REDAMCO
RAILWAY ESTATE DEVELOPMENT AND MARKETING COMPANY (PVT) LIMITED

BIDDING DOCUMENTS

For

LEASING OF PAKISTAN RAILWAY LAND FOR MIX-USE COMMERCIAL PURPOSE

October, 2026

Issue No: _____REDAMCO/M-3/2026-27_____

FOREWARD

These bidding documents are issued by REDAMCO to interested bidders solely for the purpose of preparing and submitting their bids in the competitive bidding process being conducted by REDAMCO for the selection of a successful bidder to lease Pakistan Railways land for grant of Leasehold Rights for Design, Finance, Built, Operate and Transfer **(DFBOT)** of Mix-Use Commercial, Shopping Plaza/ Market, Corporate offices, IT Parks, Hotel, Hospital/Healthcare, 3-S Dealership, Retail Outlets and Food Outlets.

The project is intended to unlock commercial value from Railway Land while safeguarding land title, public interest, safety, and sustainable revenue for Pakistan Railway. The successful bidder shall be responsible for Development, Operations & Maintenance of commercial purpose at its own Risk and Cost.

1. This Bidding Document has been structured in the following manner:

a. Bidding Document Part I: Bidding Instructions

i. Invitation to Bid;
ii. Instructions to Bidders;
iii. Eligibility Criteria;
iv. Bid Evaluation Criteria;
v. Bid Forms and Schedule;

b. Bidding Document Part II: D r a f t Agreement

c. Bidding Document Part III: Financial Bid

Submission of a Bid in response to these Bidding Documents shall be deemed as full acknowledgment, understanding, and unconditional acceptance by the Bidder of all the Terms and Conditions set forth herein

Table of Contents

FOREWARD **2**

a. Bidding Document Part I: Bidding Instructions 2

b. Bidding Document Part II: D r a f t Agreement 38

c. Bidding Document Part III: Financial Bid Format 40

CONTENTS .....

PART I

SECTION-I– INVITATION TO BID 4-5

SECTION - II: INSTRUCTIONS TO BIDDERS **6-35**

SECTION - III: BID DATA SHEET **24-30**

SECTION - IV: BID FORMS & SCHEDULES **30-37**

PART- II – DRAFT AGREEMENT **33**

PART- III- FINANCIAL BID .....

PART – I

SECTION - I: LETTER OF INVITATION TO BID

To,

M/s._____

Dear Mr./Ms.

REDAMCO, a State-Owned Enterprise, invites sealed bids from interested bidders at its own OR through their authorized representative or individual **for "Leasing of Pakistan Railway Land for setting up** Mix-Use Commercial, Shopping Plaza/ Market, Corporate offices, IT Parks, Hotel, Hospital/Healthcare, 3-S Dealership, Retail Outlets and Food Outlets, under Public Procurement Rules, 2004.

1. The bidding process is open to all parties who meet the eligibility criteria as laid down in the Bidding Document.
2. Interested bidder can submit bids for one or more or all plots/Lots. However separate bid form shall have to be submitted for each of the plot along with separate bid security for each Plot/Lot.
3. Detailed Terms and Conditions are provided in the Draft Agreement.
4. Competitive bidding will be conducted using **Single Stage Two Envelope (SSTE)** procedures, in accordance with the Rule 36(b) of PPRA Rules.
5. All Bids must be prepared using the standard forms provided in the Bidding Documents. Any information that is missing or not entered in the designated sections will not be considered during the evaluation process.
6. One (1) Original Bid in the prescribed forms given in the Bidding Documents, separately sealed, signed & stamped, must be submitted on EPAD v2.O.
7. Clarification/ Observation be shared with REDAMCO office, till 2 days before Bid Opening.
8. The Technical Bid will be opened on the same day in the presence of the authorized representatives of the Bidders who may wish to attend.
9. The Financial Bid of only technically responsive Bidders will be opened at a time and date to be communicated later.
10. The REDAMCO may reject all Bids at any time prior to the acceptance of a Bids as per Rule 33 of the PPRA Rules.

YOURS SINCERELY,
MANAGER PROCUREMENT
1ST Floor, Corporate Office, Service Road South, Sector I-11/1, Islamabad
Ph# 0313-6601616

SECTION - II: INSTRUCTIONS TO BIDDERS

A: DEFINITIONS

(a) **"Agreement"** means the Agreement for "leasing of Pakistan Railway Land for setting up commercial purpose" to be executed by and between the REDAMCO and the Successful Bidder annexed as Part II of the Bidding Document.

(b) **"Bank Turnover"** means average Bank turnover of the bidder for immediately preceding 03 years, duly verified by bank statement.

(c) **"Bid(s)"** means documents required to be submitted in response to the Invitation to Bid and ITB.

(d) **"Bidding Data Sheet" or** "**BDS**", means Section III of the Bidding Documents.

(e) **"Bidder(s)"** means A uthorized dealers or individual on behalf of/ in collaboration, who meet the eligibility requirements as set out in the Bidding Document.

(f) **"Bid Prices"** means the prices included in the Schedule of Prices, as specified in Clause 17 of the ITB.

(g) **"Bid Security"** means the bid security to be given by the Bidders, as detailed in Clause 12 of the ITB.

(h) **"Bid Submission Deadline"** has the meaning given in the BDS.

(i) **"Bidding Documents"** means the documents prepared by the REDAMCO for the selection of the Bidder dated July, 2026.

(j) **"Bidder / Lessee"** means the successful Firm/Individual Person to whom the lease rights are awarded under this bidding process and who executes the lease agreement.

(k) **"Day"** means Calendar Day.

(l) **"Evaluation Committee"** means the evaluation committee set up under Sub-Clause 16.1 of the ITB in order to evaluate the technical and financial Bids of the Bidders.

