ELIGIBILITY CRITERIA

Leasing of Pakistan Railways Land for establishment of Commercial Plaza at various sites D11454

Directorate of Property & Land, Pakistan Railways (Pakistan Railways) , Pak. Railways, HQs Office Empress Road, Lahore City, Lahore (District), Lahore Division (Division), Punjab (Province).

Bidder's Type	
Individual / Individual Consultant	Sole Proprietorship
Partnership Firm	Company (Private Limited)

Required Registration			
NADRA CITIZENSHIP (CNIC/NICOP)	FBR (NTN)	SECP	PEC

Eligibility Criteria	Document
The Bidder Must Be A Commercial Property Developers, Real Estate Companies/Developers, Construction Companies JVs/Firms, Consultant/Architect Firm. Individual Also Having Letter Of Understanding And Authorization Issued By Commercial Development Company, Real Estate Developers Or Construction Company JVs/Firms, Consultant/ Architect Firm. The Authorizing Firms Must Have Registered With PEC Or SECP, Having Valid NTN And Active Tax Payer List	✓
The Firms / Bidders Should Have Valid NTN And ATL, Will Ensure Submission Of Affidavit Of Non-Black Listing And No Litigation.	✓
The Firms/bidders Must Submit An Integrity Pact On Legal Stamp Paper As Per Prescribed Format.	✓
The Bidder Or Firm Authorizing The Bidder Must Have Minimum Seven (07) Years Of National / International Experience In Construction/Designing Of Buildings (Commercial, Residential And Govt. Buildings), OR Development Of Societies, Commercial & Residential Schemes.	✓
The Firm/ Authorized Bidder Must Submit Original Bid Security In The Form Of CDR/Pay Order In Favour Of FA & CAO/ Pakistan Railway In The Office Of DG/P&L, PR, HQrs Office Lahore Before Deadline For Submission Of Bid. Otherwise The Bidder Will Be Disqualified. The Bids Will Be Uploaded On EPADS. However, The Firm/bidder Can Be Obtained Detailed TORs And Draft Agreements From	✓

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The Firms/bidders Must Submit An Integrity Pact On Legal Stamp Paper As Per Prescribed Format.	✓
The Bidder Or Firm Authorizing The Bidder Must Have Minimum Seven (07) Years Of National / International Experience In Construction/Designing Of Buildings (Commercial, Residential And Govt. Buildings), OR Development Of Societies, Commercial & Residential Schemes.	✓
The Firm/ Authorized Bidder Must Submit Original Bid Security In The Form Of CDR/Pay Order In Favour Of FA & CAO/ Pakistan Railway In The Office Of DG/P&L, PR, HQrs Office Lahore Before Deadline For Submission Of Bid. Otherwise The Bidder Will Be Disqualified. The Bids Will Be Uploaded On EPADS. However, The Firm/bidder Can Be Obtained Detailed TORs And Draft Agreements From The Office Of DG/P&L, PR, HQrs: Office Lahore And Also Available On PPRA And Railway Websites For Information.	✓
The Relevant Experience Of Work/projects In Hand Will Be Substantiated From Acceptance Letters, Work Awards And Agreements (Copies Of Which Must Be Attached By The Bidder/firm).	✓
The Relevant Experience Of Work/projects Completed Will Be Substantiated From Work Awards And Subsequent Completion Certificates (Copies Of Which Must Be Attached By The Bidder/firm).	✓
The Net Worth And Turnover Will Be Based On Average Of Last 3 Years. The Audited Report Of Last Three Years Should Be Attached By The Bidders/firms .	✓
The Reserve Price Has Been Calculated By Adding One Time Fixed Premium And Annual Rentals. The Highest Bid Offered Above The Reserve Price Will Be Accepted. However, Financial Bids Of The Technically Qualified Bidders Will Be Opened On EPADS.	✓
The Fixed Premium Will Be Deducted From The Offered Bid Of The Successful Bidder And Remaining Amount Will Be Considered As Annual Rentals. The Premium Will Be Paid One Time And Annual Rentals Will Be Increased @ 8% Compound Per Annum. The Successful Bidder Will Have To Pay Fixed Premium, One Year Advance Rent And Six Months Annual Rent As Security Money Within Thirty Days From The Date Of Issuance Of Letter Of Intent (LOI).	✓
The Property Shall Be Used For The Purpose Of Establishing Commercial Plaza/market, IT Park, Hospital/Health Care Unit, Showrooms, Food, Retail Outlets And Mix Commercial Use Except Residential Etc. The Lease Period Shall Be 21 Years (Extendable For 21 Years). The Bid Validity Shall Be 180 Days From The Date Of Submission Of Bid.	✓
The Bidder Will Be Responsible For Obtaining NOCs From All Concerned Departments Regarding Establishment Of Commercial Plazas And Will Pay All Govt. Taxes/fee As Applicable.	✓

