PAKISTAN RAILWAYS
CONCRETE SLEEPER FACTORIES DIRECTORATE
HEADQUARTERS OFFICE
LAHORE

TENDER NOTICE

OUTSOURCING OF OPERATION & MANAGEMENT OF PAKISTAN RAILWAYS CONCRETE SLEEPER FACTORIES AT SUKKUR, KHANEWAL & KOHAT CANTT INCLUDES REHABILITATION, UPGRADATION, MAINTENANCE AND OPERATION DURING CONCESSION PERIOD ON PUBLIC-PRIVATE-PARTNERSHIP BASIS (PPP) MODE.

Pakistan Railways intends to outsource its 03 existing Concrete Sleeper Factories located at Khanewal, Sukkur & Kohat Cantt for a concession period of 15 years. Proposals are invited from only pre-qualified firms / companies /JVs under the Public-Private Partnership (PPP) model on Rehabilitate, Upgrade, Maintain and Operate during concession period in accordance with PPRA rules 36(b) on Single Stage Two Envelope (SSTE) bidding procedure. Details of the business opportunity can be explored in the attached RFP/Bidding Documents.

INSTRUCTIONS

1. Pre-qualified firms / companies / JVs can download RFP/Bidding documents from Pakistan Railway's and PPRA's websites for information only. However, the same shall be obtained from the office of Managing Director/Concrete Sleeper Factories, Pakistan Railways, Headquarters Office, Empress Road, Lahore.
2. A pre-bid meeting will be held on **August 03, 2026 at 11:00 AM** in the office of Managing Director/Concrete Sleeper Factories, Pakistan Railways, Headquarters Office, Empress Road, Lahore.
3. Any pre-qualified firm/company/JVs can apply for one or more than one of the above stated concrete sleeper factory project. However, in case of applying for more than one project the pre-qualified firm/company/JVs is required to submit separate proposal accompanied by bid security for each project.
4. Technical and Financial Proposals (sealed in separate envelopes) must be submitted at the under mentioned address **by 11:00 AM on or before August 10, 2026.** The technical proposals will be opened at 11:30 AM on the same day in the presence of pre-qualified firms/companies/JVs or their representatives, who choose to attend.
5. For further information pre-qualified firms/companies/JVs may contact the under mentioned address & telephone during working hours.
6. Pakistan Railways can withdraw this bidding process at any time without giving and reason.

21.07.26

(Mehtab Ahmed)
Executive Engineer/CSF
For Managing Director,
Concrete Sleeper Factories,
Pakistan Railways,
Headquarters Office,
Empress Road, Lahore.
☎042-99201737
Email: **md.csf2016@gmail.com**

HBL BANK بینک

Please use separate Deposit Slips for deposits through Cash & Cheque
کیش اور چیک کے ذریعے ڈپازٹس کے لیے الگ الگ ڈپازٹ سلپ استعمال کریں۔

Deposit Slip
Customer Copy

Branch: برانچ 1315	Date: تاریخ (D D M M Y Y Y Y) 2 1 0 7 2 0 2 6
Account Title اکاؤنٹ ہولڈر کا نام	Public Procurement Regulatory Author
☐ RAAST ID/Account RAAST آئی ڈی/اکاؤنٹ	
IBAN: آئی بی اے این	P K _ _ H A B B 0 0 0 9 5 4 0 0 1 3 1 0 0 7 0 1
Currency: کرنسی	☐ PKR ☐ USD ☐ EURO ☐ GBP ☐ JPY ☐ Others ☐ Intercity ☐ Within City ☐ Same Branch
Credit Card No. کریڈٹ کارڈ نمبر	_ _ _ _ - _ _ _ _ - _ _ _ _ - _ _ _ _
☐ Self (HBL A/c Holder) بذات خود (ایچ بی ایل اکاؤنٹ ہولڈر)	☐ Walk-in Customer (واک ان کسٹمر)
☐ Cash کیش	(Enter Notes Denominations on Reverse)

BANK/BRANCH بینک / برانچ	CHEQUE/INSTRUMENT NO. چیک / انسٹرومنٹ نمبر	AMOUNT رقم
Charges	5000 X 3	15000/-
Not Received		
	TOTAL AMOUNT کل رقم	

Total Amount in Words: Fifteen Thousand Only مبلغ

Commission (if any): ______ کمیشن (اگر کوئی ہو)

Purpose of Transaction: ______ ٹرانزیکشن کا مقصد

Depositor's Name: Javed جمع کنندہ کا نام

Contact No. 03038841091 ٹیلیفون نمبر

Depositor's CNIC No. جمع کنندہ کا کمپیوٹرائزڈ شناختی کارڈ نمبر

(For non-HBL/Walk-in Customers. Also attach ID Document Copy)

Online Cash Deposit
Branch: 1315-Empress Road Lahore
Date 2026-07-21
IBAN PK17HABB0009540013100701
Amount *************15,000.00 PKR
Charges ****************725.00
Teller AGD7 27 Time 12.12.37.783000

Depositor's Account No. جمع کنندہ کا اکاؤنٹ نمبر

(For HBL Customers/Account Holders)

Received By: وصول کنندہ

Depositor's Signature دستخط جمع کنندہ

72960458

BIDDING DOCUMENTS

FOR

OUTSOURCING OF PAKISTAN RAILWAYS CONCRETE SLEEPER FACTORIES AT SUKKUR, KHANEWAL & KOHAT

ON

PUBLIC-PRIVATE PARTNERSHIP (PPP) MODE

Single Stage-Two Envelope (SSTE) Bidding Procedure

PAKISTAN RAILWAYS

July-2026

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INVITATION FOR BIDS

INVITATION FOR BIDS

1. The Employer **Pakistan Railways** wishes to expand investment through the participation of the Private Sector on its own.

2. The Employer **Pakistan Railways as an Owner** invites bids / proposals from its Prequalified firms/companies for submitting "**Technical and Financial Proposals**" in respect a concession for Outsourcing of Pakistan Railway Concrete Sleeper Factories at Khanewal, Sukkur & Kohat for rehabilitation, upgradation, maintenance and operation of the factories during the concession period (15years refer clause-5 below) for manufacturing and supply of PSC Sleepers on Rehabilitate-Up-grade-Maintain and Operate modality under Public Private Partnership **("PPP")** mode on the basis of Single Stage Two Envelope Bidding Procedure according to **PPRA Rule-36 (b).**

   There are three (03) Concrete Sleeper Factories which are located at **Khanewal, Sukkur & Kohat Cantt**. Already prequalified firms/companies may bid for one or more Concrete Sleeper Factories in accordance with the terms & conditions of the Bidding Documents. However, the firms/companies must submit separate proposal (both Technical & Financial) for each Concrete Sleeper Factory.

3. The Concession is offered, and shall be negotiated and granted in accordance with the Government's policy to optimize Private Sector participation in operation and management of Concrete Sleeper Factories in line with Board of Investment (BoI)

4. The Employer, on behalf of **Government of Pakistan**, envisages granting a concession to Rehabilitate-Upgrade-Maintain and Operate and implement the scope of work and manage to maintain the sleeper factory along with training part as per scope of work mentioned in the bidding documents.

5. Key features of contract will be as follows:

   a) The currency of outsourcing shall be for a period of ***Fifteen (15*****) Years and extendable for Ten (10) years upon mutual consent and satisfactory performance.**

   b) At the end of the Contract Period or upon termination, the facility is to be returned to the Employer in a properly maintained and operational condition along with training part, at no cost or unfulfilled liabilities to the Employer; and

   c) The company shall be bound to supply minimum 100,000 Nos PSC sleepers (2600mm & 2750mm) from each sleeper factory with rehabilitated factories as per Pakistan Railways requirement. After fulfilling the requirement of Pakistan Railways, the company shall be allowed to use the surplus capacity for manufacturing other similar concrete products for open market on "Gross Revenue Sharing Basis @ minimum 10%" on mutually agreed terms and conditions.

   d) If Pakistan Railways requires sleepers more than 250,000, then the company will upgrade the factories and meet the demands

6. The prospective bidders, while submitting their Proposals, should inter-alia, give details / documents as mentioned in bids evaluation criteria enclosed with bidding documents **(as Annexure-4 & 5).**

7. Prequalified firms/companies may obtain further information related to the Bidding Documents from the office of the Employer at **Office of the Managing Director/ Concrete Sleeper Factories, Pakistan Railways, Headquarters Office, Empress Road, Lahore.**

A complete set of Bidding Documents may be purchased by a Prequalified firms/companies upon submission of a written application to the above office and upon payment of a non-refundable fee of **Rs.10,000/- per book for each Concrete Sleeper Factory before the date of opening of the bids.**

8. All bids separately must be accompanied by a Bid Security in the amount as listed below against each concrete sleeper factory, and must be delivered to the Office of the **Managing Director, Concrete Sleeper Factories, Pakistan Railways, Headquarters Office, Empress Road, Lahore** at or before 11: 00 hours, on **10.08.2026**. Technical Bids will be opened at 11:30 hours on the same day, in the presence of bidders or his representative at the same address above.

S. No.	Factory Name	Location	Bid Security in the shape of Bank Guarantee / CDR Amount (PKR)
1	Concrete Sleeper Factory	Khanewal	10,000,000/-
2	Concrete Sleeper Factory	Sukkur	10,000,000/-
3	Concrete Sleeper Factory	Kohat Cantt	10,000,000/-

INSTRUCTIONS TO PRE-QUALIFIED BIDDERS

INSTRUCTIONS TO PREQUALIFIED BIDDERS

A. GENERAL

IB.1 INTRODUCTION

1.1 To ensure an adequate supply of Infrastructure / Facility; as described in the Bidding Data, the Pakistan Railways wishes to expand investment in the provision of infrastructures, and other likely facilities through the participation of the private sector, on its own.

1.2 The Employer hereby invites the prequalified firms/companies to submit their proposals (Technical & Financial) in respect of a Concession for the operation and management of the Project which is proposed to be constructed on Rehabilitate-Upgrade-Maintain and Operate arrangement.

IB.2 PURPOSE OF PROJECT BRIEF AND BIDDING INSTRUCTIONS

2.1 This document together with the Annexures/Appendices referred to herein and any future additions and amendments to this document constitute the Bidding Documents, the purposes of which are as under:

a) To explain the Employer's general requirements in respect of the Project and the Concession, and to provide other information that may be relevant to Bidders;

b) To provide guidance in the preparation of Bids, and to explain the criteria and procedures by which the Bids will be assessed; and

c) To set out, in outline form, the Government's design in respect of the Project, and the Government's operational, maintenance and other requirements in connection with the Concession.

2.2 Nature of project, location of project, all related major/minor structures and the standards shall conform to the standards of design, construction, maintenance and operation requirements as described in the Bidding Data.

IB.3 ELIGIBLE BIDDERS

3.1 This Invitation is open to all prequalified firms / companies by Pakistan Railways, meeting the requirements as outlined in the bidding documents. To be eligible for award of the Concession, Bidders shall provide evidence satisfactory to the Employer of their capability and adequacy of resources to fulfil all obligations under this Concession Contract Agreement.

IB.4 THE CONCESSION

4.1 The Employer, on behalf of the Government of Pakistan, envisages granting a Concession to rehabilitate, upgrade, maintain, operate, training and transfer mode with finance and implement the scope of work as described in Clauses IB 1 & 2. The Concession will include the right to collect tolls /fees/benefits by using the Project and to generate income from approved Ancillary Facilities (if any) provided that such concessions are the part of the Policy of Govt. of Pakistan.

4.2 Other key features of the Concession Contract Agreement are as follows:

a) The Concession will be for a fixed period as stated in the Bidding Data.

b) The Concession Company's minimum equity investment is to be as stated in the Bidding Data;

c) Premises and facilities will be made available by the Employer. Any additional land required for various facilities shall be paid for by the Company. The same shall become part of the premises and facilities from the same date;

d) Employer will require a minimum share annually from the gross revenue during the Concession Term commencing from positive cash flow year as stated in the Bidding Data.

e) At the end of the Concession Period the facility is to be returned to the Employer in a properly maintained and operational condition, at no cost or liabilities to Employer.

IB.5 PROGRAMME

5.1 The Employer will, however, give favourable consideration to proposals that achieve an earlier Availability Date.

5.2 Bidders should note that the Concession Contract specifies Key Dates to be achieved throughout the currency of contract and penalties to be imposed for delayed completion.

IB.6 DISCLAIMER

6.1 All information, assumptions and projections contained in these Bidding Documents are indicative only and are provided solely to assist in a preliminary assessment of the Project. Nothing in the Bidding Documents or elsewhere shall create any contractual relationship between the Employer and any Bidder, nor shall it commit the Employer to any policy described in the Bidding Documents or elsewhere and neither the Employer nor any of its consultants or advisers will have any liability or responsibility if the information, assumptions and projections contained herein or otherwise in respect of the Project prove to be incorrect. It is the responsibility of the Bidder to verify the information, assumptions and projections contained in the Bidding Documents or otherwise.

The assumptions, facts, statements are provided for general information to interested pre-qualified bidders and do not purport to be comprehensive or contain all of the information that such Bidder may desire with respect to the

Project. Each Bidder is advised to conduct its own investigations and analysis and to check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this Bidding Documents. The Bidders are required to undertake their independent assessment and to seek independent professional advice on any or all aspects of the Bidding Documents. No decision should be based solely on the basis of the information provided by the Bidding Documents. The Employer shall not be responsible for the same in any manner whatsoever for any statements, opinions or information provided in the Bidding Documents.

IB.7 CONFIDENTIALITY

7.1 The Bidder shall treat the Bidding Documents and, if successful, the subsequent Concession Contract Agreement, and everything contained therein as private and confidential. In particular, the successful Bidder shall not publish any information, drawings or photographs concerning the Project or any Ancillary Facilities, without the express permission of the Employer.

IB.8 BRIBERY AND COLLUSION/INTEGRITY PACT

8.1 The Employer shall be entitled to terminate the Concession and recover from the successful Bidder the amount of any loss resulting from such termination if the successful Bidder shall have offered or given to any person any gift or consideration of any kind as an inducement or reward for doing, or forbearing to do, any action in relation to obtaining, or in the execution of the Concession or any other contract with the Employer, or for showing favour to any person in relation to the Concession or any other contract with the Employer, or if any of the like acts shall have been done by any person employed by the successful Bidder or acting on its behalf (whether with or without the knowledge of the successful Bidder), or if the successful Bidder shall have come to any agreement with another Bidder or number of Bidders whereby an agreed quotation or estimate shall be offered as a Bid to the Employer by one or more Bidders.

8.2 In addition, in case of GOP financing, the Bidder shall sign an Integrity Pact **(Appendix-07 of this document)** to remain liable for its undertaking given therein.

B. BIDDING PROCEDURE

IB.9 Contents of Bidding Documents

1.1 This Standard Bidding Document, in addition to Request for Proposal, includes the following:

1. Instructions to Bidders
2. Bidding Data
3. General Conditions of Concession Contract
4. Particular Conditions of Concession Contract
5. Specifications-Special Provisions
6. Specifications-Technical Provisions

7. Annexures to Instructions to Bidder

8. Appendices to Concession Contract

9. Form of Bid Security

10. Form of Concession Contract Agreement

11. Form of Performance Security for Construction Phase

12. Form of Performance Security for Operation Phase

13. Form of Performance Security for Transfer of the Project

14. Design/Drawings

IB.10 Cost of Bidding

10.1 The Bidder shall be responsible for all fees, costs and expenses incurred in preparing and negotiating any proposal submitted by it, and the Employer shall under no circumstances become liable to reimburse any Bidder for any such fees, costs or expenses regardless of the conduct or outcome of the bidding process.

IB.11 Site Visit

11.1 The Bidders are advised to visit and examine the site of the Project and its surroundings and to obtain for itself on its own responsibility, all information that may be necessary for preparing the Bid and entering into a Concession Contract Agreement. The costs incurred in visiting the site shall be at the Bidder's own expense.

IB.12 Acceptability of Bid

12.1 The Bidder is expected to examine carefully all instructions, conditions, forms, terms, specifications and requirements of bid submission. Bids will be at the Bidder's own risk. Bids that are not substantially responsive to the requirements of the Bidding Documents will be rejected, except as provided for under Clause IB 24.

IB.13 Clarification of Bidding Documents

13.1 Any prospective bidder requiring any clarification (s) in respect of the Bidding Documents may notify the Employer in writing at the Employer's address indicated in the Invitation for Bids. The Employer will respond to any request for clarification which he receives earlier than 07 days prior to the deadline for submission of bids.

Copies of the Employer's response will be forwarded to all purchasers of the Bidding Documents, including a description of the enquiry but without identifying its source.

IB.14 Amendment of Bidding Documents

14.1 At any time prior to the Bid Submission Date, the Employer may, for any reason, whether at its own initiative or in response to a clarification requested by a prospective Bidder, modify the Bidding Documents by amendment.

14.2 The amendment will be notified in writing or by telex, cable or facsimile to all prospective Bidders who have received the Bidding Documents, and will be binding upon them.

14.3 In order to afford prospective Bidders reasonable time in which to take the amendment into account in preparing their Bids, the Employer may, at its discretion, extend the deadline for the submission of Bids.

C PREPARATION OF BID

IB.15 Documents Comprising the Bid

15.1 The Bid to be prepared by the Bidder shall be according to single stage two envelope procedure as follows:

Part-1 Submission of Technical Proposal:

a) submit a written power of attorney authorizing the signatory of the bid to act for and on behalf of the bidder alongwith Technical Bid.

b) Bid Security;

c) Bidder's Qualification Information and Technical Proposal as required under the Bidding Documents along with Letter of Technical Proposal;

d) Any Other Information as Required by the Employer as mentioned in the Bidding Data.

Part-2 Submission of Financial/Price Proposal:

a) Financial Analysis of the Project;

b) Proposed Financial Package alongwith the Letter of Financial Proposal

e) Any Other Information as Required by the Employer as mentioned in the Bidding Data.

15.2 The Bidding Documents shall themselves be deemed to be part of the Bid.

15.3 General guidance relating to the information to be provided by Bidders are given in the Annexures/Appendices.

IB.16 Language of Bid

16.1 The Bid prepared by the Bidder, and all correspondence and documents relating to the Bid exchanged by the Bidder and the Employer, shall be written in English. Supporting documents and printed literature furnished by the Bidder with the Bid may be in Urdu or other languages, provided they are accompanied by an appropriate translation of pertinent passages in the above stated language. For the purpose of interpretation of the Bid, the English language shall prevail.

IB.17 Currency of Bid

17.1 All monetary values quoted in the Bid shall be in Pakistan Rupees (PKR).

IB.18 Bid Validity

18.1 The Bid shall remain valid and open for acceptance for a period as stated in the Bidding Data from the Bid Submission Date. In exceptional circumstances, prior to expiry of the original bid validity period, the Employer may request Bidders to grant a specified extension in the period of validity. However, the period of extension should not exceed the original period of bid validity. The request and the responses thereto shall be made in writing or by cable, electronic mail or facsimile. A Bidder may refuse the request without forfeiting its Bid Security. 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 correspondingly.

IB.19 Bid Security

19.1 The Bid shall be accompanied by a Bid Security for a fixed amount as stated in the Bidding Data.

19.2 The Bid Security shall be denominated in the currency of the bid, or in US Dollars, and shall be in the form of a cash deposit, a certified cheque, a bank draft, an irrevocable letter of credit or a guarantee from a schedule bank in the Islamic Republic of Pakistan or a bank of a country abroad acceptable to the Employer.

19.3 The format of the bank guarantee shall be in accordance with the Sample Bid Security included in these Bidding Documents. No other formats shall be accepted.

19.4 Any Bid not accompanied by the required Bid Security, or accompanied by a Bid Security in an amount less than that required, will be rejected by the Employer as non-responsive.

19.5 The Bid Securities of all participating Bidders will be discharged/returned as promptly as possible after the successful Bidder has signed the Concession Agreement and has provided the required performance security for Construction Phase as per Bidding Data in favour of the Employer.

19.6 The Bid Security may be forfeited:

a) if the bidder withdraws his bid except as provided in Bidding Data; or

b) In the case of successful bidder, if he fails within the specified time limit to:

   i. furnish the required Performance Security; or
   ii. sign the Contract Agreement;
   iii. furnish the JV agreement (where required) within seven days of letter of receipt of letter of acceptance.

IB.20 -

20.1 The bidders are requested to submit questions, if any, in writing so as to reach the Employer not later than seven (7) days before the proposed pre-bid meeting.

20.2 Minutes of the pre-bid meeting, including the text of the questions raised and the replies given, will be transmitted without delay to all purchasers of the Bidding Documents. Any modification of the Bidding Documents listed in Sub-Clause 9.1 hereof which may become necessary as a result of the pre-bid meeting shall be made by the Employer exclusively through the issue of an Addendum pursuant to Clause IB.14 and not through the minutes of the pre-bid meeting.

