Standard Bidding Document

PROCUREMENT OF LAND FOR ESTABLISHMENT OF NADRA OFFICES AT 10x LOCATIONS OF BALOCHISTAN (Goods)

National

Single Stage-Two Envelope

CORRIGENDUM # 1	CORR-P91471-001
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September 14, 2026

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REQUEST FOR BIDS

PROCUREMENT OF GOODS

1. The **NADRA Regional Head Office Quetta (NADRA)** has reserved Funds for the procurement planned for FY **2026-27**. The **NADRA Regional Head Office Quetta (NADRA)** intends to apply part of the proceeds of this Fund to cover eligible payments under the contract for the "**PROCUREMENT OF LAND FOR ESTABLISHMENT OF NADRA OFFICES AT 10x LOCATIONS OF BALOCHISTAN**" with the reference of **"P91471"**

2. The **NADRA Regional Head Office Quetta (NADRA)** invites sealed Bids from eligible Bidders for procurement of goods described in the bidding documents on **EPADS v2.0**.

3. **Single Stage-Two Envelope** will be used by adopting **Least Cost Based Selection (LCBS)** Technique for the subject procurement, in line with the Public Procurement Rules, 2004 and any Regulations, Regulatory Guides, Procurement Guidelines or Instructions issued by the Authority from time to time.

4. All Bids must be accompanied by a Bid Security amounting described in Bid Security Section in Bidding Document in the form of or all bids must be accompanied by bid securing declaration in the format specified in the Bidding documents

5. E-Bidding documents, containing detailed terms & conditions, specifications and requirements etc. are available on **e-Pak Acquisition and Disposal System (EPADS)** at **https://epads.gov.pk/opportunities/federal/procurements/91471** for all the interested bidders registered on **EPADS v2.0**. Bidders are required to get themselves registered on **EPADS v2.0** to participate in Bidding process.

6. The e-bids, prepared in accordance with the instructions in the e-Bidding Documents, must be submitted through **EPADS v2.0** on or before **Friday, September 25, 2026 11:00 AM**. E-bids will be opened using **EPADS v2.0** on the same day at **Friday, September 25, 2026 11:30 AM**. Manual submission of Bids shall not be entertained. Those vendors who have not yet

registered on the new version of **EPADS v2.0,** may register themselves on **https://vendors.epads.gov.pk/**. A tutorial to explain the registration process is available at **https://www.youtube.com/watch?v=MNW6T38v7tc**

In terms of Rule 48 of Public Procurement Rules, 2004 Grievance Redressal Committee (GRC) is notified for the subject procurement and notification copy is available on the procuring agency's website and on Authority's website at (**www.ppra.org.pk**).

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Instructions to Bidders

A. Introduction

1.Scope of Bids

1.1 The Procuring Agency (PA), as indicated in the **Bids Data Sheet (BDS)** invites Bids **through EPADS v2.0** for the provision of Goods for as specified in the BDS and **in Section V – Evaluation Criteria, Specifications & Schedule of Requirements**. The name, identification, and number of items/deliverables are provided in the **BDS**. The successful Bidders will be expected to provide the goods within the specified period and timeline(s) as stated in the **BDS**.

2. Source of Funds

2.1 Source of funds is referred in Clause-1 of Invitation for Bids.

3. Eligible Bidders

3.1 A Bidder may be natural person, company or firm or public or semi-public agency of Pakistan or any foreign country**,** or any combination of them with a formal existing agreement (on Judicial Papers) in the form of a joint venture, consortium, or association. In the case of a joint venture, consortium, or association, all members shall be jointly and severally liable for the execution of the Contract in accordance with the terms and conditions of the Contract. The joint venture, consortium, or association shall nominate a Lead Member as nominated in the BDS, who shall have the authority to conduct all business for and on behalf of any and all the members of the joint venture, consortium, or association during the Bidding process, and in case of award of contract, during the execution of the contract.

3.2 Verifiable copy of the agreement that forms a joint venture, consortium or association shall be required to be submitted as part of the Bid.

3.3 The appointment of Lead Member in the joint venture, consortium, or association shall be confirmed by submission of a valid Power of Attorney to the Procuring Agency.

3.4 Any bid submitted by the joint venture, consortium or association shall indicate the part of proposed contract to be performed by each party and each party shall be evaluated (or post qualified if required) with respect to its contribution only, and the responsibilities of each party shall not be substantially altered without prior written approval of the Procuring Agency and in line with

any instructions issued by the Authority.

(The limit on the number of members of JV or Consortium or Association may be prescribed in BDS, in accordance with the guidelines issued by the PPRA).

3.5 The invitation for Bids is open to all prospective suppliers, manufacturers, or authorized agents / dealers subject to any provisions of incorporation or licensing by the respective national incorporating agency or statutory body established for that particular trade or business. Procuring agencies shall specify the registration/licensing requirements for the foreign bidders keeping in view the requirement of that business.

3.6 A Bidder shall not have a conflict of interest. All Bidders found to have a conflict of interest shall be disqualified. A Bidder may be considered to have a conflict of interest with one or more parties in this Bidding process, if they:

1. are associated or have been associated in the past, directly or indirectly with a firm or any of its affiliates which have been engaged by the Procuring Agency to provide consulting services for the preparation of the design, specifications and other documents to be used for the procurement of the Goods to be purchased under this Invitation for Bids.

2. have controlling shareholders in common; or

3. receive or have received any direct or indirect subsidy from any of them; or

4. have the same legal representative for purposes of this Bid; or

5. have a relationship with each other, directly or through common third parties, that puts them in a position to have access to information about or influence on the Bids of another Bidder, or influence the decisions of the Procuring Agency regarding this Bidding process; or

6. Submit more than one Bid in this Bidding process.

3.7 A Bidder may be ineligible if –

1. he is declared bankrupt or, in the case of company or firm, insolvent;

2. payments in favor of the Bidder is suspended in accordance with the judgment of a court of law other than a judgment declaring bankruptcy and resulting (in accordance with the national laws) in the total or partial loss of the right to administer and dispose of its property;

3. the Bidder is convicted, by a final judgment, of any offence involving professional conduct;

4. the Bidder is blacklisted locally or by international organizations and hence debarred due to involvement in corrupt and fraudulent practices, or performance failure or due to breach of Bid securing declaration.

3.8 As and when required, bidders shall provide to the Procuring Agency evidence of their eligibility, proof of compliance with the necessary legal requirements to carry out the contract effectively.

3.9 Bidders shall submit Bids relating to the nature, conditions and modalities of sub-contracting wherever the sub-contracting of any elements of the contract amounting to more than ten (10) percent of the Bid price is envisaged.

4. Eligible Goods and Related Services

4.1 All goods and related services to be supplied under the contract shall have their origin in eligible source countries, and all expenditures made under the contract will be limited to such goods and services. For purpose of this Bid, ineligible countries are the countries declared ineligible by the Federal Government.

5. One Bid per Bidder

5.1 A bidder shall submit only one Bid, in the same bidding process, either individually as a Bidder or as a member in a joint venture or any similar arrangement.

5.2 The Bidder shall not engage a subcontractor for any portion of the contract if the value of such subcontracting exceeds thirty percent (30%) of the total contract amount.

6. Cost of Bidding

6.1 Any cost incurred by the bidder relating to the preparation and submission of its Bid shall be borne by the bidder, and the Procuring Agency shall in no case be responsible or liable for those costs, regardless of the conduct or outcome of the bidding process.

B. Bidding Documents

7. Contents of Bidding Document

7.1 The Goods required, Bidding procedures, and terms and conditions of the contract are prescribed in the Bidding Documents. In addition to the Invitation for Bids, the Bidding documents which should be read in conjunction with any addenda issued in accordance with **ITB 9.1** include:

Section I -Invitation to Bids

Section II Instructions to Bidders (ITB)

Section III Bid Data Sheet (BDS)

Section IV Evaluation Criteria, Specifications, Schedule of Requirements

Section V Bid Forms

Section VI General Conditions of Contract (GCC)

Section VII Special Conditions of Contract (SCC)

Section VIII Contract Forms

7.2 The Bidder is expected to examine all instructions, forms, terms and specifications in the Bidding documents. Failure to furnish all the information required in the Bidding documents through **EPADS v2.0** will be at the Bidder's risk and may result in the rejection of his Bids.

8. Clarification of Bidding documents

8.1 A prospective Bidder requiring any clarification of the Bidding documents may notify the Procuring Agency through **EPADS v2.0.**

8.2 The Procuring Agency will within three (3) working days after receiving the request for clarification, respond to any request for clarification through **EPADS v2.0** provided that such request is received not later than three (03) days prior to the deadline for the submission of Bids as prescribed in **ITB 22**

8.3 Copies of the Procuring Agency's response will be forwarded to all identified Prospective Bidders through **EPADS v2.0**, including a description of the inquiry, but without identifying its source.

8.4 Should the Procuring Agency deem it necessary to amend the Bidding document as a result of a clarification, it shall do so following the procedure under **ITB 9.**

8.5 If indicated **in the BDS**, the Bidder's designated representative is invited at the Bidder's cost to attend a pre-Bid meeting at the place, date and time mentioned **in the BDS**. During this pre-Bid meeting, prospective Bidders may request clarification of the schedule of requirement, the Evaluation Criteria or any other aspects of the Bidding document.

8.6 Minutes of the pre-Bid meeting, if applicable, including the text of the questions asked by Bidders, including those during the meeting (without identifying the source) and the responses given, together with any responses prepared after the meeting will be uploaded on **EPADS v2.0**. Any modification to the Bidding documents that may become necessary as a result of the pre-Bid meeting shall be made by the Procuring Agency exclusively through the use of an Addendum pursuant to **ITB 9**. Non-attendance at the pre-Bid meeting will not be a cause for disqualification of a Bidder.

9. Amendment of Bidding documents

9.1 Before the deadline for submission of Bids, the Procuring Agency for any reason, whether at its own initiative or in response to a clarification requested by a prospective Bidder or Pre-Bid meeting may modify the Bidding documents by issuing addenda through **EPADS v2.0**.

9.2 The Procuring Agency shall promptly publish the addendum through **EPADS v2.0**.

9.3 Any addendum issued including the notice of any extension of the deadline shall also be communicated through EPADS v2.0 to all the bidders who have already submitted their bids. Such bidders shall have the right to withdraw their already submitted bid and re-submit the revised bid prior to the original or extended bid submission deadline.

9.4 To give prospective Bidders reasonable time in which to take an addendum/corrigendum into account in preparing their Bids, the Procuring Agency may, at its discretion, extend the deadline for the submission of Bids through **EPADS v2.0**:

Provided that the Procuring Agency shall extend the deadline for submission of Bids, if such an addendum is issued within last three (03) days of the Bids submission deadline.

C. Preparation of Bids

10. Language of Bid

10.1 The Bid prepared by the bidder, as well as all correspondence and documents relating to the Bids exchanged by the Bidder and the Procuring Agency shall be written in the English language unless otherwise specified in the BDS**.** Supporting documents and printed literature furnished by the Bidder may be in another language provided they are accompanied by an accurate translation of the relevant pages in the English language unless otherwise specified in the **BDS**, in which case, for purposes of interpretation of the Bidder, the translation shall govern.

11. Documents and samples Constituting the Bid

11.1 The Bid prepared by the Bidder shall constitute thedocuments required in the **BDS**.

Details of sample(s) where applicable and requested in the BDS.

1. Documentary evidence established in accordance with ITB that the Bidder is eligible and/or qualified for the subject bidding process;

2. Documentary evidence establish that the Bidder has been authorized by the manufacturer to deliver the goods into Pakistan, where required and where the supplier is not the manufacturer of those goods;

3. Documentary evidence establish that the goods and related services to be supplied by the Bidder are eligible goods and services, and conform to the Bidding Documents;

4. Bid security or Bid Securing Declaration furnished in accordance with **ITB 18.**

12. Documents Establishing Eligibility of the Goods and Conformity to Bidding documents

12.1 To establish the conformity of the bidder to the Bidding document, the Bidder shall furnish as part of its Bids the documentary evidence that Goods provided conform to the technical specifications and standards.

13. Documents Establishing Eligibility and Qualification of the Bidder

13.1 The Bidder shall furnish, as part of itsBid, all those documents establishing the Bidder's eligibility to participate in the Bidding process and/or its qualification to perform the contract if its Bid is accepted.

14. Form of Bids

14.1 The Bidder shall fill the Form of Bid furnished in the Bidding documents.The Bids Form must be completed without any alterations to its format and no substitute shall be accepted.

15. Bids Prices

15.1 The Bids Prices quoted by the Bidder in the Form of Bid and in the Price Schedules shall conform to the requirements specified below or exclusively mentioned hereafter in the Bidding documents.

15.2 All items in the Schedule of Requirement must be listed and priced separately in the Price Schedule(s). If a Price Schedule shows items listed but not priced and neither explicitly denied, their prices shall be construed to be included in the prices of other items.

15.3 Items not listed in the Price Schedule shall be assumed not to be included in the Bid, and provided that the Bid is still substantially responsive in their absence or due to their nominal nature, the corresponding average price of the respective item(s) of the remaining substantially responsive Bidder(s) shall be construed to be the price of those missing item(s)

15.4 The Bid price to be quoted in the Form of Bid in accordance with **ITB 14.1** shall be the total price of the Bid.

15.5 The Bidder shall indicate on the appropriate Price Schedule, the unit prices (where applicable) and total Bid price of the Goods it proposes to provide under the contract.

15.6 Prices quoted by the Bidder shall be fixed during the Bidder's performance of the contract and not subject to variation on any account. A Bid submitted with an adjustable price will be treated as non-responsive and shall be rejected.

16. Bids Currencies

16.1 Prices shall be quoted in Pakistani Rupees unless otherwise specified in the BDS in accordance with Rule 30 (2) of the Public Procurement Rules, 2004.

17. Bids Validity Period

17.1 Bids shall remain valid for the period specified in the **BDS** after the Bid submission deadline prescribed by the Procuring Agency. A Bid valid for a shorter period shall be rejected by the Procuring Agency as non-responsive**.** The period of Bid validity will be determined from the complementary Bid securing instrument, i.e. the expiry period of Bid Security or Bids Securing Declaration as the case may be.

17.2 The procuring agency shall ordinarily be under an obligation to process and evaluate the bid and to issue letter of award within the stipulated bid validity period.

