Hospital

Image © 2026 Airbus

119 m

Service Rd

Peshawar Rd

Google Earth

Imagery Date: 3/11/2025 34°00'15.68" N 71°59'30.46" E elev: 291 m alt: 812 m

1985

Kabul River
Stationyard Plot
A,B,C,D and E

Lat: $34^{\circ} 1'2.54''\text{N}$
Lon: $71^{\circ} 59'30.24''$

Chughtai Lab, KPK, Nowshera

RAILWAY LINE

Shery Milk Shop And Easy L

Nowshera Hardware and paint sanitary Store

Image © 2026 Airbus
PESCO Regional Store, Nowshera

Google Earth

Imagery Date: 3/11/2025 $34^{\circ}01'02.03''\text{N}$ $71^{\circ}59'32.02''\text{E}$ elev 289 m eye alt 1.06 km

1985



Attock City Junction

33°46'40.72"N, 72°21'26.51"E

121'
133'

Attock Railway Station
Attock City Jn.

MOHALA MEHMOOD ABAD ATTOCK CITY

ST MEHR PURA SHARQI

MEHR PURA WEST MEHR PURA GHARBI

Khalid Saeed Medical Center

Asfandiyar Bukhari Civil Hospital DHQ Attock

Image © 2026 Airbus

MF Beauty Parlour

Baitul Mukaram Mosque

AL HABIB MASJID

Google Earth

Imagery Date: 10/14/2025 33°46'18.48" N 72°22'01.66" E elev 353 m eye alt 2.93 km