20.3 Absence at the pre-bid meeting will not be a cause for disqualification of a bidder.

IB.21 Format and Signing of Bids

21.1 Bidders are particularly directed that the amount entered on the Letter of Price Bid shall be for performing the Contract strictly in accordance with the Bidding Documents.

21.2 All appendices to Bid are to be properly completed and signed.

21.3 No alteration is to be made in the Letters of Technical and Price Bids nor in the Appendices thereto except in filling up the blanks as directed. If any such alterations be made or if these instructions be not fully complied with, the bid may be rejected.

21.4 Each bidder shall prepare by filling out the forms completely and without alterations one (1) original and number of copies, specified in the Bidding Data, of the documents comprising the bid as described in Clause IB.9 and clearly mark them "ORIGINAL" and „COPY" as appropriate. In the event of discrepancy between them, the original shall prevail.

21.5 The original and all copies of the bid shall be typed or written in indelible ink (in the case of copies, Photostats are also acceptable) and shall be signed by a person or persons duly authorized to sign on behalf of the bidder pursuant to Sub- Clause 16.1(a) hereof. All pages of the bid shall be initialed and stamped by the person or persons signing the bid.

21.6 The bid shall contain no alterations, omissions or additions, except to comply with instructions issued by the Employer, or as are necessary to correct errors made by the bidder, in which case such corrections shall be initialed by the person or persons signing the bid.

21.7 Bidders shall indicate in the space provided in the Letters of Technical and Price Bids their full and proper addresses at which notices may be legally served on them and to which all correspondence in connection with their bids and the Contract is to be sent.

21.8 Bidders should retain a copy of the Bidding Documents as their file copy.

D SUBMISSION AND OPENING OF BIDS

IB.22 Sealing and Marking of Bids

22.1 The Bid shall comprise two envelopes submitted simultaneously, one called the Technical Bid and the other Financial/Price Bid. Both envelopes to be enclosed together in an outer single envelope called the Bid. Each Bidder shall submit his bid as under:

a) Bidder shall submit his TECHNICAL BID and FINANCIAL/PRICE BID in separate inner envelopes and enclosed in a single outer envelope.
b) ORIGINAL and each copy of the Bid shall be separately sealed and put in separate envelopes and marked as such.
c) The envelopes containing the ORIGINAL and copies will be put in one sealed envelope and addressed / identified as given in Sub- Clause 22.2 hereof.

22.2 The inner and outer envelopes shall:

a) be addressed to the Employer at the address provided in the Bidding Data;

b) bear the name and identification number of the contract as defined in the Bidding Data; and

c) provide a warning not to open before the time and date for bid opening, as specified in the Bidding Data.

22.3 In addition to the identification required in Sub-Clause 22.2 hereof, the inner envelope shall indicate the name and address of the bidder to enable the bid to be returned unopened in case it is declared "late" pursuant to Clause IB.24

22.4 If the outer envelope is not sealed and marked as above, the Employer will assume no responsibility for the misplacement or premature opening of the Bid.

IB.23 Deadline for Submission of Bids

23.1 (a) Bids must be received by the Employer at the address specified no later than the time and date stipulated in the Bidding Data.

(b) Bids with charges payable will not be accepted, nor will arrangements be undertaken to collect the bids from any delivery point other than that specified above. Bidders shall bear all expenses incurred in the preparation and delivery of bids. No claims will be entertained for refund of such expenses.

(c) Where delivery of a bid is by mail and the bidder wishes to receive an acknowledgment of receipt of such bid, he shall make a request for such acknowledgment in a separate letter attached to but not included in the sealed bid package.

(d) Upon request, acknowledgment of receipt of bids will be provided to those making delivery in person or by messenger.

23.2 The Employer may, at his discretion, extend the deadline for submission of bids by issuing an amendment in accordance with Clause IB.14, in which case all rights and obligations of the Employer and the bidders previously subject to the original deadline will thereafter be subject to the deadline as extended.

IB.24 Late Bids

24.1 (a) Any bid received by the Employer after the deadline for submission of bids prescribed in Clause IB.23 will be returned unopened to such bidder.

(b) Delays in the mail, delays of person in transit, or delivery of a bid to the wrong office shall not be accepted as an excuse for failure to deliver a bid at the proper place and time. It shall be the bidder's responsibility to determine the manner in which timely delivery of his bid will be accomplished either in person, by messenger or by mail.

IB.25 Modification, Substitution and Withdrawal of Bids

25.1 Any bidder may modify, substitute or withdraw his bid after bid submission provided that the modification, substitution or written notice of withdrawal is received by the Employer prior to the deadline for submission of bids.

25.2 The modification, substitution, or notice for withdrawal of any bid shall be prepared, sealed, marked and delivered in accordance with the provisions of Clause IB.18 with the outer and inner envelopes additionally marked "MODIFICATION", "SUBSTITUTION" or "WITHDRAWAL" as appropriate.

25.3 No bid may be modified by a bidder after the deadline for submission of bids except in accordance with Sub-Clauses 25.1 and 30.2.

25.4 Withdrawal of a bid during the interval between the deadline for submission of bids and the expiration of the period of bid validity specified in the Form of Bid may result in forfeiture of the Bid Security in pursuance to Clause IB.19.

IB.26 Opening of Bids

26.1 The Employer will open the Technical Bids at the address, date and time specified in the Bidding Data in the presence of Bidders` designated representatives and anyone who choose to attend. The Financial/Price Bids will remain unopened and will be held in custody of the Employer until the specified time of their opening.

26.2 First, envelopes marked “WITHDRAWAL” shall be opened and read out and the envelope with the corresponding bid shall not be opened, but returned to the Bidder. No bid withdrawal shall be permitted unless the corresponding Withdrawal Notice contains a valid authorization to request the withdrawal and is read out at bid opening.

26.3 Second, outer envelopes marked “SUBSTITUTION” shall be opened. The inner envelopes containing the Substitution Technical Bid and/or Substitution Price Bid shall be exchanged for the corresponding envelopes being substituted, which are to be returned to the Bidder unopened. Only the Substitution Technical Bid, if any, shall be opened, read out, and recorded. Substitution Price Bid will remain unopened in accordance with IB 26.1. No envelope shall be substituted unless the corresponding Substitution Notice contains a valid authorization to request the substitution and is read out and recorded at bid opening.

26.4 Next, outer envelopes marked “MODIFICATION” shall be opened. No Technical Bid and/or Price Bid shall be modified unless the corresponding Modification Notice contains a valid authorization to request the modification and is read out and recorded at the opening of Technical Bids. Only the Technical Bids, both Original as well as Modification, are to be opened, read out, and recorded at the opening. Price Bids, both Original and Modification, will remain unopened in accordance with IB 26.1. The Bidders‟ representatives who are present shall be requested to sign the record. The omission of a Bidder‟s signature on the record shall not invalidate the contents and effect of the record. A copy of the record shall be distributed to all Bidders.

26.5 Other envelopes holding the Technical Bids shall be opened one at a time, and the following read out and recorded:

a) the name of the Bidder;
b) whether there is a modification or substitution;
c) the presence of a Bid Security, if required; and
d) Any other details as the Employer may consider appropriate.

No Bid shall be rejected at the opening of Technical Bids except for late bids, in accordance with IB 26.1. Only Technical Bids read out and recorded at bid opening, shall be considered for evaluation.

26.6 The Employer shall examine the Technical Bid to confirm that all documents have been provided, and to determine the completeness and substantive responsiveness of each document submitted. The Employer shall thus complete the technical evaluation.

26.7 The Employer shall notify Bidders in writing who have been rejected on the grounds of their Technical Bids being substantially nonresponsive, by initiating them grounds, and return their price Bids unopened.

26.8 Financial bids of technically responsive bidders will be opened on specified time and date in Bidding data.

IB.27 Confidentiality

27.1 After the Bid Opening, information relating to the examination, clarification, evaluation and comparison of Bids and recommendations concerning the award of a Concession shall not be disclosed to Bidders, or other persons not officially concerned with such process, until the award of the Concession is announced.

27.2 Any effort by a Bidder to influence the Employer in the process of examination, clarification, comparison and evaluation of Bids, or decisions concerning award of a Concession, may result in the rejection of that Bidder's Bid(s).

E. ASSESSMENT OF BIDS

IB.28 Examination of Bids and Determination of Responsiveness

28.1 Prior to the detailed evaluation of bids, the Employer will determine whether each bid is substantially responsive to the requirements of the Bidding Documents.

28.2 A substantially responsive bid is one which (i) meets the eligibility criteria;(ii) has been properly signed; (iii) is accompanied by the required Bid Security; (iv) must submit required documents / information as mentioned in evaluation criteria **(as Annexure-4 & 5)** and (v) includes signed Integrity Pact (where required as per clause IB.34); (vi) conforms to all the terms, conditions and specifications of the Bidding Documents, without material deviation or reservation. A material deviation or reservation is one (i) which affect in any substantial way the scope, quality or performance of the Works;
(ii) which limits in any substantial way, inconsistent with the Bidding Documents, the Employer‟s rights or the bidder‟s obligations under the Contract; or (iii) adoption/rectification whereof would affect unfairly the competitive position of other bidders presenting substantially responsive bids.

28.3 If a bid is not substantially responsive, it will be rejected by the Employer, and may not subsequently be made responsive by correction or withdrawal of the non-conforming deviation or reservation.

IB.29 Clarification of Bids

29.1 To assist in the examination, evaluation and comparison of Bids, the Employer may ask Bidders individually for clarification of any element of their Bid(s). The request for clarification and the response shall be in writing or cable, telex or facsimile, but no change in the financial aspects or substance of the Bid shall be sought, offered or permitted except as required to confirm the correction of arithmetical errors discovered by the Employer during the evaluation of the Bids.

29.2 Bidders will be obliged to respond promptly to all requests for clarification and to provide all clarifications requested within the period mentioned in the requests failing which the Bid may be rejected.

IB.30 Correction of Errors

30.1 Bids determined to be substantially responsive will be checked by the Employer for any arithmetic errors. Errors will be corrected by the Employer as follows:

a) Where there is a discrepancy between amounts in figures and in words, the amount in words will govern; and

b) Where there is a discrepancy between the unit monetary values and the total amount derived from either summation or through the multiplication of the unit monetary value by a factoring value, the unit monetary value as quoted will normally govern unless in the opinion of the Employer there is an obviously gross misplacement of the decimal point in the unit monetary value, in which event the total amount as quoted will govern.

30.2 If a Bidder does not accept the correction of errors as above, its Bid will be rejected.

F DETAILED BID EVALUATION

IB.31 Evaluation and Comparison of Bids

31.1 The Employer will evaluate and compare only the Bids determined to be substantially responsive in accordance with Clause IB.28.

IB.32 Assessment Process

32.1 The assessment process will be carried out by the Employer and its advisers in strict confidence. Subject to Sub-Clause IB 28.1, the Employer will not provide the assessment results or reasons in support of its assessments to any Bidder or third party.

32.2 Bidders should note that the Employer is not bound to accept any Bid and may at any time, by notice in writing to any Bidders, terminate the bidding and assessment process in relation to their Bids or any proposals contained therein.

IB.33 Award of Concession Contract

33.1 The Employer will award the Contract to the bidder whose bid has been determined to be substantially responsive to the Bidding Documents and who has offered the most advantageous evaluated Bid, provided that such bidder has been determined to be eligible in accordance with the provisions of Clause IB.3 and qualify pursuant to Sub-Clause IB 33.2.

33.2 Upon selection by the Employer, the successful Bidder will be required, within a period of 30 (Thirty) days or as stated in the Bidding Documents, to enter into a Concession Contract Agreement with the Employer, having previously secured a Performance Security as stated in the Bidding Data.

33.3 Failure to fulfil any of the above requirements within the specified time will, unless otherwise agreed by both parties, result in the forfeiture of the Bidder's Bid Security.

33.4 In the event of the successful Bidder forfeiting its Bid Security, the Employer may, at its discretion, either invite next most advantageous Bidder to consider or terminate the bidding process.

IB.34 Employer's Right to Accept any Bid and to Reject any or all Bids

34.1 Notwithstanding Clause IB.34, the Employer reserves the right to accept or reject any Bid, and to annul the bidding process and reject all bids, at any time prior to award of Contract, without thereby incurring any liability to the affected bidders or any obligation except that the grounds for rejection of all bids shall upon request be communicated to any bidder who submitted a bid, without justification of grounds. Rejection of all bids shall be notified to all bidders promptly.

IB.35 Notification of Award

35.1 Prior to expiration of the period of bid validity prescribed by the Employer, the Employer will notify the successful bidder in writing ("Letter of Acceptance") that his Bid has been accepted.

35.2 No Negotiation with the bidder having evaluated as most advantageous responsive or any other bidder shall be permitted, however, Employer may have clarification meetings to get clarify any aspect in the bid evaluation report.

35.3 The notification of award and its acceptance by the bidder will constitute the formation of the Contract, binding the Employer and the bidder till signing of the formal Concession Agreement.

35.4 Upon furnishing by the successful bidder of a Performance Security, the Employer will promptly notify the other bidders that their Bids have been unsuccessful and return their bid securities.

IB.36 Signing of Concession Agreement

36.1 Within 14 days from the date of furnishing of acceptable Performance Security under the Conditions of Contract, the Employer will send the successful bidder the Concession Agreement in the form provided in the Bidding Documents, incorporating all agreements between the parties.

36.2 The formal Agreement between the Employer and the successful bidder shall be executed within 14 days of the receipt of the Concession Agreement by the successful bidder from the Employer.

IB.37 Integrity Pact

The Bidder shall sign and stamp the Integrity Pact provided at **Appendix-07** to Bid in the Bidding Documents for all Federal Government procurement contracts exceeding Rupees ten million. Failure to provide such Integrity Pact shall make the bidder non- responsive.

IB.38 Instructions not Part of Contract

Bids shall be prepared and submitted in accordance with these Instructions which are provided to assist bidders in preparing their bids, and do not constitute part of the Bid or the Contract Documents.

G. MISCELLANEOUS

IB.39 Bidders to be Careful

39.1 Bidder should take care of local Laws, statutes, regulations, Government investment policies in order to make the bids complying with Country regulation.

39.2 Employer shall not assume any responsibility and shall stand indemnified against any or all information provided in the Bidding Documents as far as the Project data and figures are concerned. The Bidders are instructed to carry out their own detailed studies to confirm the Project viability and submit the bids accordingly. The Project documents merely provide information which is deemed useful by Employer for the Bidders to initiate study of the Project. It may be further understood that Employer is providing this information with best of intents and has tried its best to provide as correct as possible information.

39.3 If there arises any further need of addition to the existing Bidding Documents, the same shall be attended through addendum. All such addenda shall form part of the Bidding Documents.

39.4 The documents as mentioned in this Bidding Documents shall form the integral part of the overall Agreement and all the conditions contained shall prevail, unless specifically amended or changed or added or deleted through mutual agreement of the Employer and the successful Bidder.

IB.40 Grievance Redressal Committee

40.1 A committee will be established for the purposes of redressing grievances of Bidders **("Grievance Redressal Committee").** This Grievance Committee shall be governed by GM/ M&S which may comprise of the following personnel:

Director General/ Property & Land, Director General/ Legal Affairs and D.G/Technical.

The Grievance Committee will be constituted with proper powers and authorizations, to address the complaints of Bidders that may occur prior to the entry into force of the award of Concession Agreements.

BIDDING DATA

BIDDING DATA

Instructions to Bidders
Clause Reference

1.1 Introduction:

Outsourcing of operations and Management of **Pakistan Railways Concrete Sleeper Factories** for manufacturing and supply of PSC (2750mm and 2600mm) Sleepers on Rehabilitate-Upgrade-Maintain-and Operate modality.

Overall operation & management for rehabilitation of Concrete Sleeper Factory(s) for quality production with efficiency at reasonable competitive rates in 1st stage and Upgradation of Concrete Sleeper factory to enhance production as per futuristic demand (more than 250,000 Nos sleepers) or as required by the Employer with mutually agreed terms & condition in 2nd stage for which, the company shall be responsible for the overall operation & management of Concrete Sleeper Factory(s) including, but not limited to, the up-gradation, initial investment/financing in line with the terms and conditions provided in the bidding documents & agreement of the specific Concrete Sleeper Factory(s) allotted to each company through the Bidding Process for the concession period i.e. 15 years.

2.2 The Project Brief

Pakistan Railways (PR) is a national, state-owned strategic organization of Pakistan. It was founded in 1861 and its headquarters is in Lahore. PR provides safe, economical and reliable mode of transportation for the large-scale movement of people and freight.

Concrete sleepers are the basic part of the track infrastructure which are produced in concrete sleeper factories for this purpose, PR owns land and infrastructure at Sukkur, Khanewal & Kohat Cantt in Pakistan. These concrete sleeper factories were established with the concept to produce quality sleepers to Pakistan Railways for Railway Track. Currently, these factories are being operated by the in-house management of PR.

There are two (02) concrete sleeper factories which are located at Sukkur & Khanewal for production of pre-stressed Monoblock concrete sleeper (PSC) and **one (01) concrete sleeper factory** which is located at Kohat cantt for production of RCC Twin Block concrete sleeper. There is a huge demand of PSC concrete sleepers for the ongoing as well as upcoming railway track/ infrastructure PSDP projects including additional of new connectivity lines. There is a dire need to enhance production, efficiency and quality of concrete sleepers for which rehabilitation & upgradation of existing sleeper factories at Sukkur & Khanewal and upgradation of existing sleeper factory (from RCC to PSC) at Kohat Cantt is required to meet the targets. PR now intends to outsource the operations and management of these factories to company(s) under PPP mode to run these factories on sustainable basis for uninterrupted supply of PSC concrete sleepers.

All three concrete sleeper factories at Khanewal, Sukkur & Kohat Cantt have the following facilities.