17.3 Under exceptional circumstances, prior to the expiration of the initial Bid validity period, the Procuring Agency may request the Bidders' consent to an extension of the period of validity of their Bids only once through **EPADS v2.0**, for the period not more than the period of initial bid validity. The Bid Security provided under **ITB 18** shall also be suitably extended. A Bidder may refuse the request without forfeiting its Bid security or causing to be executed its Bid Securing Declaration. A Bidder agreeing to the request will not be required nor permitted to modify its Bid, but will be required to extend the validity of its Bid Security or Bid Securing Declaration for the period of the extension.

18. Bid Security or Bid Securing Declaration

18.1 The Bidder shall furnish as part of its Bid, a Bid Security in accordance with Rule 25 of the Public Procurement Rules, 2004.

18.2 The original Bid Security shall be enclosed within the sealed envelope and to be submitted physically before closing time for submission of bids. Whereas, scanned copy of bid security shall be uploaded electronically through EPADS v2.0 before closing hours for submission of bids.

18.3 The Bidder who failed to submit the original Bids security before the submission deadline shall be disqualified straightaway.

18.4 The Bid Security or Bid Securing Declaration is required to protect the Procuring Agency against the risk of Bidder's conduct which would warrant the security's forfeiture, pursuant to **ITB 18.7.**

18.5 The Bid Security shall be denominated in the local currency, and it shall be a Bank Draft in the name of the Procuring Agency and valid for twenty-eight (28) days beyond the end of the validity of the Bid. This shall also apply if the period

for Bids/Bid Validity is extended. In either case, the form must include the complete name of the Bidder.

18.6 The Bid Security shall be payable promptly upon written demand by the Procuring Agency in case any of the conditions listed in **ITB 18** are invoked.

18.7 Unsuccessful Bidders' Bid Security will be discharged or returned as promptly as possible, however in no case later than thirty (30) days after the expiration of the period of Bids Validity prescribed by the Procuring Agency pursuant to **ITB 17**. The Procuring Agency shall make no claim to the amount of the Bid Security, and shall promptly return the Bid Security document, after whichever of the following that occurs earliest:

a. the expiry of the Bid Security;

b. the entry into force of a procurement contract and the provision of a Performance Guarantee, for the performance of the contract if such a guarantee, is required by the Bid documents;

c. the rejection by the Procuring Agency of all Bids;

d. the withdrawal of the Bids prior to the deadline for the submission of Bids, unless the Bids documents stipulate that no such withdrawal is permitted.

18.8 The successful Bidder's Bids Security will be discharged upon the Bidder signing the contract**,** or furnishing the Performance Guarantee.

18.9 The Bid Security may be forfeited or the Bid Securing Declaration executed:

a. if a Bidder:

b. withdraws its Bid during the period of Bid Validity as specified by the Procuring Agency, and referred by the Bidder on the Form of Bids except as provided for in **ITB 17.2**; or

c. does not accept the correction of errors**;** or

d. in the case of a successful Bidder, if the Bidder fails:

e. to sign the contract; or

f. to furnish Performance Guarantee**.**

19. Withdrawal, Substitution, and Modification of Bid

19.1 Before Bid submission deadline, any Bidder may withdraw, substitute, or modify its Bid after it has been submitted through EPADS v2.0. Bids requested to be withdrawn, shall be returned unopened to the Bidders through **EPADS v2.0**.

20. Format and Signing of Bid

20.1 The Bidder shall prepare and submit Bids with due diligence after carefully reading all the terms and condition **before bid submission deadline** through EPADS v2.0.

D. Submission of Bids

21. Submission of Bids through EPADS v2.0

21.1 The Technical and Financial Bids if required to submitted, shall be submitted on **EPADS v2.0**.

22. Deadline for Submission of Bids

22.1 Bids shall be received by the Procuring Agency through **EPADS v2.0** before bid submission deadline.

22.2 The Procuring Agency may, under exceptional circumstances, extend the deadline for the submission of Bids, after recording reasons in writing and in an equal opportunity manner.

In such case, all rights and obligations of the Procuring Agency and the Bidders that were previously governed by the original deadline shall thereafter be subject to the revised deadline.

E. Opening and Evaluation of Bids

23. Opening of Bids

23.1 The Bid Evaluation Committee of the Procuring Agency shall open all Bids through the EPADS v2.0, on the date and time specified in the Bid Data Sheet (BDS).

23.2 The Bid Evaluation Committee **shall generate minutes through EPADS v2.0 containing brief details of bid opening process.** The record of the Bid opening shall include, as a minimum: the name of the Bidder, the Bid price if applicable, and the presence or absence of a Bid Security or Bid Securing Declaration.

23.3 The procuring agency shall live broadcast the opening of bids on national media or on their website or digital channels, if the volume of procurement exceeds five hundred million rupees in case of goods and services and one thousand million rupees in case of works.

23.4 In case the date of opening of bid has been declared as public holiday or the procuring agency fail to open bid due to any EPADS v2.0 related issues, the submission and opening of bids shall be shifted to the next working day on the same time.

23.5 In case of Single Stage One Envelope Procedure, the Bidders names, the Bid prices, the total amount of each Bid and, the presence or absence of Bid Security, Bid Securing Declaration and such other details as the Procuring Agency may consider appropriate, will be announced by the Bid Evaluation Committee.

24. Clarification of Bids

24.1 To assist in the examination, evaluation and comparison of Bids of the Bidders, the Procuring Agency may, ask any Bidder for a clarification of its Bid including breakdown of prices.

24.2 The request for clarification and the response shall be sought through EPADS v2.0 before **three days prior to the deadline for submission of bids.** No change in the prices or substance of the Bids shall be sought, offered, or permitted.

24.3 The alteration or modification in the BIDS which in any way affect the following parameters will be considered as a change in the substance of a Bids:

1. evaluation & qualification criteria;
2. required scope of work or specifications;
3. all securities requirements;
4. tax requirements;

5. terms and conditions of Bidding documents.

6. change in the ranking of the Bidder

24.4 From the time of Bids opening to the time of Contract award if any Bidder wishes to contact the Procuring Agency on any matter related to the Bids it should do so through **EPADS v2.0**.

25. Preliminary Examination of Bids

25.1 Prior to the detailed evaluation of Bids, the Procuring Agency will determine whether each Bid:

1. meets the eligibility criteria defined in **ITB 3**;

2. has been prepared as per the format and contents defined by the Procuring Agency in the Bidding documents;

3. is accompanied by the required securities; and

4. is substantially responsive to the requirements of the Bidding documents.

25.2 The Procuring Agency's determination of a Bid's responsiveness will be based on the contents of the Bid itself.

25.3 A substantially responsive Bid is one which conforms to all the terms, conditions, and specifications of the Bidding documents, without material deviation or reservation. A material deviation or reservation is one that: -

1. affects in any substantial way the scope, quality, or performance of the Goods;

2. limits in any substantial way, inconsistent with the Bidding documents, the Procuring Agency's rights or the Bidders obligations under the Contract; or

3. if rectified, would affect unfairly the competitive position of other Bidders presenting substantially responsive Bids.

25.3 If a Bids is not substantially responsive, it will be rejected by the Procuring Agency and may not subsequently be evaluated for complete technical responsiveness.

26. Examination of Terms and Conditions; Technical Evaluation

26.1 The Procuring Agency shall examine the Bids to confirm that all terms and conditions specified in the **GCC** and the **SCC** have been accepted by the Bidder without any material deviation or reservation.

26.2 The Procuring Agency shall evaluate the technical aspects of the Bids submitted, to confirm that all requirements specified in Schedule of Requirements and Technical Specifications of the Bidding documents have been met without material deviation or reservation.

26.3 If after the examination of the terms and conditions and the technical evaluation, the Procuring Agency determines that the Bid is not substantially responsive in accordance with **ITB 25.2,** it shall reject the Bid.

27. Correction of Errors

27.1 Bids determined to be substantially responsive will be checked for any arithmetic errors. Errors will be corrected as follows: -

1. if there is a discrepancy between unit prices and the total price that is obtained by multiplying the unit price and quantity, the unit price shall prevail, and the total price shall be corrected, unless in the opinion of the Procuring Agency there is an obvious misplacement of the decimal point in the unit price, in which the total price as quoted shall govern and the unit price shall be corrected;

2. if there is an error in a total corresponding to the addition or subtraction of sub-totals, the sub-totals shall prevail and the total shall be corrected; and

3. where there is a discrepancy between the amounts in figures and in words, the amount in words will govern.

4. Where there is discrepancy between grand total of price schedule and amount mentioned on the Form of Bids, the amount referred in Price Schedule shall be treated as correct subject to elimination of other errors.

27.2 The amount stated in the Bid will, be adjusted by the Procuring Agency in accordance with the above procedure for the correction of errors and, with the concurrence of the Bidder, shall be considered as binding upon the Bidder. If the Bidder does not accept the corrected amount, its Bid will then be rejected, and the Bid Security may be forfeited or the Bids Securing Declaration may be executed.

28. Conversion to Single Currency

28.1 To facilitate evaluation and comparison, the Procuring Agency will convert all Bids prices expressed in the amounts in various currencies in which the Bids prices are payable. For the purposes of comparison of bids quoted in different currencies, the price shall be converted into a single currency specified in the bidding documents. The rate of exchange shall be the selling rate prevailing on the date of opening of financial bids specified in the bidding documents, in accordance with weighted average customer exchange rates list issued by the State Bank of Pakistan on that day.

29. Evaluation of Bids

29.1 The Bids, quotations, or proposals shall be evaluated by the respective evaluation committees as per evaluation criteria described in the Bidding Documents in accordance with Rule 29 and 30 of the Public Procurement Rules, 2004.

1. Least Cost Based Selection (LCBS)

After meeting the requirements of eligibility, qualification and substantial responsiveness, the bid in compliance with all the mandatory (technical) specifications/requirements and/or requisite quality threshold (if any), and having lowest evaluated cost (or financial proposal) shall be considered Successful Bid.

2. Quality and Cost Based Selection (QCBS)

In such combination, there shall be some specific weightage of both the technical features and financial aspects of the proposal. The financial marks shall be awarded on the basis of inverse proportion calculations. The successful bid shall be declared, on the basis of combined evaluation.

3. Quality Based Selection (QBS)

Atter meeting the requirements of eligibility, qualification and substantial responsiveness the bid in compliance with all the mandatory (technical) specifications/requirements and attaining highest marks in the Technical Evaluation considering all other qualitative and/or quantitative parameters (or point rated criteria) for technical proposal(s) such as working methodology, implementation plan, resource allocation, additional functionalities, risk management approach, knowledge transfer techniques, post implementation methodology etc. shall be treated as highest ranked bid. Later on, the financial proposal of highest ranked bidder shall be opened, however, in case of failure to proceed further with such a bidder, the procuring agency may resort to second

highest bidder and so on.

29.2 In case of tie of bids, the bidders shall be provided an opportunity to offer their best and final monetary offer through EPADS v2.0. However, in no case the rates shall be higher than the original financial bids.

30. Domestic Preference

30.1 The procuring agency shall evaluate and compare bids, allow for preference to domestic bidders, while competing with the international bidders in accordance with the policies of Federal Government.

The percentage of preference, to be accorded shall be clearly mentioned in the bidding documents under the bid evaluation criteria.

31. Determination of Successful Bid

31.1 Selection technique will be adopted for determining the Successful Bid in accordance with the criteria referred in the BDS or prescribed in the separate section titled as Evaluation Criteria.

31.2 In case where the Procuring Agency adopts the Cost Based Evaluation Technique and, the Bid with the lowest evaluated price from amongst those which are eligible, compliant and substantially responsive shall be the Successful Bid.

31.3 The Procuring Agency may adopt the Quality & Cost Based Selection Technique due to the following two reasons:

1. Where the Procuring Agency knows about the main features, usage and output of the products; however not clear about the complete features, technical specifications and functionalities of the goods to be procured and requires the bidders to submit their proposals defining those features, specifications and functionalities; or

2. Where the Procuring Agency, in addition to the mandatory requirements and mandatory technical specifications, requires parameters specified in Evaluation Criteria to be evaluated while determining the quality of the goods.

31.4 In such cases, the Procuring Agency may allocate certain weightage to these factors as a part of Evaluation Criteria, and may determine the ranking of the bidders on the basis of combined evaluation in accordance with provisions of Rule 2(1)(h) of the Public Procurement Rules, 2004.

32. Abnormally Low Financial Bids

32.1Where the Bid price is considered to be abnormally low, the Procuring Agency shall perform price analysis either during determination of Successful Bids or as a part of the post-qualification process.

32.2 The Procuring Agency may reject an Abnormally low financial bids.

32.3 In order to identify the Abnormally Low Bids (ALB) following approaches can be considered to minimize the scope of subjectivity:

1. Comparing the Bids price with the cost estimate;

2. Comparing the Bids price with the Bids offered by other Bidders submitting substantially responsive Bids; and

3. Comparing the Bids price with prices paid in similar contracts in the recent past either government- or development partner-funded.

32.4 The Procuring Agency will determine to its satisfaction whether the Bidder that is selected as having submitted the successful bid is qualified to perform the contract satisfactorily.

32.5 The determination will take into account the Bidder's financial, technical, and production capabilities. It will be based upon an examination of the documentary evidence of the Bidder's qualifications submitted by the Bidder, as well as such other information as the Procuring Agency deems necessary and appropriate. Factors not included in these Bidding documents shall not be used in the evaluation of the Bidders' qualifications.

32.6 Procuring Agency may seek "Certificate for Independent Price Determination" from the Bidder and the results of reference checks may be used in determining an award of contract.

Explanation: The Certificate shall be furnished by the Bidder. The Bidder shall certify that the price is determined keeping in view of all the essential aspects such as raw material, its processing, value addition, optimization of resources due to economy of scale, transportation, insurance and margin of profit etc.

32.7 An affirmative determination will be a prerequisite for award of the contract to the Bidder. A negative determination will result in rejection of the Bidder's Bids, in which event the Procuring Agency will proceed to the next ranked Bidder to make a similar determination of that Bidder's capabilities to

perform satisfactorily.

F. Award of Contract

33. Criteria of Award

33.1 The Procuring Agency will award the Contract to the Bidder whose Bids has been determined to be substantially responsive to the Bidding documents and who has been declared as Most Advantageous Bidder.

34. Negotiations

34.1 The procuring agency shall not engage in negotiations with respect to scope and price with the bidder except when the procuring agency conducts a procurement using direct **or negotiated** contracting or a request for proposals with evaluation based on quality alone.

34.2 The procuring agency may negotiate with the most advantageous bid with a view to streamline the work or task execution, at the time of contract finalization on methodology, work plan, staffing, finalizing payment arrangements, delivery arrangements, minor amendments to the special conditions of the contract.

