

PAKISTAN RAILWAYS
LAHORE DIVISION

BIDDING DOCUMENT
(SINGLE STAGE — SINGLE ENVELOPE)

AUCTION OF RAILWAY GODOWNS
BADAMI BAGH, LAHORE DIVISION

Issued by:

Deputy Director, Property & Land
DS Office, Pakistan Railways, Lahore Division

For queries contact: Deputy Director Property & Land, DS Office, Lahore. Tel: 042-99201958.

SECTION 1: INSTRUCTIONS TO BIDDERS

1.1 Mode of Bidding

This is a Single Stage, Single Envelope bidding process conducted in accordance with PPRA Rules 2004. Bidders must submit all required documents (Eligibility Documents, CDR, and Financial Bid Form) in ONE SEALED ENVELOPE clearly marked with the Godown Number applied for.

1.2 Participation Fee

A non-refundable fee of Rs. 20,000 per Bidder against each plot must be deposited in the form of CDR or MR. The original receipt / CDR must be included in the bid envelope.

1.3 Bid Security and Advance Deposit

Each bidder shall furnish, inside the sealed bid envelope for each Godown, a Call Deposit Receipt (CDR) in favour of the Divisional Accounts Officer, Pakistan Railways, Lahore, covering both of the following components:

- Bid Security: A fixed amount of Rs. 5,00,000/- (Rupees Five Lakh only); and
- Advance Rent Deposit: An amount equivalent to 50% of the Annual Rent quoted by the bidder.

Both CDRs must be valid for a minimum of 120 days from the date of bid submission, payable to: DAO, Pakistan Railways, Lahore.

The Bid Security CDR of Rs. 500,000/- and the CDR of 50% of the annual quoted rent of unsuccessful bidders shall be refunded in full after finalization of the auction. The CDR of the successful bidder shall be adjusted against the advance rent payable upon issuance of the Letter of Acceptance (LoA).

1.4 Submission Rules

- A bidder may bid for multiple plots.

CRUCIAL NOTE: A separate sealed envelope must be submitted for EACH individual plot applied for. Each envelope must contain its own complete set of documents, including: receipt of participation fee, a separate CDR of Rs. 500,000, and a CDR of 50% of the quoted advance annual rent.

1.5 Opening of Bids

Venue: Committee Room, DS Office, Lahore

Date / Time: As per Advertisement

Bidders or their authorised representatives (with original CNIC and Authority Letter) may be present during opening.

1.6 Procedure at Opening

1. The envelope for a specific Godown Number will be opened.
2. The Auction Committee will first check for the presence and validity of:
 - Participation Fee Receipt
 - Bid Security CDR (Rs. 500,000/-)
 - 50% Advance Annual Quoted Rent CDR
3. If any eligibility documents are missing or invalid, the bid shall be rejected on the spot.
4. For bids deemed eligible, the quoted rate per Sft on the Financial Bid Form (Annexure-A) will be read aloud and recorded.

1.7 First Right of Refusal

The present licensee in active physical possession with zero outstanding dues (certified by the Accounts Officer prior to auction) shall have the First Right of Refusal, subject to their participation in the bidding process and full compliance with all applicable terms and conditions.

The process shall be executed as follows:

5. Price Discovery: The Highest Valid Quoted Rate (HVQR) per Sft from eligible bids will be identified.
6. Opportunity to Match: The incumbent must submit a written acceptance on Stamp Paper to match the HVQR within 48 hours (excluding Sundays and Public Holidays) from the time of auction day.
7. Failure to Match: If the incumbent fails to match, or does not respond within the 48-hour window, the right is extinguished permanently. The plot shall be awarded to the original external highest bidder.

1.8 Eligibility / Disqualification

Bidders who are blacklisted, debarred, or under suspension by any Government entity, department, or regulatory authority shall be ineligible to participate in this auction. Submission of a bid shall constitute a declaration by the bidder of their eligibility.

SECTION 2: KEY LEASE TERMS & PAYMENT SCHEDULE

2.1 Lease Duration

- Initial Term: Five (05) Years.
- Renewal: Extendable for another Five (05) Years on mutual consent, subject to satisfactory performance and clearance of all dues.

2.2 Security Deposit

Upon issuance of the Letter of Acceptance (LoA), the successful bidder shall pay a Security Deposit equivalent to One (01) Year's Annual Rent. This deposit shall be held by Pakistan Railways for the full term of the lease as a guarantee against default, damages, or arrears. The Security Deposit shall be refunded — without interest — within 30 days of the expiry or lawful termination of the lease, provided all dues are cleared.

2.3 Rent Calculation & Escalation

- Base Year Rent: The Quoted Amount (Rs./Sft) multiplied by the Certified Area of the Godown (as per actual site measurements).
- Annual Increase: 10% compounded annually on the preceding year's rent.

2.4 Payment Schedule

The following payments shall be made by the successful bidder within Seven (07) Working Days of issuance of the LoA:

#	Payment Component	Amount / Basis
(a)	Remaining 50% of Annual Rent for Year 1	50% of quoted annual rent (balance after CDR adjustment)
(b)	Security Deposit	Equivalent to one (01) full year's annual rent
(c)	Withholding Tax	10% of annual rent (as per applicable tax laws)

Note: The 50% Advance Rent CDR submitted at bid stage shall be adjusted against payment (a) above upon issuance of the LoA.