- Land
- Building / Structures
- Existing machinery & equipment
- Electricity connection & Water supply connection
- Sui gas connection (Except at Kohat)

The saliant features of Pakistan railways concrete sleeper factories at Sukkur, Khanewal & Kohat that are as under:

A. Salient features of CSF/Khanewal:

- Concrete Sleeper Factory (CSF) at Khanewal was established in 1981 over an area of 32.37 (Acres), with the technical assistance from M/s Dywidag, Germany (post-tensioning technology).
- Concrete Sleeper Factory (CSF) at Khanewal has a capacity of producing 400 PSC sleepers per day in single shift and has an annual production capacity of 115,000 sleepers in a single shift, which can be doubled to 230,000 sleepers annually with a double-shift operation subject to smooth working of plants & machinery which is too old.
- Electricity connection having sanctioned load of 460 KW and connected load of 410 KW with tariff B2B (12)t for operation of machinery / lighting arrangements etc is installed at CSF/Khanewal.
- Sui Gas connection (RLNG) having sanctioned / contractual load of 0.05800MMCFD and connected load of 0.0013255MMCFD for operation of steam boilers is installed at CSF/Khanewal.
- Detail of assets of CSF/Khanewal is attached as **"Annexure-A"**

B. Salient features of CSF/Sukkur:

- Concrete Sleeper Factory (CSF) at Sukkur was established in 1966-67 over an area of 48.64 (Acres), with the technical assistance from M/s Dywidag, Germany (post-tensioning technology).
- CSF has a capacity of producing 400 PSC sleepers per day in single shift and has an annual production capacity of 115,000 sleepers in a single shift, which can be doubled to 230,000 sleepers with a double-shift operation subject to smooth working of plants & machinery which is too old.
- Flash butt welding plant is also available in CSF/SUK for welding of rail joints. It was established in 1987 by M/s AI Welder, Ireland.
- The capacity of flash butt welding plant is welding 08 rail panels @ 42 feet length to a single panel of 336' in single shift and 04 panel per shift for 25 meter rail into 100 meter long rail.
- Electricity connection having sanctioned load of 1000 KW and connected load of 730 KW with tariff B3 (14)t for operation of machinery / lighting arrangements etc is installed at CSF/Sukkur.
- Sui Gas connection having sanctioned load of 15PSI and connected load of 10PSI for operation of steam boilers is installed at CSF/Sukkur.
- Detail of assets of CSF/Sukkur is attached as **"Annexure-B"**

C. Salient features of CSF/Kohat:

- Concrete Sleeper Factory at Kohat was established in 1981 over an area of 13.83 (Acres), with the technical assistance from M/s: STEDEF (France).
- CSF has a capacity of producing 400 RCC Twin Block sleepers per day in single shift and has an annual production capacity of 100,000 sleepers, which can be doubled to 200,000 sleepers with a double-shift operation.
- Electricity connection having sanctioned load of 460 KW and connected load of 385 KW with tariff B2B (12)t for operation of machinery / lighting arrangements etc is installed at CSF/Kohat Cantt.
- Detail of assets of CSF/Kohat Cantt is attached as **"Annexure-C"**

Addition

2.3 Scope of Works

a. Rehabilitation

i. In the first stage, to Rehabilitate, Maintain & Operate the Project (Concrete Sleeper Factories) including management of operation, manufacturing & supply, and also transfer all its rights to the Project (Concrete Sleeper Factories) to the Employer along with training on the expiry or the termination during the Concession Period;

ii. Overhauling / Replacement of old outdated machinery installed at factories will be carried out by the company as per OEM standards / SOP's / Requirements which includes installation, commissioning & testing complete in all respect. This also includes upgradation of laboratory with all relevant standards & tests including dynamic loading test.

b. Upgradation

i. Up-grade the Project (Concrete Sleeper Factories at Khanewal & Sukkur) to enhance production with quality and efficiency against the futuristic demand of more than 250,000 Nos sleepers or as and when required by the employer, by installing an additional production line with new technology at its own expenses to increase the existing production capacity with the approval of Pakistan Railways. Installation, commissioning & testing of machinery / plant will be carried out through OEM. Cost of sleepers in such scenario would be discussed and approved by PR separately under mutual terms & conditions.

ii. Up-grade the Project (Concrete Sleeper Factory at Kohat Cantt) from RCC Twin Block to PSC Sleepers with quality and efficiency against the futuristic demand of Pakistan Railways in single stage as per mutually agreed terms & conditions under following clause (i.e d. rates of sleepers/costs)

c. Quality Control/ Assurance

i. In addition to third party inspection, company is bound to vet the manufacturing process and quality of product through OEM after each 5 years. Necessary modifications/changes will also be done by company as per guidance/recommendations of OEM.

ii. The accepted rates will be applicable for one year or upto any abnormal increase during the year.

iii. In case of revision of applicable rates of sleeper after one year or due to abnormal increase (i.e more than 15% increase in cost of sleepers), a high-level price committee of Pakistan Railway comprising of CEN/O.L, FA&CAO/M&S, MD/CSF and Company's representative will review the rates of sleepers on the basis of abnormal inflation / fluctuations in the market which may be dealt as per PEC price adjustment formula.

iv. Normal production including processes would be supervised by PR officials as per practice, however, for quality assurance, third party shall conduct inspection and testing of materials and products including end to end process of manufacturing ensuring that processes are conforming to the prescribed standards/SOPs.

v. After OEM vetting, company is bound to maintain the standards in such a professional manner that product quality is acceptable to international venders/Firms/Contractors as in the case of Rekodiq Project.

vi. The company shall acquire ISO certification for the CSFs in 02 years time.

vii. In case of defective sleepers, company will bound to supply the quality sleeper in its replacement without any cost impact.

d. Rates of Sleepers/Costs

i. The accepted rates will be applicable for one year or upto any abnormal increase during the year.

ii. In case of revision of applicable rates of sleeper after one year or due to abnormal increase (i.e more than 15% increase in cost of sleepers), a high-level price committee of Pakistan Railway comprising of CEN/O.L, FA&CAO/M&S, MD/CSF and Company's representative will review the rates of sleepers on the basis of abnormal inflation / fluctuations in the market which may be dealt as per PEC price adjustment formula.

e. <u>Demand/Requirement of Sleepers</u>

i. Manufacturing & supplying of minimum 100,000 Nos PSC sleepers per annum from each Concrete Sleeper Factory as per requirement of Pakistan Railways.

ii. After fulfilling the requirement of Pakistan Railways i.e. minimum 100,000 Nos or more PSC sleepers per annum from each Concrete Sleeper Factory, company shall be allowed to use the surplus capacity of the factory for manufacturing other concrete products / sleepers for open market on mutually agreed terms and conditions. Rates of other products/ sleepers (other than P.R sleeper requirements), will be decided on mutually agreed terms and conditions.

iii. Company will keep 3,000 Nos PSC sleepers in each concrete sleeper factory as a reserve all the time available for emergency purpose.

iv. <u>Others</u>

i. Outsourcing will be for 15 years and further extendable for a period of 10 years on mutually agreed terms & conditions.

ii. Salaries & wages (including increment) to the existing PR employees will be paid by the company and has the liberty to render surplus, any un-willing or in-efficient staff to place at the disposal of PR administration. Railway administration shall bear only the expenses of Passes/PTOs and long leave or LPR and pensionary benefits.

iii. Company shall be responsible for setting up the proper and appropriate level of security arrangements for the protection of the Sleeper Factories, employees and premises as per applicable safety plan.

iv. Before handing over the factory to company, joint inventory of machinery including spare parts, raw material, contracts under process, stores, building inventory, vehicles etc. will be taken into account and keep the record for adjustment purpose.

v. Company shall follow applicable federal and provincial laws, regulations and rules of the Islamic Republic of Pakistan. In this regard, all types of taxes & duties, NOCs/approvals from relevant departments, will be borne by the company.

vi. Company will get the prior approval of PR for repair / renovation / rehabilitation & upgradation of the infrastructure / machinery / plant before starting.

vii. The buildings, store, machinery/equipment installed in the concrete sleeper factory(s) shall be maintained in an excellent working condition with nominated repair/schedules carried out at regular intervals, to the entire satisfaction of the Employer.

viii. Existing flash butt welding plant installed at concrete sleeper factory, Sukkur is the property of the employer and will remain intact and the Employer will operate the same as and when required. Operational expenses of flash butt welding plant including electricity, utilities, labour, allied plants & machinery etc will be arranged by the Employer. Staff already trained for this facility and retained or being utilized by the concessionaire will be surrendered to work for the employer for this facility i.e. flash butt welding plant as and when required in future.

3. Eligible Bidders

Adding the followings: -

3.1 Only prequalified companies / firms are eligible for participation in the bidding process.

3.2 The company shall bear all costs associated with the preparation and submission of its bid and Employer shall not be responsible or liable for any such costs in any event whatsoever company, regardless of the conduct or outcome of the bidding process. The bidder must well conversant with local & international conditions and all factors related to subject services whatsoever company and take them in to account while preparing the bid.

4. The Concession

4.2 a) The concession period will be Fifteen (15) years from the date of execution of concession agreement which may be extendable for another 10 years upon mutual consent and satisfactory performance

13.1 Clarification of Bidding Documents

Deadline for bid clarification is **03-08-2026**

Address of the Employer:

Office of the Managing Director, Concrete Sleeper Factories, Pakistan Railways, Headquarters Office, Empress Road, Lahore.

Contact Details:

Phone Number: 042-99201776

Email Address: md.csf2016@gamail.com

15.1 Part-1 Submission of Technical Proposal

d. submit other documents which are mentioned in evaluation criteria of technical bids/proposals **(enclosed as Annexure-4).**

15.1 **Part-2 Submission of Financial Proposal**

c. submit other documents which are mentioned in evaluation criteria of financial / Price bids/ proposals **(enclosed as Annexure-5).**

18.1 ***Bid Validity***

Validity of the bid will be 120 days from the date of opening of technical bids

19.1 Bid Security

All bids (Technical) separately must be accompanied by a Bid Security in the amount as listed below against each concrete sleeper factory.

S. No.	Factory Name	Location	Bid Security in the shape of Bank Guarantee/ CDR Amount (PKR)
1	Concrete Sleeper Factory	Khanewal	10,000,000
2	Concrete Sleeper Factory	Sukkur	10,000,000
3	Concrete Sleeper Factory	Kohat Cantt	10,000,000

19.5 Performance Security

The successful Bidder/Company shall prior to the Effective Date, provide the Employer with an unconditional, irrevocable and without recourse Performance Security in a form acceptable to the Employer and from a scheduled bank or an international prime bank approved by the Employer (`the Bank'). Such Performance Security shall be in the amount of **PKR.100 million (refundable at the time of closure of the contract)** for each Concrete Sleeper Factory.

19.6 (a) Any bidder may modify, substitute or withdraw his bid after bid submission provided that the modification, substitution or written notice of withdrawal is received by the Employer prior to the deadline for submission of bids.

(b) The amount stated in the letter of price Bid shall be considered as binding upon the bidder. If the bidder does not accept the Bid Price, his Bid will be rejected, and the Bid Security shall be forfeited.

20.1 Pre-bid Meeting

A pre-bid meeting will be held on **03-08-2026** at **11:00 hours** in the office of Managing Director Concrete Sleeper Factories, Pakistan Railways, Headquarters office, Empress Road, Lahore.

21.4 Format and Signing of Bids
01 (one) original and 01 (One) copy.

22.2(a) Employer's address for the purpose of Bid submission:

Managing Director/Concrete Sleeper Factories, Pakistan Railways, Headquarters Office, Empress Road, Lahore, Pakistan

22.2(b) Name and Number of the Contract:

Name: Outsourcing of Operation & Management of Pakistan Railways, Concrete Sleeper Factory(s) at Khanewal, Sukkur & Kohat Cantt on PPP Mode

Number: 686-W/76/CSF/2025

23.1 (a) Deadline for Submission of Bids

Day: **Monday**
Date: **10-08-2026**
Time: **At or before 11:00 hours**

26.1 Opening of Bids
The Bid opening shall take place at:
Office of the Managing Director/Concrete Sleeper Factories, Pakistan Railways, Headquarters Office, Lahore.

Street address: Empress Road, Lahore, Pakistan Railways, Headquarters Office.

Building/Plot No.: CSF/Directorate's Building

Floor/Room No: Ground Floor

City/Town: Lahore

Country: Pakistan
Day: **Monday**
Date: **10-08-2026**

Time: **At or before 11:30 hours**

ANNEXURES
TO
INSTRUCTIONS TO BIDDERS

Annexure-1

General Information

Company(s) are requested to complete the information in this form. Nationality information should be provided for all owners or applicants.

1.	Name of firm	
2.	Head office address	
3.	Telephone	Contact
4.	Fax	Telex
5.	Place of incorporation / registration	Year of incorporation / registration

Nationality of owners[1]		
Name		*Nationality*
1.		
2.		
3.		
4.		
5.		

[1] To be completed by all owners of partnerships or individually-owned firms.

Annexure-2

Joint Venture Summary

Names of all partners of a joint venture
1. Lead partner
2. Partner
3. Partner
4. Partner
5. Partner
6. Partner

Annual turnover data						
Partner	*For*	Year 1	Year 2	Year 3	Year 4	Year 5
1. Lead partner						
2. Partner						
3. Partner						
4. Partner						
5. Partner						
6. Partner						

Annexure-3

Litigation History

Name of Bidder

Bidders should provide information on any history of litigation or arbitration resulting from contracts executed in the last 5 years or currently under execution. A separate sheet should be used for each partner of a joint venture.

Year	*Award FOR or AGAINST Applicant*	*Name of client, cause of litigation, and matter in dispute*	*Disputed amount (current value, Rs. Million)*

TECHNICAL AND FINANCIAL/PRICE BIDS EVALUATION CRITERIA

ANNEXURES TO BID EVALUATIONS (CRITERIA)

Annexure-4

TECHNICL EVALUATION BID CRITERIA

Test of Responsiveness (Mandatory requirements) (Part-I)

During evaluation of Bids, the Bid Opening & Evaluation Committee (BO&EC) as nominated by Ministry of Railways shall determine whether each Bid is responsive to the requirements of these bidding documents, in accordance to the following:

a) it is received by the Bid Submission Date (including any extension thereof);
b) it is accompanied by a Bid Bond in the format prescribed in these bidding documents;
c) it is accompanied by the power of attorney authorizing a representative;
d) it is duly signed and each page is initialed by the authorized representative of the Bidder;
e) it is received as per the formats provided in these bidding documents;
f) it is signed, sealed, bound together in hard cover and marked as stipulated in these bidding documents;
g) it is accompanied by a duly signed and witnessed integrity pact in accordance with Form available in these bidding documents;
h) it contains all the information (complete in all respects) as requested in these bidding documents; and
i) it does not contain any condition or qualification.

The Employer reserves the right to reject any Bid which is declared by the Bid Evaluation Committee as nonresponsive and no request for alteration, modification, substitution or withdrawal shall be entertained in respect thereof.

1. Evaluation of Bids

Bid Evaluation Committee shall evaluate responsive Bids according to the evaluation criteria mentioned above. Any effort by Bidders to influence Employer in the examination and evaluation of Proposals, and recommendation for award of the Project may result in the rejection of the Bidders' Proposal.

Employer may, at any stage of the Bidding Process, having credible reasons for, or prima facie evidence of, any defect in the capacity or otherwise of a Bidder, whether or not qualified, or even otherwise may require the Bidder to provide such further information concerning its professional, technical, financial, legal or managerial competence as the Employer may decide.

1.1 Evaluation of Technical Proposal: Responsive bids shall be considered for technical evaluation by Bid Evaluation Committee. The Project (Concrete Sleeper Factories) are into three Nos. (depending on the size of the Concrete Sleeper Factories) and the technical evaluation for each Project Concrete Sleeper Factory shall be done separately in the following manner:

(For the purposes of clarification, if the Bidder is bidding for multiple Concrete Sleeper Factories then each Bid will be submitted by the prequalified interested Bidder separately and will be evaluated separately. In other words, a prequalified potential Bidder may have its Proposal for one Concrete Sleeper Factory disqualified even though it may have it qualified for a separate Concrete Sleeper Factory).

Pre-qualified firm/ company must submit technical proposal for the Concrete Sleeper Factory(s) with the following aspects: (Mandatory Requirement PART-II)

1. Preliminary survey of the existing concrete sleeper factory(s).
2. List of machinery & equipments to be retained by the firm.
3. For investment in regards to rehabilitation & upgradation, the bidder will use production method based on post tensioned or pre-tensioned technology. The technology / plant provider shall have a proven record of successful performance of concrete sleepers produced on its plants with offered technology and shall fulfil the following criteria;
   i. The concrete sleepers produced on plants from plant provider shall have been successfully used by at least three high speed railways for speeds of 160 Km/h at least for Axle Loads of 22.5 tons minimum and sleepers to be provided must be in compliant to specifications & design approved by Pakistan Railways.
   ii. The plant provider shall have at least 10 years' experience of providing and commissioning of concrete sleeper plants.
   iii. The contractor shall keep the production of sleepers with rehabilitation or upgradation of existing production setup/lines, so that a minimum lapse in production should take place.
   iv. Existing plant's rehabilitation and further development/ production enhancement shall be done by the bidder in consultation with the Employer
   v. The company may provide plans to develop designs and manufacturing of long ties in future on the basis of mutually agreed terms and conditions.
4. The method of manufacturing of Sleepers with the upgradation which the firm intends to make at the existing concrete sleeper factory(s). This must cover the following parts:
   i. Manufacturing process, indicating various steps involved.
   ii. Level of automation.
   iii. Pre-stressing system/ post-tensioning system.
   iv. Curing Process.
   v. Type & number of moulds to be used.
   vi. Comparison of proposed method with other international methods in practice.
   vii. Detail of plant & machineries to be installed for manufacturing of Sleepers & Long Ties.
   viii. Production capacity.
   ix. Countries where the proposed method is being used.
   x. Durability and life of sleepers manufactured with the proposed method.
   xi. Performance of sleepers manufactured with the proposed method.
   xii. Testing procedures with the proposed method as per international standards
   xiii. Results of tests and studies conducted on the sleepers manufactured as per proposed process.
   xiv. Detail of destructive and non-destructive tests to be performed during and after manufacturing to ensure quality. Laboratory facility to be developed for the purpose.

Proposed methodology and work plan: (PART-III)	
1. Description of the road map / strategy to operate & manage the concrete sleeper factory, production and efficiency, maintenance to keep the quality control as per internal requirements **(30 marks)** 2. Plan for rehabilitation & Upgradation of the existing facilities, machinery and equipment for manufacturing of Concrete Sleepers for Employer **(30 marks)** 3. Provision of execution plan clearly showing stage wise rehabilitation & upgradtion plan including but not limited to phases of production plan to the entire satisfaction of the Employer **(30 marks)** 4. Implementation Mechanism for Environment Health and Safety (EHS) in Project **(10 marks)**.	100
Total Marks	**100**

The Financial Proposals of those Bidders whose Technical Proposal have been passed (i.e. those who have meet all the criteria stated in Part-I & II) herein above and have achieved a minimum score of 70 marks in Part-III, herein above shall have their Financial/Price Proposals opened.

Annexure-5 (a)

Financial Evaluation/Price Bids Criteria (for Sukkur & Khanewal)

Company shall quote concrete sleeper price to the Employer.

Description	Type of sleeper	Price quoted by the company	Weight age (%age)
Cost of Sleeper including all taxes / charges alongwith Management, Operation, Rehabilitation / renovation	PSC 2750 mm		80%
	PSC 2600 mm		20%

Following formula will be used only for the evaluation of financial bid.

A. Price offer of 2750mm quoted by company X 0.8 (weightage)
B. Price offer of 2600mm quoted by company X 0.2 (weightage)
C. A+B (Lowest will be considered as most advantageous)

10% share on gross revenue on supply of concrete sleepers to outside of PR and other concrete related products (other than sleepers) shall be paid by the successful company / concessionaire to the Employer. Rate of Sleeper to outside PR will be decided on mutually agreed terms & conditions.

The Quoted Price per concrete sleeper will be valid for one year (F.Y) from the date of commencement of supply of sleepers to Employer. The quoted prices of sleepers shall be inclusive of the cost of all material, labour, all utility charges, rental charges, over- head charges, royalty, octroi, cost of loading of sleepers into Railway Wagons and all applicable taxes etc. in addition to above, the quoted price shall also be inclusive with repair / renovation of existing infrastructure / facilities and rehabilitation of plant / machinery in such a way that after expiry of contract, the system of manufacturing of factory will guarantee its functionality at least 10 years further.

All applicable and prevailing duties and taxes from time to time in consequence of its obligations under the Concession Agreement, including income tax (including corporate), customs and excise duties, advertisement tax, VAT, any cess, levy, duty, tax or charge etc. shall be directly borne by the Concessionaire and would not have any impact on the price of per Concrete Sleeper to be paid to concessionaire by the employer and share ratio on supply of sleepers to outside Pakistan Railways & Share on production of other concrete products for open market to be paid to Employer by the concessionaire.

In the event that the most advantageous company, for a particular Project Concrete Sleeper Factory, withdraws its Bid, for whatever reason, then the second most advantageous company for that particular Project Concrete Sleeper Factory shall be considered solely on the discretion of the Employer.

Annexure-5 (b)

Financial Evaluation/Price Bids Criteria (for Kohat)

Company shall quote concrete sleeper price to the Employer.

Description	Type of sleeper	Price quoted by the company	Weight age (%age)
Cost of Sleeper including all taxes / charges alongwith Management, Operation, up-gradation / renovation	PSC 2750 Mm		80%
	PSC 2600 Mm		20%

Following formula will be used only for the evaluation of financial bid.

A. Price offer of 2750mm quoted by company X 0.8 (weightage)
B. Price offer of 2600mm quoted by company X 0.2 (weightage)
C. A+B (Lowest will be considered as most advantageous)

10% Share on gross revenue on supply of concrete sleepers to outside of PR and other concrete related products (other than sleepers) shall be paid by the successful company / concessionaire to the Employer. Rate of Sleeper to outside PR will be decided on mutually agreed terms & conditions.

The Quoted Price per concrete sleeper will be valid for one year (F.Y) from the date of commencement of supply of sleepers to Employer. The quoted prices of sleepers shall be inclusive of the cost of all material, labour, all utility charges, rental charges, over- head charges, royalty, octroi, cost of loading of sleepers into Railway Wagons and all applicable taxes etc. in addition to above, the quoted price shall also be inclusive with repair / renovation of existing infrastructure / facilities and rehabilitation of plant / machinery in such a way that after expiry of contract, the system of manufacturing of factory will guarantee its functionality at least 10 years further.

All applicable and prevailing duties and taxes from time to time in consequence of its obligations under the Concession Agreement, including income tax (including corporate), customs and excise duties, advertisement tax, VAT, any cess, levy, duty, tax or charge etc. shall be directly borne by the Concessionaire and would not have any impact on the price of per Concrete Sleeper to be paid to concessionaire by the employer and share ratio on supply of sleepers to outside Pakistan Railways & Share on production of other concrete products for open market to be paid to Employer by the concessionaire.

In the event that the most advantageous company, for a particular Project Concrete Sleeper Factory, withdraws its Bid, for whatever reason, then the second most advantageous company for that particular Project Concrete Sleeper Factory shall be considered solely on the discretion of the Employer.