35. Procuring Agency Right to reject all bids

35.1 The Procuring Agency reserves the right to reject all bids or proposals at any time prior to the issuance of the Letter of Award, without incurring any liability, in accordance with Rule 33 of the Public Procurement Rules, 2004.

36. Procuring Agency’s Right to Vary Quantities at the Time of Award

36.1 The Procuring Agency reserves the right at the time of contract award to increase or decrease the **quantity of** Goods originally specified in these Bidding documents provided this does not exceed **by** 15%, without any change in unit price or other terms and conditions of the Bids and Bidding documents.

37. Notification of Award

37.1 Prior to the award of contract, the procuring agency shall announce and publish the result of bid evaluation on **EPADS v2.0** in accordance with Rule 35

of the Public Procurement Rules, 2004.

37.2 The Bidder whose Bids has been accepted will be notified of the award by the Procuring Agency prior to expiration of the Bids/Bid Validity period. The Letter of Award will state the sum that the Procuring Agency will pay the successful Bidder in consideration for the delivery of Goods as prescribed by the Contract (hereinafter and in the Contract called the "Contract Price).

37.3 The Letter of award will constitute the formation of the Contract, subject to the Bidder furnishing the Performance Guarantee and signing of the contract.

38. Signing of Contract

38.1 Promptly after issuance of Letter of award, Procuring Agency shall send the successful Bidder the draft Contract, incorporating all terms and conditions as agreed by the parties to the contract.

38.2 Immediately after the Redressal of grievance by the GRC (if any), mandatory standstill period in accordance with Rule 35 of the Public Procurement Rules, 2004 and **after fulfillment of all condition's precedent** of the Contract Form, the successful Bidder and the Procuring Agency shall sign the Contract.

39. Corrupt & Fraudulent Practices

39.1 Procuring Agencies (including beneficiaries of Government funded projects and procurement) as well as Bidders/Contractors under Government financed contracts, observe the highest standard of ethics during the procurement and execution of such contracts, and will avoid to engage in any corrupt and fraudulent practices.

F. Grievance Redressal & Complaint Review Mechanism

40. Constitution of Grievance Redressal

40.1 The Grievance Redressal Committee shall address the grievance, if any submitted by any party, including the bidder, in accordance with Rule 48 of the Public Procurement Rules, 2004 to be read with Redressal of Grievances Regulations, 2021.

40.2 In case if any party or the bidder is not satisfied with the decision of the GRC or if it fails to decide within ten days, the bidder or the party may file an appeal before the Appellate Committee of the Authority in accordance with Rule 48 of the Public Procurement Rules, 2004 to be read with Redressal of Grievances Regulations, 2021.

G. Mechanism of Blacklisting

41. Mechanism of Blacklisting

41.1 The Procuring Agency shall initiate blacklisting proceedings against any bidder, supplier, or contractor in accordance with the Mechanism for Blacklisting Regulations, 2024, read with Rule 19 of the Public Procurement Rules, 2004.

41.2 The blacklisted/debarred bidder may file the review petition before the Authority in accordance with Rule 19 of the Public Procurement Rules, 2004 to be read with Procedure of filing and disposal of Review Petitions Regulations, 2021.

Bid Data Sheet

Bids Data Sheet (BDS)

The following specific data for the procurement of Goods to be procured shall complement, supplement, or amend the provisions in the Instructions to Bidders (ITB). Whenever there is a conflict, the provisions herein shall prevail over those in ITB.

BDS Clause Number
ITB Number
Amendments of, and Supplements to, Clauses in the Instruction to Bidders

A. Introduction

BDS Clause Number 1
ITB Number 1.1

Name of Procuring Agency: **NADRA Regional Head Office Quetta (NADRA)**

The subject of procurement is: **PROCUREMENT OF LAND FOR ESTABLISHMENT OF NADRA OFFICES AT 10x LOCATIONS OF BALOCHISTAN**

Expected commencement date: **Thursday, December 31, 2026**

BDS Clause Number 2
ITB Number 2.1

Financial year for the operations of the Procuring Agency: **2026-27**

Name and identification number of the Contract: **P91471**

BDS Clause Number 3
ITB Clause Number 3.1

JV/Consortium or Association Allowed: **No**
Number of JV/Consortium Members: **Nil**
see section of eligibility criteria.

B. Bidding Documents

BDS Clause Number 4
ITB Number 8.1

The Bidders may seek clarifications through **EPADS v2.0** : Clarification Date: Thursday, September 24, 2026

C. Preparation of Bids

BDS Clause Number 5
ITB Number 10.1

The Language of all correspondences and documents related to the Bids shall be in: **English**

List of documents required along with the bid: No

BDS Clause Number 6
ITB Number 11.1
Items/Lots and threre related documents:
See section items and Lots

BDS Clause Number 7
ITB Number 12.1

Items / Lots Specifications:

see section of items specifications.

BDS Clause Number 8
ITB Number 15.6

The price shall be **Fixed**.

BDS Clause Number 9
ITB Number 16.1

Currency of the Bids shall be : **PKR**

BDS Clause Number 10
ITB Number 17.1

The Bids/Bid Validity period shall be: **180 Days**

BDS Clause Number 11
ITB Number 18.1

The amount of Bid Security shall be as defined in Bid Security Section for items and lots given in **BDS 6**
The Bid Security shall be in the form of:

D. Submission of Bids

BDS Clause Number 12
ITB Number 20.1

Bid shall be submitted online on EPADS v2.0 whereas hard copy of the bid security should be submitted to the following;

NADRA Regional Head Office, New Zarghoon Road Quetta before bid submission deadline.

Bids that are not submitted on EPADS v2.0 shall be disqualified.

The deadline for Bids submission is: **Friday, September 25, 2026 11:00 AM**

E. Opening and Evaluation of Bids

BDS Clause Number 13
ITB Number 23.1

The Bids opening shall take place on **EPADS v2.0**.

Day *:* ***Friday***

Date: ***Friday, September 25, 2026***

Time *:* ***11:30 AM***

BDS Clause Number 14
ITB Number 31.1

Selection technique adopted will be: **Least Cost Based Selection (LCBS)**
see Evaluation Criteria

F. Review of Procurement Decisions

BDS Clause Number 15
ITB Number 41.1

Grievence against this procurement shall be submitted online on EPADS v2.0.

Arbitrator shall be appointed by mutual consent of the both parties.

Eligibility Criteria

Bidder's Type	Required Registration
Any	NADRA CITIZENSHIP (CNIC/NICOP) FBR (NTN)

Eligibility Criteria	Document
Bidder must be the sole owner of land, Latest Record of Right (Fard) for sale of the property is to be attached, in case the property is located under control of land revenue authorities. (Enclose Documentary Proof or In case the property falls under the jurisdiction of any local body/ authority/society, then sale deed along with allotment letter will be attached. (Enclose Documentary Proof with technical bid)	Yes
Must have valid Pakistani CNIC/NICOP etc (attached the CNIC/NICOP)	Yes
Proposed land has met the area requirements mentioned in the bidding documents. (Attached / Upload the Documentary Proof with General Proposal-Annex-E)	Yes
Non-Encumbrance Certificate issued by Competent Revenue Officer / Tehsildar as the case may be.	Yes
Mutation in favor of bidder attested by respective Revenue Officer.	Yes
Affidavit on Non-Judicial Stamp Paper of Rs. 100 or above, duly attested by Notary Public stating that, land/site is in complete possession of the land lord and cleard from litigation, all type of liabilities i.e. mortgage/pledge and all applicable Government Taxes and all type of utility charges etc. shall be attached with technical proposal as per specimen at Annex-C	Yes

Owner must ensure that land / site is within the boundaries of respective District or Tehsil Headquarter	No
If land is persisting in the society (if any) The Society must be approved from concerned authorities	No
Owner of the land/site in possession of valid CNIC/NICOP/POC and must be Active tax payer	Yes
Owner must ensure that offered land/site is not located in or near flood prone/flood-path declared area.	No
Land/site should not be located at domestic or residential area. Commercial land/plot is acceptable. Attached commercialization certificate or in case of non-commercial land then Affidavit on non-Judicial Stamp Paper of Rs. 100 or above, duly attested by Notary Public, is required that land shall be commercialized before the transfer of land to NADRA and all the commercialization fees shall be borne by the owner/bidder (Enclose Documentary Proof or undertaking with General Proposal	Yes
Land/site should not be located at any closed end street/road. Land/site should not be in or near restricted/sensitive area/building any other hazardous aspect. Land/site should be clear/away from electric/high power transmission lines, main gas line, water course or any other installation	No
Form-9 Bid Securing Declaration shall be attached by bidder in technical bid (technical proposal) and must be signed by owner and attested by Notary Public onnon-Judicial Stamp Paper of Rs. 100/- and above	Yes
All stamp papers related and mandatory as per bidding documents must be submitted to NADRA Regional Head Office Zarghoon Road Quetta in original	Yes

Evaluation Criteria

Eligibile bidder(s) with substantially responsive bid(s) offering **Least Cost Based Selection (LCBS)** shall be consider for the award of contract(s).

Least Cost Based Selection (LCBS)

Weightage

Technical Evaluation %
100

Technical Marks	100
Passing Marks	**70**
Technical Evaluation Criteria (Marking Criteria)	
Distance of Signature value of land/site, well known area (Qualitative) At zero point/center of city or at desired location of a metropolitan/big city **(25)** Within 1 KM from zero point/center of city **(15)** Within 1.1 KM to 5 KM from zero point/center of city **(10)** More than 5 KM away from zero point/center of city **(1)**	25

Availability of utility services WAPDA, PTCL, Sewerage Gas, , Water Supply etc. (Qualitative) Available WAPDA, PTCL, Sewerage, Water Supply, Gas **(20)** Available WAPDA, PTCL, Sewerage, Water Supply **(15)** Available WAPDA, PTCL, **(10)** Non-availabilities of utilities, **(1)**	20
Land/Site must be in a commercially declared area (preferably commercial documents) (Qualitative) Commercial area **(15)** Residential Area but declared as Commercial (for rural /Tehsil areas only) **(10)** Agriculture land used as Commercial area (for rural Tehsil areas only) **(5)** Non-commercial area **(1)**	15
Accessible are particularly through public transport (Qualitative) 3 or more routs of local public transport **(15)** 2 routs of local public transport **(10)** 1 rout of local public transport **(5)** No public transport available **(1)**	15

Availability of Bank (Qualitative) Within distance of 1 KM **(10)** Distance between 1.1 to 2 KM **(7)** Distance between 2.1 to 3 KM **(5)** More than 5 KM **(1)**	10
Land/site should be at road level as compared with carpeted road (Qualitative) Road level land **(10)** 1 feet down from road level **(7)** 1.1 to 5 feet down from road level **(5)** More than 5 feet down from road level **(1)**	10
Ground water is potable (Qualitative) Yes **(5)** No **(1)**	5

Items/Lots

Items Without Lots :

Item	UNSPSC	Delivery Schedule	Quantity	Bid Security
Mega Center Quetta	Sale of commercial or industrial land	**Address:** NADRA Regional Head Office, New Zarghoon Road Quetta **Schedule:** 8 Weeks **Quantity:** 15000/sqft	15000/sqft	0 PKR
EPO Site Quetta & Executive NRC Quetta	Sale of commercial or industrial land	**Address:** NADRA Regional Head Office, New Zarghoon Road Quetta **Schedule:** 8 Weeks **Quantity:** 5000/sqft	5000/sqft	0 PKR
NRC Sariab Road Quetta-1	Sale of commercial or industrial land	**Address:** NADRA Regional Head Office, New Zarghoon Road Quetta **Schedule:** 8 Weeks **Quantity:** 10000/sqft	10000/sqft	0 PKR
NRC Quetta Central	Sale of commercial or industrial land	**Address:** NADRA Regional Head Office, New Zarghoon Road Quetta **Schedule:** 8 Weeks **Quantity:** 5000/sqft	5000/sqft	0 PKR
Verification Cell Quetta	Sale of commercial or industrial land	**Address:** NADRA Regional Head Office, New Zarghoon Road Quetta **Schedule:** 8 Weeks **Quantity:** 10000/sqft	10000/sqft	0 PKR

Item	UNSPSC	Delivery Schedule	Quantity	Bid Security
Female NRC Noshki, NRC Noshki and Zonal Office	Sale of commercial or industrial land	**Address:** NADRA Regional Head Office, New Zarghoon Road Quetta **Schedule:** 8 Wee **Quantity:** 10000/sqft	10000/sqft	0 PKR
NRC Sui	Sale of commercial or industrial land	**Address:** NADRA Regional Head Office, New Zarghoon Road Quetta **Schedule:** 8 Weeks **Quantity:** 4000/sqft	4000/sqft	0 PKR
NRC Faridabad	Sale of commercial or industrial land	**Address:** NADRA Regional Head Office, New Zarghoon Road Quetta **Schedule:** 8 Weeks **Quantity:** 4000/sqft	4000/sqft	0 PKR
NRC Sinjavi	Sale of commercial or industrial land	**Address:** NADRA Regional Head Office, New Zarghoon Road Quetta **Schedule:** 8 Weeks **Quantity:** 4000/sqft	4000/sqft	0 PKR
NRC Jafferabad and Zonal Office	Sale of commercial or industrial land	**Address:** NADRA Regional Head Office, New Zarghoon Road Quetta **Schedule:** 8 Weeks **Quantity:** 10000/sqft	10000/sqft	0 PKR

Related Services of Goods:

No

Items/Lot Specification

Items Without Lots :

Item: Mega Center Quetta

UNSPSC: Sale of commercial or industrial land

Specifications / Requirementsss:

Procurement of Land for NRC Mega Center Quetta			
Sr No	Required Specifications	Preferred Required Location	Required Area (in sqft)
1	Land should be persisting in the Airport Road and surrounding areas.	Airport Road Quetta	15000 sqft
2	Should be at prominent place		
3	Security wise viable location and easily accessible for general public		
4	Land/Site should be at road level. Minimum 100 Feet Face / Front of Plot		
5	The Land must be cleared from all types of liability i.e mortgage, pledge, taxes etc		
6	Availability of utility services, WAPDA, PTCL, Sewerage, Gas, Water Supply / Ground Water etc		

Procurement of Land for NRC Mega Center Quetta	
7	Land must be free from encumbrances, litigation, flood risk, high transmission lines, hazardous installations, and restricted or sensitive areas
8	The bidder must be the lawful owner and shall provide all mandatory ownership, revenue, approval, tax, and supporting documents as prescribed in the bidding documents.