(m) **"GOP"** means the Government of Pakistan, including Federal and Provincial Governments.

(n) "**Instructions to Bidders" or** "**ITB**" means the instructions to bidders provided in Section II of Part I of the Bidding Documents.

(o) **"Invitation to Bid"** means the letter included in the Section I of Part I of the bidding documents, released/published by the REDAMCO.

(p) **"Individual"** mean person who participate in bidding process.

(q) **"Letter of Intent"** means the notification of award as specified in Clause 23.4 of the ITB.

(r) **"Net Worth"** means the total net assets (Total assets minus Total liabilities) as stated in the audited financial statements of the Bidder.

(s) **"Parties"** means the REDAMCO and the Lessee or Bidder, as the case may be.

(t) **"REDAMCO**" means the Railway Estate Development and Marketing Company (Pvt) limited, wholly owned Subsidiary of Ministry of Railways.

(u) **Project**" means the development, establishment, operation, and maintenance of the leased site for commercial purpose, as specified in the bidding documents.

(v) **"Bid"** means the Technical and the Financial Bids, as specified in ITB

(w) "**Rules**" means the Public Procurement Rules, 2004, amended up to date.

(x) **"Scope of leasing(s)"** means the obligations of the lessee relating to development, establishment, operation, maintenance, statutory approvals, and mix-use commercial use of the leased site in accordance with the bidding documents and lease agreement.

B. INTRODUCTION	
1. Scope of Bid	**1.1** R E D A M C O , as defined in the BDS, invites Bids for the lots/Plots. The selection of Bidders shall be carried out in accordance with the method specified in the Bidding Documents. Each Bidder is required to quote for the complete scope of leasing; any Bid covering only a partial scope shall be deemed non-responsive and will be rejected. • Each Bidder shall prepare conceptual and detailed development plans, obtain all technical approvals and construct the project at own cost and risk. • Arrange financing and working capital for development and operations without recourse to the Procuring Agency. • Obtain all required licenses, permits, approvals and no-objection certificates from local / civic authorities, environmental bodies, power utility regulators and any other competent authority, as applicable. • Operate and maintain the project in accordance with approved plans, laws, safety standards, service standards and contractual obligations throughout the lease period. • Pay upfront Commitment fee, Annual Rent, Utility Charges, Taxes and all other dues in accordance with the Financial Bid and Lease Agreement.
2. Eligible Bidders	**2.1** Bidding is open to all bidders as defined in definitions and Bidding Data Sheet. **2.2** A bidder may not, in the sole determination of the REDAMCO, be eligible to participate in Bids for the Project while under sanction (including but not limited to blacklisting) by the GoP or provincial government. A Bid from a sanctioned firm will be rejected. **2.3** A Bidder can submit offer for more than one mix-use commercial site however; separate bid security shall be submitted with each offer.
3. Cost of Bidding	**3.1 T h e** Bidders shall bear all costs associated with the preparation and submission of their respective Bids and the REDAMCO shall in no case be liable for such costs, regardless of the conduct or outcome of the bidding process.
4.Consurium	Consortium or JV is allowed. i. The Consortium Agreement shall be submitted. i. An affidavit (Rs. 1,200/-) shall be signed and submitted with Technical Proposal

C: PREPARATION OF BIDS **4. Contents of Bid Documents**	4.1 In addition to the Invitation to Bid, the Bidding Documents are those stated below, and should be read in conjunction with any schedules or addenda issued. a. **Part I:** Instructions to Bidders & Bidding Data Sheet Schedules to Bid comprising the following: **i)** Schedule A: Specific leasing Services Data **ii)** Schedule B: Integrity Pact **iii)** Schedule C: Letter of Technical Bid **iv)** Schedule D: Form of Power of Attorney **v)** Schedule E: Checklist b. **Part II:** Draft Agreement c. **Part III:** Financial Bid Form 4.2 The Bidder is expected to examine all instructions, forms, terms, and specifications in the Bidding Documents. Failure to furnish all information or documentation required by the Bidding Documents may result in the rejection of the Bid.

5. Clarification of Bid Documents	5.1 A Prospective Bidder requiring any clarification(s) in respect of the Bidding Documents may make a request for clarification from REDAMCO in writing on the address indicated in the BDS. 5.2 REDAMCO shall only consider a request for clarification received at **least 5 (Five) days prior to the deadline for the submission of Bids**. Clarification requests received after this time shall not be entertained. 5.3 REDAMCO shall respond to any request for clarification received within the stipulated time before two (2) working days prior to the deadline for the submission of Bids. 5.4 Copies of REDAMCO's response shall be forwarded to all prospective Bidders who have received the Bidding Documents, including a description of the enquiry but without identifying its source.
6. Amendment of Bid Documents	6.1 At any time prior to the deadline for submission of Bids, the REDAMCO may, for any reason, whether at its own initiative or in response to a clarification requested by a prospective Bidder, modify the Bidding Documents by issuing an addendum. 6.2 Any addendum issued pursuant to Sub-Clause 6.1 of the ITB shall be deemed to form part of the Bidding Documents, and shall be communicated to all Bidders who have acquired the Bidding Documents within 2 (two) days of the REDAMCO's approval of the addendum. 6.3 To afford prospective Bidders reasonable time in which to take an addendum into account in preparing their Bids, the REDAMCO may, at its discretion, extend the deadline for submission of Bids.