1985



Risalpur Railway
Station

Lat: 34° 3' 30.31"N
Lon: 72° 0' 9.50"E

Risalpur Bus Stop

Risalpur Bazar

Image © 2026 Airbus

Risalpur Old Bazar

The Educators Risalpur

Google Earth

Imagery Date: 3/11/2025 34°03'22.93"N 71°59'57.63"E elev 309 m eye alt 1.29 km

**Mardan Zaman
Sons Plaza**

**Lat: 34° 11' 12.04"N
Lon: 72° 2' 2.54"E**

Mardan Railway Station

Nowshera Rd

Suzuki Mardan Motors

Shelton Restaurant

Chase up

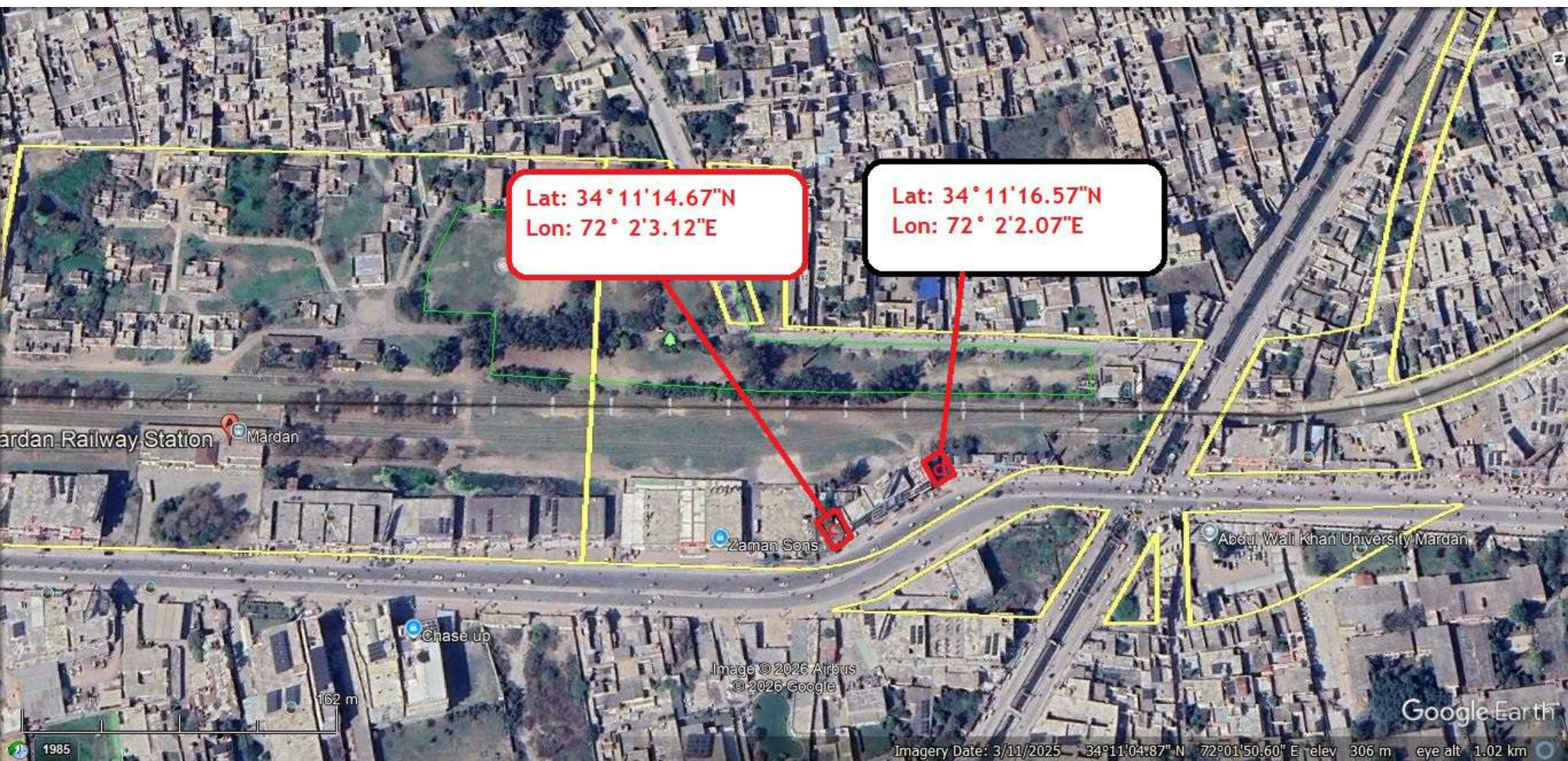
Zaman Sons

Abdul Wali Kha

Image © 2026 Airbus
© 2026 Google

Google Earth

Imagery Date: 3/11/2025 34°10'48.45" N 72°01'45.79" E elev 303 m eye alt 1.30 km



Lat: 34° 11' 14.67" N
Lon: 72° 2' 3.12" E

Lat: 34° 11' 16.57" N
Lon: 72° 2' 2.07" E

Mardan Railway Station

Mardan

Zaman Sona

Chase up

Abdul Wali Khan University Mardan

Image © 2026 Airbus
© 2026 Google

Google Earth

Imagery Date: 3/11/2025 34°11'04.87" N 72°01'50.60" E elev 306 m eye alt 1.02 km



**Proposed Site Bakery
Chowk Rawalpindi**

**Latitude: 33°36'59.18"N
Longitude: 73° 1'46.10"E**

Bakery Chowk, Rawalpindi

Bakery Chowk, Rawalpindi

Image © 2026 Airbus

Google Earth

Imagery Date: 5/22/2026 33°37'00.94" N 73°01'47.08" E elev 522 m eye alt 919 m

1985

Faisalabad Railway
Station

Plot-C

Lat: 31°25'16.20"N
Lon: 73° 5'59.01"E

Google Earth

Imagery Date: 4/1/2025 31°25'05.74" N 73°06'03.15" E elev 186 m eye alt 31.27 km



Lat: 32°28'41.21"N
Lon: 74°21'29.05"E

Sambrial Railway
Station

Sambrial
Sambrial Railway Station

Google Earth



Sadiqabad Railway
Station

Railway Pass

Paradise BBQ & Restaurant

28°17'59.86"N, 70° 7'36.75"E

780

143

Sadiqabad Railway Station

Sadiqabad

Sadiqabad

Ameena Surgical Hospital

Challa Mandi

Image © 2026 Airbus

TECHNOLOGY ZONE

Google Earth

1985

Imagery Date: 3/4/2025 28°18'08.55" N 70°07'34.58" E elev 81 m eye alt 931 m



Sadiqabad Plot A
and B

LAT: 28° 18' 7.14" N
LON: 70° 7' 44.91" E

B
A