Item: EPO Site Quetta & Executive NRC Quetta

UNSPSC: Sale of commercial or industrial land

Specifications / Requirementsss:

Procurement of Land for EPO Site & Exeecutive NRC Quetta			
Sr No	Required Specifications	Preferred Required Location	Required Area (in sqft)
1	Should be at prominent place	Samungli Road Shahbaz Town to Kidney Hospital, Quetta	5000 sqft
2	Security wise viable location and easily accessible for general public		
3	Land/Site should be at road level. Minimum 100 Feet Face / Front of Plot		
4	The Land must be cleared from all types of liability i.e mortgage, pledge, taxes etc		

Procurement of Land for EPO Site & Exeecutive NRC Quetta	
5	Availability of utility services, WAPDA, PTCL, Sewerage, Gas, Water Supply / Ground Water etc
6	Land must be free from encumbrances, litigation, flood risk, high transmission lines, hazardous installations, and restricted or sensitive areas
7	The bidder must be the lawful owner and shall provide all mandatory ownership, revenue, approval, tax, and supporting documents as prescribed in the bidding documents.

Item: NRC Sariab Road Quetta-1

UNSPSC: Sale of commercial or industrial land

Specifications / Requirementsss:

Procurement of Land for NRC Sariab Road Quetta-1			
Sr No	Required Specifications	Preferred Required Location	Required Area (in sqft)
1	Should be at prominent place	Sariab Road, University to Gahi Khan Chowk Quett.	10000 sqft
2	Security wise viable location and easily accessible for general public		
3	Land/Site should be at road level. Minimum 100 Feet Face / Front of Plot		

Procurement of Land for NRC Sariab Road Quetta-1	
4	The Land must be cleared from all types of liability i.e mortgage, pledge, taxes etc
5	Availability of utility services, WAPDA, PTCL, Sewerage, Gas, Water Supply / Ground Water etc
6	Land must be free from encumbrances, litigation, flood risk, high transmission lines, hazardous installations, and restricted or sensitive areas
7	The bidder must be the lawful owner and shall provide all mandatory ownership, revenue, approval, tax, and supporting documents as prescribed in the bidding documents.

Item: NRC Quetta Central

UNSPSC: Sale of commercial or industrial land

Specifications / Requirementsss:

Procurement of Land for NRC Quetta Central			
Sr No	Required Specifications	Preferred Required Location	Required Area (in sqft)
1	Should be at prominent place	New Sabzal Road, Spini Road, Quetta.	5000 sqft
2	Security wise viable location and easily accessible for general public		

Procurement of Land for NRC Quetta Central	
3	Land/Site should be at road level. Minimum 100 Feet Face / Front of Plot
4	The Land must be cleared from all types of liability i.e mortgage, pledge, taxes etc
5	Availability of utility services, WAPDA, PTCL, Sewerage, Gas, Water Supply / Ground Water etc
6	Land must be free from encumbrances, litigation, flood risk, high transmission lines, hazardous installations, and restricted or sensitive areas
7	The bidder must be the lawful owner and shall provide all mandatory ownership, revenue, approval, tax, and supporting documents as prescribed in the bidding documents.

Item: Verification Cell Quetta

UNSPSC: Sale of commercial or industrial land

Specifications / Requirementsss:

Procurement of Land for NADRA Verification Cell Quetta			
Sr No	Required Specifications	Preferred Required Location	Required Area (in sqft)
1	Should be at prominent place	New Sabzal Road from Samungli Road to Airport Road	10000 sqft
2	Security wise viable location and easily accessible for general public		

Procurement of Land for NADRA Verification Cell Quetta	
3	Land/Site should be at road level. Minimum 100 Feet Face / Front of Plot
4	The Land must be cleared from all types of liability i.e mortgage, pledge, taxes etc
5	Availability of utility services, WAPDA, PTCL, Sewerage, Gas, Water Supply / Ground Water etc
6	Land must be free from encumbrances, litigation, flood risk, high transmission lines, hazardous installations, and restricted or sensitive areas
7	The bidder must be the lawful owner and shall provide all mandatory ownership, revenue, approval, tax, and supporting documents as prescribed in the bidding documents.

Item: Female NRC Noshki, NRC Noshki and Zonal Office

UNSPSC: Sale of commercial or industrial land

Specifications / Requirementsss:

Procurement of Land for Female NRC Noshki, NRC Noshki and Zonal Office at Noshki			
Sr No	Required Specifications	Preferred Required Location	Required Area (in sqft)
1	Should be at prominent place	Main City Noshki	10000 sqft

Procurement of Land for Female NRC Noshki, NRC Noshki and Zonal Office at Noshki	
2	Security wise viable location and easily accessible for general public
3	Land/Site should be at road level. Minimum 100 Feet Face / Front of Plot
4	The Land must be cleared from all types of liability i.e mortgage, pledge, taxes etc
5	Availability of utility services, WAPDA, PTCL, Sewerage, Gas, Water Supply / Ground Water etc
6	Land must be free from encumbrances, litigation, flood risk, high transmission lines, hazardous installations, and restricted or sensitive areas
7	The bidder must be the lawful owner and shall provide all mandatory ownership, revenue, approval, tax, and supporting documents as prescribed in the bidding documents.

Item: NRC Sui

UNSPSC: Sale of commercial or industrial land

Specifications / Requirementsss:

Procurement of Land for NRC Sui			
Sr No	Required Specifications	Preferred Required Location	Required Area (in sqft)

Procurement of Land for NRC Sui			
1	Should be at prominent place	Main City Sui	4000 sqft
2	Security wise viable location and easily accessible for general public		
3	Land/Site should be at road level. Minimum 100 Feet Face / Front of Plot		
4	The Land must be cleared from all types of liability i.e mortgage, pledge, taxes etc		
5	Availability of utility services, WAPDA, PTCL, Sewerage, Gas, Water Supply / Ground Water etc		
6	Land must be free from encumbrances, litigation, flood risk, high transmission lines, hazardous installations, and restricted or sensitive areas		
7	The bidder must be the lawful owner and shall provide all mandatory ownership, revenue, approval, tax, and supporting documents as prescribed in the bidding documents.		

Item: NRC Faridabad

UNSPSC: Sale of commercial or industrial land

Specifications / Requirementsss:

Procurement of Land for NRC Faridabad			
Sr No	Required Specifications	Preferred Required Location	Required Area (in sqft)

Procurement of Land for NRC Faridabad			
1	Should be at prominent place	Main City Faridabad (District Sohbatpur) Tehsil Faridabad	4000 sqft
2	Security wise viable location and easily accessible for general public		
3	Land/Site should be at road level. Minimum 100 Feet Face / Front of Plot		
4	The Land must be cleared from all types of liability i.e mortgage, pledge, taxes etc		
5	Availability of utility services, WAPDA, PTCL, Sewerage, Gas, Water Supply / Ground Water etc		
6	Land must be free from encumbrances, litigation, flood risk, high transmission lines, hazardous installations, and restricted or sensitive areas		
7	The bidder must be the lawful owner and shall provide all mandatory ownership, revenue, approval, tax, and supporting documents as prescribed in the bidding documents.		

Item: NRC Sinjavi

UNSPSC: Sale of commercial or industrial land

Specifications / Requirementsss:

Procurement of Land for NRC Sinjavi

Sr No	Required Specifications	Preferred Required Location	Required Area (in sqft)
1	Should be at prominent place	Main City Sinjavi	4000 sqft
2	Security wise viable location and easily accessible for general public		
3	Land/Site should be at road level. Minimum 100 Feet Face / Front of Plot		
4	The Land must be cleared from all types of liability i.e mortgage, pledge, taxes etc		
5	Availability of utility services, WAPDA, PTCL, Sewerage, Gas, Water Supply / Ground Water etc		
6	Land must be free from encumbrances, litigation, flood risk, high transmission lines, hazardous installations, and restricted or sensitive areas		
7	The bidder must be the lawful owner and shall provide all mandatory ownership, revenue, approval, tax, and supporting documents as prescribed in the bidding documents.		

Item: NRC Jafferabad and Zonal Office

UNSPSC: Sale of commercial or industrial land

Specifications / Requirementsss:

Procurement of Land for NRC Jaffarabad and Zonal Office

Sr No	Required Specifications	Preferred Required Location	Required Area (in sqft)
1	Should be at prominent place	Main City Jafferabad	10000 sqft
2	Security wise viable location and easily accessible for general public		
3	Land/Site should be at road level. Minimum 100 Feet Face / Front of Plot		
4	The Land must be cleared from all types of liability i.e mortgage, pledge, taxes etc		
5	Availability of utility services, WAPDA, PTCL, Sewerage, Gas, Water Supply / Ground Water etc		
6	Land must be free from encumbrances, litigation, flood risk, high transmission lines, hazardous installations, and restricted or sensitive areas		
7	The bidder must be the lawful owner and shall provide all mandatory ownership, revenue, approval, tax, and supporting documents as prescribed in the bidding documents.		

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Price Schedule

For Individual Items

#	Item Title	Quantity	Unit Price (PKR)	Total Price (PKR)	Delivery Location	Delivery Period / Year	Country of Origin
1							
2							

For Lots

#	Lot Title	Total Lot Price (PKR)	Country of Origin
1	[Lot 1 Title]		

PUBLIC PROCUREMENT REGULATORY AUTHORITY
(PPRA)
EPADS

General Conditions of Contract

A. General

1. Definitions

1.1 Unless the context otherwise requires, the following terms whenever used in this Contract shall have the same meaning and shall be interpreted as indicated

a. “Applicable Law” means the laws and any other instruments having the force of law in the Government’s Country, or in such other country as may be specified in the Special Conditions of the Contract (SC), as they may be issued and in force from time to time;

b. “Procuring Agency” means:-

a. any Ministry, Division, Department or any Office of the Government;

b. any authority, corporation, body or organization established by or under a Law or which is owned or controlled by the Government;.

c. “The Contract” means an agreement enforceable by law;

d. “The Contract Price” means the price payable to the Bidder under the Contract for the full and proper performance of its contractual obligations;

e. “Ancillary Services” means those services ancillary to the provision of Goods, such as transportation and insurance, and any other incidental services, such as installation, commissioning, provision of technical assistance, training, and other such obligations of the Bidder covered under the Contract;

f. “GCC” means the General Conditions of Contract contained in this section;

g. “SCC” means the Special Conditions of Contract by which the GCC may be amended or supplemented;

h. **“**Day” means calendar day unless indicated otherwise.

i. “Effective Date” means the date on which this Contract comes into force and effect.

j. The Bidder” means the individual or corporate body whose Bids to provide the Goods has been accepted by the Procuring Agency;

k. “The Project Site,” where applicable, means the place or places named in Bids Data Sheet and technical Specifications;

l. “Government” means the Government of Pakistan;

m. “Subcontractor” means any entity to which the Bidder subcontracts any part of the Goods.

n. "Service" means any object of procurement other than goods or works;

o. “Party” means the Procuring Agency or the Bidder, as the case may be, and “Parties” means both of them;

p. “Foreign Currency” means any currency other than the currency of the country of the Procuring Agency;

q. “Completion Date” means the date of completion of the contract by the Bidder as certified by the Procuring Agency;

r. “In Writing” means communicated in written form with proof of receipt;

s. “Local Currency” means the currency of Pakistan;

2. Application and Interpretation

2.1 These General Conditions shall apply to the extent that they are not superseded by provisions of other parts of the Contract.

2.2 In interpreting these Conditions of Contract headings and marginal notes are used for convenience only and shall not affect their interpretations unless specifically stated; references to singular include the plural and vice versa; and masculine include the feminine. Words have their ordinary meaning under the language of the Contract unless specifically defined.

3. Applicable Law

3.1 The contract shall be governed and interpreted in accordance with the laws of Pakistan, unless otherwise specified in SCC.

4. Governing Language

4.1 The Contract as well as all correspondence and documents relating to the Contract exchanged between the Bidder and the Procuring Agency, shall be written in the **English language** unless otherwise stated in the **SCC**. Supporting documents and printed literature that are part of the Contract may be in another language provided these are accompanied by an accurate translation of the relevant passages in English, in which case, for purposes of interpretation of the Contract, this translation shall govern.

5. Notices

5.1 Any notice, request, or consent made pursuant to this Contract shall be in writing and shall be deemed to have been made when delivered in person to an authorized representative of the Party to whom the communication is addressed, or when sent by registered mail, telex, telegram, or facsimile to such Party at the address specified in the **SCC**.

6. Delivery/Location

6.1 The Goods shall be delivered to such locations as the Procuring Agency may approve and as specified in SCC.

7. Authorized Representatives / Authority of Member in charge

7.1 Any action required or permitted to be taken, and any document required or permitted to be executed, under this Contract by the Procuring Agency or the Bidder may be taken or executed by the officials specified in the **SCC**.

B. Commencement, Completion, Modification, and Termination of Contract

8. Effectiveness of Contract

8.1 This Contract shall come into effect on the date the Contract is signed by both parties and such other later date as may be stated in the SCC.

9. Commencement of Services

9.1 The Bidder shall confirm availability of Key Experts and begin carrying out the Services not later than the number of days after the Effective Date specified in the SCC.

10. Program

10.1 Before commencement of the Services, the Bidder shall submit to the Procuring Agency for approval a Program showing the general methods, arrangements, order and timing for all activities. The Services shall be carried out in accordance with the approved Program as updated.

11. Starting Date/Expiration Date

11.1 The Bidder shall start carrying out the Services Five (05) days after the date the Contract becomes effective, or at such other date as may be specified in the **SCC.**

11.2 Unless terminated earlier pursuant to Clause **GCC 15** hereof, this Contract shall expire at the end of such time period after the Effective Date as specified in the SCC.

12. Entire Agreement

12.1 This Contract contains all covenants, stipulations and provisions agreed by the Parties. No agent or representative of either Party has authority to make, and the Parties shall not be bound by or be liable for, any statement, representation, promise or agreement not set forth herein.

13. Modification

13.1 Any modification or variation of the terms and conditions of this Contract, including any modification or variation of the scope of the Services, may only be made by written agreement between the Parties. However, each Party shall give due consideration to any Bids for modification or variation made by the other Party.

13.2 In cases of any modifications or variations, the prior written consent of the Procuring Agency is required.

14. Force Majeure

14.1 Definition

For the purposes of this Contract, “Force Majeure” means an event which is beyond the reasonable control of a Party and which makes a Party’s performance of its obligations under the Contract impossible or so impractical as to be considered impossible under the circumstances.

14.2 No Breach of Contract

The failure of a Party to fulfill any of its obligations under the contract shall not be considered to be a breach of, or default under, this Contract in so far as such inability arises from an event of Force Majeure, provided that the Party affected by such an event (a) has taken all reasonable precautions, due care and reasonable alternative measures in order to carry out the terms and conditions of this Contract, and (b) has informed the other Party as soon as possible about the occurrence of such an event.