7. Language of Bid & Notifications	7.1	The Bid prepared by the Bidder and all correspondence and documents relating to the Bid shall be written in the English language.
	7.2	The REDAMCO may issue announcements or notifications by registered mail, hand delivery against signature or electronic mail, provided that the Bidder has furnished the relevant electronic mail address in the submitted forms. Any announcement or notification sent by REDAMCO to the electronic mail address provided by the Bidder shall be deemed to have been duly received by the Bidder on the date it is transmitted by REDAMCO.
	7.3	Correspondence sent by Bidders to REDAMCO via electronic/ registered mail or hand delivery shall be deemed received on the date of delivery, provided that REDAMCO confirms receipt on the same day. If confirmation is not provided within one (1) working day, such correspondence shall be considered not received. To ensure confirmation, Bidders may use registered mail. Electronic mail notifications shall be documented to include both the date and content of the communication.
	7.4	Notifications through electronic mail shall be made by using the official electronic mail address of the REDAMCO.
8. Documents Comprising the Bid, Technical Bid, Financial Bid and Sub-Contracting	8.1	The Technical Bid to be prepared by the Bidder shall be comprised of the following documents: (a) Letter of Technical Bid (b) Specific leasing Services Data (c) Integrity Pact (d) Bid Security be furnished (e) Power of Attorney furnished in accordance with Schedule D (f) Documentary evidence furnished in accordance with Clause 11 of the ITB. The Financial Bid to be submitted by the Bidder shall comprise the following documents: (a) Letter of Financial Bid (b) Form of Financial Bid

	8.2 The Bid shall comprise two envelopes submitted in accordance with Clause 14 of the BDS, one called the Technical Bid and the other called the Financial Bid containing the respective documents listed in Clause 8.1 of the ITB, both envelopes enclosed together in a single outer envelope. 8.3 All documents listed under Sub-Clause 8.1 of the ITB shall be submitted using the relevant forms. The documents must be completed by the Bidder without any alterations to the text, and no substitutes shall be accepted. All blank spaces shall be filled in with the information requested. 8.4 The Bidder shall furnish the Technical and Financial Bid as specified in Sub-Clause 8.1 of the ITB, including all particulars as specified in the Bidding Documents, in sufficient detail to demonstrate the adequacy of the Bidder to meet the requirements thereof. No amendments to the Technical Bid or Financial Bid may be made during the period of evaluation unless permitted by the Bidding Documents.
9. Sufficiency of Bid	9.1 Each Bidder shall satisfy itself before Bidding as to the correctness and sufficiency of its Bid and of the fee entered in the financial forms. **9.2** The Bidder is advised to obtain for itself at his/her own cost and responsibility all information that may be necessary for preparing the Bid and entering into an Agreement for execution of the leasing.
10.Bidder's Eligibility and Qualification	10.1 The Bidder must possess the capability and the experience as stipulated in Bidding Data Sheet and the qualification criteria stipulated in the Bidding Documents. 10.2 Pursuant to Clause 8 and Sub-Clause 10.1 of the ITB, the Bidder shall furnish, as part of its Bid, documents establishing the Bidder's eligibility to bid and its qualifications to perform the Services and the obligations under the Agreement. 10.3 REDAMCO shall determine, the qualification of the prospective bidders through technical evaluation. Only technically qualified bidder shall be called for opening of financial Bid. 10.4 Financial Bid of technically disqualified bidders shall be returned un opened.
11. Documents Establishing Services' Conformity to Bidding Documents	11.1 The documentary evidence of the Services' conformity to the Bidding Documents may be in the form of literature, maps and data and the Bidder shall furnish documentation as set out in Bidding Data Sheet and clause 8 of ITB.

12. Bid Security	12.1 Each Bidder shall furnish, as part of its bid, a Bid Security equivalent to the amount stipulated in Bidding Data Sheet in the form of a CDR / Pay Order/ Demand Draft issued by a Bank in favor of **Railway Estate Development and Marketing Company**. The Bid Security shall be valid for 120 days. 12.2 Any Technical Bid not accompanied by a substantially compliant Bid Security shall be rejected by the REDAMCO as non-responsive. 12.3 The Bid Security of the successful Bidder will be adjusted when the successful Bidder deposits the upfront fee (nonrefundable) and bid security of unsuccessful bidder shall be returned. **12.4 The Bid Security may be forfeited under either of the following circumstances:** (a) **if a Bidder withdraws its Bid during the bid validity period (as specified in the BDS); or** (b) **in the case of a successful Bidder, if he fails to Pay the upfront payment within stipulated time**

13. Validity, Format, and Signing of Bids	13.1	Bids shall remain valid for the bid validity period stipulated in the BDS. A bid valid for a shorter period shall be rejected by the REDAMCO as non-responsive.
	13.2	In exceptional circumstances, prior to the expiration of the Bid validity period, the REDAMCO may request the Bidder to extend the period of validity of their respective Bids. The request, and responses to the request, shall be in writing. A Bidder may refuse the request and withdraw the Bid without forfeiting the Bid Security. A Bidder granting the request for extension in the Bid validity period shall not be required or permitted to modify its Bid.
	13.3	All Schedules to the Bid are to be properly filled, completed and signed.
	13.4	No alteration is allowed in the Letter of Technical Bid or Letter of Financial Bid. In case of any alteration, the Bid shall be rejected by the REDAMCO.
	13.5	Each Bidder shall prepare the original, as specified in the BDS, of the documents comprising the Bid and clearly mark them "ORIGINAL" as appropriate.
	13.6	The original Bid shall be typed or written in indelible ink and shall be signed by a person or persons duly authorized to sign. The name and position held by each person signing the authorization must be written or typed below the signatures.
	13.7	The Bid shall be delivered in person or sent by registered mail at the address as given in the BDS.

D. SUBMISSION OF BIDS THROUGH EPAD v2.O	
14. Deadline for Bids	14.1 The bid shall be submitted in a single package consisting of **two separate envelopes**, containing separately the Financial and the Technical Bids. The Technical Bid shall be placed in a sealed envelope clearly marked "TECHNICAL Bid" followed by the name of the Project. 14.2 The Sealed Bids must be received by the REDAMCO through EPAD v2.o not later than the Bid Submission Deadline. 14.3 The REDAMCO may, at its discretion, extend the Bid Submission Deadline, by amending the Bidding Documents. 14.4 Under the terms there-of, in which case all rights and obligations of the REDAMCO and Bidders previously subject to the deadline shall thereafter be subject to the deadline as extended. 14.5 The REDAMCO shall not consider any Bid that arrives after the Bid Submission Deadline. 14.6 Any Bid received by the REDAMCO after the Bid Submission Deadline shall be declared late, rejected.

