



**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

LEASE OF PRIME COMMERCIAL PLOT

FOR DEVELOPMENT, ESTABLISHMENT, OPERATION & MAINTENANCE OF A PETROL FILLING STATION

📍 Pakistan Quarters / Nishter Road (Garden), Karachi

Estate Office Management, Ministry of Housing & Works, Government of Pakistan, invites electronic bids through EPADS v2.0 from eligible Pakistani citizens, individuals, firms, companies, investors, developers and other legally eligible entities for lease of the Government-owned commercial plot for development, establishment, operation and maintenance of a Petrol Filling Station with permissible ancillary facilities, on "as is where is" basis, in accordance with the Disposal of Public Assets Regulations-2024.



**1,500
SQ. YARDS
(APPROX.)
(= 2.48 Kanal)**



**Rs. 300,000/-
RESERVED MONTHLY
RENT**



**20 YEARS
LEASE PERIOD
(extendable subject
to satisfactory
performance)**



**10%
ANNUAL
ESCALATION**



**Rs. 72,000/-
BID SECURITY
(2%)**

PROPERTY AT A GLANCE

- Location: Pakistan Quarters / Nishter Road (Garden), Karachi
- Government-owned commercial plot / open land
- Corner plot; frontage on Nishter Road (Garden Road)
- Approx. 1,500 Sq. Yards (2.48 Kanal)
- Proposed lease: 20 years, extendable subject to satisfactory performance and Government approval

PERMITTED USE / ANCILLARY FACILITIES



Petrol & diesel dispensing facilities, EV charging where permissible, convenience store / retail shop, QSR / café, ATM / banking kiosk, vehicle service area, tyre & lubrication services, car wash, prayer / customer waiting area, administrative office and other facilities customary to a modern fuel station, subject to law and approvals.

PROCUREMENT / EVALUATION

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.

BID SECURITY



Rs. 72,000/- in the prescribed form, subject to applicable rules and final EPADS tender data.

E-SUBMISSION



Technical and Financial Proposals shall be submitted separately through EPADS v2.0. Manual bids shall not be accepted.

KEY ELIGIBILITY REQUIREMENTS

- ✓ Valid CNIC / legal registration and authority to contract.
- ✓ For individual bidders: Pakistani citizen and minimum 21 years of age.
- ✓ Financial standing: immovable property worth at least Rs. 30 million and/or other acceptable financial evidence as prescribed.
- ✓ Demonstrated capability to finance and complete the development.
- ✓ Development Proposal, including concept, investment, funding, timeline, operations and HSE arrangements.
- ✓ Not blacklisted, suspended or debarred by any Government department.
- ✓ Undertaking to obtain all petroleum, environmental, municipal/planning, fire, safety, traffic, utility and other statutory approvals at bidder's cost.
- ✓ Compliance with FBR/NTN/ATL and sector registration requirements, where applicable.

IMPORTANT DATES



BID SUBMISSION DEADLINE
03 NOVEMBER 2026
11:00 A.M.



BID OPENING (TECHNICAL)
03 NOVEMBER 2026
11:30 A.M.



SUBMISSION MODE

EPADS v2.0
Electronic Only
(Manual/physical submission shall not be accepted)

IMPORTANT INSTRUCTIONS

1. Complete bidding documents containing detailed eligibility, scope, evaluation criteria, financial requirements, commercial/lease terms and forms shall be available through EPADS v2.0 (<https://vendors.epads.gov.pk/>) and may be searched by using Disposal Activity ID No. D11169.
2. The Bidding Documents can also be downloaded from www.estate-office.gov.pk.
3. Site inspection is strongly recommended. Bidders shall independently verify boundaries, utilities, access, traffic, drainage and development feasibility.
4. No construction/development or commercial operation shall commence before execution of the Lease Agreement and obtaining required approvals.
5. Rent shall be subject to 10% annual escalation as stated in the Bidding Documents.
6. 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 and the bidding documents. Notification of the Grievance Redressal Committee (GRC) in terms of Regulation No. 26 is available on EPADS v2.0 and on Procuring Agency's website (if available).



COMPLETE RFT / 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. D11169

DEPUTY DIRECTOR

Estate Office Management
Regional Directorate, Karachi
Block No. 5-B, Pakistan Secretariat, Saddar, Karachi
Tel: 021-99206242 | Email: niazlakho111@gmail.com

PID(K)1231/26

WEDNESDAY 14 OCTOBER 2026

روزنامہ
قائد اعظم کے فرمان پر شروع ہونے والا پہلا اردو اخبار
DAILY
NAWA-I-WAQT
KARACHI

بانی حمید نظامی مرحوم
معمار مجید نظامی مرحوم
ایڈیٹر رمیزہ مجید نظامی
کراچی

نوائے وقت

لاہور، کراچی، راولپنڈی / اسلام آباد، ملتان، کوئٹہ اور گوادریجک وقت شائع ہوتا ہے

جلد	بدھ، 2 جمادی الاول 1448ھ	14 اکتوبر 2026ء	30 اسونج 2083 ب	صفحات	رجسٹرڈ نمبری پی ایل	شمارہ
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