14.3 Extension of Time

Any period within which a Party shall, pursuant to this Contract, complete any action or task, shall be extended for a period equal to the time during which such Party was unable to perform such action as a result

of Force Majeure.

14.4 Payments

During the period of their inability to perform the Services as a result of an event of Force Majeure, the Bidder shall be entitled to continue to be paid under the terms of this Contract, as well as to be reimbursed for additional costs reasonably and necessarily incurred by them during such period for the purposes of the Services and in reactivating the Service after the end of such period.

15. Termination

15.1 By the Procuring Agency

The Procuring Agency may terminate this Contract in case of the occurrence of any of the events specified in paragraphs (a) through (e) of this Clause. In such an occurrence the Procuring Agency shall give at least thirty (30) calendar days' written notice of termination to the Bidder in case of the events referred to in (a) through (d); at least sixty (60) calendar days' written notice in case of the event referred to in (e);

a. If the Bidder fails to remedy a failure in the performance of its obligations hereunder, as specified in a notice of suspension;

b. If the Bidder becomes (or, if the Bidder consists of more than one entity, if any of its members becomes) insolvent or bankrupt or enter into any agreements with their creditors for relief of debt or take advantage of any law for the benefit of debtors or go into liquidation or receivership whether compulsory or voluntary;

c. If the Bidder fails to comply with any final decision reached as a result of arbitration proceedings;

d. If, as the result of Force Majeure, the Bidder is unable to perform a material portion of the Services for a period of not less than sixty (60) calendar days;

e. If the Procuring Agency, in its sole discretion and for any reason whatsoever, decides to terminate this Contract;

15.2 By the Bidder

The Bidder may terminate this Contract, by not less than thirty (30) calendar days' written notice to the Procuring Agency, in case of the occurrence of any of the events specified in paragraphs (a) through (d) of this Clause.

a. If the Procuring Agency fails to pay any money due to the Bidder pursuant to this Contract and not subject to dispute within forty-five (45) calendar days after receiving written notice from the Bidder that such payment is overdue.

b. If, as the result of Force Majeure, the Bidder is unable to perform a material portion of the Services for a period of not less than sixty (60) calendar days.

c. If the Procuring Agency fails to comply with any final decision reached as a result of arbitration.

d. If the Procuring Agency is in material breach of its obligations pursuant to this Contract and has not remedied the same within forty-five (45) days (or such longer period as the Bidder may have subsequently approved in writing) following the receipt by the Procuring Agency of the Bidder's notice specifying such breach.

C. Obligations of the Bidder

16. General

16.1 Standard of Performance

1. The Bidder shall deliver the product and carry out the Services with all due diligence, efficiency and economy, in accordance with generally accepted professional standards and practices, and shall observe sound management practices, and employ appropriate technology and safe and effective equipment, machinery, materials and methods. The Bidder shall always act, in respect of any matter relating to this Contract or to the Services, as a faithful adviser to the Procuring Agency, and shall at all times support and safeguard the Procuring Agency's legitimate interests in any dealings with the third parties.

16.2 Law Applicable to Goods

The Bidder shall deliver the goods in accordance with the Contract and in accordance with the Law of Pakistan and shall take all practicable steps to ensure that any of its Experts and Sub-Bidders, comply with the Applicable Law.

17. Conflict of Interests

17.1 Bidder Not to Benefit from Commissions and Discounts.

The remuneration of the Bidder shall constitute the Bidder's sole remuneration in connection with this Contract or the Services, and the Bidder shall not accept for their own benefit any trade commission, discount, or similar payment in connection with activities pursuant to this Contract or to the Services or in the discharge of their obligations under the Contract, and the Bidder shall use their best efforts to ensure that the Personnel, any Subcontractors, and agents of either of them similarly shall not receive any such additional remuneration.

17.2 Bidder and Affiliates Not to be Otherwise Interested in Project

The Bidder agree that, during the term of this Contract and after its termination, the Bidder and its affiliates, as well as any Subcontractor and any of its affiliates, shall be disqualified from providing Goods for any project resulting from or closely related to the Services.

17.3 Prohibition of Conflicting Activities

Neither the Bidder nor its Subcontractors nor the Personnel shall engage, either directly or indirectly, in any of the following activities:

a. during the term of this Contract, any business or professional activities in the Government's country which would conflict with the activities assigned to them under this Contract;

b. during the term of this Contract, neither the Bidder nor their Subcontractors shall hire public employees in active duty or on any type of leave, to perform any activity under this Contract;

18. Confidentiality

18.1 Except with the prior written consent of the Procuring Agency, the Bidder and the Experts shall not at any time communicate to any person or entity any confidential information acquired in the course of the contract.

19. Insurance to be Taken Out by the Bidder

19.1 The Bidder(a) shall take out and maintain, and shall cause any Subcontractors to take out and maintain, at its (or the Subcontractors', as the case may be) own cost but on terms and conditions approved by the Procuring Agency, insurance against the risks, loss or damage, and for the coverage, as shall be specified in the SCC; and (b) at the Procuring Agency's request, shall provide evidence to the Procuring Agency showing that such insurance has been taken out and maintained and that the current premiums have been paid.

20. Bidder's Actions Requiring Procuring Agency's Prior Approval

20.1 The Bidder shall obtain the Procuring Agency's prior approval in writing before taking any of the following actions:

(a) appointing such members of the Personnel not provided by the Bidder;

(b) changing the Program of activities; and

(c) any other action that may be specified in the SCC.

21. Reporting Obligations

21.1 The Bidder shall submit to the Procuring Agency the reports and documents in the numbers, and within the periods as prescribed by the Procuring Agency.

22. Liquidated Damages

22.1 If the Supplier fails to deliver any or all of the Goods or to perform the Services within the period(s) specified in the Contract, the Procuring Agency shall, without prejudice to its other remedies under the Contract, deduct from the Contract Price, as liquidated damages, a sum equivalent to the percentage specified in **SCC** of the delivered price of the delayed Goods or unperformed Services for each week or part thereof of delay until actual delivery or performance, up to a maximum deduction of the performance security (or guarantee) specified in **SCC**. Once the said maximum is reached, the Procuring Agency may consider termination of the Contract pursuant to **GCC Clause 15.**

22.2 Correction for Over-payment

If the Intended Completion Date is extended after liquidated damages have been paid, the Procuring Agency shall correct any overpayment of liquidated damages by the Bidder by adjusting the next payment certificate. The Bidder shall be paid interest on the overpayment, calculated from the date of payment to the date of repayment, at the rates specified in SCC.

22.3 Lack of performance penalty

If the Bidder has not corrected a Defect within the time specified in the Procuring Agency's notice, a penalty for Lack of performance will be paid by the Bidder. The amount to be paid will be calculated as a percentage of the cost of having the Defect corrected, assessed as specified in the SCC.

23. Performance Guarantee

23.1 Within Seven (07) days from the issuance of acceptance letter from the Procuring Agency, the successful Bidder shall furnish the Performance Guarantee in shape of ------- at the discretion of the PA in the amount **specified in SCC.** In case the amount of Bids security is equal or greater than

23.2 The proceeds of the Performance Guarantee shall be payable to the Procuring agency as compensation for any loss resulting from the Supplier's failure to complete its obligations under the Contract.

23.3 The Performance Guarantee shall be denominated in the currency of the Contract, or in a freely convertible currency acceptable to the Procuring agency and shall be in the acceptable form as specified in SCC.

23.4 The Performance Guarantee will be discharged by the Procuring agency and returned to the Supplier not later than thirty (30) days following the date of completion of the Supplier's performance obligations under the Contract, including any warranty obligations, unless otherwise **specified in SCC.**

24. Fraud and Corruption

24.1 The Procuring Agency requires the Supplier to disclose any commissions or fees that may have been paid or are to be paid to agents or any other party with respect to the Bidding process or execution of the Contract. The information disclosed must include at least the name and address of the agent or other party, the amount and currency, and the purpose of the commission, gratuity or fee.

25. Sustainable Procurement

25.1 The Bidder shall conform to the sustainable procurement contractual provisions, if and as specified in the SCC.

D. Bidder's Personnel

26. Description of Personnel

26.1 The titles, agreed job descriptions, minimum qualifications, and estimated periods of engagement in the carrying out of the Services of the Bidder's Key Personnel. The Key Personnel listed by title as well as by name are hereby approved by the Procuring Agency.

27. Removal and/or Replacement of Personnel

27.1 Except as the Procuring Agency may otherwise agree, no changes shall be made in the Key Personnel. If, for any reason beyond the reasonable control of the Bidder, it becomes necessary to replace any of the Key Personnel, the Bidder shall provide as a replacement a person of equivalent or better qualifications.

27.2 If the Procuring Agency finds that any of the Personnel have (i) committed serious misconduct or have been charged with having committed a criminal action, or (ii) have reasonable cause to be dissatisfied with the performance of any of the Personnel, then the Bidder shall, at the Procuring Agency's written request specifying the grounds thereof, provide as a replacement a person with qualifications and experience acceptable to the Procuring Agency.

27.3 The Bidder shall have no claim for additional costs arising out of or incidental to any removal and/or replacement of Personnel.

E. Obligations of the Procuring Agency

28. Assistance and Exemptions

28.1 The Procuring Agency shall use its best efforts to ensure that the Government shall provide the Bidder such assistance and exemptions as specified in the SCC.

29. Change in the Applicable Law

29.1 If, after the date of this Contract, there is any change in the Applicable Law with respect to taxes and duties which increases or decreases the cost of the related Services rendered by the Bidder, then the remuneration and reimbursable expenses otherwise payable to the Bidder under this Contract shall be increased or decreased accordingly by agreement between the Parties, and corresponding adjustments shall be made to the amounts referred in the SCC.

30. Services and Facilities

30.1 The Procuring Agency shall make available to the Bidder and the Experts, for the purposes of the Services and free of any charge, the services, facilities and property described , at the times and in the manner specified in the SCC or terms of reference.

30.2 In case that such services, facilities and property shall not be made available to the Bidder, the Parties shall agree on (i) any time extension that it may be appropriate to grant to the Bidder for the performance of the Services, (ii) the manner in which the Bidder shall procure any such services, facilities and property from other sources, and (iii) the additional payments, if any, to be made to the Bidder as a result thereof.

F. Payments to the Bidder

31. Contract Price

31.1 The price payable shall be in Pakistani Rupees unless otherwise specified in the SCC. Prices charged by the Supplier for Goods delivered under the Contract shall not vary from the prices quoted by the Supplier in its Bid.

32. Terms and Conditions of Payment

32.1 Payments will be made to the Bidder according to the payment schedule stated in the SCC and as per actual invoice submitted by the Bidder.

32.2 Unless otherwise stated in the SCC, the advance payment shall be made against the provision by the Bidder of a bank guarantee for the same amount, and shall be valid for the period stated in the SCC. Any other payment shall be made after the conditions listed in the SCC for such payment have been met, and the Bidder have submitted an invoice to the Procuring Agency specifying the amount due.

33. Currency of Payment

33.1 Any payment under this Contract shall be made in the currency(ies) specified in the SCC.

G. Quality Control

34. Identifying Defects

34.1 The principle and modalities of Inspection of the Goods by the Procuring Agency shall be as indicated in the SCC. The Procuring Agency shall check the Bidder’s performance and notify him of any Defects that are found. Such checking shall not affect the Bidder’s responsibilities. The Procuring Agency may instruct the Bidder to search for a Defect and to uncover and test any service that the Procuring Agency considers may have a Defect. Defect Liability Period is as defined in the SCC.

35. Correction of Defects,and

Lack of Performance Penalty

35.1 The Procuring Agency shall give notice to the Bidder of any Defects before the end of the Contract. The Defects liability period shall be extended for as long as Defects remain to be corrected.

35.2 Every time notice a Defect is given, the Bidder shall correct the notified Defect within the length of time specified by the Procuring Agency's notice.

35.3 If the Bidder has not corrected a Defect within the time specified in the Procuring Agency's notice, the Procuring Agency will assess the cost of having the Defect corrected, the Bidder will pay this amount, and a Penalty for Lack of Performance.

36. Taxes and Duties

36.1 A Supplier shall be entirely responsible for all taxes, duties, fees, etc., incurred until delivery of the contracted Goods to the Procuring Agency.

H. Settlement of Disputes

37. Alternate Dispute Resolution

37.1 The disputes between the parties to the contract may be settled in accordance with Public Procurement Rules, 2004.

37.2 The procuring agency shall refer the matter to the Chief Justice Islamabad High Court or Managing Director PPRA or the Secretary Ministry of Law & Justice for appointment of Arbitrator.

37.3 The fee for the Arbitrator shall be specified in Pak Rupees as determined by the appointing authority which shall be borne and shared equally by the contracting parties.

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Special Conditions of Contract

SECTION VIII. SPECIAL CONDITIONS OF CONTRACT

The following Special Conditions of Contract shall supplement the General Conditions of Contract. Whenever there is a conflict, the provisions herein shall prevail over those in the Conditions of Contract. The corresponding clause number of the GCC is indicated in parentheses.

Number of GC Clause

Amendments of, and Supplements to, Clauses in the General Conditions of Contract

Number of GC Clause 1

Definitions

The Procuring Agency is: NADRA Regional Head Office Quetta (NADRA), Deputy Director NADRA Regional Head Office, New Zarghoon Road Quetta

The Supplier is:

The title of the subject procurement is: PROCUREMENT OF LAND FOR ESTABLISHMENT OF NADRA OFFICES AT 10x LOCATIONS OF BALOCHISTAN

Number of GC Clause 3

Applicable/Governing Law:

The Contract shall be interpreted in accordance with the laws of Islamic Republic of Pakistan

Number of GC Clause 4

Language:

The language of the Contract, all correspondence and communications to be given, and all other documentation to be prepared and supplied under the Contract shall be in **English.**

Number of GC Clause 5

Notices:

The addresses for the notices are:

Procuring Agency:

NADRA Regional Head Office Quetta (NADRA), Deputy Director
NADRA Regional Head Office, New Zarghoon Road Quetta
+92-921-1622
abdul.salam_07@nadra.gov.pk

Contractor/ Bidder:

[Name, address and telephone number].

The Contractor/ Bidder's Representative(s)

[Name, address, telephone number and e-mail address]

Number of GC Clause 7.1

The Authorized Representatives are:

For the Procuring Agency:

NADRA Regional Head Office Quetta (NADRA), Deputy Director
NADRA Regional Head Office, New Zarghoon Road Quetta
+92-921-1622
abdul.salam_07@nadra.gov.pk

For the Bidder:

Name: ……

Designation: ……..