E. BID OPENING AND VALUATION	
15. Bid Opening	**15.1** An Evaluation committee, as constituted by REDAMCO for the evaluation of bids, shall open the Bids in the presence of the Bidders' authorized representatives who choose to attend, at the time, date and location stipulated in the BDS. Technical Bids shall be opened first. 15.2 After evaluation of the Technical Bids, REDAMCO shall invite technically substantially responsive Bidders, eligible to attend opening of the Financial Bids. The Financial Bids shall remain unopened and shall be held in the custody of the REDAMCO until the specified time of their opening. 15.4 The REDAMCO shall prepare a record of the opening of Technical Bids that shall include, at a minimum, the name of the Bidder. 15.5 The Bidders shall be given reasonable notice of the opening of the Financial Bids. 15.6 The REDAMCO shall notify Bidders in writing who have been rejected on the grounds of their Technical Bids being substantially non-responsive to the requirements of the Bidding Documents. 15.7 A committee consisting of members nominated by the REDAMCO shall open the Financial Bids in the presence of Bidders' representatives who choose to attend, at the time, date and location specified by REDAMCO. 15.8 All envelopes containing Financial Bids shall be opened one at a time and the name of the Bidder, Only Financial Bids read out and recorded during the opening of the Financial Bids shall be considered for evaluation. 15.9 The REDAMCO shall prepare a record of the opening of Financial Bids that shall include, at a minimum, the name of the Technically Qualified Bidder. 15.10 The Bidders' representatives who are present shall be requested to sign the record. The absence of a Bidder or a representative's signature shall not invalidate the contents and effects of the record.

16. Clarification of Bids	16.1 To assist in the examination, evaluation and comparison of Bids, the REDAMCO may, at its discretion, ask the Bidder for a clarification of its Technical Bid. The request for clarification and the response shall be in writing and no change in the price or substance of the Bid shall be sought, offered or permitted. 16.2 Any clarification submitted by the Bidder that is not in response to a request of the REDAMCO shall not be considered. The request for clarification and the response shall be in writing. 16.3 A failure to provide clarification as requested by the REDAMCO may result in the rejection of the Bid.
17.Bid Price	17.1 The Bidder shall completely fill the Letter of Financial Bid and Form of Financial Bid indicating the fee for the leasing to be performed under the Agreement.
18. Detailed Evaluation of Technical and Financial Bids	18.1 Only the Technical Bids substantially responsive shall be evaluated and compared in detail by the REDAMCO as per the requirements given hereunder. 18.2 The Technical Bid submitted by the Bidder shall be examined in detail whether the bid comply with the evaluation criteria of the Bidding Documents, including the BDS. 18.3 Bidders obtaining minimum qualifying marks, as specified in the BDS, shall be declared technically qualified. Financial Bids of technically qualified Bidders shall be opened while REDAMCO shall return the unopened Financial Bid to the disqualified Bidders. 18.4 To evaluate a Financial Bid, the REDAMCO shall consider the following: a) The Quoted upfront Commitment fee/Premium. b) The Quoted annual Rental. c) Annual Quoted Rentals for the first year with annual increment will be discounted to reach at Present Value as explained in Bidding Data Sheet. Quoted upfront commitment fee/ premium and present value of quoted annual rentals for 21 years, will be summed up and compared to determine the highest quoted amount among the bidders. 18.5 The REDAMCO shall compare all Bids of technically qualified bidders to determine the highest bid.

	18.6 If the Bid which results in the highest Bid is unbalanced or unrealistic, the REDAMCO may reject that Bid. 18.7 The Evaluation Committee's determination of Financial Bid's responsiveness shall be based on the contents of the Financial Bid itself without recourse to irrelevant evidence. **18.8 A Financial Bid determined as substantially non-responsive shall be rejected and shall not subsequently be made responsive by the Bidder by correction.**
19.Confidentiality	19.1 REDAMCO shall maintain strict confidentiality regarding all information relating to the technical and final evaluations until the respective evaluation reports are formally announced in accordance with the applicable Rules. 19.2 From the time of Bid opening until the announcement of the Bid evaluation results, no Bidder shall make contact with REDAMCO concerning any matter related to its Bid.
20.Grievance Redressal Mechanism	**20.1** Whereas, any Bidder feeling aggrieved may lodge a written complaint within 07 (Seven) days of announcement of the technical evaluation report and 05 (Five) days after issuance of final evaluation report. **20.2** REDAMCO shall constitute a committee comprising of odd number of persons, with necessary powers and authorizations, to address the complaints of Bidders that may occur prior to the entry into force of the procurement contract. **20.3** Any party may file its written complaint against the eligibility parameters, evaluation criteria or any other terms and conditions prescribed in the bidding documents if found contrary to the provisions of the procurement regulatory framework, and the same shall be addressed by the grievance redressal committee (GRC) well before the Bid submission deadline.
	20.4 In case, the complaint is filed against the technical evaluation report, the Grievance Redressal Committee constituted by REDAMCO shall suspend the proceedings. **20.5** In case, the complaint is filed after the issuance of the final evaluation report, the Bidder/complainant cannot raise any objection on technical evaluation of the report. **20.6** The Grievance Redressal Committee shall investigate and decide upon the complaint within ten days of its receipt