2.5 Default & Early Termination

In the event of default in payment of rent exceeding 30 days, or breach of any lease condition, Pakistan Railways reserves the right to terminate the lease forthwith and forfeit the Security Deposit after serving a written notice. Force majeure events, if agreed in writing, may suspend rental obligations for the duration of the event.

ANNEXURE-A — FINANCIAL PROPOSAL FORM

(This form is to be placed inside the single sealed envelope along with eligibility documents)

Location: Badami Bagh, Lahore Division

GODOWN NUMBER APPLIED FOR: _____

AREA (Sq. Ft.): _____ (Reference Annexure-B)

Note: Bidders must verify the area of the godown applied for from Annexure-B before completing this form.

BENCHMARK INFORMATION (For Reference Only):

- PECO Road Godowns: Rs. 600 / Sft / Year
- Off-PECO Road Godowns: Rs. 400 / Sft / Year

I/We hereby offer to lease the above-mentioned godown at the following Annual Rent per Square Foot:

Godown Number	Quoted Amount (Rs./Sft)	Annual Rent (Rs.)

Amount in Words: _____

DECLARATION

8. I have read the Instructions to Bidders and agree to abide by the First Right of Refusal mechanism detailed in Section 1.7.
9. I understand that the total Annual Rent is calculated as: Quoted Rate (Rs./Sft) × Area (Sft).
10. I confirm that the Receipt of the Participation Fee, Bid Security (CDR of Rs. 500,000) and CDR of 50% of the Quoted Annual Rent are attached herewith in this envelope.
11. I certify that all information and documents submitted are genuine, and that I/we are not blacklisted, debarred, or under suspension by any Government entity.

BIDDER INFORMATION

Full Name	_____
CNIC No.	_____
Contact No.	_____
Signature	_____
Date	_____

Please ensure ALL of the following items are placed inside the SINGLE SEALED ENVELOPE for the specific Godown Number. Failure to include any item will result in immediate rejection of the bid.

✓	Required Document
1.	Receipt of Rs. 20,000 Participation Fee (Original or Attested Copy).
2.	Attested Copy of Bidder's CNIC.
3.	Original CDR of Rs. 500,000 (Valid for 120 Days, Payee: DAO, PR Lahore).
4.	Original CDR of 50% of Quoted Annual Rent (Valid for 120 Days, Payee: DAO, PR Lahore).
5.	Signed Annexure-A Form (Quoted Amount filled clearly in figures and words).

ENVELOPE LABELLING INSTRUCTION:

The outside of the envelope must clearly state: "BID FOR GODOWN NO. _____"

VETTING MATRIX

Designation	Signature	Stamp
DDP&L		
DEN1/LHR		
DCO/LHR		
SAO/REV		
DD/VIG/LHR		

ANNEXURE-B — LIST OF GODOWNS

S.No.	Plot No.	Area (Sft)	Remarks
ON PECO ROAD — Benchmark: Rs. 600/Sft/Year			
1	37	13,980	
2	38/38-A	14,000	
3	39-Half	4,510	
4	40	3,500	
5	40-A	6,860	
6	40-B	3,500	
7	42-A	6,336	
8	42-B	6,880	
9	43 Half	4,500	
10	44-A	6,375	
11	45-B	8,179	
12	104	3,540	
13	105	9,359	
OFF PECO ROAD — Benchmark: Rs. 400/Sft/Year			
14	1-A	8,163	May be read as "1-A"
15	1-a	7,725	May be read as "1-a"
16	1-b	3,100	
17	1-c	3,800	
18	1-d	3,100	
19	2-a	2,500	
20	2-b	2,500	
21	2-c	5,200	
22	4-A	5,000	
23	6	10,000	
24	7	10,468	
25	8	10,960	
26	9-a	4,126	

27	13-A	6,000	
28	13-B	5,600	
29	15	11,500	
30	16	13,000	
31	17	10,000	
32	18	10,900	
33	20	10,000	
34	21-a	3,400	May be read as "21-a"
35	21-A	3,300	May be read as "21-A"
36	22	11,600	
37	23-b	4,521	
38	24 & 33-a	15,496	
39	25	10,000	
40	26, 27-a, 27-b & 35	34,225	
41	29-Half	7,866	
42	29-A	7,750	
43	30	10,000	
44	31	10,000	
45	32	10,000	
46	33-b	7,600	
47	34	10,000	
48	36/36-A	16,679	
49	Bt: 37-79	1,810	
50	39-A	4,042	
51	46	10,028	
52	46-A	11,373	
53	46-B	4,400	
54	51-A	11,858	
55	51	8,589	
56	51-Half	5,547	

57	52-a	5,100	
58	52-b	5,408	
59	53	3,448	
60	53-A	7,490	
61	57	10,000	
62	58	10,000	
63	67	6,000	
64	77-77-A	31,010	
65	78-b	1,922	
66	80-A	6,820	
67	87	14,213	
68	90-A	5,000	
69	91	9,724	
70	92	11,616	
71	94	9,420	
72	95-96-a	16,810	
73	96-b	11,667	
74	98	5,195	
75	98-A	4,376	
76	99	4,400	
77	106-A	2,000	
78	106	10,784	
79	107	9,859	
80	110	10,173	
81	110-A	8,898	
82	111	10,000	
83	112	4,379	
84	113	6,906	
85	114	3,440	
86	116	3,440	

87	117	2,025	
88	119	2,377	
89	120	3,000	

Note: Areas listed above are indicative. Actual area shall be as per certified site measurement at time of lease execution.