Address: ……..

Number of GC Clause 8

Effectiveness of the contract

Number of GC Clause 9

Commencement of Contract:

Number of GC Clause 11.2

Expiration of Contract:

Number of GC Clause 15

Termination

In the event of termination of the contract due to any reason as already defined in the General Conditions of Contract, the Bidder shall be responsible for providing to the Authority the Goods till the time of alternate arrangements.

Number of GC Clause 17

Conflict of Interest:

The Procuring Agency reserves the right to determine on a case-by-case basis whether the Bidder should be disqualified from providing goods or services due to a conflict of a nature described in Clause GCC 17**.**

Number of GC Clause 22

Liquidated Damages

If the Bidder fails to provide services as required under the contract or in case of any data loss/data breach or any incident compromising the data security or other such failures related to any services, the Bidder shall pay to the Procuring Agency as Liquidated Damages at a rate of **1.00%** to **10.00%** of the Contract value, in accordance with the extent of performance failure & the cost of investigating such incidents as judged by the

Authority.

Number of GC Clause 23

Performance Guarantee:

The amount of performance guarantee shall be **0%** of the contract price in acceptable form of **Nil**

Number of GC Clause 32

Payment terms:

Payment will be made to the Bidder against the procured Goods and services according to the actual invoice or running bills submitted by the Bidder against the services provided within the time given in the conditions of the contract.

Number of GC Clause 33

Currency of Payment:

All the payment to be released to the contractor/Bidder shall be in Pakistani Rupees.

Number of GC Clause 34

Identifying Defects:

The Authority reserves the right at any time to inspect the premises of the provider to inspect the goods and monitor the goods being provided.

Inspections & Tests Requirements

Ground visit to the location / plot shall be conducted by Board of Officers / Committee to evaluate the plot / land

Delivery & Documents

Plot / Land of successful bidder shall be transferred to NADRA as per applicable Law

Number of GC Clause 37

Following is the guidance for Dispute Resolution

i. If any dispute of any kind whatsoever shall arise between the Authority and the Bidder in connection with or arising out of the Contract, including without prejudice to the generality of foregoing, any question regarding its existence, validity, termination and the execution of the Contract – whether during developing phase or after their completion and whether before or after the termination, abandonment or breach of the Contract – the parties shall seek to resolve any such dispute or difference by mutual diligent negotiations in good faith within 14 (fourteen) days following a notice sent by one Party to the other Party in this regard**.**

ii. At future of negotiation the dispute shall be resolved through mediation and mediator shall be appointed with the mutual consent of the both parties**.**

iii. At the event of failure of mediation to resolve the dispute relating to this contract such dispute shall finally be resolved through binding Arbitration by sole arbitrator in accordance with Arbitration Act 1940. The arbitrator shall be appointed by mutual consent of the both parties**.** The Arbitration shall take place in Islamabad, Pakistan and proceedings will be conducted in English language.

iv. The cost of the mediation and arbitration shall be shared by the parties in equal proportion however the both parties shall bear their own costs and lawyer's fees regarding their own participation in the mediation and arbitration. However, the Arbitrator may make an award of costs upon the conclusion of the arbitration making any party to the dispute liable to pay the costs of another party to the dispute**.**

v. Arbitration proceedings as mentioned in the above clause regarding resolution of disputes may be commenced prior to, during or after completion of the contract.

Notwithstanding any reference to the arbitration herein, the parties shall continue to perform their respective obligations under the Contract unless they otherwise agree that the Authority shall pay the Bidder any monies due to the Bidder.

Rules of procedure for arbitration proceedings:

Any dispute between the Authority and a Bidder who is a national of the Islamic Republic of Pakistan arising in connection with the present Contract shall be referred to adjudication or arbitration in accordance with the laws of the Islamic Republic of Pakistan including Arbitration Act 1940, however above provision shall prevail in referring the case to the Arbitrator.

Place of Arbitration and Award:

The arbitration shall be conducted in English language and place of arbitration shall be at Islamabad. The award of the arbitrator shall be final and shall be binding on the parties.

Bid Securing Declaration

Form 9: Bid Securing Declaration

Date: *[insert date (as day, month and year)]*

Bid No.:***P91471***

To: **NADRA Regional Head Office Quetta (NADRA), Deputy Director NADRA Regional Head Office, New Zarghoon Road Quetta**

We, the undersigned, declare that:

We understand that, according to your conditions, Bids must be supported by a Bid Securing Declaration.

We accept that we will be blacklisted and henceforth cross debarred for participating in respective category of public procurement proceedings for a period of (not more than) six months, if fail to abide with a bid securing declaration, however without indulging in corrupt and fraudulent practices, if we are in breach of our obligation(s) under the Bid conditions, because we:

1. have withdrawn or modified our Bid during the period of Bid Validity specified in the Form of Bid;

2. Disagreement to arithmetical correction made to the Bid price; or

3. having been notified of the acceptance of our Bid by the Procuring Agency during the period of Bid Validity, (i) failure to sign the contract if required by Procuring Agency to do so or (ii) fail or refuse to furnish the Performance Security or to comply with any other condition precedent to signing the contract specified in the Bidding Documents.

We understand this Bid Securing Declaration shall expire if we are not the successful

Bidder, upon the earlier of (i) our receipt of your notification to us of the name of the successful Bidder; or (ii) twenty-eight (28) days after the expiration of our Bid.

Contract Form

SECTION IX: CONTRACT FORMS

THIS AGREEMENT made the _____ day of _____ 20_____ between **NADRA Regional Head Office Quetta (NADRA), Deputy Director NADRA Regional Head Office, New Zarghoon Road Quetta**

(hereinafter called "the Procuring Agency") of the one part and *[name of Bidder]* of *[city and country of Bidder]* (hereinafter called "the Bidder") of the other part:

WHEREAS the Procuring Agency invited Bids for provision of goods, viz., **PROCUREMENT OF LAND FOR ESTABLISHMENT OF NADRA OFFICES AT 10x LOCATIONS OF BALOCHISTAN (*P91471*)** and has accepted a Bids by the Bidder for the provision of Goods in the sum of *[contract price in words and figures]* (hereinafter called "the Contract Price").

NOW THIS CONTRACT WITNESSETH AS FOLLOWS:

1. In this Contract words and expressions shall have the same meanings as are respectively assigned to them in the Conditions of Contract referred to.

2. The following documents shall be deemed to form and be read and construed as part of this Contract, In the event of any ambiguity or conflict between the Contract Documents listed below, the order of precedence shall be the order in which the Contract Documents are listed below:-

1. This form of Contract;
2. the Form of Bids and the Price Schedule submitted by the Bidder;
3. the Schedule of Requirements;
4. the Technical Specifications;
5. the Special Conditions of Contract;
6. the General Conditions of the Contract;
7. the Procuring Agency's Letter of Acceptance; and
8. [*add here: any other documents*]

3. In consideration of the payments to be made by the Procuring Agency to the Bidder as hereinafter mentioned, the Bidder hereby covenants with the Procuring Agency to provide the Goods related services and to remedy defects therein in conformity in all respects with the provisions of the Contract.

4. The Procuring Agency hereby covenants to pay the Bidder in consideration of the provision of Goods and the remedying of defects therein, the Contract Price or such other sum as may become payable under the provisions of the contract at the times and in the manner prescribed by the contract.

IN WITNESS whereof the parties hereto have caused this Contract to be executed in accordance with their respective laws the day and year first above written.

Signed, sealed, delivered by _____the _____ (for the Procuring Agency)

Witness to the signatures of the Procuring Agency:

……

Signed, sealed, delivered by _____the _____ (for the Procuring Agency)

Witness to the signatures of the Bidder: ……

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Integrity Pact

Integrity Pact

DECLARATION OF FEES, COMMISSION AND BROKERAGE ETC. PAYABLE BYTHE SUPPLIERS OF GOODS, SERVICES & WORKS IN CONTRACTS WORTH RS.10.00 MILLION OR MORE

Contract Number: Contract Value: Contract Title:

Dated:

[Name of Supplier] 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 or any administrative subdivision or agency thereof or any other entity owned or controlled by it (GoP) through any corrupt business practice.

Without limiting the generality of the foregoing [Name of Supplier] represents and warrants that it has fully declared the brokerage, commission, fee 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 consultations 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 form from GoP, except that which has been expressly declared pursuant hereto.

[Name of Supplier] 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 transaction with GoP and has not taken any action or will not take any action to circumvent the above declaration, representative or warranty.

[Name of Supplier] accepts full responsibility and strict liability for making and false declaration, not making full disclosure, misrepresenting fact 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 right 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 Supplier] 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 time the sum of any commission, gratification, bribe, finder's fee or kickback given by [Name of Supplier] as aforesaid for the purpose of obtaining or inducing the procurement of any contract, right, interest, privilege or other obligation or benefit in whatsoever form from GoP.

Performance Guarantee Form

Performance Guarantee Form

To: **NADRA Regional Head Office Quetta (NADRA), Deputy Director NADRA Regional Head Office, New Zarghoon Road Quetta**

WHEREAS *[name of Bidder]* (hereinafter called "the Bidder") has undertaken, in pursuance of Contract No. *[reference number of the contract]* dated *[insert date]* for provision of Goods (hereinafter called "the Contract").

AND WHEREAS it has been stipulated by you in the said Contract that the Bidder shall furnish you with a Bank Guarantee by a reputable bank for the sum specified therein as security for compliance with the Bidder's performance obligations in accordance with the Contract.

AND WHEREAS we have agreed to give the Bidders guarantee:

THEREFORE, WE hereby affirm that we are Guarantors and responsible to you, on behalf of the Bidder, up to a total of *[amount of the guarantee in words and figures]*, and we undertake to pay you, upon your first written demand declaring the Bidder to be in default under the Contract and without cavil or argument, any sum or sums within the limits of *[amount of guarantee]* as aforesaid, without your needing to prove or to show grounds or reasons for your demand or the sum specified therein.

This guarantee is valid until the: *[insert date]*

Signature and seal of the Guarantors

_____

[name of bank or financial institution]

_____

[address]

[date}

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Annexure

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Annex "A" (Mandatory Requirements)

The Mandatory requirements must be attaqched / uploaded on respective fieled

Information (Read-Only)

See Form Under Additional Forms and Documents: **Annex "A" (Mandatory Requirements)** (page number: 80)

Annex - "B" (Sale Deed)

Sale Deed

Information (Read-Only)

See Form Under Additional Forms and Documents: **Annex - "B" (Sale Deed)** (page number: 81)

Annex "C" (Under Taking)

The Under Taking must be attached with technical bid and must be signed and attested by**NOTARY PUBLIC**

Technical Submission (Vendor)

Document Required

See Form Under Additional Forms and Documents: **Annex "C" (Under Taking)** (page number: 85)

Annex "D" (Financial Proposal)

The financial proposal must be attached with financial bid and must be signed and completely filled by owner

Financial Submission (Vendor)

Document Required

See Form Under Additional Forms and Documents: **Annex "D" (Financial Proposal)** (page number: 86)

Annex "A" (Technical Proposal)

The Technical Proposal must be attached with technical bid and must be signed and completely filled by owner

Technical Submission (Vendor)

Document Required

See Form Under Additional Forms and Documents: **Annex "A" (Technical Proposal)** (page number: 87)

Form 9 - Bid Securing Declaration

Form-9 Bid Securing Declaration shall be attached by bidder in technical bid (technical proposal) and must be signed and attested by Notary Public onnon-Judicial Stamp Paper of Rs. 100/- and above

Technical Submission (Vendor)

Document Required

See Form Under Additional Forms and Documents: **Form 9 - Bid Securing Declaration** (page number: 88)

Additional & Important Documents

Additional Documents are attached with this bidding documents, owner / bidder must read these instructions for compliance

Information (Read-Only)

See Form Under Additional Forms and Documents: **Additional & Important Documents** (page number: 89)

Procurement Forms

PUBLIC PROCUREMENT REGULATORY AUTHORITY
(PPRA)
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(PPRA)
EPADS

Additional Forms and Documents

ANNEX-A

MANDATORY REQUIREMENTS

i. Quoted land has met the area requirements mentioned in the table of para 1.1.1 **(Enclose Documentary Proof)**

ii. Bidder must be the sole owner of land. **(Enclose Documentary Proof)**

iii. Must have valid Pakistani CNIC/NICOP etc.

iv. Latest record of right (Fard) for sale of the property is to be attached, in case the property is located under control of land revenue authorities.

v. Non-Encumbrance Certificate issued by Competent Revenue Officer / Tehsildar as the case may be.

vi. Mutation in favor of bidder attested by respective Revenue Officer.

vii. In case the property falls under the jurisdiction of any local body / authority / society, then registered sale deed along with allotment letter will be attached.

viii. All previous Government taxes (Property tax etc.) related to the land have been paid / cleared by the owner. **(Enclose Documentary Proof)**

ix. All previous utility bills (if any) have been paid / cleared by the owner. **(Enclose Documentary Proof)**

x. Land is located in approved housing society (if any). **(Enclose Documentary Proof from concerned department).**

xi. Affidavit on non-Judicial Stamp Paper of Rs. 100 or above, duly attested by Notary Public that the owner is the sole legal owner and the property being offered is free of encumbrances, possession able and is free from all types of litigation, shall be attached with technical proposal. In addition, no loan has been taken against the property and it has not been pledged anywhere as per Specimen at Annex-C.

ANNEX-B

SALE DEED

This DEED **OF ABSOLUTE SALE** executed at _____ on this the _____ day of

_____, 2026 by Mr. _____ S/O _____

residing at _____
(hereinafter called the "Seller" of the one part which expression shall include his executors, administrators, legal representatives, successor-in- interest and assignee) on the First Part,

TO AND IN FAVOR OF

RHO NADRA Quetta having its principle office at New Zarghoon Road Quetta (hereinafter referred to as the **"Purchaser"** and includes its administrators, and assignee) on the Second Part.
(If, when and where applicable, each of the two parties shall, hereinafter, be referred to individually as "Party" and collectively as "Parties" as the context of this Sale Deed requires).
WHEREAS Seller is absolute and lawful Owner and in possession of the Plot No. _____ admeasuring _____=_____ Sqft, situated at _____ _____ through and by sale deed dated _____ and registered on _____ as Document No. of (___Year____ _____) of Book I volume No. _____ filed at pages ___ to ___ on file of the Sub Registrar of _____

Or
the Seller is the absolute and lawful Owner in possession of Plot No. _____ admeasuring _____=_____ Sqft, situated at _____ vide allotment / transfer letter No._____ Dated _____.
WHEREAS the Seller herein has been in exclusive possession and enjoyment of the property more fully described in the Schedule which is free from all sorts of liens / encumbrances, hypothecation, mortgages, pledges and other abilities and he has absolute right to dispose of the same as in the manner he wishes;
AND WHEREAS Seller has agreed for sale of the above said land to the purchaser and the purchaser has also agreed to purchase the said plot (hereinafter called the "Said

Property") at a mutually settled / bidding price of Rs. _____/- (Rupees _____)

NOW THIS DEED OF SALE WITNESS

1. **THAT** in pursuance of the aforesaid Agreement and in consideration of a sum of **Rs. _____ (Rupees _____ only)** received by the Seller through pay **order No. _____ dated** _____ and the receipt of the said entire consideration of **Rs. _____ (Rupees _____ only).**

2. The Seller doth hereby admit, acknowledge, acquit, release and discharge the Purchaser from making further payment thereof and the **Seller** doth hereby sell, convey, transfer, and assigns unto and to the use of the **Purchaser**, the property more fully described in the **Schedule** hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the Seller to and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the **Purchaser** absolutely and forever.