TECHNICAL PROPOSAL

APPENDICES TO CONCESSION CONTRACT

Appendix-01

Project Conceptual Design, Design Criteria & Technical Details and Implementation Schedule

[To be completed by the Bidder]

Appendix-02

Method of Performing the Work

[To be completed by the Bidder]

Appendix-03

List of Proposed Contractors/Subcontractors

[To be completed by the Bidder]

Appendix-04

Organization Chart for the Technical Staff & Labour

[To be completed by the Bidder]

Appendix-05

Operation and Maintenance Methods

[To be completed by the Bidder]

Appendix-06

Funding/Financial Arrangements

[To be completed by the Bidder]

Appendix-07

Integrity Pact

[To be filled and signed by the Bidder]

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

Contract No.________________Dated __________________
Contract Value: ________________
Contract Title: _________________

………………………………… [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 (GoP) or any administrative subdivision or agency thereof or any other entity owned or controlled by GoP through any corrupt business practice.

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

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

Notwithstanding any rights and remedies exercised by GoP in this regard, [name of 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 whatcompanyver form from GoP.

Name of Buyer: ………………	Name of Seller/Supplier: …………
Signature: ……………………	Signature: …………………………
[Seal]	[Seal]

FORMS

Form-01(a)

Letter of Technical Proposal

Bid Reference No: **686-W/76/CSF/2025**

Name of Project: **Outsourcing of Operations and Management of Concrete Sleeper Factories, Pakistan Railways at Khanewal, Sukkur & Kohat Cantt includes Rehabilitation, Upgradation, Maintenance and Operation during Concession Period on Public Private Partnership Basis (PPP mode).**

To: ________________________
[company to insert name and address of the Employer]
____

Gentleman,

1. Having examined the Bidding Documents including Instructions to Bidders, Bidding Data, Conditions of Contract, general design criteria, operation/maintenance requirements and Addenda Nos. ____(if any) for designing, execution and operation/maintenance of the above-named Works, we, the undersigned, offer our Technical Proposal to design, upgrade and operate/manage such Works in conformity with the Conditions of Contract, general design criteria, operation/management requirements and Addenda (if any).

2. We understand that all the Annexures/Appendices attached hereto form part of this Technical Proposal.

3. As security for due performance of the undertakings and obligations of this Bid, we submit herewith a Bid Security in the amount of Rupees ________________________ (Rs. ______________________) drawn in your favour or made payable to you and valid for a period of ___________days beginning from the date Bids are opened.

4. We agree to abide by this Bid for the period of _______days from the date fixed for receiving the same and it shall remain binding upon us and may be accepted at any time before the expiration of that period or any extended period as per Bidding Documents.

5. Unless and until a formal Agreement is prepared and executed, this Bid, together with your written acceptance thereof, shall constitute a binding contract between us.

6. Unless and until a formal Agreement is prepared and executed, this Bid, together with your written acceptance thereof, shall constitute a binding contract between us.

7. We do hereby declare that the Technical Proposal is made without any collusion, comparison of figures or arrangement with any other company for the Works.

8. We understand that you are not bound to accept the Technical Proposals you may receive.

Dated this ____________day of_________________20________

Signature: ___________________________

in the capacity of _______duly authorized to sign Bids for and on behalf of

____

(Name of company in Block Capitals)

(Seal)

Address: ____

____

____

Witness:

Signature: ________________________________

Name: ___________________________________

Address. ____

Occupation____

Form-01 (b)

Letter of Financial/Price Proposal (for CSF/Khanewal & Sukkur)

Bid Reference No: **686-W/76/CSF/2025**

Name of Project: **Outsourcing of Operations and Management of Concrete Sleeper Factories, Pakistan Railways at Khanewal, Sukkur & Kohat Cantt includes Rehabilitation, Upgradation, Maintenance and Operation during Concession Period on Public Private Partnership Basis (PPP mode).**

To: ________________________

____

Gentleman,

1. Having examined the Bidding Documents including Instructions to Bidders, Bidding Data, Conditions of Contract, general design criteria, operation/management requirements, our Technical Proposal and Addenda Nos. ____________________________(if any) for operation, management, Rehabilitation & up-gradation alongwith transfer mode of the above named scope, we, the undersigned, offer our Financial Proposal in conformity with tender terms & conditions, our Technical proposal and Addenda (if any), for the sum of Rupees as under: -

Description	Type of sleeper	Quoted price per sleeper (PKR)
Cost of Pre-stressed Concrete Sleeper inclusive of all types of taxes/duties/charges etc. to be manufactured & supplied to Pakistan Railways including operation, management, rehabilitation as mentioned in the scope of work.	PSC 2750 mm	
	PSC 2600 mm	

2. We understand that all the Annexures/Appendices attached hereto form part of this Bid.

3. We undertake, if our Bid is accepted, to commence the Works comprised in the Contract within the time stated in Bidding Documents.

4. We agree to abide by this Bid for the period of _______days from the date fixed for receiving the same and it shall remain binding upon us and may be accepted at any time before the expiration of that period.

5. Unless and until a formal Agreement is prepared and executed, this Bid, together with your written acceptance thereof, shall constitute a binding contract between us.

6. We do hereby declare that the Financial Proposal is made without any collusion, comparison of figures or arrangement with any other Bidders for the Works.

7. We understand that you are not bound to accept the most advantageous or any Financial Proposal you may receive.

Dated this ___________day of_______________20_______

Signature: ________________________

in the capacity of _______duly authorized to sign Bids for and on behalf of

____

(Name of company in Block Capitals)

(Seal)

Address: ____

Witness:

Signature: ____________________________

Name: _______________________________

Address. ____

Occupation____

Form-01 (c)

Letter of Financial/Price Proposal (for CSF/Kohat Cantt)

Bid Reference No: **686-W/76/CSF/2025**

Name of Project: **Outsourcing of Operations and Management of Concrete Sleeper Factories, Pakistan Railways at Khanewal, Sukkur & Kohat Cantt includes Rehabilitation, Upgradation, Maintenance and Operation during Concession Period on Public Private Partnership Basis (PPP mode).**

To: ________________________

____

Gentleman,

8. Having examined the Bidding Documents including Instructions to Bidders, Bidding Data, Conditions of Contract, general design criteria, operation/management requirements, our Technical Proposal and Addenda Nos. ____________________________(if any) for operation, management, Rehabilitation & up-gradation alongwith transfer mode of the above named scope, we, the undersigned, offer our Financial Proposal in conformity with tender terms & conditions, our Technical proposal and Addenda (if any), for the sum of Rupees as under: -

Description	Type of sleeper	Quoted price per sleeper (PKR)
Cost of Pre-stressed Concrete Sleeper inclusive of all types of taxes/duties/charges etc. to be manufactured & supplied to Pakistan Railways including operation, management, up-gradation as mentioned in the scope of work.	PSC 2750 mm	
	PSC 2600 mm	

9. We understand that all the Annexures/Appendices attached hereto form part of this Bid.

10. We undertake, if our Bid is accepted, to commence the Works comprised in the Contract within the time stated in Bidding Documents.

11. We agree to abide by this Bid for the period of ______days from the date fixed for receiving the same and it shall remain binding upon us and may be accepted at any time before the expiration of that period.

12. Unless and until a formal Agreement is prepared and executed, this Bid, together with your written acceptance thereof, shall constitute a binding contract between us.

13. We do hereby declare that the Financial Proposal is made without any collusion, comparison of figures or arrangement with any other Bidders for the Works.

14. We understand that you are not bound to accept the most advantageous or any Financial Proposal you may receive.

Dated this ___________day of_______________20_______

Signature: _________________________

in the capacity of _______duly authorized to sign Bids for and on behalf of

____

(Name of company in Block Capitals)

(Seal)

Address: ____

Witness:

Signature: ______________________________

Name: _________________________________

Address. ____

Occupation____

Form-02

CONTRACT AGREEMENT

THIS AGREEMENT (hereinafter called the "Concession Agreement") is made this .... day of ______2026 between **President of Pakistan, through Pakistan Railways represented by the Managing Director, Concrete Sleeper Factories, Pakistan Railways, Headquarters Office, Lahore** (hereinafter called the "Employer") which expression shall include its successors in interest and assigns) and ***[insert the name of Company]*** a company incorporated in ***[insert Company year of incorporation]*** and having its registered office at ***[insert the address of Company]*** (hereinafter referred to as "the Company").

WHEREAS:

(a) The Employer is desirous of privatizing the operation, management, rehabilitation, maintenance & upgradation aongwith transfer mode as per scope mentioned in the bidding documents for the **Concrete Sleeper Factory(s) at Khanewal, Sukkur & Kohat Cantt** (hereinafter called the "Project");

(b) The Company has submitted a proposal to the Employer to rehabilitate, upgrade, maintain and operate mode for **Concrete Sleeper Factory(s)**

(c) The Employer has agreed to award the outsourcing of **Concrete Sleeper Factory /-------------** as per scope mentioned in the bidding documents to the COMPANY on terms and conditions appearing in this Agreement.

NOW this Agreement witnesseth as follows:

1. In this Agreement words and expressions shall have the same meanings as are respectively assigned to them in the Conditions of Contract hereinafter referred to.
2. The following documents after incorporating addenda, if any, except those parts relating to Instructions to Bidders shall be deemed to form and be read and construed as part of this Agreement, viz:

   1. The Contract Agreement;
   2. The Letter of Acceptance;
   3. The completed Form of Bid
   4. The Particular Conditions of Contract – Part II;
   5. The General Conditions of Contract – Part I;
   6. The completed Appendixes & Annexures to Bid
   7. The Specifications (Special Provisions and Technical Provisions); and
   8. The Drawings;
   9. Pakistan Railways Procedure orders or policies etc. issued during the currency of agreement.

IN WITNESS whereof the Parties, acting through their duly authorized representatives, have caused this

Agreement in duplicate to be signed in their respective names in ***[insert City name]***, Pakistan, on the date written opposite each Party's name;

Signature of the Company	**Signature of Employer**
______________________	______________________
(Seal)	(Seal)

Signed, Sealed and Delivered in the presence of:

Witness:	Witness:
______________________	______________________
(Name, Title and Address)	(Name, Title and Address)
Date: __	Date: __

Form 03

BID SECURITY
(Bank Guarantee)

Security Executed on ____
[Date]

Valid upto ____
[Date]

Name of Surety (Bank) with Address: ______________________________
[Scheduled Bank in Pakistan]

Name and Address of Principal (Bidder) ______________________________

Sum of Security Rupees ______________________(Rs. ______________)
[Amount in words] *[Amount in figures]*

Bid Reference No. **686-W/76/CSF/2025**
[should be same as mentioned on Notice for Expression of Interest]

KNOW ALL MEN BY THESE PRESENTS, that in pursuance of the terms of the Bid and at the request of the said Principal (Bidder) we, the Surety above named, are held and firmly bound unto **Managing Director, Concrete Sleeper Factories, Pakistan Railways, Headquarters Office, Empress Road, Lahore** (hereinafter called the 'Employer') in the sum stated above for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Bidder has submitted the accompanying Bid dated _______for Bid Reference No. **686-W/76/CSF/2025** for **Outsourcing of Operations and Management of Concrete Sleeper Factory** **---------** to the said Employer; and

WHEREAS, the Employer has required as a condition for considering said Bid that the Bidder furnishes a Bid Security in the above said sum from a Scheduled Bank in Pakistan or from a foreign bank duly counter-guaranteed by a Scheduled Bank in Pakistan, to the Employer, conditioned as under:

(1) that the Bid Security shall remain in force up to and including the date 28 days after the deadline for validity of bids as stated in the Instructions to Bidders or as it may be extended by the Employer, notice of which extension(s) to the Surety is hereby waived;

(2) that the Bid Security of unsuccessful Bidders will be returned by the Employer after expiry of its validity or upon signing of the Contract Agreement by the successful Bidder and providing the Performance Security; and

(3) that in the event of failure of the successful Bidder to execute the proposed Contract Agreement for such work and furnish the required Performance Security, the entire said sum be paid immediately to the said Employer pursuant to Clause 20.6 of the Instruction to Bidders for the successful Bidder's failure to perform.

(4) that in the event of a Bidder withdraws its bid during the period of bid validity, the entire said sum be paid immediately to the said Employer pursuant to Clause 20.6 of the Instruction to Bidders.

NOW THEREFORE, if the successful Bidder shall, within the period specified therefore, on the prescribed form presented to him for signature enter into a formal Contract with the said Employer in accordance with his Bid as accepted and furnish within *[insert period for furnishing the Performance Security]* days of being requested to do so, a Performance Security with good and sufficient surety, as may be required, upon the form prescribed by the said Employer for the faithful performance and proper fulfilment of the said Contract or in the event of non-withdrawal of the said Bid within the time specified for its validity then this obligation shall be void and of no effect, but otherwise to remain in full force and effect.

PROVIDED THAT the Surety shall forthwith pay the Employer the said sum upon first written demand of the Employer (without cavil or argument) and without requiring the Employer to prove or to show grounds or reasons for such demand, notice of which shall be sent by the Employer by registered post duly addressed to the Surety at its address given above.

PROVIDED ALSO THAT the Employer shall be the sole and final judge for deciding whether the Principal (Bidder) has duly performed his obligations to sign the Contract Agreement and to furnish the requisite Performance Security within the time stated above, or has defaulted in fulfilling said requirements and the Surety shall pay without objection the said sum upon demand from the Employer forthwith and without any reference to the Principal (Bidder) or any other person.

IN WITNESS WHEREOF, the above bounden Surety has executed the instrument under its seal on the date indicated above, the name and seal of the Surety being hereto affixed and these presents duly signed by its undersigned representative pursuant to authority of its governing body.

SURETY (Bank)

WITNESS: Signature

1. ______________________________ Name ____________________________

Title ______________________________

Corporate Secretary (Seal) Corporate Guarantor (Seal)

2. ______________________________

____

Name, Title & Address

Form-04

Performance Security
(Bank Guarantee)

Guarantee No. ___________________
Executed on _____________________
Expiry date ______________________

[Letter by the Guarantor to the Employer]

Name of Guarantor (Bank) with address:____
[Scheduled Bank in Pakistan]
Name of Principal (Company) with address: ______________________________________
____

Sum of Security *[to be express in words and figures]* ______________________________

Letter of Acceptance No. ______________________________Dated _______________

KNOW ALL MEN BY THESE PRESENTS, that in pursuance of the terms of the Bidding Documents and above said Letter of Acceptance (hereinafter called the Documents) and at the request of the said Principal we, the Guarantor above named, are held and firmly bound unto the ____(hereinafter called the Employer) in the penal sum of the amount stated above for the payment of which sum well and truly to be made to the said Employer, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal has accepted the Employer's above said Letter of Acceptance for *[name and number of the Contract]* for the *[name of the Project]*.

NOW THEREFORE, if the Principal (Company) shall well and truly perform and fulfill all the undertakings, covenants, terms and conditions of the said Documents during the original terms of the said Documents and any extensions thereof that may be granted by the Employer, with or without notice to the Guarantor, which notice is, hereby, waived and shall also well and truly perform and fulfill all the undertakings, covenants terms and conditions of the Contract and of any and all modifications of said Documents that may hereafter be made, notice of which modifications to the Guarantor being hereby waived, then, this obligation to be void; otherwise to remain in full force and virtue till all requirements of relevant Clauses of Conditions of Contract are fulfilled.

Our total liability under this Guarantee is limited to the sum stated above and it is a condition of any liability attaching to us under this Guarantee that the claim for payment in writing shall be received by us within the validity period of this Guarantee, failing which we shall be discharged of our liability, if any, under this Guarantee.

We, ____________________________________(the Guarantor), waiving all objections and defenses under the Contract, do hereby irrevocably and independently guarantee to pay to the Employer without delay upon the Employer's first written demand without cavil or arguments and without requiring the Employer to prove or to show grounds or reasons for such demand any sum or sums up to the amount stated above, against the Employer's written declaration that the Principal has refused or failed to perform the obligations under the Contract which payment will be effected by the Guarantor to Employer's designated Bank & Account Number.

PROVIDED ALSO THAT the Employer shall be the sole and final judge for deciding whether the Principal (Company) has duly performed his obligations under the Contract or has defaulted in fulfilling said obligations and the Guarantor shall pay without objection any sum or sums up to the amount stated above upon first written demand from the Employer forthwith and without any reference to the Principal or any other person.

IN WITNESS WHEREOF, the above-bounden Guarantor has executed this Instrument under its seal on the date indicated above, the name and corporate seal of the Guarantor being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

Guarantor (Bank)

Witness:

1. ________________________

Signature ________________

Name ___________________

Corporate Secretary (Seal)

Title ____________________

3. ________________________

Name, Title & Address

Corporate Guarantor (Seal)

PART-I

GENERAL CONDITIONS
OF
CONCESSION CONTRACT

PART I - GENERAL CONDITIONS OF CONCESSION CONTRACT

TABLE OF CONTENTS

DESCRIPTION **PAGE NO.**

1 Definitions

1.1 Under these General Conditions of Contract for Concession Agreement, the following words and expressions shall have the meanings ascribed to them below except where the context otherwise requires:

Agreement	the Concession Agreement;
Commissioned	grammatical variations, means the commissioning of the Project in accordance with the procedures as are approved by the Employer from time to time;
Company	a private limited company incorporated and having its registered office and its successors and permitted assigns;
Concession Year	each period of one calendar year ending on the anniversary of the Effective Date, throughout the Concession Period;
Concession Period	the period specified in Clause 2.2 during which the Company holds the Concession;
Concession Area	the area as specified in Appendix to Bid, as well as all other land required by the Company obtained for the Company by the Employer for the purpose of the Concession;
Concession	the concession granted to the Company by the Employer under Clause 2 of Concession Agreement;
Consents	all such approvals, consents, authorizations, notifications, concessions, acknowledgements, agreements, licenses, permits, decisions or similar item required to be obtained from any Relevant Authority for the Concession;
Customs Duties	Customs duty levied under the Customs Act, 1969, as amended from time to time;
Concrete Sleeper Factories	means the production units to produce Pre-stressed concrete sleepers in Concrete Sleeper Factories located at Khanewal, Sukkur & Kohat owned by PR, earmarked for the operation and management of each Concrete Sleeper Factory, to be specified in the relevant Concession Agreement, wherein the relevant Concrete Sleeper Factory is to be operated, managed, rehabilitated, upgraded and transfer mode by the relevant Company in accordance with the provisions of the Concession Agreement. For the avoidance of doubt, a list of Concrete Sleeper Factories is contained in Bidding Documents. A company may bid for one or more Concrete Sleeper Factories in accordance with the terms of bidding documents.

CSF	means Concrete Sleeper Factory
Design	the Outline Design and Detailed Design;
Effective Date	being the date of execution of the Concession Agreement;
Employer	Pakistan Railways representing through Managing Director CSF/HQ Office, LHR.
Employer Representative	the person appointed by the Employer pursuant to Clause 3.2;
Exchange Risk Insurance	the insurance to be effected with the National Bank of Pakistan (NBP) or any other bank as approved by the Employer in respect of the insurance of exchange risks for foreign loans to be obtained by the Company;
Expiry Date	the last day of the Concession Period or any extension thereof pursuant to this Agreement;
Financial Close	the signing of the Financial Agreements for the Project (following resolution with the Employer of any objections of the Employer to the terms and conditions of the Financing Agreements), the fulfilment of all conditions precedent to the first disbursement of funds there under (except for this Agreement having become unconditional and fully effective, if that is a condition precedent thereto) and the receipt of commitments for such equity as is required by the Company in order to satisfy the requirements of the Lenders;
Financing Agreements	the agreement or agreements to be entered into between the Company and certain local and foreign financial institutions for the purpose of providing the funds necessary to carry out the Project, including any and all agreements providing for security for such financing;
Gazette	the Official Gazette of Pakistan;
GoP	the Government of the Islamic Republic of Pakistan;
Initial Sponsors	being those shareholders of the Company on the Effective Date;
Investors	means the shareholders of the Company from time to time;
Joint Venture (JV) or Consortium	A prequalified private party/firm/company/organization (local or international) registered as a Joint Venture (JV) or Consortium fulfilling the laws and obligations prevailing in Pakistan especially under the guidelines of Securities & Exchange Commission of Pakistan (SECP). All partners in the

JV shall sign the Concession Agreement and shall be jointly and severely responsible. In case, international partner, the local firm/company/party will be a lead partner in the JV/Consortium.