F. AWARD OF AGREEMENT	
21. REDAMCO's Right, Notification of Award & Signing of Agreement	**23.1** REDAMCO reserves the right to accept or reject bids, and to annul the bidding process and reject all Bids, at any time prior to award of the Agreement, without thereby incurring any liability to the affected Bidders or any obligation to inform the affected Bidders of the grounds for the REDAMCO 's action except that the grounds for the REDAMCO's rejection of all Bids shall, upon request, be communicated to any Bidder who submitted a Bid, without justification of the grounds. Notice of the rejection of all the Bids shall be given promptly to all the Bidders. **23.2** Prior to expiration of the bid validity period (as specified in the BDS), the REDAMCO shall notify the successful Bidder in writing ("Letter of Acceptance") that its Bid has been accepted. **23.3** The formal Agreement between the REDAMCO and the successful Bidder shall be executed within fifteen (15) days after the realization of payment, or extended time period, of fulfillment of conditions precedent to the agreement. **23.4** Until the Agreement is formally executed, the Letter of Acceptance, duly accepted by the Bidder, shall constitute a binding Agreement. Nothing in this Clause shall restrict or nullify the obligation of the Bidder to sign the Agreement.

22. Upfront Payment	22.1 The successful Bidder shall deposit the 50 % of upfront payment (Pak Rupees) non-re fundable Commitment Fee / Premium and Annual Rent as specified in LOI, and remaining 50% within 30 days from the date of deposit of 1st Installment as specified in LOI and as per instructions laid down in the BDS. **22.2** In case of failure to deposit the upfront payment, the Bid Security shall be forfeited.
23. Fraud and Corruption	23.1 The Bidder shall sign and stamp the Form of Integrity Pact provided at Schedule B in the Bidding Documents. 23.2 Failure to provide such Integrity Pact shall make the bid non-responsive. 23.3 The Bidder shall observe the highest standards of ethics during the process of submission of the Bid and during the evaluation process. The terms used in this Clause shall have the following definitions: (a) **"Corrupt and Fraudulent Practice"** means the offering, giving, receiving of soliciting of anything of value to influence the action of a public official or the Lessee in the procurement process or in contract execution to the detriment of the REDAMCO; or misrepresentation of facts in order to influence a procurement process or the execution of a contract, collusive practices among bidders (prior to or after bid submission) designed to establish bid prices at artificial, non-competitive levels and to deprive the REDAMCO of the benefits of free and open competition and any request for, or solicitation of anything of value by any public official in the course of the exercise of the public official's duty; (b) **"Coercive Practice"** means impairing or harming, threatening to impair or harm, directly or indirectly, any party or the property of the party to achieve a wrongful gain or to cause a wrongful loss to another party; (c) **"Collusive practice"** means, the arrangement between two or more parties to the procurement process or contract execution, designed to establish, with or without the knowledge of the REDAMCO, prices at artificial, noncompetitive levels for any wrongful gain

	(d) **"Integrity violation"** means any act which violates Anticorruption Policy including corrupt and fraudulent practice, coercive practice, coercive practice, collusive practice and/or obstructive practice; or threatening, harassing or intimidating any party to prevent it from disclosing its knowledge of matters relevant to an investigation into any of the foregoing or from pursuing an investigation or acts intended to materially impede the exercise of inspection and audit rights. (e) The REDAMCO may reject a Bid if it determines that the Bidder, directly or through an agent or intermediary, engaged in corrupt and fraudulent practice, collusive practice, coercive practice or obstructive practices or other integrity violations in bidding for the Project. (f) The REDAMCO may cancel the Agreement on a determination at any time that the Bidder engaged in any way in corrupt and fraudulent practice, collusive practice, coercive practice or obstructive practices or other integrity violations in bidding for the Project. (g) If at any time the REDAMCO determines that the Bidder has, directly or through an agent or intermediary, engaged in corrupt and fraudulent practice, collusive practice, coercive practice, obstructive practices and/or any integrity violation in competing for or in executing, a GoP or Provincial Government (PG) or any other government contract, the REDAMCO may take any act to sanction a Bidder as permitted by the applicable laws, including declaring the Bidder ineligible, either indefinitely or for a stated period of time, from the award of any contract by the REDAMCO and recommending to the GoP and provincial government that the Bidder be disqualified from participation and award of any project or contract to be awarded by the GoP or provincial government, as the case may be.

SECTION - III: BIDDING DATA SHEET

The following specific data for the Project to be procured shall complement, supplement, or amend the provisions in the Instructions to Bidders. In case of conflict between the terms of this Bidding Data Sheet (**"BDS"**) and the terms of the Instructions to Bidders, the provisions of the Bidding Data Sheet shall prevail.

A. General

Scope of bid. RAILWAY ESTATE DEVELOPMENT & MARKETING COMPANY (Pvt) LTD (REDAMCO), a subsidiary of the Ministry of Railways, invites Sealed Bids under a Single-Stage, Two-Envelope on Two Variables i.e. offered bid against the Fix Benchmarks on One Time (non-refundable) Commitment Fee and Annual Rental by the Bidders for grant of Lease Rights. Firms/ Companies, and Individual Bidders shall quote offers as per the following Terms and Conditions: -

(ITB 14.2, 15.1)

Purpose	Mix-Use Commercial, Shopping Plaza/ Market, Corporate offices, IT Parks, Hotel, Hospital/Healthcare, 3-S Dealership, Retail Outlets and Food Outlets
Period of Lease	21 Years (Extendable for another 21 Years)
Annual Increase in Rent	08% Compound
Mobilization period	24 Months from the Date of Possession
Building Construction	As per Local Construction Bye Laws
Pre-Bid Meeting	**03-11-2026 at 02:00 PM** at REDAMCO Head Office or can be attended on Zoom
Submission of Bids	Through EPADS v2.O On or before **16-11-2026 at 02:00 PM**
Date of Technical Bid Opening online	**16-11-2026 at 02:30 PM** at REDAMCO Head Office