3. THE **SELLER** DOTH HEREBY COVENANT WITH THE **PURCHASER** AS FOLLOWS:

   i. **That** the property more fully described in the **Schedule** hereunder shall be quietly and peacefully entered into and held and enjoyed by the **PURCHASER** without without any interference, interruption, or disturbance from the **SELLER** or any person claiming through or under him.

   ii. **That** the **SELLER** has absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the SELLER has not done anything or knowingly suffered anything whereby his right and power to sell and convey to the **PURCHASER** the property hereby conveyed.

   Iii. **That** the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, all sorts of claims, hypothecations, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the SELLER shall discharge the same from and out of his own funds and keep the **PURCHASER** indemnified.

   iv. **That** the **SELLER** hereby declares with the **PURCHASER** that the **SELLER** has paid all the taxes, rates and other outgoing due to local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date execution of this Sale Deed and the **PURCHASER** shall bear and pay the same hereafter. If any arrears are found due the earlier period, the same shall be discharged by the **SELLER.**

   v. **That** the **SELLER** has handed over the vacant possession of the property more fully described in the Schedule hereunder to the **PURCHASER** on

_____ and delivered the connected original title document in respect of the schedule mentioned property hereby conveyed on the date of execution of these presents.

vi. **That** the **SELLER** will at all times and at the cost of the **PURCHASER** execute, register or cause to be done, all such acts and deeds for perfecting the title to the **PURCHASER** in the property hereby sold and conveyed herein.

vii. **That** all expenses of this Sale Deed such as stamp duty, execution and registration fee, ect, has been paid by the **PURCHASER**.

ix. **That** the **SELLER** has not stood surety or guarantor or indemnifier of any person or organization in respect of any bail or loan or other encumbrance from any financial or non-financial institution, Bank or organization in respect of any form or manner against the said property and it is also certified that the said property has not been sold / mortgaged or any other charge or lien to anyone.

x. The **SELLER** further covenant that the property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the SELLER hereby gives warranty of title an if any claim is made by any person either claiming through the SELLER or otherwise in respect of the property, it shall be the responsibility of the SELLER alone to satisfy such claims. In the event of **PURCHASER** being put to any loss on account of any claims on the Property, the Vendors shall indemnify the **PURCHASER** fully for such losses.

xi. **That** the **SELLER** confirms and declares that this is entire and exclusive agreement, and **SELLER** has not entered into any deal overtly or and covertly with any person / party in respect of said property.

SCHEDULE OF PROPERTY LOCATION AND BOUNDARY OF PROPERTY IN DETAIL WITH MATCHING DESCRIPTION OF NORTH, SOUTH, EAST AND WEST AS IN SKETCH MAP/REVENUE RECORD……

SCHEDULE OF CONSIDERATION THE MARKET VALUE OF THE PROPERTY IS RS…….. MODE OF PAYMENT IN DETAIL…….

IN WITNESS WHEREOF, the parties have signed and affixed their signatures; thump mark on this Sale Deed after understanding contents of the same on the day, month and year first above written in the presence of the following witnesses:

Signed By

Seller Name:-_____ Purchaser Name:-_____

Deputy Director (Admin)
RHO NADRA, Quetta

CNIC No:-_____ CNIC No:-_____

WITNESSES

1. Name:_____ Name: _____

   CNIC No:-_____ CNIC No:-_____

   RHO NADRA Quetta

2. Name:_____ Name: _____

   CNIC No:-_____ CNIC No:-_____

   RHO NADRA Quetta

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

ANNEX-C

(Must be printed on Rs. 100/- or Above Stamp Paper)

UNDERTAKING / CERTIFICATE

THAT THE OWNER IS THE SOLE LEGAL OWNER OF THE PREMISES AND THE PROPERTY ADDRESS _____

_____

BEING OFFERED IS FREE OF ENCUMBRANCES, POSSESSIONABLE AND IS FREE FROM ALL TYPES OF LITIGATION. IN ADDITION, NO LOAN HAS BEEN TAKEN AGAINST THE PROPERTY AND IT HAS NOT BEEN PLEDGED ANYWHERE AND ALL GOVERNMENT TAXES, UTILITY BILLS RELATED TO THIS LAND HAVE BEEN PAID AND NO TAX AND UTILITY CHARGES ARE OUTSTAINDG AGAINST THIS LAND

Name:_____

Authorized Person:_____

Address:_____

Contact Numbers:(Landline:_____ Mobile: _____)

Fax No:_____ Email:_____

Signature: _____ Dated:_____

ATTESTED BY NOTARY PUBLIC

ANNEX-D

FORM OF FINANCIAL BID

Sr No	Location / Site with Address with Total Area of Land / Plot in Sqft	Unit Price (Per Sqft)	Total Amount

Total Amount in Figure: _____

_____

Must be filled by the Bidder under authorized signatures

Name of Bidder: _____

CNIC No._____

Contact Numbers: (Landline: _____ Mobile: _____)

Address: _____

_____

SIGNATURES _____

ANNEX-E

GENERAL PROPOSAL

Consent of owner must be filled and submitted as per the specimen given as under.

CONSENT OF OWNER

I / We _____

CNIC No _____ being the owner/attorney of the Plot, which is

located/situated at _____

_____

and measuring _____Sq.ft, hereby give consent to sell out the above mentioned plot

to NADRA for establishment of NADRA Office _____ at total a cost

as mentioned in financial bid. I / we shall ensure the provision of photocopies of document

mentioned in Annex-A at the time of bid submission and upload the same through EPADS 2.0 with technical bid: -

Owner/s: - Signature: _____

Name/s: _____

CNIC: _____

Present Address: _____

_____

Phone: _____ Mobile: _____

Fax: _____ Email: _____

Date: _____

Form 9: Bid Securing Declaration

Date: **[insert date (as day, month and year)]**

Bid No.: **P91471**

To: **NADRA Regional Head Office Quetta (NADRA), Deputy Director NADRA Regional Head Office, New Zarghoon Road Quetta We, the undersigned, declare that:**

We understand that, according to your conditions, Bids must be supported by a Bid Securing Declaration.

We accept that we will be blacklisted and henceforth cross debarred for participating in respective category of public procurement proceedings for a period of (not more than) six months, if fail to abide with a bid securing declaration, however without indulging in corrupt and fraudulent practices, if we are in breach of our obligation(s) under the Bid conditions, because we:

1. have withdrawn or modified our Bid during the period of Bid Validity specified in the Form of Bid;

2. Disagreement to arithmetical correction made to the Bid price; or

3. having been notified of the acceptance of our Bid by the Procuring Agency during the period of Bid Validity,

(i) failure to sign the contract if required by Procuring Agency to do so or

(ii) fail or refuse to furnish the Performance Security or to comply with any other condition precedent to signing the contract specified in the Bidding Documents.

We understand this Bid Securing Declaration shall expire if we are not the successful Bidder, upon the earlier of (i) our receipt of your notification to us of the name of the successful Bidder; or (ii) twenty-eight (28) days after the expiration of our Bid

Signature of Owner / Bidder

Important Note:-

This Bid Securing Declaration must be printed on Rs. 100/- or above stamp paper duly attested by Notary Public and shall be attached with Technical Bid (Technical Proposal)

(BIDDING DOCUMENTS)

FOR

PROCUREMENT OF LAND FOR ESTABLISHMENT OF NADRA OFFICES AT 10x LOCATIONS OF BALOCHISTAN

NADRA Regional Head Office Quetta

New Zarghoon Road Quetta, Phone No. 081-9211622

INVITATION TO THE BIDDERS

1. GENERAL

1.1 Introduction

1.1.1 RHO NADRA Quetta desires to seek bids from owners to sell their lands located in the municipal limits of the following required cities. The requirement of land is as under.

Sr. No	NRC/Office Name	District	Location / Preferable Area	Area (Sqft)
1	Mega Center Quetta	Quetta	Main Airport Road Quetta	15000
2	EPO Site Quetta & Executive NRC Quetta		Samungli Road Shahbaz Town to Kidney Hospital, Quetta	5000
3	NRC Sariab Road Quetta-1		Sariab Road, University to Gahi Khan Chowk Quett.	10000
4	Exe NRC Quetta Central		New Sabzal Road, Spini Road, Quetta.	5000
5	Verification Cell Quetta		New Sabzal Road from Samungli Road to Airport Road	10000
6	Female NRC Noshki, NRC Noshki and Zonal Office	Noshki	Main City Noshki	10000
7	NRC Sui	Sui	Main City Sui.	4000
8	NRC Faridabad	Sohbatpur	Main City Faridabad.	4000
9	NRC Sinjavi	Ziarat	Main City Sinjavi.	4000
10	NRC Jafferabad and Zonal Office	Jafferabad	Main City Jafferabad.	10000

1.1.2 Bidding shall be conducted under Rule 36 (b) of PPRA Rules 2004 **"Single stage – two envelopes procedure"** through EPADS 2.0.

1.2 Initially, only "TECHNICAL PROPOSAL" shall be opened through EPADS 2.0;

1.3 The "FINANCIAL PROPOSAL" shall be also be opened through EPADS 2.0 for technically qualified bidders only

1.4 RHO NADRA shall evaluate the Technical Proposal first (without reference to the price and reject any proposal which does not meet the specified requirements defined in this Bid document):

1.5 During the technical evaluation no amendments in the technical proposal shall be permitted;

1.6 The Financial Proposals of technically qualified bids shall be opened through EPADS 2.0 of the technically qualified Bidder (s).

1.7 The most advantageous bid shall be accepted for award of Contract / execution of Sale Deed attached at Annex-B.

INSTRUCTIONS TO THE BIDDERS

1.8 Scope of Work

1.8.1 Procurement of Land will be made as per evaluation criteria mentioned in **Clause 12** of this document and fulfilling the required specifications as detailed at Annex-A.

1.8.2 Bidders shall submit their bids properly as per instruction mentioned in the bidding documents through EPADS 2.0 and attach / upload all the mandatory / required documents on proper place .

1.8.3 Bidders can apply for sale of their lands/ plots in any or both mentioned cities. Bids for each city shall be evaluated independently.

1.9 Source of Funds

RHO NADRA shall make payment from its own resources.

2. ELIGIBLE BIDDERS

The bids, which meet the minimum requisite criteria as per bidding documents and (Annex-A), will be declared eligible for further evaluation as per Evaluation Criteria as specified in Clause 12 of this document. Requisite supporting documents must be submitted / uploaded with technical bid. Bidders must provide the required documents:

3. COST OF BIDDING

The owner shall bear all costs associated with the preparation and submission of its documents, while RHO NADRA, in no case shall be responsible or liable for those costs, regardless of the conduct or outcome of the tendering process.

4. CLARIFICATIONS OF BIDDING DOCUMENTS

If owner/bidder requires any clarification(s) may notify to RHO NADRA through EPADS 2.0. The RHO NADRA i.e procuring agency will respond to any request for clarification, which received well before (approximate 03 working days or more) to the deadline set for the submission of bids through EPADS 2.0

5. AMENDMENT OF BIDDING DOCUMENT

5.1 At any time prior to the deadline for submission of bids, the RHO NADRA may, for any reason, whether at its own initiative or in response to a clarification requested by the owner, modify the Bidding document by issuing addendum.

5.2 Any addendum thus issued shall form eternal part of the Bidding document. To afford owner's a reasonable time frame in which to take an addendum into account in preparing their bids, the RHO NADRA may at its discretion extend the deadline for submission of bids.

6. LANGUAGE OF DOCUMENTS

6.1 Bid Documents and related correspondence will always be in the English language.

7. PRICE

7.1 Price / bid offer should be quoted in Pak Rupees (PKR).

7.2 The price / bid offer quoted should be firm, final and clearly written / typed without any ambiguity.

7.3 The bid price should include all the government taxes, as per prevailing taxation rates of provincial / federal governments etc.

7.4 The bidder shall deem to have obtained all related information as to the requirements thereto which may affect the bid offer / price if required.

8. BID SECURITY

8.1 The bidder shall furnish a Bid Securing Declaration duly attested by oath commissioner on Rs. 100/- or above non judicial stamp paper and must be attached with the technical proposal of this tender

8.2 Technical Bid not accompanied by Bid Securing Declaration shall stand liable to be rejected by the RHO NADRA as non-responsive.

8.3 The bid securities of the unsuccessful bidders will be returned upon award of contract to the successful bidder or on expiry of validity of bid security whichever is earlier.

9. VALIDITY OF BIDS

All bids shall remain valid for (06 x months) from the date of opening of technical bids.

10. CLARIFICATIONS / CORRECTIONS OF BID

10.1 To assist in the examination, evaluation and comparison of the bids the committee at its discretion may ask the bidder for a clarification of its bid. The request for clarification and the response shall be through EPADS 2.0 and no change in the price or substance of the bid shall be sought offered or permitted.

11. EVALUATION OF BIDS

11.1 Bids meeting the mandatory requirement will be declared responsive. A bid determined as non-responsive will be rejected and will not subsequently be made responsive by the bidder by correction of the non-conformity.

11.2 The relevant Technical Evaluation Committee will evaluate and compare only the bids previously determined to be responsive. The bids will be evaluated as a whole.

11.3 The bids will be evaluated technically as per the technical evaluation criteria mentioned at Clause-12

11.4 Financial bids of those bidders shall be opened who have at least secured 70% passing marks in technical criteria given at Sr. 12.1.

11.5 RHO NADRA Authority reserve the right for the selection of most advantageous bid for land which has met the mandatory requirements and secured minimum 70% marks in technical evaluation, found substantially responsive to the terms and conditions as set out in these bidding documents and evaluated as the highest ranked bid on the basis of Least Cost Base Selection thereof, as specified in these bidding documents.

