# AZAD GOVT. OF THE STATE OF JAMMU & KASHMIR
# TOURISM & ARCHAEOLOGY DEPARTMENT

## INVITATION FOR COMPETITIVE BIDS

LEASE OF GOVERNMENT TOURISM INFRASTUCTURE/ PROPERTIES ON REHABILITATE, OPERATE AND TRANSFER (ROT) BASIS

The Tourism & Archaeology Department, Government of Azad Jammu & Kashmir, invites sealed competitive bids from interested and eligible investors/firms registered with the relevant Government agencies in Pakistan/AJ&K for the rehabilitation, operation and maintenance of 58 Government Tourism Infrastructures/ Properties across AJ&K, on a lease basis under the Rehabilitate, Operate and Transfer (ROT) model, on as-is-where-is basis.

The project has originated through an Unsolicited Proposal and the Feasibility Study submitted by **M/s Diyar Resorts (Pvt.) Ltd.** under the **Kashmir Integrated Tourism (KIT) Program** and is being offered for competitive bidding in accordance with the applicable provisions of the **AJK Tourism Promotion Act, 2019 and AJ&K Tourism Promotion Rules, 2021**.

**Terms & Conditions:**

i. Interested bidders may obtain the Bidding Document containing the Unsolicited Proposal & Technical Feasibility Study submitted by the proponent, detailed scope of work, eligibility requirements, technical and financial evaluation criteria, bid security requirements, and other terms and conditions, from the Directorate General, Tourism & Archaeology Department, Chatter, Muzaffarabad, during office hours upon payment of **Rs. 5,000/-** (non-refundable fee) through a Pay Order or Bank Draft drawn in favour of **DDO, Directorate General, Tourism & Archaeology Department, GoAJK, Muzaffarabad**.

ii. Each bid must be accompanied by a Bid Security of Rs. 3.000 million in the form of CDR/Bank Guarantee, issued by a scheduled bank in favor of **DDO, Directorate General, Tourism & Archaeology Department, GoAJK, Muzaffarabad** as prescribed in the Bidding Document. Bid Security should be submitted with technical proposal. Bids received without the requisite Bid Security shall be declared non-responsive.

iii. Complete bids, comprising separate sealed **Technical** and **Financial Proposals**, must reach the undersigned at Office of the **Director General, Tourism & Archaeology Department GoAJK, Tourism Complex, Main Road, Chattar, Muzaffarabad** on or before **14.12.2026 at 1100 hrs**. Technical proposals shall be opened on the same date and venue at 1130hrs in the presence of bidders or their authorized representatives. Financial Proposals shall be opened later as per details provided in the Bidding Document.

iv. The rights and obligations of the original proponent shall be governed by the applicable provisions of the AJK Tourism Promotion Act 2019 and AJK Tourism Promotion Rules, 2021.

v. The competent authority reserves the right to accept or reject any or all bids in accordance with the applicable rules.

**Director General,**
Tourism & Archaeology Go AJK,
Muzaffarabad.
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Email: ajktourism@hotmail.com