S.No	Location	Area (Sft)	Bid Security PKR (In Million)	Fix Benchmark Commitment Fee (Non-refundable) PKR in Million)	Benchmark for Annual Rental (In Million)
LAHORE DIVISION					
1.	Rajhbah Road Faisalabad Plot A2	21,752	0.7	55	07
2.	Gujranwala Plot C-1	44,919	0.8	70	08
MULTAN DIVISION					
3.	Khanewal Station Road 2A	21,840	0.4	35	04
4.	Bhakkar Station Yard Plot A&B	28,740	0.5	30	05
5.	DG Khan Plot-B	7,326	0.2	10	02
QUETTA DIVISION					
6.	Quetta Plot A & B near Passport Office	25,529	0.7	25	07
7.	Quetta Plot A & B near Reservation Office	18,485	0.5	25	05
SUKKUR DIVISION					
8.	Ghintee Phatak behind	19,602	0.7	25	07

	Railway Guest House at Larkana				
9.	Pano Aqil station yard Plot-A	16,250	0.2	15	02
10.	Pano Aqil station yard Plot-B	16,250	0.2	15	02

ITB2.1	**Bidding is open to all eligible bidders i.e.**
ITB 12	The Bid Security against each site as indicated in advertisement, shall be furnished in the form of a Pay order / CDR from the in favor of **Railway Estate Development & Marketing Company (Pvt) Limited**. **Bid Security shall be enclosed with the Technical Bid.**
ITB 13.1	**Bid Validity Period** The Bid should remain valid for 120 (one hundred and twenty) Days.
ITB13.7	The bid shall be delivered at the following address. 1st floor, corporate Office, Service Road South, Sector I-11/1, Islamabad
ITB 14.1	Bidder shall submit on the prescribed forms. Bidding shall be conducted on **Single Stage Two Envelop (SSTE)** procedure as under: (i) The Technical Bids shall be placed in "TECHNICAL Bid" followed by the name of the Project/Site. " (ii) In the first instance, the "Technical Bid" shall be opened. (iii) The REDAMCO shall evaluate the Technical Bid in the manner prescribed in advance, without reference to the price and shall reject any Bid which does not conform to the specified requirements; (iv) During the technical evaluation, no amendments in the Technical & financial bid shall be permitted; (v) After the evaluation and approval of the Technical Bid, the REDAMCO shall open the Financial Bid of the technically accepted bids, publicly, at a time, date and venue announced and communicated to the bidders in advance, within the bid validity period.
B. Preparation and Submission of Bids	

ITB 18.1	**Mandatory Criteria:** i. Bid security Submitted. ii. Affidavit for Correctness of Information on stamp paper PKR 1200/-. iii. Power of Attorney for Representative (If Any). iv. Fix commitment fee certificate against each Property on stamp paper Rs 1,200/-. v. **Non-Blacklisting:** Each Bidder shall provide evidence in the form of an Affidavit of PKR 1200/- on legal Paper duly notarized by the notary public stating that Bidder: ● is not in bankruptcy or liquidation proceedings; ● is not currently blacklisted by any Governmental or Non-Governmental; ● is never convicted of, fraud, corruption, collusion or money laundering; ● has not previously entered into any contract/agreement with REDAMCO which was terminated prior to completion period due to default;

ITB 18.2

Technical Evaluation Criteria:

The Technical Bids declared substantially responsive shall be evaluated as under:

Sr. No.	Parameters / Category	Total Marks
1.	Bidder Profile	20
2.	Financial Capabilities	50
3.	Relevant Experience	30
	Total	**100**

● **Qualifying Marks**: Minimum qualifying marks shall be 65%. The breakup of the each of the category is given hereunder:

1. **Bidder Profile:**

Profile of the bidder will be assessed on the basis of the following parameters:

S.No	Category	Max. Marks	Documents to be provided by the Bidder
i.	Individual/Firm Registration with Tax Authorities	20	• Income Tax / Sales Tax Certificate required. • The Profile marks will count from the date of Registration. • Each year contain two (02) marks only.
	Total Marks	20	

2. Financial Capabilities:

Sr. No.	*Category*	*Max Marks*	*Documents to be provided by the Bidder*
a.	PKR 100 million and up to 125 million	05	• **Avg Turn Over:** • *Bank Statements (credit side) for 3 years.* • *Less than 100 million , no marks will be awarded.*
b.	Greater than or Equal to PKR 125 million but less than PKR 150 million	10	
c.	Equal to or greater than PKR 150 million	20	

Sr. No.	*Category*	*Max Marks*	*Documents to be provided by the Bidder*
a.	PKR 200 million and up to 300 million	10	• ***Avg Net Worth:*** • *For individual, Income tax return for last 3 years.* • *For Companies, Audited Financial Statements for last 3 years.*
b.	Greater than PKR 300 million but less than PKR 400 million	20	
c.	Greater than PKR 400 million	**30**	

3. Relevant Experience:

Relevant experience of the Bidder will be assessed on the basis of experience on the following parameters:

Category	**Marks**	**Documents Required**
Projects in Hands & Completed: Development of Commercial, Hospitality, Healthcare, Residential Building Projects and Housing Societies / Projects in the last ten years.		
More than or Equal to 10 Projects	**30**	● Relevant Experience will be substantiated from **Verifiable Work Awards, Agreements and Completion Certificate**. ● Each Project contains 3 marks only.
05 Projects	15	
03 Projects	09	
02 Projects	06	
01 Project	03	
Total	**30**	

ITB 18.3	(a) **Basis of Price Comparison** The prices will be compared on the basis of the Bid Price of the technically qualified Bidders and the highest ranked bidder using the Cost Based Method.
ITB 18.4	**FINANCIAL EVALUATION:** The financial bids of technically qualified Bidders shall be opened. To evaluate a Financial Bids, the REDAMCO shall consider the following: **a. Annual quoted rentals for the first year.** **b.** The bidder offering highest Annual Rental Amount shall be declared as successful. **Note**: The above method adopted is only for the purpose of bids evaluation without incurring any liability on the Lessor.
ITB 22.1	Bid shall be quoted entirely in Pak Rupees. The payment shall be made to **Railway Estate Development and Marketing Company**, in Pak Rupees.
ITB 22.1	The Bidder is bound to pay the commitment fee/upfront (non-refundable) fee as per draft agreement.