12. TECHNICAL AND FINANCIAL EVALUATION CRITERIA

12.1 **Technical Evaluation Criteria:**

Only those bids shall be evaluated as per following criteria who have fulfilled the mandatory requirements mentioned at Annex-A:-

Sr.	Criteria	Marks	100	
1	Distance of Signature value of land/site, well known area	At zero point/center of city or at desired location of a metropolitan/big city	25	
		Within 1 KM from zero point/center of city	15	
		Within 1.1 KM to 5 KM from zero point/center of city	10	
		More than 5 KM away from zero point/center of city	0	
2	Availability of utility services WAPDA, PTCL, Sewerage Gas, , Water Supply etc.	Available WAPDA, PTCL, Sewerage, Water Supply, Gas	20	
		Available WAPDA, PTCL, Sewerage, Water Supply	15	
		Available WAPDA, PTCL,	10	
		Non-availabilities of utilities,	0	
3	Land/Site must be in a commercially declared area (preferably commercial documents)	Commercial area	15	
		Residential Area but declared as Commercial (for rural /Tehsil areas only)	10	
		Agriculture land used as Commercial area (for rural Tehsil areas only)	5	
		Non-commercial area	0	
4	Accessible are particularly through public transport	3 or more routs of local public transport	15	
		2 routs of local public transport	10	
		1 rout of local public transport	5	
		No public transport available	0	
5	Availability of Bank	Within distance of 1 KM	10	
		Distance between 1.1 to 2 KM	7	
		Distance between 2.1 to 3 KM	5	
		More than 5 KM	0	
6	Land/site should be at road level as compared with carpeted road	Road level land	10	
		1 feet down from road level	7	
		1.1 to 5 feet down from road level	5	
		More than 5 feet down from road level	0	
7	Ground water is potable	Yes	5	
		No	0	
Total Obtained Marks- Bidder Evaluation				

12.1.1 Minimum qualifying marks are 70% in technical bid.

12.1.2 Financial Bid of the bidder scoring 70% and above in Technical evaluation shall be opened and bids of non-qualified owners shall be returned un-opened.

12.1.3 RHO NADRA committee shall visit the premises and marks shall be awarded as per criteria.

12.1.4 Financial proposal which shall be read/ filled carefully, the page must be signed by the bidder and is to be submitted / uploaded through EPADS 2.0 as per specimen at Annex-D.

12.2 Financial Evaluation Criteria:

12.2.1 Least Cost Base Selection

12.2.2 Only technically qualified bidders will be invited / eligible for financial opening and financial evaluation

12.2.3 Contract will be awarded to the successful bidder on the Bases of Least Cost Based Selection

13. PROCESS TO BE CONFIDENTIAL

13.1 No owner / bidder shall contact RHO NADRA on any matter relating to its tendering process from the time of opening of bids to the time of announcement of technical evaluation report.

13.2 Any effort by a bidder to influence RHO NADRA in the evaluation, comparison or selection decision may result in the rejection of its bid.

14. RHO NADRA'S RIGHT

The RHO NADRA reserves the right to reject all bids in the light of Rule-33, at any time prior to award of order, without thereby incurring any liability to the affected bidders or any obligation to inform the affected bidders of the grounds for the RHO NADRA's action.

15. OWNER'S / BIDDERS RESPONSIBILITIES

15.1 The successful bidder shall provide the land in accordance with the purchase order.

15.2 The successful bidder will be responsible for payment of all dues/fee applicable on transfer of land as seller as per law.

15.3 The allotment/registry of land must be transferred in the name of NADRA.

16. TIME FOR COMPLETION

16.1 The bidder shall transfer the land within **8 x weeks time** from the date of issuance of purchase/work order and submit bill along with all relevant documents. The same may be extended on provision of valid justification.

16.2 Late/ delay in transfer of land:
If the bidder fails to transfer the land within the specified time, the bidder liability to the RHO NADRA for such failure shall be to pay @ 01.% of the contract price per day subject to a maximum of 10% value. The same shall be deducted from the final payment of the bidder.

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

17. TERMS OF PAYMENT

17.1 Payment of the land as per contract shall only be payable to the owner as per following schedule.

17.1.1 0% payment shall be made upon signing of agreement / sale deed.

17.1.2 100% payment shall be made upon transfer of ownership of the land in favor of NADRA and upon handing over of premises possession.

17.2 All the payment shall be made through crossed cheque / direct transfer in the PAK Rupees.

18. DEFAULT BY SUPPLIER

18.1 If the owner refuses or fails to comply with a valid instruction of the RHO NADRA, the RHO NADRA may give notice and stating the DEFAULT.

18.2 If the owner has not taken all practicable steps to remedy the default within 07 working days (gazetted holidays or circumstances under Clause 19 of this tender documents are excluded) after receipt of RHO NADRA notice, RHO NADRA may cancel the order within next 07 x days (gazetted holidays or circumstances under Clause 22 of this Bidding documents are excluded). If the owner, even thereafter do not comply with the valid instructions of RHO NADRA, the earnest money will be confiscated, leading further towards Blacklisting of the owner.

19. FORCE MAJEURE

19.1 Force majeure shall mean any event, act or other circumstances not being an event, act or circumstances under the control of the RHO NADRA or of the owner i.e, Earthquake, Flood, or any other Severe Climatic circumstances.

19.2 If by reasons of Force Majeure, the required land is not transferred by the due handover date, then the handover date may be extended appropriately by RHO NADRA keeping in view its all the circumstances and requirements.

19.3 The owner shall not be liable for liquidated damages, forfeiture of its bid security, blacklisting for future Biddings, termination for default, if and to the extent of his failure / delay in performance / discharge of obligations is the result of an event of Force Majeure.

19.4 If a Force Majeure situation arises, the owner shall, by written notice served on the RHO NADRA, indicate such condition and the cause thereof. Unless otherwise directed by the RHO NADRA in writing, the successful bidder shall continue to perform under the purchase order as far as is reasonably practical, and shall seek all reasonable alternative means for performance not prevented by the Force Majeure event.

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

ANNEX-A

MANDATORY REQUIREMENTS

i. Quoted land has met the area requirements mentioned in the table of para 1.1.1 **(Enclose Documentary Proof)**

ii. Bidder must be the sole owner of land. **(Enclose Documentary Proof)**

iii. Must have valid Pakistani CNIC/NICOP etc.

iv. Latest record of right (Fard) for sale of the property is to be attached, in case the property is located under control of land revenue authorities.

v. Non-Encumbrance Certificate issued by Competent Revenue Officer / Tehsildar as the case may be.

vi. Mutation in favor of bidder attested by respective Revenue Officer.

vii. In case the property falls under the jurisdiction of any local body / authority / society, then registered sale deed along with allotment letter will be attached.

viii. All previous Government taxes (Property tax etc.) related to the land have been paid / cleared by the owner. **(Enclose Documentary Proof)**

ix. All previous utility bills (if any) have been paid / cleared by the owner. **(Enclose Documentary Proof)**

x. Land is located in approved housing society (if any). **(Enclose Documentary Proof from concerned department).**

xi. Affidavit on non-Judicial Stamp Paper of Rs. 100 or above, duly attested by Notary Public that the owner is the sole legal owner and the property being offered is free of encumbrances, possession able and is free from all types of litigation, shall be attached with technical proposal. In addition, no loan has been taken against the property and it has not been pledged anywhere as per Specimen at Annex-C.

ANNEX-B

SALE DEED

This DEED **OF ABSOLUTE SALE** executed at _____ on this the _____ day of

_____, 2026 by Mr. _____ S/O _____

residing at _____
(hereinafter called the "Seller" of the one part which expression shall include his executors, administrators, legal representatives, successor-in- interest and assignee) on the First Part,

TO AND IN FAVOR OF

RHO NADRA Quetta having its principle office at New Zarghoon Road Quetta (hereinafter referred to as the **"Purchaser"** and includes its administrators, and assignee) on the Second Part.
(If, when and where applicable, each of the two parties shall, hereinafter, be referred to individually as "Party" and collectively as "Parties" as the context of this Sale Deed requires).
WHEREAS Seller is absolute and lawful Owner and in possession of the Plot No. _____ admeasuring _____=_____ Sqft, situated at _____ _____ through and by sale deed dated _____ and registered on _____ as Document No. of (___Year____ _____) of Book I volume No. _____ filed at pages ___ to ___ on file of the Sub Registrar of _____

Or
the Seller is the absolute and lawful Owner in possession of Plot No. _____ admeasuring _____=_____ Sqft, situated at _____ vide allotment / transfer letter No._____ Dated _____.
WHEREAS the Seller herein has been in exclusive possession and enjoyment of the property more fully described in the Schedule which is free from all sorts of liens / encumbrances, hypothecation, mortgages, pledges and other abilities and he has absolute right to dispose of the same as in the manner he wishes;
AND WHEREAS Seller has agreed for sale of the above said land to the purchaser and the purchaser has also agreed to purchase the said plot (hereinafter called the "Said

Property") at a mutually settled / bidding price of Rs. _____/- (Rupees _____)

NOW THIS DEED OF SALE WITNESS

1. **THAT** in pursuance of the aforesaid Agreement and in consideration of a sum of **Rs. _____ (Rupees _____ only)** received by the Seller through pay **order No. _____ dated** _____ and the receipt of the said entire consideration of **Rs. _____ (Rupees _____ only).**

2. The Seller doth hereby admit, acknowledge, acquit, release and discharge the Purchaser from making further payment thereof and the **Seller** doth hereby sell, convey, transfer, and assigns unto and to the use of the **Purchaser**, the property more fully described in the **Schedule** hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the Seller to and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the **Purchaser** absolutely and forever.

3. THE **SELLER** DOTH HEREBY COVENANT WITH THE **PURCHASER** AS FOLLOWS:

   i. **That** the property more fully described in the **Schedule** hereunder shall be quietly and peacefully entered into and held and enjoyed by the **PURCHASER** without without any interference, interruption, or disturbance from the **SELLER** or any person claiming through or under him.

   ii. **That** the **SELLER** has absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the SELLER has not done anything or knowingly suffered anything whereby his right and power to sell and convey to the **PURCHASER** the property hereby conveyed.

   Iii. **That** the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, all sorts of claims, hypothecations, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the SELLER shall discharge the same from and out of his own funds and keep the **PURCHASER** indemnified.

   iv. **That** the **SELLER** hereby declares with the **PURCHASER** that the **SELLER** has paid all the taxes, rates and other outgoing due to local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date execution of this Sale Deed and the **PURCHASER** shall bear and pay the same hereafter. If any arrears are found due the earlier period, the same shall be discharged by the **SELLER.**

   v. **That** the **SELLER** has handed over the vacant possession of the property more fully described in the Schedule hereunder to the **PURCHASER** on

_____ and delivered the connected original title document in respect of the schedule mentioned property hereby conveyed on the date of execution of these presents.

vi. **That** the **SELLER** will at all times and at the cost of the **PURCHASER** execute, register or cause to be done, all such acts and deeds for perfecting the title to the **PURCHASER** in the property hereby sold and conveyed herein.

vii. **That** all expenses of this Sale Deed such as stamp duty, execution and registration fee, ect, has been paid by the **PURCHASER**.

ix. **That** the **SELLER** has not stood surety or guarantor or indemnifier of any person or organization in respect of any bail or loan or other encumbrance from any financial or non-financial institution, Bank or organization in respect of any form or manner against the said property and it is also certified that the said property has not been sold / mortgaged or any other charge or lien to anyone.

x. The **SELLER** further covenant that the property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the SELLER hereby gives warranty of title an if any claim is made by any person either claiming through the SELLER or otherwise in respect of the property, it shall be the responsibility of the SELLER alone to satisfy such claims. In the event of **PURCHASER** being put to any loss on account of any claims on the Property, the Vendors shall indemnify the **PURCHASER** fully for such losses.

xi. **That** the **SELLER** confirms and declares that this is entire and exclusive agreement, and **SELLER** has not entered into any deal overtly or and covertly with any person / party in respect of said property.

SCHEDULE OF PROPERTY LOCATION AND BOUNDARY OF PROPERTY IN DETAIL WITH MATCHING DESCRIPTION OF NORTH, SOUTH, EAST AND WEST AS IN SKETCH MAP/REVENUE RECORD……

SCHEDULE OF CONSIDERATION THE MARKET VALUE OF THE PROPERTY IS RS…….. MODE OF PAYMENT IN DETAIL…….

IN WITNESS WHEREOF, the parties have signed and affixed their signatures; thump mark on this Sale Deed after understanding contents of the same on the day, month and year first above written in the presence of the following witnesses:

Signed By

Seller Name:-_____ Purchaser Name:-_____

Deputy Director (Admin)
RHO NADRA, Quetta

CNIC No:-_____ CNIC No:-_____

WITNESSES

1. Name:_____ Name: _____

   CNIC No:-_____ CNIC No:-_____

   RHO NADRA Quetta

2. Name:_____ Name: _____

   CNIC No:-_____ CNIC No:-_____

   RHO NADRA Quetta

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

ANNEX-C

(Must be printed on Rs. 100/- or Above Stamp Paper)

UNDERTAKING / CERTIFICATE

THAT THE OWNER IS THE SOLE LEGAL OWNER OF THE PREMISES AND THE PROPERTY ADDRESS _____

_____

BEING OFFERED IS FREE OF ENCUMBRANCES, POSSESSIONABLE AND IS FREE FROM ALL TYPES OF LITIGATION. IN ADDITION, NO LOAN HAS BEEN TAKEN AGAINST THE PROPERTY AND IT HAS NOT BEEN PLEDGED ANYWHERE AND ALL GOVERNMENT TAXES, UTILITY BILLS RELATED TO THIS LAND HAVE BEEN PAID AND NO TAX AND UTILITY CHARGES ARE OUTSTAINDG AGAINST THIS LAND

Name:_____

Authorized Person:_____

Address:_____

Contact Numbers:(Landline:_____ Mobile: _____)

Fax No:_____ Email:_____

Signature: _____ Dated:_____

ATTESTED BY NOTARY PUBLIC

ANNEX-D

FORM OF FINANCIAL BID

Sr No	Location / Site with Address with Total Area of Land / Plot in Sqft	Unit Price (Per Sqft)	Total Amount

Total Amount in Figure: _____

_____

Must be filled by the Bidder under authorized signatures

Name of Bidder: _____

CNIC No._____

Contact Numbers: (Landline: _____ Mobile: _____)

Address: _____

_____

SIGNATURES _____