EVALUATION CRITERIA

Leasing of Pakistan Railways Land for establishment of Commercial Plaza at various sites D11454

Directorate of Property & Land, Pakistan Railways (Pakistan Railways) , Pak. Railways, HQs Office Empress Road, Lahore City, Lahore (District), Lahore Division (Division), Punjab (Province).

Technical Marks		100
Passing Marks		65
	Qualitative	Marks
Bidder Profile (Having Existence As A Registered Legal Entity Since: Less Than 7 Years 0 More Than 7 Years Upto 10 Years 7 More Than 10 Years Upto 15 Years 8 More Than 15 Years 10	—	10
Relevant Experience (Projects In Hand In Last 10 Years) Having Minimum Worth Of Rs.50 Million Or More For Construction Of Buildings Or Other Construction Works (Commercial, Residential & Govt. Building),development Of Societies, Other Construction More Than 6 Projects 20 More Than 4 Projects Upto 6 Projects 17 More Than 2 Projects Upto 4 Projects 15 1 To 2 Projects 12 Less Than 1 Project 0	—	20
Relevant Experience (Projects Completed In Last 10 Years) Having Minimum Worth Of Rs.50 Million Or More For Construction Of Buildings Or Other Construction Works (Commercial, Residential & Govt. Building),development Of Societies, Other Construction More Than 6 Projects 20 More Than 4 Projects Upto 6 Projects 17 More Than 2 Projects Upto 4 Projects 15 1 To 2 Projects 12 Less Than 1 Project 0	—	20
Financial Credibility (Net Worth) Less Than Rs.50 Million 0 More Than Rs.50 Million Upto Rs.100 Million 15 More Than Rs.100 Million Upto Rs.175 Million 20 More Than Rs.175 Million Upto Rs.250 Million 25 More Than Rs.250 Million 30	—	30
Financial Credibility (Turn Over) Less Than Rs.25 Million 0 More Than Rs.25 Million Upto Rs.50 Million 12	—	20

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Directorate of Property & Land, Pakistan Railways (Pakistan Railways) , Pak. Railways, HQs Office Empress Road, Lahore City, Lahore (District), Lahore Division (Division), Punjab (Province).

Technical Marks			100
Passing Marks			65
		Qualitative	Marks
Bidder Profile (Having Existence As A Registered Legal Entity Since: Less Than 7 Years More Than 7 Years Upto 10 Years More Than 10 Years Upto 15 Years More Than 15 Years	0 7 8 10	—	10
Relevant Experience (Projects In Hand In Last 10 Years) Having Minimum Worth Of Rs.50 Million Or More For Construction Of Buildings Or Other Construction Works (Commercial, Residential & Govt. Building),development Of Societies, Other Construction More Than 6 Projects More Than 4 Projects Upto 6 Projects More Than 2 Projects Upto 4 Projects 1 To 2 Projects Less Than 1 Project	20 17 15 12 0	—	20
Relevant Experience (Projects Completed In Last 10 Years) Having Minimum Worth Of Rs.50 Million Or More For Construction Of Buildings Or Other Construction Works (Commercial, Residential & Govt. Building),development Of Societies, Other Construction More Than 6 Projects More Than 4 Projects Upto 6 Projects More Than 2 Projects Upto 4 Projects 1 To 2 Projects Less Than 1 Project	20 17 15 12 0	—	20
Financial Credibility (Net Worth) Less Than Rs.50 Million More Than Rs.50 Million Upto Rs.100 Million More Than Rs.100 Million Upto Rs.175 Million More Than Rs.175 Million Upto Rs.250 Million More Than Rs.250 Million	0 15 20 25 30	—	30
Financial Credibility (Turn Over) Less Than Rs.25 Million More Than Rs.25 Million Upto Rs.50 Million More Than Rs.50 Million Upto Rs.100 Million More Than Rs.100 Million Upto Rs.150 Million More Than Rs.150 Million	0 12 15 17 20	—	20

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