SECTION - IV: BID FORM & SCHEDULES

- Schedule A: Specific Services Data
- Schedule B: Integrity Pact
- Schedule C: Letter of Technical Bid
- Schedule D: Form of Power of Attorney (For Submission of Bids)
- Schedule E: Checklist

SCHEDULE A

SPECIFIC DATA

(Please provide summarized Project understanding and details of proposed activities to be performed during the Project term. The bidder must ensure that the proposed activities meet all the requirements as specified in part III- Terms of Reference & Technical Specifications.)

Note: The information provided under this section will be for evaluation purposes only and will not be binding upon REDAMCO nor have any financial implication

SCHEDULE - B

INTEGRITY PACT

(On Stamp Paper of Rs. 1,000)[1]

Contract No. REDAMCO COMMERCIAL PURPOSE SITES Dated _____

…… [Name of Bidder] hereby declares that it has not obtained or induced the procurement of any contract, right, interest, privilege or other obligation or benefit from Government of Pakistan (GoP) or any administrative subdivision or agency thereof or any other entity owned or controlled by GoP through any corrupt business practice.

Without limiting the generality of the foregoing, [name of Bidder] represents and warrants that it has fully declared the brokerage, commission, fees etc. paid or payable to anyone and not given or agreed to give and shall not give or agree to give to anyone within or outside Pakistan either directly or indirectly through any natural or juridical person, including its affiliate, agent, associate, broker, consultant, director, promoter, shareholder, sponsor or subsidiary, any commission, gratification, bribe, finder's fee or kickback, whether described as consultation fee or otherwise, with the object of obtaining or inducing the procurement of a contract, right, interest, privilege or other obligation or benefit in whatsoever from GoP, except that which has been expressly declared pursuant hereto.

[Name of Bidder] certifies that it has made and will make full disclosure of all agreements and arrangements with all persons in respect of or related to the subject project with GoP and has not taken any action or will not take any action to circumvent the above declaration, representation or warranty.

[Name of Bidder] accepts full responsibility and strict liability for making any false declaration, not making full disclosure, misrepresenting facts or taking any action likely to defeat the purpose of this declaration, representation and warranty. It agrees that any contract, right, interest, privilege or other obligation or benefit obtained or procured as aforesaid shall, without prejudice to any other rights and remedies available to GoP under any law, contract or other instrument, be voidable at the option of GoP.

Notwithstanding any rights and remedies exercised by GoP in this regard, [name of Bidder] agrees to indemnify GoP for any loss or damage incurred by it on account of its corrupt business practices and further pay compensation to GoP in an amount equivalent to ten times the sum of any commission, gratification, bribe, finder's fee or kickback given by [name of Bidder] as aforesaid for the purpose of obtaining or inducing the procurement of any contract, right, interest, privilege or other obligation or benefit in whatsoever from GoP. [Name of Bidder] understands that any corrupt business practice or giving of any kickback, commission, tip, bribe or gift shall result in termination of any contract signed with the GoP, blacklisting from any future award of contract, and recovery from [name of Bidder] of any damage or loss caused as a result of such termination.

For and on behalf of the [Name of Bidder]:

Name: ……

Designation: ……

Signature: …… [Seal]

Witness 1:

…… Name:
Address:
CNIC/Passport:

Witness 2:

…… Name:
Address:
CNIC/Passport:

SCHEDULE - C

LETTER OF TECHNICAL BID

Bidder's Letterhead

Date:

Invitation for Bid No.:
To:

With reference to the Bidding Documents dated September, 2026 and issued by REDAMCO (the "**REDAMCO**") (the "**Bidding Documents**").

I/We, the undersigned, [on behalf of ourselves and each of our joint venture partners being: _____and _____hereby declare that:

(a) I/We have examined and have no reservations to the Bidding Documents, including all addenda and schedules, issued in accordance with Instructions to Bidders (ITB);

(b) I/We, including any authorized dealer or for any part of the Agreement, do not have any conflict of interest;

(c) We are participating as a Bidder in a (site name) as per the Bidding Documents;

(d) Our firm/ Company, its affiliates or subsidiaries, including any Authorized dealer or collaborating partner for any part of the Agreement, have not been declared ineligible by the REDAMCO, the Government of Pakistan under the REDAMCO's country laws or official regulations

(e) As security for due performance of the undertakings and obligations of this Bid, I/we submit herewith a Bid Security amounting to PKR . million drawn in your favor or made payable to you and valid for a period of 120 (one hundred and twenty) days.

(f) Our Bid consisting of the Technical Bid and the Financial Bid shall be valid for a period of 120 (one hundred and twenty) days from the date fixed for the Bid Submission Deadline in accordance with the Bidding Documents, and it shall remain binding upon us and may be accepted at any time before the expiration of that period (as such period may be extended in accordance with the Bidding Documents);

(g) We agree to permit the REDAMCO or its representative to inspect our accounts and records and other documents relating to the Bid submission and to have them audited by auditors appointed by the REDAMCO;

(h) We have reviewed and accepted the form of the Agreement as attached in Part II of the Bidding Documents and undertake to execute the same within the period specified in the Bidding Documents; and

(i) I/We hereby declare that all the information and statements made in this Bid are true and accurate, and we accept that any misrepresentation contained in our Bid may lead to our dis qualification and forfeiture of bid security.