Key Date a date by which specified works are to be completed or obligations fulfilled, pursuant to the penalties defined in Clause 11.10;

Land Rights the rights in, under and over the Concession Area;

Laws of Pakistan all Federal, Provincial and Local laws of Pakistan and all orders, rules, regulations, statutory regulatory orders (SROs), executive orders, decrees, policies, judicial decisions, notifications or other similar directives made pursuant thereto issued by any competent executive or administrative, legislative or judicial authority or any one or more of them and which may be amended from time to time;

Lenders all persons for the time being providing, raising or making available, directly or indirectly, finance or refinance (and for the avoidance of doubt `finance' and `refinance' shall not include amounts subscribed for equity share capital by the shareholders of the Company) for the performance of the Works, their respective successors in title and assigns;

Lien any encumbrance, lien, charge, mortgage, lease hire charge or security interest upon or in the Project;

Loss any loss, damage, liability, payment and obligation (excluding any indirect or consequential loss, damage, liability, payment or obligation), and all expenses (including without limitation reasonable legal fees);

O & M Agreement the Approved Agreement, between the Company and the O & M and construction company for the operation and maintenance of the Project, as amended or superseded from time to time;

O & M Contractor O&M and Construction company and any successor appointed by the Company and approved by the Employer in accordance with these Conditions;

O & M Manager the operations consultant or team of in-house professionals responsible for managing the Operations Phase of the Works appointed pursuant to Clause 3.6;

Pakistan means the Islamic Republic of Pakistan;

PPP Act means Pakistan Public Private Partnership Authority Act, 2017 as amended from time to time.

Project means, subject to the provisions of each Concession Agreement, the outsourcing of operation, management, rehabilitation, upgradation and transfer mode for (Concrete Sleeper Factory(s) at Sukkur, Khanewal & Kohat) including (i) up-gradation of the existing facilities including plants & machinery as well as infrastructure to enhance production capacity, quality &

	efficiency as per Employer requirements as mentioned in terms & conditions of the bidding documents and accepted offer of company (ii) undertaking such activities as provided in the scope of Concession Agreement, including but not limited to product diversification with identical/similar kind of materials for public/private sector (iii) making investment / financing for the up gradation to the sleeper factory (s) for enhancing production and efficiency as per terms & conditions of bidding documents (iv) operating, managing, rehabilitating and maintaining the Concrete Sleeper Factories (v) provision of quality production of sleepers & Supply as per Company's mandate under the Concession Agreement; and (vi) transfer of all rights in the Project (factories) and under the Concession Agreement to Employer at the end of the Concession Period or on prior termination of the Concession Agreement.
Party/Parties	either the Employer or the Company or both, as the case may be;
Prescribed Fee	with respect to any particular Consent, the charge or fee, if any, prescribed by the Laws of Pakistan;
Prescribed Form	with respect to a particular Consent, the form, if any (including all information and details) prescribed by the Laws of Pakistan for the application for, or renewal of, such Consent;
Public Sector Entity	GoP, any Provincial Government, or authority, instrumentality, corporation, company, subdivision, agency, court or tribunal of or established by GoP or any Provincial Government or any local authority;
Public Utility	water supply, electricity supply, telecommunication system, sewerage system, petroleum gas supply and other utilities and amenities for the benefit of the public;
PR	means Pakistan Railways
PSC Sleeper	means Pre-stressed Concrete Sleeper of length 2600mm & 2750mm as per PR design and specifications.
Relevant Authority	the department, authority or agency from which a Consent is to be obtained, and any authority or other person having jurisdiction under the Laws of Pakistan with respect to the Company and the financing, design, construction, operation or maintenance of the Project;
Standards	the codes and standards to be applied by the Company to operate, rehabilitate, upgrade, and maintain the Project as are more particularly described in Bidding Documents;
Target Internal Rate of return	the internal rate of return on equity to be achieved, after which net returns are shared between the Company and the Employer in eaccordance with Clause 22

Termination Date	the date of termination of this Concession Agreement pursuant to early termination as defined in Article 25;
Title of Land	means the ownership of the land possessed and owned by PR. The title of land will remain with the Pakistan Railways (PR) during the concession period. No title of land will be changed.
Works	the operation, management, rehabilitation, upgradation and transfer mode including improvement, maintenance etc. of the Project as specified in this Agreement.
Existing Design	means the approved design of sleepers which is currently in use of the Employer (Pakistan Railways).
Proposed Design	means the design of sleepers which to be proposed by the concessionaire in case of change in mix design, variation in design of moulds or change in design by upgradation / installation of new production unit / technology with the approval of Employer.

2 Concession

2.1 GRANT OF CONCESSION

2.1.1 The Employer hereby grants to the Company, subject to the terms and conditions of the Agreement, the exclusive right and authority:

(a) to operate, rehabilitate, up-grade alongwith transfer mode and maintaining the Project (Concrete Sleeper Factory(s)) as per OEM standards / SOPs /Requirements including management of production quality, hiring of staff etc, and transfer all its rights to the Project (Concrete Sleeper Factory(s)) to the Employer on the expiry or the prior termination of the Concession Period;

(b) to up-grade the Project (Concrete Sleeper Factories) to enhance production with quality and efficiency meeting the demand of Employer as per terms & conditions of the agreement.

(c) to upgrade the facility for production & supply of others similar concrete products for open market under agreed terms & conditions with Employer as mentioned in the agreement.

(d) Perform and fulfill all of the Company's obligations in accordance with this Agreement;

(e) Subject to this Agreement and other relevant provisions under Applicable Laws, enter into agreements with such legal entities, as it may deem necessary and appropriate, for performing its obligations under this Agreement;

(f) Create an Encumbrance, with respect to its rights and obligations under this Agreement excluding any right related to the Project (Concrete Sleeper Factories), in favor of Lenders, only during the Concession Period strictly in part or whole, and in accordance with the terms of this Agreement. Provided that the Company shall create an Encumbrance in strict compliance with the provisions of this Agreement. Provided further, the Company shall not sub- let or mortgage or create any other Encumbrance over the Project (Concrete Sleeper Factories) or any part of the Project (Concrete Sleeper Factories) for any purpose without prior written approval of the Concessioning Authority; and

(g) Exercise such other rights and obligations as the Concessioning Authority may determine as being necessary or desirable for the purpose or incidental and necessary for implementing the Project (Concrete Sleeper Factories).

(h) The entire infrastructure including land, buildings, sheds, allied structure, plants & machinery and other facilities already installed in the Concrete Sleeper Factories shall be under use of Company for a period of Fifteen (15) Years from the Effective Date and extendable for another 10 years with satisfactory performance and mutual consent of both the parties.

2.1.2 The Company has inspected and examined the Right of Way, and all other land, airways, spaces and areas on which the Project is to be managed and operated and has fully satisfied itself before signing this Agreement as to the nature, location, physical conditions and suitability thereof, the general and local conditions all applicable thereto, including but not limited to existing usage of envisaged Infrastructure/Facility and quality and quantities of climatic conditions, rainfall, water, electrical power, utilities (including, without limitation, those utilities which are to be relocated in connection with the implementation and operation of the Project), the topographic, geotechnical and seismic features of the Right of Way and the Concession Area and all existing utility line surveys and information.

2.1.3 Subject to and in accordance with the terms and conditions of the Agreement, the Company hereby accepts the Concession.

2.1.4 The Concession Agreement shall come into full force and effect on the Effective Date and shall continue in full force and effect unless or until it is terminated pursuant to the provisions of this Agreement or until the Expiry Date, whichever is earlier.

2.2 CONCESSION PERIOD

2.2.1 The Concession Period shall be a period in number of years, as stated in the Particular Conditions of Contract, from the Effective Date.

2.3 APPLICATION

2.3.1 The Agreement constitutes the entire Agreement with respect to the subject matter hereof and hereby cancels and supersedes any and all prior oral or written agreements, correspondence or understandings between the parties or the terms contained in the Bidding Documents (if any) submitted in respect of the Project. However, the terms of the Bidding Documents (if any) may be read to further elucidate or clarify any matter or thing referred to in this Agreement, provided the same requires any such elucidation or clarification.

3 Management and Supervision

3.1 THE EMPLOYER

3.1.1 The Employer shall be responsible to provide the Concrete Sleeper Factories premises to each private party (company) for the outsourcing of operations and management of the Factory(s) during the Concession Period. The required approvals from Pakistan Railway and costs in this regard shall be the responsibility of Employer. Employer shall ensure that each Concrete Sleeper Factory(s) is free from encumbrances and claims arising in relation to the possession or ownership of the Concrete Sleeper Factories and the land on which it is located.

3.1.2 Concession arrangements shall be governed by all relevant rules and regulations under the relevant laws of Islamic Republic of Pakistan made thereunder and all approvals for the Concession shall be acquired in line with the policies/ guidelines as amended time to time. Acquisition of all such approvals and authorizations for the successful execution of the Factories shall fall under the domain of Pakistan Railway.

3.1.3 Employer shall be responsible to provide an enabling environment to the company for the execution of the Project.

3.2 EMPLOYER REPRESENTATIVE

3.2.1 The Employer shall appoint at its own expense a representative - the Employer Representative - to act as the contact with the Company, and shall ensure that such a person continues to be appointed throughout the Concession Period. The Company shall similarly nominate representatives to liaise with the Employer Representative on all matters pursuant to this Agreement and to ensure on a day-to- day basis the efficient and safe operation of the Project.

3.2.2 The functions of the Employer Representative shall be, but not limited to:

(a) Protecting the interests of the Employer by ensuring that production works are carried out according to standard rules and practice, that they conform to the approved design and standards and that the Project and related facilities are maintained in good condition and by reviewing users volume data as provided for in the Concession Agreement;

(b) Ensuring that the Company complies with Employer requirements;

(c) Coordinating and organizing services to be provided by other Agencies including Public Utilities, emergency services etc during the upgradation, operation and management of the Project; and

(d) Clarifying and resolving, with the representatives of the Company, any difficulties and disputes arising pursuant to the Concession, and any complaints by or against third parties.

4 Company Representations

4.1 COMPANY (COMPANY) REPRESENTATIONS

4.1.1 The Company represents and warrants to the Employer that as of the date of the Agreement:

(a) the Company is duly incorporated, is existing and in good standing and has all requisite power and authority to conduct its business and to own its properties;

(b) there are no proceedings pending, or to the best of its knowledge, threatened for the liquidation of the Company or that could materially or adversely affect the performance by the Company of its obligations under this Agreement;

(c) the Agreement has been duly authorized, executed and delivered by it and constitutes the legal, valid and binding obligation of it; and

(d) as far as it is aware, the execution, delivery and performance of its obligations under these Conditions by the Company, subject to the granting and maintenance of the Consents, does not, and subject to the granting and maintaining of any further Consents as may be required in the future, will not, constitute a violation of any court, governmental authority or arbitrator of competent jurisdiction applicable or relating to it, its assets or its business.

5 Employer Representations

5.1 EMPLOYER REPRESENTATIONS

5.1.1 The Employer hereby represents and warrants to the Company that as of the date of the Agreement:

(a) it is duly created pursuant to an Ordinance/Act of the GOP (year as stated in the Particular Conditions of Contract), is existing and, so far as is material to the Company, has complied fully with all other applicable Laws of Pakistan, and that there are no proceedings pending or to the best of its knowledge, threatened for the dissolution of the Employer including a withdrawal or revocation of its powers under the said Ordinance/Act.

(b) the Project has been gazette in accordance with the procedures required by the said Ordinance/Act and its amendments;

(c) this Agreement has been duly authorized, executed and delivered by it and constitutes the legal, valid and binding obligation of it; and

(d) this Agreement has the approval of the competent authority and as far as it is aware, the execution, delivery and performance of this Agreement does not and will not constitute a violation of any statute, judgment, order, decree or regulation or rule of any court, governmental authority or arbitrator of competent jurisdiction applicable or relating to it, its assets or its business.

5.2 EMPLOYER INSPECTION

5.2.1 During the production / manufacturing process, Employer by itself or through third party shall conduct regular inspection and testing of materials and products including end to end process of manufacturing ensuring that processes are conforming to the prescribed standards/SOP's. In addition to this, Employer presence will be there thorough his representative as per practice to ensure smooth functioning of the system as per agreement.

5.2.2 The Company shall provide all necessary access to the nominee of the Employer representative to carry out regular inspections of the material, sleepers and production process without any prior notice. The inspections / testing of raw material and finished sleepers will be carried out by the nominated agency or by Employer itself. The Company will also provide transport facility to the Inspecting Officers /Officials of Employer.

5.2.3 For proposed design, it is stated that before mass production of sleepers for Pakistan Railway, the company shall supply 1,640 Nos PSC sleepers (for a stretch of 1.0 KM) to PR for practical testing in the track (trial testing). The field/trial report of 03 (three) months shall be assessed and evaluated for performance/behaviour of the supplied sleepers to examine the quality of infield sleepers by a committee of Chief Engineer /Open Line, Chief Engineer/Design and the concerned Project Director if the test trial is related to the project or any other member nominated by GM/ M & S. An evidence-based report by the committee shall be submitted to the Managing Director/ Concrete Sleeper Factories within 15 days after the trial period. Any damage to sleepers due to accident/ derailment on trial portion of sleepers will be investigated and there will be no any responsibility of concessionaire if the investigation establish that the derailment/ accident took place due to any other reason and not because of sleepers. In case of successful trial, the payment of trial sleepers will be borne by the employer to the concessionaire.

5.2.4 In case of any dispute in quality of sleepers during production, a committee of Pakistan Railway comprising CEN/O.L, CEN/Survey & Construction & CEN/Design any other member nominated by GM/M&S will test/check the quality of sleepers to resolve the dispute. The committee may engage third party in this regard.

6 Licenses and Consents

6.1 APPLICATIONS TO BE MADE BY THE COMPANY

6.1.1 The Company shall make or cause to be made, in a timely manner, all applications (whether initial or renewal applications) for the Consents in Prescribed Form and with Prescribed Fee to the appropriate Relevant Authorities and shall diligently pursue all such applications with a view to obtaining the relevant consent as expeditiously as is practicable. The information supplied in the applications shall be complete and accurate and shall satisfy the substantive and procedural requirements of the applicable Laws of Pakistan.

6.2 SUPPORT OF EMPLOYER

6.2.1 The Employer shall support and recommend all such applications so as to expedite the consideration thereof by the Relevant Authorities and shall provide all reasonable help to the Company to acquire the required Consents.

6.3 EMPLOYER APPROVALS

6.3.1 Provided that the Company shall have complied with all requirements the Employer shall promptly issue, or cause to be issued, all permits, consents and approvals within its power and jurisdiction necessary for the Company to rehabilitate, upgrade, operate and maintain the Project in accordance with these Conditions.

7 Land

7.1 Title of Land

7.1.1 The ownership of the land is possessed and owned by Pakistan Railway. The title of land will remain with the Pakistan Railway during the concession period. No title of land will be changed.

7.1.2 The proprietary rights rest with the Employer and the Company has only the Lease Deed for license of using the premises for the purposes set right in this Bidding Documents / Agreement.

8 Public Utilities

8.1 DIVERSION OF EXISTING FACILITIES

8.1.1 The Company shall be responsible for all costs and expenses associated with the removal or diversion of existing Public Utilities and services ancillary thereto such as electricity, water, sui gas, sewerage and telecommunication facilities etc required for the Project.

8.2 APPLICATION FOR SUPPLY

8.2.1 In relation to the supply of Public Utilities and services required by the Company for the Project, all applications in respect thereof to the relevant Public Utility authorities or companies or other undertakings charged with the responsibility for the same shall be made by the Company and all costs and expenses incurred thereby shall be borne and paid for by the Company.

8.2.2 The Employer will render such assistance as may be necessary to support the Company in relation to any such applications to the relevant public authorities or companies provided that the Company has complied with all statutory and other legal requirements necessary for such applications.

8.3 AGREEMENT REQUIRED FOR WORKS BY PUBLIC UTILITIES

8.3.1 To the extent that a Public Utility provider must seek approval from the Employer to carry out works on the Concession Area the Employer shall not grant any such approval, whether conditional or otherwise, until it obtains the prior written agreement of the Company together with the Company's reasonable requirements as to any restrictions or conditions to be imposed on the timing and execution of the works by the Public Utility provider, and shall take such reasonable requirements into consideration including ere applicable the imposition of conditions when granting any approval to the Public Utility provider.

8.4 ACCESS TO CONCESSION AREA FOR PUBLIC UTILITIES

8.4.1 Subject to Sub Clause 8.3 and all such reasonable conditions or requirements (including any condition as to indemnity against loss, damage, cost or expenses suffered or incurred by the Company as a result of allowing such access) as the Company thinks fit, the Company shall permit at any time during the Concession Period the authorized personnel of a Public Utility provider to have access to the Concession Area for the purpose of:

(a) routine maintenance of any Public Utility already located within the Concession Area; or

(b) the strengthening, replacing or upgrading of any Public Utility already located within the Concession Area; or

(c) any other work including, but without limitation, the installation of any new additional services of the Public Utility provider within the Concession Area.

9 Design for Rehabilitation & Upgradation

9.1 DESIGN PROPOSAL

9.1.1 Within three (03) months, after the Effective Date, the Company shall submit the Proposal for rehabilitation operation and management of the Project as stated in the Particular Conditions of Contract to the Employer for approval.

9.2 APPROVAL

9.2.1 Approval of the submitted Proposal shall not be withheld if the design complies with the requirements of Employer. The Company shall not make any variations to the Design which would be in conflict with the approved Design Proposal without the prior approval of the Employer, which approval shall not be unreasonably withheld.

9.3 CHANGES IN DESIGN

9.3.1 The Employer may request on change/modification in the design as stated in the particular conditions of the contract.

9.4 COMMENCEMENT OF MANUFACTURING, REHABILITATION & UPGRADATION SCHEDULE OF THE PROJECT

9.4.1 The Company shall commence the production for supply of sleepers to Employer within period as stated in Particular Conditions of Contract. The COMPANY will submit the rehabilitation plan alongwith maintenance plan to the employer within three (03) month from signing of the agreement. Regarding, upgradation, company will submit the upgradation plan as per scope mentioned in terms & particular conditions of the agreement.

9.5 PENALTIES

9.5.1 The Company/Concessionaire if it fails to achieve the target for the supply of concrete sleepers as demanded by the Employer as specified in Particular Condition of Contract, shall pay to the Employer an amount as stated in the Particular Conditions of Contract for delay on account of the Company's default. The Employer shall also pay to the Company/ Concessionaire an amount as stated in Particular Conditions of Contract for demand of less than quantity of sleepers from minimum requirement of 100,000 Nos sleepers per year per factory by the Employer.

9.6 ENVIRONMENT HEALTH AND SAFETY (EHS) IN PROJECT

9.6.1 While upgrading/installation of new production unit and during running of the project, the Company shall avail all relevant approvals/permits from the Environmental Protection Agency (EPA) and shall be bound to provide the safe and clean environment in the project by applying environmental rules and regulations. The Company will also provide healthy and safe work place for the staff working in the project by providing essential Personal Protective Equipment (PPE) to the factory staff to minimize the risks associated with human activities/lives. Basic first aid facility will also be provided by the Company.

9.7 OTHER WORKS

9.7.1 The Employer reserves the right to carry out other works within the Concession Area which the Company is not obliged to do under this Agreement by using other company as it may from time to time appoint. The Employer shall notify the Company prior to the commencement of such works and the Company shall give its full cooperation to such company in the carrying out of such works. Provided always however that such other works shall not obstruct or the undertaking of the Works by the Company or impinge or effect or in any way detract from the rights enjoyed by the Company under the Concession.

10 Operations

10.1 COMMENCEMENT OF OPERATIONS

10.1.1 The Company shall be deemed to have commenced operations of the Project from the effective date.

10.2 REGULATION

10.2.1 All regulations, rules and orders made or issued under the Laws of Pakistan which are applicable to Projects shall be applicable to the Project and shall be enforced by the Employer or the Company as the case may be and stipulated for in this Agreement.

11 Ancillary Facilities

11.1 PROVISION AND OPERATION

11.1.1 The Company shall subject to all prevailing relevant laws in respect thereof design, construct, manage, operate and maintain the existing available Ancillary Facilities in

Concrete Sleeper Factories. The Company may enter into such licensing, concession or other contractual arrangements as the Company shall deem appropriate for the design, construction, management, operation and maintenance of the Ancillary Facilities as per terms & conditions of agreement.

12 Maintenance

12.1 LIMIT OF MAINTENANCE

12.1.1 The Company shall maintain the Project in good repair and condition and in accordance with these Conditions and Prudent Practice, including normal periodic maintenance, heavy repairs and structural rehabilitation, and the refurbishment and replacement of equipment as per terms & conditions of agreement.

12.1.2 The Company shall also undertake routine maintenance.

12.2 MAINTENANCE PROGRAMME

12.2.1 The Company shall prepare and undertake a maintenance programme with the objectives of ensuring that the Project can be operated efficiently throughout the Concession Period and satisfies the condition criteria at transfer pursuant to Sub Clauses 23.2 and 24.2.

13 Insurance

The Company is allowed to carry out insurance in accordance with the requirement of Lenders at their own cost as per insurance policies.

14 Customs Duties and Taxes

14.1 CUSTOMS DUTIES AND TAXES

14.1.1 All applicable and prevailing duties and taxes from time to time in consequence of its obligations under the Concession Agreement, including income tax (including corporate), customs and excise duties, advertisement tax, VAT, any cess, levy, duty, tax or surcharge etc. shall be directly borne by the Company and would not have any impact on the price of per Concrete Sleeper and also on share ratio on supply of sleepers to outside Pakistan Railway including production of other concrete products for open market to be paid to Employer.

14.1.2 The Company shall be liable to pay all applicable federal, provincial and local taxes. Any change in law resulting in increase or decrease of taxes shall be treated in accordance with the Concession Agreement.

14.1.3 Any payments made to Employer by Company, shall be net and free of and without any present or future deductions such as for the payment of any taxes, executions, duties, expenses, fees, deductions or retentions regardless of the nature thereof or the authority levying the same.

15 Foreign Exchange and Transfer of Funds

15.1 FOREIGN EXCHANGE REGULATION

15.1.1 Foreign currency exchange and transfer abroad of all funds related to the Project shall be governed by the Foreign Exchange Regulation Act 1947 of Pakistan in conjunction with the Protection of Economic Reforms Act of 1992 of Pakistan both as amended from time to time.

15.2 USE OF PAKISTAN BANK ACCOUNT; EXCEPTIONS

15.2.1 All of the Company's transactions related to the Project that require foreign exchange, including debt servicing and repatriation of earnings, will be initiated through bank accounts in Pakistan, provided, however, that foreign exchange provided by foreign Lenders, liquidated damages paid by foreign company or vendors, proceeds of insurance and reinsurance by foreign insurers, and any other foreign sources that are used to pay foreign company, vendors, insurers, reinsurer or Lenders may be paid directly to such persons and not conducted through bank accounts in Pakistan.

15.3 CONSENT TO FOREIGN CURRENCY ACCOUNTS

15.3.1 The Company shall obtain the Consent of the State Bank of Pakistan for the Company and its company to open, operate, and retain earnings of foreign currency bank accounts inside Pakistan if requires during the currency of contract (including, without limitation, the payment of all foreign exchange received by the Concession Company into such accounts and withdrawals there from).

15.3.2 In pursuant to clause 15.3.1 and if any requirement during the currency of agreement, the Company shall obtain the Consent of the State Bank of Pakistan to maintain bank accounts outside Pakistan and transfer such funds from its accounts in Pakistan to its accounts maintained outside Pakistan as are necessary to implement and carry out the Project in accordance with these Conditions.

16 Subcontracting

16.1 SUBCONTRACTING

16.1.1 The Company is permitted to enter into contracts with third parties both local and international for the carrying out the rehabilitation, upgradation, operation, maintenance and management of the Project with the approval of Employer as per prevailing rules & procedures.

17 Finance

17.1 COMPANY TO OBTAIN FINANCE

17.1.1 The Company shall be responsible for obtaining all the finance, both debt and equity, necessary to rehabilitate, upgrade, operate, maintain and manage the Project as specified in Particular Conditions of the Contract. The Employer/GoP will not provide any sovereign guarantee of repayment.

17.2 FINANCIAL RECORDS AND STATEMENTS

17.2.1 The Company shall carry out its business and affairs with due diligence and efficiency and in accordance with sound financial and commercial standards and practices and shall keep full and particular accounts of its business and affairs and cause the same to be properly posted up to date.

17.2.2 The Company shall permit any person authorized in writing to that effect by the Employer to have access to or to examine or to inspect any accounts, books, records, documents.

17.2.3 The Company shall furnish yearly to the Employer a copy of its annual report together with the related financial statement.

17.3 TRANSFER OF SHARE TO EMPLOYER

17.3.1 The Company will transfer agreed share to the Employer, as mentioned in Particular Conditions of Contract.

18 TAXES AND DUTIES

18.1 TAXES AND DUTIES

18.1.1 All present and future federal, provincial, municipal or other lawful income and other taxes, duties, levies, or other impositions applicable to the Company, the Project, the Company employees, and the Company's other assets shall be paid by the Company in accordance with the requirement of the Laws of Pakistan. The Employer will not assume any tax liability whatsoever on behalf of the Company.

18.2 TAXATION OF FOREIGN INVESTORS

18.2.1 Foreign investors will be governed by the bilateral tax treaties with their respective countries. If there is no bilateral tax treaty between Pakistan and any foreign investor's country of residence, the foreign investor will be taxed in accordance with the Laws of Pakistan.

19 Force Majeure

19.1 GENERAL

19.1.1 Neither the Employer nor the Company shall be in breach of its obligations under these Conditions if it is unable to perform or fulfill any of its obligations hereunder as a result of the occurrence of an event of force majeure. The expression `Force Majeure' means an event or circumstance or combination of events or circumstances that is beyond the reasonable control of a Party, and the adverse effect of which could not have been prevented, overcome or remedied in whole or part by the affected Party through the exercise of diligence and reasonable care. Force Majeure shall include but not be limited to:

(a) war, hostilities (whether declared or not), invasion, act of foreign enemies, rebellion, revolution, insurrection, military or usurped power, civil war, terrorism, civil commotion or sabotage;

(b) nuclear explosion, radioactive or chemical contamination, ionizing radiation;

(c) strikes, works to rule or go-slows that extend beyond the Project, are widespread or nationwide, or that are of a political nature, such as, by way of example and not limitation, labor actions associated with or directed against a Pakistan political party, or those that are directed against the Company as part of a broader pattern of labor actions against companies or facilities with foreign ownership or management; and

(d) natural catastrophe including but not limited to earthquakes, floods, subsidence, lightning and exceptionally inclement weather.

19.2 NOTIFICATION OF FORCE MAJEURE

19.2.1 If an event of force majeure occurs, the Company shall immediately notify the Employer in writing of the occurrence of such event and of the cessation of such event.

19.3 TERMINATION BY FORCE MAJEURE

19.3.1 If a Party considers the event of force majeure to be of such severity or to be continuing for such a period of time that either Party is unable to perform any of its obligations hereunder, the Agreement may be terminated by that Party giving notice in writing to the other Party.

20 Expiry and Termination

20.1 EXPIRY DATE

20.1.1 The Agreement shall be terminated on the Expiry Date, unless terminated earlier pursuant to Sub Clause 20.2.

20.2 TERMINATION ON DEFAULT OF THE COMPANY

20.2.1 Save as otherwise provided in these Conditions if:

(a) the Company without reasonable cause fails to commence the operation of the project within the period specified or fails thereafter to show satisfactory progress in terms of quality and quantity or

(b) the Company is persistently or flagrantly in breach of any material obligations under these Conditions; or

(c) an order is made or a resolution is passed for winding up of the Company; or

(d) the Company goes into liquidation or a receiver is appointed of the assets of the Company or the Company makes an assignment for the benefit of or enters into arrangement or composition with its creditors or stops payment or is unable to pay its debts; or

(e) execution is levied against a substantial portion of the Company's assets, unless it has instituted proceedings in good faith to set aside such execution;

The Employer shall give notice in writing to the Company specifying the default and requiring the Company to remedy the said default within one (01) month, or as stated in Particular Conditions of Contract after the date of the notice or such further period as the Employer and the Company may mutually agree on. If the Company fails to remedy such default within the stipulated period the Employer may terminate this Agreement by serving upon the Company written notice to this effect.

20.3 EXPROPRIATION OR NATIONALISATION

20.3.1 If the GoP expropriates or nationalizes the Company or otherwise takes over effective control, the Concession Agreement shall forthwith terminate and the Company shall have no further obligations to the Employer under these Conditions.

21 Transfer Upon Expiry

21.1 SCOPE OF TRANSFER

21.1.1 The scope of transfer covers:

(a) all the physical assets comprising the Project procured or added from time to time in accordance with this Agreement. The transfer will take place on the Expiry Date from the Company to the Employer or its nominee(s) and

(b) contracts/agreements signed by the Company with business, trade, employees and labor which include periods after the Expiry Date (the `Continuing Contracts'), but only to the extent that the Company's obligations and liabilities there under will become due and payable on or after the Expiry Date. The Company shall be responsible for all obligations and liabilities in respect of the Continuing Contracts not covered by this Clause.

21.2 TRANSFER PROCEDURE

21.2.1 The Company has the obligation to hand over the Project to the Employer in a properly maintained and operational condition and thereafter shall cease to have any liability for maintenance of the same.

21.2.2 The Company shall, not later than 45 days, prior to the expiry of the Concession, provide to the Employer an inventory of all its equipments and materials and fixtures on the Project and shall not remove such equipments and materials or fixtures there from without the prior approval of the Employer but, subject thereto, shall remove there from such equipments and materials and fixtures as the Employer may then specify in writing.

21.2.3 The company to submit its accounts and provide complete details of its liabilities.

21.2.4 Forty-Five (45) days, before the Expiry Date, the Employer shall, at its sole cost and expense, nominate committee as mentioned in the particular condition of the contract to inspect the physical assets of the Company including all civil works, installations, equipment and facilities and other etc…

21.2.5 The Project shall be deemed to be in an acceptable condition only if the nominated committee of the Employer is satisfied that all elements of the Project are of an adequate condition such that, in his professional opinion:

(a) no heavy repairs to major components of the Project.

(b) no major replacement or rehabilitation of major plant/machinery/equipment/ vehicles; and

(c) no heavy repairs to structures will be required.

21.2.6 The Company shall ensure that all the physical assets of the Company as on the Expiry Date are free of all Liens and the assets shall be transferred free of all Liens.

21.2.7 The Company shall on the Expiry Date cease to operate and maintain the Project and shall remove from the Project all its workmen, employees, servants, agents etc and vacate the Project completely within two (2) weeks, after the Expiry Date or as stated in particular conditions of contract.

22 Transfer Upon Early Termination

22.1 OBLIGATIONS OF THE COMPANY

22.1.1 In the case of termination of the Concession prior to the completion of the Project, the Company shall cease all works and remove from the site of the Project all its workmen, employees, servants, agents and company and vacate the site of the project completely within two (2) weeks after the Termination Date or as stipulated in particular conditions of contract.

22.1.2 If the Company is operating and maintaining the Project, the Company shall forthwith cease to operate and maintain the Project and the Company shall remove from the Project all its workmen, employees, servants, agents and company and vacate the Project completely within forty-five (45) days, or as stated in Particular Conditions of Contract, after the Termination Date.

22.1.3 Except as expressly agreed to by the Employer all the commitments, liabilities and claims relating to the Project entered into by the Company and then subsisting shall be determined and the Employer shall not be liable for any termination costs arising thereby and shall be indemnified and held harmless by the Company in respect of the same.

22.2 TRANSFER PROCEDURE

22.2.1 The Employer shall, at its sole cost and expense, nominate committee as specified in particular conditions of contract to inspect the physical assets of the Company including all civil works, installations, equipment other facilities etc. The committee together with the Company's representative shall make a joint inspection of the Project and all its assets. The condition of the Project shall be determined in accordance with the criteria specified in Sub Clause 21.2.4.

22.2.2 What about pending liabilities?

23 Resolution of Disputes

23.1 AMICABLE SETTLEMENT

23.1.1 If any dispute or difference of any kind whatsoever company shall arise between the Employer and the Company in connection with or arising out of this Agreement, the Parties shall attempt to settle such dispute in the first instance within thirty (30) days, by mutual discussion between the Company and the Employer.

23.1.2 If the dispute cannot be settled by mutual discussion, the dispute shall be dealt with in accordance with this Clause 23.2.

23.2 EXPERT DETERMINATION

23.2.1 If the dispute is, or relates to, whether:

(a) (but only where the Employer and the Company have agreed that this Clause shall apply to such dispute) the Company is undertaking the project in a proper and workmanlike manner, using good quality materials, plant and equipment or in accordance with the requirements of these Conditions; or

(b) (but only where the Employer and the Company have agreed that this Clause shall apply to the dispute) the Design Proposal diverge from statutory requirements; or

(c) to any other dispute which the parties agree should be dealt with under this Clause; the dispute shall be determined by one independent expert in the relevant field or by an independent expert in each of the relevant fields (if there is more than one field) as agreed upon and appointed jointly by the Parties. In the event that the Parties hereto cannot agree on such appointment, upon the application of either party the independent expert(s) shall be appointed by *[Pakistan Engineering Council]*.

23.2.2 The decision of the independent expert shall be made as an expert, and not as an arbitrator, and shall be final and binding on the Parties and the Company and the Employer shall share equally the costs incurred by any such expert in making the determination unless otherwise awarded by the expert.

23.3 ARBITRATION AND GOVERNING LAW

23.3.1 If any dispute or difference shall arise between the Parties hereto touching any Clause, matter or thing whatsoever herein contained or the operation or rehabilitation/upgradation thereof or any matter or thing in any way connected with this Agreement or the rights duties or liabilities of either of the Parties under or in connection with this Agreement and such dispute or difference cannot be settled through mutual discussion or expert determination then, and in every such case, the dispute or difference shall be referred to arbitration under the following provisions:

(a) The rights and obligations of the Parties under or pursuant to these Conditions shall be governed and construed according to the Laws of Pakistan.

(b) The dispute shall be referred to arbitration and finally settled in accordance with the Pakistan Arbitration Act, 1940, and any amendment or substitution thereof. If the Parties cannot agree to the appointment of a sole arbitrator each Party shall appoint an arbitrator and the arbitrators shall, before entering upon the reference, jointly appoint an umpire. The decision of the arbitrator(s) shall be final and shall not be challenged or assailed in any court on any ground whatsoever.

(c) Notwithstanding any provision under (a) and (b) above, **(i)** the Company undertakes to continue the operation, rehabilitation, upgradation/development, maintenance and transfer of the Project and **(ii)** the Employer undertakes to continue to perform its services and obligations under this Agreement, in either case without any stoppages/impediments during the discussions between the Parties and pending any arbitration proceeding pursuant to this Clause 25.

(d) To the extent that the Employer may be entitled in any jurisdiction to claim for itself or its assets immunity in respect of its obligations under this Agreement from any suit, execution, attachment (whether in aid of execution, before judgment or otherwise) or other legal process or to the extent that in any jurisdiction there may be attributed to itself of its assets such immunity (whether or not claimed), the Employer unconditionally and irrevocably agrees not to claim, and hereby expressly waives, such immunity to the fullest extent permitted by the laws of such jurisdiction.

24 Miscellaneous Provisions

24.1 APPLICABLE LAW

24.1.1 The Concession Agreement shall be governed by and construed in accordance with the Laws of Pakistan.

24.1.2 The Parties bind themselves and acknowledge and accept as final in all respects any decision or award of an arbitration.

24.1.3 In the event of a conflict of provincial and Federal Law, the Federal Law shall prevail for purposes of interpretation of these Conditions of Contract under Concession Agreement, unless such conflict shall be expressly waived by the Parties in writing.

24.2 LANGUAGE

24.2.1 All communication between the parties shall be conducted in the **English** language and all notices if in any other language shall be accompanied by a translation in English. In the event of a conflict between the English text and the text in any other language, the English text shall prevail.

24.3 CONFIDENTIALITY

24.3.1 The Agreement and all matters pertaining hereto shall be considered a confidential matter and shall not be disclosed to any third party without prior mutual agreement. (Save as required by Law or appropriate regulatory authorities or to prospective Lenders or Investors or professional advisers of the Parties hereto).

24.4 BRIBERY AND COLLUSION/INTEGRITY PACT

24.4.1 The Employer shall be entitled to terminate the Concession Agreement and recover from the Company the amount of any loss resulting from such termination if the Company shall have offered or given to any person any gift or consideration of any kind as an inducement or reward for doing, or forbearing to do, any action in relation to obtaining, or in the execution of the Concession or any other contract with the Employer, or for showing favor to any person in relation to the Concession or any other contract with the Employer, or if any of the like acts shall have been done by any person employed by the Company or acting on its behalf (whether with or without the knowledge of the Company), or if the Company shall have come to any agreement with another COMPANY or number of COMPANYs whereby an agreed quotation or estimate has been offered as a Bid to the Employer by one or more COMPANYs.

24.5 DEFECT LIABILITY PERIOD

24.5.1 The defect liability period for the supply of concrete sleepers will be as specified in particular conditions of the contract.

24.6 OCCURRENCE OF DEFAULT

24.6.1 Following acts on the part of the Company will be reckoned as act of Default, and upon their occurrence, the Employer will be fully authorized to initiate an action for termination of the agreement project in accordance with Bidding Documents & Concession Agreement.

a. If the Company is deemed by law unable to pay his duty, or enters into voluntary or involuntary bankruptcy as becomes insolvent in the opinion of the Employer.
b. Halts operation without any reason.
c. Has repudiated any of their liabilities under this Agreement.
d. Without reasonable excuse has failed to commence these liabilities in accordance with this Agreement or does proceed with his liabilities to manufacture the agreed quantity of concrete sleepers within 15 days or agreed extended period, after receiving a notice from the Employer or his representative.
e. Despite previous warning from the Employer in writing, is otherwise persistently on flagrantly neglecting to comply with any of his obligations as prescribed in the Agreement.

24.7 RIGHT OF TERMINATION

24.7.1 Upon the occurrence of an event of default as per Clause 20.2 or after final decision by arbitrator/umpire, the Employer may terminate this Project Agreement and Company's right to possession of the property, or any part thereof forthwith by serving upon the Company a 30 days written notice of termination of Project requesting Company to remove its persons from premises within 45 days. On termination, the Employer has a right to recover from the Company.

a) Any other amount and court costs necessary to compensate the Employer, for all detriment proximately caused by the Company's default and any costs or expenses incurred by the Employer thereunder. The Employer shall also have a right to take into its possession all machinery, equipment and fixtures in the property owned by the company and to use them for any purpose or to sell them in a private or public sale for recovery purpose.

PART- II

PARTICULAR CONDITIONS OF CONCESSION CONTRACT

PART II - PARTICULAR CONDITIONS OF CONTRACT

General Conditions of Contract

Clause Reference

1 DEFINITIONS

"Company or Tenderer" means a company registered as per laws of Pakistan and submitting a Bid or Tender.

The word "Tender" is synonymous with "Bid" and the word "Tender Documents" with "Bidding Documents".

2 CONCESSION

2.2.1 The Concession Period shall be a period of **<u>Fifteen</u> (15) Years** from the Effective Date and extendable for another 10 years with satisfactory performance and mutual consent of both the parties.

Add the following Sub Clause;

2.4 Priority of Contract Documents

1. The Contract Agreement;
2. The Letter of Acceptance;
3. The completed Form of Bid
4. The Particular Conditions of Contract – Part II;
5. The General Conditions of Contract – Part I;
6. The completed Appendixes & Annexures to Bid
7. The Specifications (Special Provisions and Technical Provisions); and
8. The Drawings;
9. Pakistan Railways Procedure orders or policies etc. issued during the currency of agreement.

2.5 Concession Framework

2.5.1 Employer shall be responsible to provide the Concrete Sleeper Factories premises to each private party for the outsourcing of operations and management of the Factory(s) within 30 days from signing of agreement. The required approvals from Employer and costs in this regard shall be the responsibility of Employer. Employer shall ensure that each Concrete Sleeper Factory(s) is free from encumbrances and claims arising in relation to the possession or ownership of the Concrete Sleeper Factories and the land on which it is located.

2.5.2 Company shall at its own cost and expense obtain all Applicable Permits/licenses/NOCs for the Project which are required under laws applicable from time to time throughout the Concession Period. All NOCs/ Fees in this regard payable to any Provincial/ District/ Local authority shall be borne by the Company, however Employer shall extend its complete assistance while getting such NOCs/ Permits.

2.5.3 Company shall bear responsibility for financing required to undertake the Project. It shall be the sole responsibility of the Company, to repay the amount of debt raised through periodic interest and principal repayments (as agreed with the lending institution).

2.5.4 Company may undertake Project related rehabilitation / development / upgradation and related services as per OEM standards/SOP's/Requirements with the prior approval of Employer by itself or engaging OEM services by possessing requisite technical, financial and managerial expertise/capability; but in any case the company shall remain solely responsible for all liabilities and obligations under the Concession Agreement, and for the overall supervision, monitoring and control of the activities.

2.5.5 Company shall be responsible for setting up the proper and appropriate level of security arrangements for the protection of the Project site(s) (Concrete Sleeper Factory (s)) and entire premises.

2.5.6 Company shall follow applicable federal and provincial laws, regulations and rules of the Islamic Republic of Pakistan.