Name of Bidder: _____

Address: _____

_____

Contact #:

Email: _____

Signature of Authorized Signatory: _____

Name: _____

Designation: _____

Date: _____

[Seal]

SCHEDULE - D

FORM OF POWER OF ATTORNEY

POWER OF ATTORNEY (For Submission of Bids)
(On Stamp Paper of Rs. 1,000)

Know all men by these presents, We {name of the company/ entity and address of the registered office} intend to submit a bid for the "Leasing of Pakistan Railway land for setting up Commercial Purpose (site / sites)" (the "**Bid**") and do hereby appoint and authorize Mr./Mrs. {full name and residential address} (vide authorization by the board/approving body of the company/entity dated _____) who is presently employed with us and holding the position of _____ as our attorney (the "**Attorney**"), to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our Bid in response to the above referred tenders invited by the **REDAMCO (the "REDAMCO")** including signing and submission of all documents, instruments and deeds (including correcting any deficiencies or mistakes therein), attending any meetings organized by the REDAMCO (including pre-bid conference meetings and bid opening meetings) and providing information/responses to the REDAMCO in all matters in connection with our Bid.

We hereby agree to ratify all acts, deeds and things lawfully done by our said Attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid Attorney shall and shall always be deemed to have been done by us.

Dated this _____day of _____20__

For and on behalf of: _____

(Signature)
(Name, Designation and Address) Accepted

by the Attorney:

(Signature)
(Name, Title and Address of the Attorney) Date:

Witness 1	Witness 2
Name/Address	Name/Address
CNIC	CNIC

PART- II – DRAFT AGREEMENT:

1. The land shall be used solely permissible **Mix-Use Commercial Activities**:
   Mix-Use Commercial, Shopping Plaza/Market, Corporate offices, IT Parks, Hotel, Hospital, Hospitality/Healthcare, 3-S Dealership, Retail Outlets and Food Outlets.

2. All Applicable Taxes/ Duties / fees shall be paid by the successful Bidder to the Federal/Provincial/District/Local Government or any nominated autonomous agency/authority of Government, as the case may be.

3. All kinds of NOCs, Permissions, Approvals from the District Administration OR from Any other Authority/ Department, shall be the sole responsibility of lessee/Bidder. The **REDAMCO** shall not be responsible for any delay or rejection in such cases.

4. The Site will be leased out for a period of **21 years** (21 Years (Extendable for another term of 21 Years) with 8% compound increase in rent per annum. However, after 21 years, the lease Agreement shall be extended after paying Renewal Fee as determined by the **REDAMCO** and subject to non-default of outstanding dues. In the event, Lessee is unwilling to continue as stipulated above, the site shall be re-advertised on fresh Terms and Conditions. However, the Lessee shall, however have the right of First Refusal, subsequent to the prior clearance of all outstanding dues, if any and compliance of the bidding terms and conditions.

5. The Lessee/Bidder shall be granted a **24 months Grace Period** for all kinds of Permissions/NOCs, Design and Construction.

6. The Successful Lessee/ Bidder shall deposit Commitment Fee/ Annual Rent as follows:

   a. 50% of the approved bid amount (including Commitment Fee and Annual Rent) shall be deposited within the period specified in the LOI.
   b. The remaining 50% of the approved bid amount shall be deposited within 30 days from the date of Payment of 1st Installment as specified in LoI.
   c. Possession of the Site shall be handed over to the successful bidder upon receipt of 100% Payment and execution of Lease Deed/ Concession Agreement.
   d. No Construction activity, development work, or commencement of commercial operations shall be permitted until the successful bidder has cleared 100% of the approved bid amount and all other Railway dues.
   e. Failure to deposit initial 50% will result in the forfeiture of Bid Security.
   f. Failure to deposit the subsequent installments within the prescribed timelines shall result in Imposition of Penalty and Withdrawal of LoI without any compensation.

7. Upon Expiry of the lease term, all immovable property, including any structures, and fixtures erected on the site, shall vest in and become the property of Pakistan Railways/

REDAMCO.

8. The title of the land in the revenue record shall remain unchanged and shall continue to be recorded in the name of the Federal Government/Pakistan Railways.

9. In case the leased premises is required for any operational or other purpose by Pakistan Railways, a 90 days' notice of vacation shall be served to the lessee/licensee who will be bound to hand over the premises to Pakistan Railways. The lessee/licensee shall be refunded the Commitment fee/ Rentals by rationalizing the remaining lease period.

10. In case of any dispute arising between the parties, in connection with implementation of the contract/agreement, which cannot be resolved amicably, the same shall be referred to arbitration under the provisions of the Arbitration Act, 1940.

11. If the Lessee fails to deposit the Annual Rental within the prescribed schedule, a late payment surcharge at the rate of 12% per annum shall be levied for the period of delay.

PART-III FORM OF FINANCIAL BID

[Bidder's Letterhead]

Invitation for Bid Reference No: Date:

For P.R Site at _____, area measuring _____sft for 21 years lease term (Extendable for Another 21 years).

Sr. #	Description	Quoted Amount** (Rs.)
1.	**Annual Rent**	Rs. (in figures)
		Rs. (in words)

**** The quoted amount is exclusive of all applicable taxes.**

Note: Minimum Base Value/Benchmark for Commitment fee and Annual rent for the first year to be quoted by the Bidder is mentioned against each of the plot in the advertisement.

1. The commitment fee shall be paid to REDAMCO as specified in Letter of Intent/ Acceptance. This fee is exclusive of the applicable taxes, which will be payable separately by the bidder.

Name of Bidder: _____

Address: _____

Contact #: _____

Email: _____

Signature of Authorized Signatory: _____

Designation: _____

Date: _____

[Seal]