2.5.7 All the existing Railway employees of the project (concrete sleeper factory(s)) including labour (skilled, semi-skilled & un-skilled), clerical staff etc. will be placed under the administrative control of the concessionaire. Salaries & wages (including increment) to the existing PR employees will be paid by the company which shall be determined on the basis of LPCs (Last Pay Certificates) to be issued by Pakistan Railways duly verified by Accounts, subject to further increase in pay & allowance made by the Federal Government from time to time. T.A/D.A to these Railway employees shall not be admissible in this case. Railway administration shall bear only the expenses of Passes/PTOs and long leave or LPR and pensionary benefits. The concessionaire shall have prerogative for rendering surplus or any unwilling or inefficient staff to place at the disposal of Railway Administration for further posting. All staff (Railway employees) transferred to the concessionaire will be dealt under the prevailing disciplinary action rules as amended from time to time and in accordance with the powers delegated by Ministry of Railways from time to time. The staff on transfer from Railways to the concessionaire would not be dealt under the policy of deputation (check from CPO).

2.5.8 Company upon completion of the concession period shall transfer all rights in the Project (Concrete Sleeper Factories) and under the Concession Agreement to Employer. The Company shall be bound to handover the outsourced premises (land, building infrastructure including plant & machinery, materials, utilities & services) without any damage, in running condition to Pakistan Railways (Employer) within 30 days. Handover process shall be conducted through a nominated committee of Pakistan Railways (Employer) and the Company while considering essential parameter as applicable under codes and provisions.

2.5.9 Subject to and in accordance with the provisions of this Agreement including specifications and standards, Applicable Laws, Applicable Permits, terms of clearances, Good Industry Practice, the Concession granted shall oblige or entitle (as the case may be) the Company, during the Concession Period, at its own cost to operate, rehabilitate, up-grade, finance, maintain and manage the Project (Concrete Sleeper Factory(s)) as per OEM Standards/SOP's including management of production quality, hiring of staff etc, and transfer all its rights to the Project (Concrete Sleeper Factory(s)) to the Employer on the expiry or the prior termination of the Concession Period;

2.5.10 After fulfilling the Employer requirements, Company may upgrade the facility of production of others similar concrete products for which separate business plan/

model shall be submitted by the concessioner alongwith technical proposal to evaluate profit sharing mechanism under agreed terms with Employer.

2.5.11 Create an Encumbrance, with respect to its rights and obligations under this Agreement excluding any right related to the Project (Concrete Sleeper Factory(s)), in favor of Lenders, only during the Concession Period strictly in part or whole, and in accordance with the terms of this Agreement. Provided that the Company shall create an Encumbrance in strict compliance with the provisions of this Agreement. Provided further, the Company shall not sub-let or mortgage or create any other Encumbrance over the Project (Concrete Sleeper Factory(s)) or any part of the Project (Concrete Sleeper Factory(s)) for any purpose.

2.5.12 Company shall be bound to supply PSC Sleepers as per Pakistan Railway's (Employer's) minimum requirements. After fulfilling the requirement of Pakistan Railway (Employer), the Company shall be allowed to use the surplus capacity for manufacturing other similar concrete products for open market on mutually agreed terms and conditions.

2.5.13 Minimum Requirement of (100,000 Nos) against each Concrete Sleeper for each year will be confirmed to the company before commencement of financial year or as and when required by the Employer.

2.5.14 Normal production including processes would be supervised by PR officials as per practice, however, for quality assurance, third party shall conduct inspection and testing of materials and products including end to end process of manufacturing ensuring that processes are conforming to the prescribed standards/SOPs.

2.5.15 In addition to third party inspection, company is bound to vet the manufacturing process and quality of product through OEM after each 5 years. Necessary modifications/changes will also be done by company as per guidance/ recommendations of OEM.

2.5.16 The company shall acquire ISO certification such as ISO 9001:2015, ISO 45001:2018 and any other relevant certification for the CSFs in 02 years time.

2.5.17 After OEM vetting, company is bound to maintain the standards in such a professional manner that product quality is acceptable to P.R and to international venders/Firms/Company(s) as in the case of Rekodiq Project (ML-3) / ML-1 keeping in view current practices of handling of sleepers.

2.5.18 The Company shall be permitted to add, extend or modified the existing facilities, machinery and equipment at the Concrete Sleeper Factory(s) for manufacturing of PSC Sleepers or manufacturing of other concrete products as per agreed terms & conditions of both the parties. Any extension done or machinery/equipment so install shall become the property of the Employer at the expiry of the Concession period with agreed depreciated cost. Released machinery & equipment etc. will be the property of the Employer and will be handed over to representative of the Employer.

2.5.19 The buildings, store, machinery/equipment installed in the concrete sleeper factories shall be maintained in an excellent working condition with nominated repair/schedules carried out at regular intervals, to the entire satisfaction of the Employer.

2.5.20 In case of revision of applicable rates of sleeper after one year or due to abnormal increase (i.e more than 15% increase in cost of sleepers), a high-level price committee of Pakistan Railway comprising of CEN/O.L, FA&CAO/M&S, MD/CSF and company's representative will review the rates of sleepers on the basis of abnormal inflation / fluctuations in the market which will be dealt as per PEC price adjustment formula.

2.5.21 Existing flash butt welding plant installed at concrete sleeper factory, Sukkur is the property of the employer and will remain intact and the Employer will operate the same as and when required. Operational expenses of flash butt welding plant including electricity, utilities, labour, allied plants & machinery etc will be arranged by the Employer. Staff already trained for this facility and retained or being utilized by the concessionaire will be surrendered to work for the employer for this facility i.e. flash butt welding plant as and when required in future.

3 MANAGEMENT AND SUPERVISION

Add the following Sub Clauses;

3.1.4 Language Ability of company's Representative

The company's authorized representative shall be fluent in the English language. Alternately an interpreter with ability of English language shall be provided by the company on full time basis.

3.1.5 Employment of Local Personnel

The Company is encouraged, to the extent practicable and reasonable, to employ staff and labour from sources within Pakistan.

3.1.6 Health and Safety

Due precautions shall be taken by the company at his own cost, to ensure the safety of his staff and labour at all times throughout the period of the Concession. The company shall further ensure that suitable arrangements are made for the prevention of epidemics and for all necessary welfare and hygiene requirements.

3.1.7 Epidemics

In the event of any outbreak of illness of an epidemic nature, the company shall comply with and carry out such regulations, orders and requirements as may be made by the Government, or the local medical or sanitary authorities, for purpose of dealing with and overcoming the same.

3.2.3 Employer may, at its sole discretion, either designate an official of its own or appoint one (1) or more Consultant(s), as and when required, in accordance with the PPRA Ordinance and the rules formulated thereunder, to oversee the Company's works including, but not limited to, assessing various performance metrics such as quality of the work done, production, financial statements or other key performance indicators (KPIs) as assigned by Employer. Upon reports submitted by the consultant, if deemed necessary, strategic meetings would be organized between the Company and Employer to ensure project health. Details regarding appointment of consultant (s) are set forth in the Concession Agreement.

9 DESIGN FOR REHABILITATION & UPGRADATION OF THE PROJECT

9.1.1 In case of change of design / technology. the proposed designed approved by the employer will be vetted by the third party (from renowned consultant/ designer). The Company will submit complete approved design and working drawings including design calculation of sleeper as well as design of any addition of new machinery/ equipment for approval from Employer as per parameters given below:

A. PSC 2750mm Sleeper

S. No.	Description	Specifications
1	Guage	1676 mm (BG)
2	Axle Load	25 Tons (250 KN)
3	Length of Sleeper	2750mm
4	Width of Sleeper	300 mm
5	Weight of Sleeper	325 Kgs
6	Fastenings	Vossloh or Nabla
7	Speed	160 Km/hour minimum upto 200 Km/Hr
8	Rail	54 E 1 & UIC 54
9	Sleeper Spacing	2 feet (610mm)/1640 sleepers per K.M
10	Cement Specification	Sulphate Resisting Cement or any other cement to meet with the design which is available in Pakistan

B. PSC 2600mm Sleeper

S.No.	Description	Specifications
1	Gauge	1676 mm (BG)
2	Axle Load	22.5 Tons (220.6 KN)
3	Length of Sleeper	2600mm
4	Fastenings	RN Type
5	Rail	100 RE / 90 lbs
6	Sleeper Spacing	2 feet (610mm)/1640 sleepers per K.M
7	Cement Specification	Sulphate Resisting Cement or any other cement to meet with the design which is available in Pakistan

C. Tests to be Performed during manufacturing of sleepers:

- Slump test
- Compression Strength test of Concrete.
- Tensile Strength test of Concrete.
- Bending Tensile Strength of sleeper
- Dynamometer Test of sleeper
- Bending Tensile Strength test of Prism
- Bending Test of sleeper
- Full destructive test of sleeper
- Dynamic loading test.
- Or any other test as per OEM/International Standards

Add the following Sub Clause;

9.2 The Employer reserves the right to get the design checked/vetted from third party independent renowned consultant at its discretion at the cost of the Company for confirming its adequacy and required design specification, and to subsequently satisfy itself about quality of sleepers as per design during production process.

Add the following Sub Clauses;

9.2.2 In case of change of design, Design will become integral part of the Concession Agreement after approval and shall be followed by the Company in true letter and spirit in its entirety for the manufacturing of Concrete Sleepers.

9.2.3 All the design, manufacturing procedure material specification approved by the Employer will become the property of the Employer without any payment of any patent rights.

9.3 Changes In Design

9.3.1 The Employer reserves the right to request on change/modification in the physical design of Concrete Sleepers required due to change/modification in fastening system, change in axle load or assigning due to any other course. The Company will not refuse such changes and will be bound to accept the same. However, in such instance the cost to be increased for change in the design of moulds or other modifications will be agreed between the Employer and the Company, the Employer will be responsible to pay such agreed cost to the Company for making such changes /modification.

Add the following Sub Clause:

9.3.2 If any modification is to be made in process of the production or design of Concrete Sleepers, the same will be qualified through quality checks by meeting technical requirements by Employer's nominated technical committee comprising of 03 members (CEN/O.L, CEN/Design, CEN/S&C) or any other member nominated by the GM/M&S.

9.4 Commencement of Rehabilitation and Upgradation Schedule of the Project

9.4.1 Company will provide detail of commencement of works alongwith business model of rehabilitation and execution plan as per OEM Standards/SOPs/Requirements within three (03) months from effective date clearly showing stagewise development strategy alongwith investment plan including but not limited to phases as well as production plan. The Company shall also submit to the Employer a detailed schedule for the following:

i. Rehabilitation of equipments / machinery;

ii. Maintenance schedule of equipments / machinery;

iii. Schedule of supply of sleepers.

9.4.2 As per requirement of the Employer (i.e more than 250,000 PSC Sleepers / per year), the company will submit the up-gradation plan of the factory with the addition of new lines or enhanced capacity production system alongwith financial implications, for approval of the Employer as per agreed terms & conditions.

9.5 Penalties

9.5.1 If the company failed to supply the sleepers to the Employer as per requirement / demand, within specified time period, a penalty of an amount of 0.5% per week on cost of unsupplied sleepers to be supplied or part thereof up to maximum 10% cost of the unsupplied sleepers per year or as per placed demand to be supplied to the Employer, will be imposed to the company. If the employer's demand is less than the minimum quantity of 100,000 Nos PSC sleepers per year, the Employer shall also pay to the Company/ Concessionaire an amount of 0.5% per week on cost of less demanded quantity or part thereof upto maximum 10% cost of the less demanded quantity.

17.3 Transfer of Revenue Share to Employer

17.3.1 In order to ensure the transparency, the concessionaire / company shall maintain an auditable record for the supply of sleepers to outside the PR as well as supply of other concrete products to open market to ascertain appropriate sharing mechanism with the Employer.

The Employer’s Share modus-operandi @10 % of gross revenue sharing on mutually decided terms & conditions for supply of sleepers outside to Pakistan Railways and on supply of other concrete products to open market, shall be transferred into the bank account specified by the Employer directly on daily basis, by setting up accounting software (to determine the sources of revenue generation, to accurately track the daily revenue generation from multiple sources, generate daily reports showing total revenue generated by logging all revenue transections, apply the agreed sharing ratio to calculate each party's share & to transfer the calculated shares to the specified bank accounts.

The Company shall develop the above- mentioned software in liaison with the representative of IT Department Pakistan Railways with complete access and keys to be provided to the representative of IT Department nominated by head of IT Department Pakistan Railways. All the expenses including operation, licensing, maintenance, hardware procurement etc. shall be borne by the company till the completion/ termination of concession period.

21.2 Transfer Procedure Upon Expiry

21.2.3 Upon expiry of currency of Agreement, the entire technology, machinery installed by the Company will be transferred to the Employer with depreciated cost which to be assessed by the nominated committee comprising DG/Legal Affairs, Director Procurement, FA&CAO/M&S, MD/CSF & Company or their representative.

22.2 Transfer Procedure Upon Early Termination

22.2.1 Upon early termination of contract, the entire technology, machinery installed by the Company will be transferred to the Employer with depreciated cost which to be assessed by the nominated committee comprising DG/Legal Affairs, Director Procurement, FA&CAO/M&S, MD/CSF & Company or their representative.

23 Resolution of Disputes

Add the following Sub Clause:

23.4 In case of any dispute regarding quality, material, method of production etc arising during production of sleepers, a dispute resolution committee of Employer comprising CEN/O.L, CEN/ Survey & Construction, CEN/Design or any other member nominated by GM/M&S and concessionaire representative will analyze and resolve the dispute. The committee may also engage third party in this regard.

24 MISCELLANEOUS PROVISIONS

24.5.1 DEFECT LIABILITY PERIOD

The defect liability period will be five (5) years for sleepers. The start date of defect liability period will be reckon from the date of supply of sleepers.

Add the following Sub Clauses;

24.5.2 An evidence based field report of the damaged or broken sleepers during the defect liability period will be assessed / evaluated by the Chief Engineer/Open Line through a technical committee of officers and provided to Managing Director/ Concrete Sleeper Factories within 15 days of the occurrence of the damage / defect.

24.5.3 The company will be bound to replace defective sleepers and provide quality sleepers free of cost (including loading into Railway Wagon) in accordance with the required specifications against the defective / damaged sleepers during the defect liability period.

“Annexure-A”

Detail of CSF/Khanewal

- **Human resource**

Categories	Sanctioned Strength	On Roll	Shortage
Works Manager	1	1	0
Supervisors.	14	7	7
SSKP.	1	1	0
Clerical Staff	3	2	1
Workmen.	95	46	49
Total:-	**114**	**57**	**57**

- **Detail of Area**

S. No.	Description	Marlas	Rate	Unit	Amount in Rs.	Amount in Million
1	Cost Of Land	5187.87	700128	Per Marla	3632173047	3632.17
2	Cost of Structure / Covered Area	438639.3	1470	Per CFT	644799771	644.8
Grand Total					4276972818	4276.97

- **Detail of Plant and Machinery**

S. No.	Description	Quantity	Approx: Rate		Appox: Amount in Rs.
			Unit	Rate in Rs.	
1	Electric Switch Combination	1	Each	2497854.64	2497854.64
2	Conveyor equipment for pallets	2	Each	3178568.25	6357136.50
3	Electric Power supply arrangements	2	Each	35714.25	71428.50
4	Trestle Separation Sleeper Pallets	1	Each	10000.00	10000.00
5	Scaffold for gauging green sleeper	4	Each	12500.00	50000.00
6	Stand for heating stack jack	586	Each	1172.16	686886.00
7	Boiler Vertical C-3	4	Each	190000.00	760000.00
8	Steam Distribution	1	Set	175000.00	175000.00
9	Flat Truck for 8 Sleeper Rail Travelling	25	Each	410000.00	10250000.00
10	Quadrupple stressing jack (Prestressing Machine Complete)	4	Each	4994140.00	19976560.00
11	Hydraulic Pump complete	4	Each	1873390.98	7493563.94
12	Two Speed Hydraulic Jack Hand Pump complete (MACALY)	2	Set	395356.75	790713.50
13	Suspension Frame & Protective Devices	1	Each	45000.00	45000.00
14	Mixer for Grout Complete with electric Motor	2	Each	1783926.79	3567853.58
15	Grouting Device	1	Each	60000.00	60000.00
16	Container for Grout	5	Each	1605712.68	8028563.40
17	PECO Diesel Engine 2980 (Stand By)	1	Set	150000.00	150000.00
18	KLEEMAN crushing plant complete	1	Each	28853542.58	28853542.58
19	Two Electric switch combination	2	Each	73928.50	147857.00

S. No.	Description	Quantity	Approx: Rate		Appox: Amount in Rs.
			Unit	Rate in Rs.	
20	Electric Power supply for prestressing	1	Each	106071.32	106071.32
21	Crane complete assembly EC5,8 Cap: 5 Ton	1	Each	1500000.00	1500000.00
22	Loading Crane 6x24.5 M Electric Hoist 5000 Kp	1	Each	23192833.95	23192833.95
23	Gauges for checking smoothness of hair pin support	2	Each		
24	Checking device for hair pin	1	Each	71428.50	71428.50
25	Set of Gauges for R.N fastening	1	Set	1962855.18	1962855.18
26	Cleaning Bars for Bell Washer	2	Each	357142.50	714285.00
27	Dynamometer	1	Each	624999.38	624999.38
28	Electric Hoist Crane 3.2 M.Ton (Curved Beam) Podem	1	Each	1725750.00	1725750.00
29	PSC Sleeper Mould	12	Each	224916.67	2699000.00
30	Hoist 5 Ton Curve	4	Each	4727139.30	18908557.20
31	Hoist 5 Ton Straight	1	Each	4923286.29	4923286.29
32	Diesel Generator 500 KVA set complete	1	Set	8874000.00	8874000.00
33	Compressor GA-408	1	Each	2676425.90	2676425.90
34	Compressor LE-6	1	Each	190000.00	190000.00
35	Air Tank	1	Each	230000.00	230000.00
36	Pedistal Grinder Machine with 12" dia with motor	1	Each	85000.00	85000.00
37	Pedistal Drill Machine Medium	1	Each	95000.00	95000.00
38	Centre Lathe Machine 6' length complete	1	Each	275000.00	275000.00
39	Cross Beam of PSC Sleeper	2	Each	300000.00	600000.00
40	Hoist 1600 Kg Complete	1	Each	2016426.56	2016426.56
41	Electric Hoist 3.2 Ton Straight (Podem)	1	Each	1725750.00	1725750.00
42	Trolley for Hydraulic Pump	1	Each	89285.63	89285.63
43	Vibrating Unit for Cube & Beam specimen	1	Each	626785.09	626785.09
44	Cube Mould	4	Each	34285.68	137142.72
45	Beam Mould	3	Each	134999.87	404999.60
46	Tripple Prism Mould for injection master	1	Each	71428.50	71428.50
47	Tripple Prism mould for Grouting Motor	1	Each	81071.35	81071.35
48	Additional Device for determining compressive and bending strength of prism	1	Each	142857.00	142857.00

S. No.	Description	Quantity	Approx: Rate		Appox: Amount in Rs.
			Unit	Rate in Rs.	
49	Core with testing tools for cement aggregate & concrete	1	Each	293928.28	293928.28
50	Testing Machine for Cube & Beams	1	Each	6244279.47	6244279.47
51	Bridge Crane 500 KP with Runway 15 Meter	1	Each	2675711.61	2675711.61
52	Chamfering & Thread Rolling Machine	1	Each	12487487.51	12487487.51
53	Tool Grinder	1	Each	858213.43	858213.43
54	Hair Pin Bending Machine	1	Each	2140712.15	2140712.15
55	Stone Crusher Baxter E-651	1	Each	1200000.00	1200000.00
56	Vessal for decreasing hair pin	1	Each	18000.00	18000.00
57	Welding Transformer Portable AC with 250/250 with 5 MTR cable	1	Each	16000.00	16000.00
58	Wagon for hair pin Rods	2	Each	8000.00	16000.00
59	Stone Crusher USA made	1	Each	1200000.00	1200000.00
60	Compressed Air Distributor	1	Sys:	175000.00	175000.00
61	Air Compressor ATLAS copco model LE-11	1	Each	610000.00	610000.00
62	Air Compressor small	1	Each	75000.00	75000.00
63	Water Cooler	1	Each	99934.00	99934.00
64	Electric Scale	1	Each	2600.00	2600.00
65	Fine Bucket	6	Each	300.00	1800.00
66	Cross Beam to lift 4 New sleeper Vossloh / PSC	2	Each	10000.00	20000.00
67	Cross Beam for 4 Green Sleeper	2	Each	2688211.60	5376423.20
68	Mould for Mono Vossloh Sleeper complete	14	Each	5469939.86	76579158.00
69	Scraper for aggregate complete	1	Each	5794279.92	5794279.92
70	Positive mixer complete with elect magnetic water meter	1	Each	11922130.94	11922130.94
71	Concrete Distributor	4	Each	2319283.40	9277133.58
72	Chamfering & Thread Rolling machine with automatic	1	Each	43827830.00	43827830.00
73	Hair Pin Bending Unit electric control with hydraulic pump	1	Each		
74	Grinding Machine for chamfering Knife with one carbon disc	1	Each		
75	Electric forging hammer type C-41	1	Each	780000.00	780000.00
76	Cement scale weighing with electric motor & cement screw conveyor	1	Set	3905353.24	3905353.24
77	Feeding Funnel with sport	1	Each	4348924.22	4348924.22
78	Reversable bend conveyor	1	Each	1596426.98	1596426.98

S. No.	Description	Quantity	Approx: Rate		Appox: Amount in Rs.
			Unit	Rate in Rs.	
79	Suspended frame with runway	2	Each	3478567.95	6957135.90
80	Vibrating table with four vibrator 2 hydraulic lifting device complete	2	Each	5465708.82	10931417.64
81	Compressor Beam for 2 sleeper with 2 vibrator safety device and electric hoist 1600 KP	1	Each	4466066.96	4466066.96
82	Industrial truck with runway transportation of two mould with & without sleeper	6	Each	949999.05	5699994.30
83	Hydraulic demoulding table	4	Each	2246426.33	8985705.30
84	Extractor for core bar	4	Each	1427141.43	5708565.72
85	Oil pressure vossloh with spraying pistol oil pressure hose	2	Each	178571.25	357142.50
86	Water tank for cleaning core bar	2	Each	1249998.75	2499997.50
87	Flat Truck for two empty mould	2	Each	728570.70	1457141.40
88	M.S pallet	1923	Each	8257.00	15878211.00
89	Crane runway consisting of 16 cross girder	2	Each	344000.00	688000.00
90	Contact wire for crane runway	2	Each	1492141.37	2984282.73
91	Electric Hoist 1600 KP for demoulding	2	Each	2016426.56	4032853.11
92	Cross Beam for Two empty mould	1	Each	10000.00	10000.00
93	Electric Hoist 1600 KP for 2 empty mould	2	Each	1573569.86	3147139.71
94	Electric Hoist 5000 KP for 4 Green Sleeper	2	Each	2663568.77	5327137.53
95	Cross Beam for 8 Sleeper hardened sleepers	2	Each	2688211.598	5376423.20
96	Electric Hoist 5000 KP for 8 hardened sleeper	2	Each	2663568.77	5327137.53
97	Cross beam for steamer cover	2	Each	15000.00	30000.00
98	Cross beam for single sleeper	2	Each	3166.50	6333.00
99	Mould Vossloh sleeper with core bar	6	Each		
100	Compression beam	2	Each		
101	BOGE Air Compressor S-100 complete	1	Each	1810650.00	1810650.00
102	BOGE Screw Air compressor Model No.S-29-2	1	Each	797859.00	797859.00
103	Radial Scraper manual ELBA	1	Each	7737400.00	7737400.00
104	Schosser Mixer 750/500 complete	1	Each	2200000.00	2200000.00
105	DEMAGE Electric Hoist Cap: 3.2 Ton	4	Each	1725750.00	6903000.00
106	Sive Shaker motrinize 10 Nos off sizes	1	Each	157000.00	157000.00

S. No.	Description	Quantity	Approx: Rate		Appox: Amount in Rs.
			Unit	Rate in Rs.	
107	Cylinder 6" dia 12" long	4	Each	5000.00	20000.00
108	Turn Table	7	Each	300000.00	2100000.00
109	Aggregate bucket for mixing plant	1	Each	161500.00	161500.00
110	PECO Lathe Machine BL-117	2	Each	737500.00	1475000.00
111	Diesel Engine for crusher USA	1	Each	375500.00	375500.00
112	Bridge Crane 1600 KP with Two motors	1	Each	3951067.48	3951067.48
113	Cross Beam for Steel coil	1	Each	16750.00	16750.00
114	Cross Beam for Hair pin	1	Each	15840.00	15840.00
115	Pallets for hair pin	6	Each	7500.00	45000.00
116	Wagon for cleaned hair pin	1	Each	20100.00	20100.00
117	Pump Semi Rotary lift & force 2"x1"	1	Each	10890.00	10890.00
118	Electric Motor of Booster pump Centrifugal pump	1	Each	38000.00	38000.00
119	Electric Motor of Driven centrifugal pumping plant PCF 63-L / 19x8x2-1/52 size with 15-HP motor complete	1	Each	195000.00	195000.00
120	PLC controll with electric circuit programe & LCD operate pannel for weighing arrangement complete	1	Each	24000000.00	24000000.00
121	Cement Screw dia 219mm with motor 5.5 K.W / 3-Phase capacity	1	Each		
122	Cement Screw dia 219mm type TS-219 Gear motor 3-Phase 8600	1	Each		
123	Cement scale 250 kg with support parts (for fitting)	1	Each		
124	Cross beam for 8 sleeper	2	Each	90000.00	180000.00
125	Green gauge vollsoh sleeper rail "S" twist	1	Each		
126	Gauge for insilination	1	Each		
127	Gauge for core bar	1	Each		
128	Gauge vossloh negative gauge	1	Each		
129	Gauge for hardened sleeper Gauge B-C (dimention)	1	Each		
130	Gauge of hardened sleeper Gauge "A"	1	Each		
c	Digital Gauge dial (SYLVAC)	2	Each		
132	Mould of sleeper proto type	1	Each	520000.00	520000.00
133	Hoist Compression beam	1	Each	1005000.00	1005000.00
134	Safety device compression beam	3	Each	226666.67	680000.00

S. No.	Description	Quantity	Approx: Rate		Appox: Amount in Rs.
			Unit	Rate in Rs.	
135	Weighing scale for star bin with pipe	1	Each	70800.00	70800.00
136	Air compressor	1	Each	160000.00	160000.00
137	Main Hydraulic pump for vibrating tables	2	Each	110000.00	220000.00
138	Electric hoist 3000 Kg without pannel board	1	Each	1050000.00	1050000.00
139	M.S mould vossloh sleeper	21	Each	3024620.00	63517020.00
140	Lifting device complete (table jack)	2	Each	237750.00	475500.00
				Total: -	**566044086.77**

Grand Total **566.04**

- **Detail of Vehicles**

S. No.	Description	Quantity	Approx: Rate		Appox: Amount in Rs.	Remarks
			D.O. Acquisition	Rate in Rs.		
A.	**Serviceable Vehicles**					
1	Massey Ferguson Tractor-385 (New)	3	2016	2271000.00	6813000.00	
2	Trolley for Tractor MF-385	2	2003	120000.00	240000.00	
3	Front end heavy duty industrial for MF-385	3	2016	221666.67	665000.00	
5	Tractor Ford 3600	1	1981	688850.00	688850.00	
6	Suzuki Van LOU-8054	1	1994	250000.00	250000.00	
7	Trolley for Tractor Steel Body	1	1981	177700.00	177700.00	
8	Tractor Massey Ferguson-385	1	1981	1647560.00	1647560.00	
9	Toyota Hiace QA-1041	1	1981	300000.00	300000.00	
B.	**Condemn Vehicles**					
1	Catter Piller Fork Lifter	1	1981	158000.00	158000.00	
2	Jeep MRD-5734	1	1981	200000.00	200000.00	
3	Frukawa Front End wheel Loader FL-120-A	2	1981	600000.00	1200000.00	
4	Ahlmann Swing Shovel Loader	1	1981	7178564.25	7178564.25	
5	Loader France Complete	1	1981	200000.00	200000.00	
6	Tractor Allis Charmer	2	1981	688850.00	1377700.00	
				Total: -	**21096374.2**	
		G- Total in Millon			**21.10**	

- **Detail of Office Equipments**

S. No.	Description	Quantity	Approx: Rate		Appox: Amount in Rs.
			D.O. Acquisition	Rate in Rs.	
1	Computer P-IV Intel 850DMV with 2.4 Gega, 64 MB VGA, Fax Modem, 256 MB RAM, CD-RW, CD-ROM, DVD ROM, 40GB HDD, FDD 1.44, Keyboard, Mouse, Computer Table (Complete in all respect)	2	2021	-----	2023.00
2	Printer HP LaserJet 1300	1	2021	6000.00	6000.00
3	Scanner 1100 HP	1	2021	5000.00	5000.00
4	Manual Typewriter	1	1981	6000.00	6000.00
5	Laptop HP Core-I-5	1	2014	120000	120000.00
6	Photo State Machine Panasonic DP-1080-P	1	2003	50000	50000.00
				Total	187000.00
		G- total in million			**0.187**

"Annexure-B"

DETAIL OF CSF/SUKKUR:

- **Human resources**

Categories	Sanctioned Strength	On Roll	Shortage
Works Manager	1	1	0
Supervisors.	11	2	9
DSKP.	1	0	1
Clerical Staff	9	4	5
Workmen.	117	102	15
Total:-	**139**	**109**	**30**

- **Detail of Area at Concrete Sleeper Factory, Sukkur.**

1	Open Area	26.37 Acres
2	Covered Area	5.63 Acres

- **Detail of Buildings in Covered Area at Concrete Sleeper Factory, Sukkur.**

S. No..	Description	Approx: Cost Rate in Rs.	Approx: Amount in Rs.
1	WM office	13794000	13.7940
2	Cement Godown	21072000	21.0720
3	Cycle Stand	1416000	1.4160
4	Chowkidar Room	109000	0.1090
5	Chowkidar toilet	137000	0.1370
6	Mosque	642000	0.6420
7	Pipe Factory	18859000	18.8590
8	Toilet	91000	0.0910
9	Flash Butt Welding Plant	9527000	9.5270
10	LT Room	5311000	5.3110
11	Toilet FOM	50000	0.0500
12	Compressor Generator Room	325000	0.3250
13	Toilet Class -VI	125000	0.1250
14	Time Office	543000	0.5430
15	Canteen No. 01	588000	0.5880
16	Canteen No. 02	1350000	1.3500
17	Store DSKP	944000	0.9440
18	Machine Shed	268000	0.2680
19	DSKP Store & Office	4688000	4.6880
20	Boiler Shed	2564000	2.5640
21	Enterance Hall	1491000	1.4910
22	Machine Shop	552000	0.5520
23	Electric Shop	595000	0.5950
24	Machine Shed	2011000	2.0110
25	Crushed Shed	1141000	1.1410
26	Abundant Room	686000	0.6860
27	Main shed Bin	4975000	4.9750
28	New Shed	18766000	18.7660
29	Abundant IOW Office	2158000	2.1580
30	Diesel Room	864000	0.8640
31	Mechanical Prestressing room	612000	0.6120
32	Prestressing section	9703000	9.7030
33	Laboratory	1144000	1.1440
34	Manufacturing Shed	20406000	20.4060
35	Old MFG shed	10111000	10.1110
36	Old Shed Abundant	4252000	4.2520
37	Empty Bag room	456000	0.4560
38	Officer Rest House	1984000	1.9840
TOTAL			**164.3100**

- **Detail of Plant and Machinery at Concrete Sleeper Factory, Sukkur.**

S. No..	Description	Quantity	Approx: Cost		Approx: Amount in Rs.
			Unit	Rate in Rs.	
1	A-1 Welder Machine 1984	1	Each	8000000	8.0000
2	Stripper Machine 1984	1	Each	2500000	2.5000
3	Mobile Press Machine 1984	1	Each	100000	0.1000
4	Concrete Batching Plant 2004	1	Each	2000000	2.0000
5	Scrapper Machine 2004	1	Each	500000	0.5000
6	Concrete Distribution car 2004	1	Each	250000	0.2500
7	Vibrating table Machine 2004	1	Each	50000	0.0500
8	Chamfering &Thread Rolling Machine 2017	1	Each	5000000	5.0000
9	Prestressing Machine 2012	1	Each	400000	0.4000
10	Sulary Grouting Machine 2012	1	Each	400000	0.4000
11	Sand Washing Plant 1998	1	Each	250000	0.2500
12	Air compressor GA 75 2004	1	Each	2000000	2.0000
13	Air compressor Roll air 50 (2016)	1	Each	5000000	5.0000
14	Steam Boilers 2006	1	Each	700000	0.7000
15	Lathe Machine 1996	1	Each	15000	0.0150
16	Shapper Machine	1	Each	40000	0.0400
TOTAL					**27.2050**

- **Detail of Vehicles available at Concrete Sleeper Factory, Sukkur.**

S. No.	Description	Quantity	Approx: Cost		Approx: Amount in Rs.
			Date of Acquisition	Rate in Rs.	
	A. Serviceable Vehicles				
1	SUZUKI BOLAN-WHITE COLOR	1	1985	300000	0.3000
2	MF-385 2003-RED COLOR	1	2003	1200000	1.2000
3	MF-385 2016-RED COLOR	1	2016	2300000	2.3000
4	MF-385 2016-RED COLOR	1	2016	2300000	2.3000
5	MF-385 2016-RED COLOR	1	2016	2300000	2.3000
6	MF-385 1994-RED COLOR	1	1994	700000	0.7000
7	MF-385 1996-RED COLOR	1	1996	800000	0.8000
	B. Condemn Vehicles				
1	Tractor 65 HP (MF265/ (1982)	1	GP-7595	400000	0.4000
2	Shovel Loader (FC 120 A)	1	Not Registered	500000	0.5000
3	Ahlman Loader (AS-7)	1	Not Registered	500000	0.5000
4	Suzuki Van (ST 308 VTR (X))	1	GP - 7613	200000	0.2000
5	Jeep (Nia Dour)	1	GP - 7541	200000	0.2000
			TOTAL		**11.700**

- **Detail of Office Equipments available at Concrete Sleeper Factory, Sukkur.**

S. No.	Description	Quantity	Approx: Cost		Approx: Amount in Rs.	Remarks
			Date of Acquisition	Rate in Rs.		
1	Computer with 18" LED, DEL Core I-3 Generation II	1	2017	15000	0.0150	
2	Dell Model D18M Reg type D18M003 Intel(R) Core(TM) i-7-7700 CPU @ 3.60 GHz	1	2023	25000	0.0250	
3	HP Laser jet Pro Model M404DN	1	2021	1000	0.0010	Condemned
4	HP Laser jet Pro Model M404a	1	2017	1000	0.0010	Condemned
5	Laptop Lenovo Model 80e5	1	2017	1000	0.0010	Condemned
6	Photostate Machine Panasonic DP-1080-P	1	2003	10000	0.0100	Condemned
7	Type writer	1	1981	5000	0.0050	
TOTAL					**0.0580**	

- **Detail of Tube Wells & Water Supply System installed at Concrete Sleeper Factory, Sukkur.**

S. No.	Description	Quantity	Approx: Cost		Approx: Amount in Rs.
			Unit	Rate in Rs.	
1	HS water tank	2	Each	4000000	4.0000
2	RCC water Ground Sedimentation Tank	3	Each	74400	0.0744
3	4" dia Submersible pump	1	Each	284000	0.2840
4	2" dia water pump (out of order)	1	Each	96000	0.0960
5	Water lifting pump	1	Each	30000	0.0300
6	600 Rft GI pipe line	1	Each	24000	0.0240
TOTAL					**4.5084**

- **Detail of Scientific & Laboratory Equipment**

S. No.	Description	Approx: Cost		Approx: Amount in Rs.
		Unit	Rate in Rs.	
1	Los Angles Machine (1970)	1	25000	0.0250
2	Bending test Machine (1970)	1	500000	0.5000
3	Cube testing Machine (1970)	1	500000	0.5000
4	Beams testing Machine (1970)	1	150000	0.1500
TOTAL				**1.1750**

- **Detail of Furniture, Fixture & Fitting**

S. No.	Description	Quantity	Approx: Cost		Approx: Amount in Rs.
			Unit	Rate in Rs.	
1	Window AC 1 (1990)	1	Each	15000	15000
2	Window AC 2 (2005)	1	Each	15000	15000
3	Rake (1985)	10	Each	50000	500000
4	Chairs 1985	10	Each	30000	300000
5	Office Table 1980	9	Each	150000	1350000
6	Drawing Table 1980	1	Each	5000	5000
7	Almirah Wooden 1980	8	Each	20000	160000
8	Almirah Steel 1965	2	Each	20000	40000
9	Revolving Chair 2014	2	Each	6000	12000
10	Room Heater 2019	1	Each	1500	1500
11	Telephone set 2022	1	Each	3000	3000

S. No.	Description	Quantity	Approx: Cost		Approx: Amount in Rs.
			Unit	Rate in Rs.	
12	Sofa Set 2002	1	Each	15000	15000
13	Matress (Foam) 2018	2	Each	10000	20000
14	Bed Side Tables 2002	1	Each	600	600
15	Sealing Fan 1965	6	Each	148000	888000
16	Dinning Table 1986	1	Each	15000	15000
17	Dinning Table with 4 chairs 1986	1	Each	20000	20000
18	Study table with chair 2016	1	Each	2500	2500
19	Wooden Cot 02 Nos 2016	2	Each	5000	10000
20	Table set for sofa 2002	1	Each	3000	3000
21	Foot rest 1986	2	Each	500	1000
22	Easy Chair 1986	2	Each	60000	120000
23	Safe Iron 1986	2	Each	15000	30000
24	Exhaust Fan Plastic 2014	5	Each	1500	7500
25	Fax Machine 2002	1	Each	1000	1000
26	Hand wash Bason	1	Each	2000	2000
27	Bracket Fan 2006	2	Each	6000	12000
28	Weight Machine 2017	2	Each	6000	12000
29	Room Cooler 2016	5	Each	91000	455000
30	Drinking water cooler 2016	2	Each	100000	200000
TOTAL					**4.2161**

- **Detail of Electrical Installation & Equipments**

S. No.	Description	Approx: Cost		Approx: Amount in Rs.
		Unit	Rate in Rs.	
1	Vibrator Press beams Electric Hoist	Each	3200000	3.2000
2	Electric Hoist lifiting capacity 02 ton	Each	1600000	1.6000
3	Electric Hoist lifting 05 ton Capacity	Each	100000	0.1000
4	Electric Hoist lifting capacity 3.2 ton	Each	800000	0.8000
5	Hoist 5 ton with Mechanical Structure	Each	2800000	2.8000
6	Power Factor 01	Each	200000	0.2000
7	Power Factor 02	Each	600000	0.6000
8	Transformer 1000kV & 750 KV	Each	3500000	3.5000
9	Diesel Power Generator 500 KV	Each	9000000	9.0000
10	RO Water filtration plant	Each	500000	0.5000
TOTAL				**22.3000**

"Annexure-C"

Detail of CSF/KOHAT:

- **Human resource at Concrete Sleeper Factory, Kohat.**

Categories	Sanctioned Strength	On Roll	Shortage
Works Manager	1	1	0
Supervisors.	8	5	3
SSKP.	1	0	1
Clerical Staff	3	2	1
Workmen.	57	13	44
Total:-	**70**	**21**	**49**

- **Detail of Area**

S. No.	Asset Type	Quantity		Date of Acquisition of Asset	Approximate. Assesed Rate.		Present Approximate Assessed Cost in Rs.	Remarks
					At Rs.	Per		
1	Cost of Land inside Boundary Wall of CSF Kohat Cantt.	2093	Marlas	1981	242,839.00	Marla	508,262,027.00	D.C Value of Land = Rs. 242839/- per Marla
		TOTAL-A					**508262027.00**	

- **Detail of Buildings in Covered Area**

S. No.	Asset Type	Quantity		Date of Acquisition of Asset	Approximate. Assesed Rate.		Present Approximate Assessed Cost in Rs
1	Office Building	2797	Sft	1981	2,200.00	Sft	6,153,400.00
2	Main Gate Chokidar Hut	86	Sft	1981	2,200.00	Sft	189,200.00
3	Laboratory	512	Sft	1981	2,000.00	Sft	1,024,000.00
4	Laboratory Curing Pond	387	Sft	1981	1,500.00	Sft	580,500.00
5	Mechanical Workshop	754	Sft	1981	1,700.00	Sft	1,281,800.00
6	Compressor Room	501	Sft	1981	1,700.00	Sft	851,700.00
7	Steel Shop	4044	Sft	1981	1,700.00	Sft	6,874,800.00
8	Electric Switch Board	1102	Sft	1981	2,000.00	Sft	2,204,000.00
9	Transformer Room	151	Sft	1981	2,000.00	Sft	302,000.00
10	Staff Latrines	500	Sft	1981	2,000.00	Sft	1,000,000.00
11	Steel Godown 1	4349	Sft	1981	1,700.00	Sft	7,393,300.00
12	Steel Godown 2	3871	Sft	1981	1,700.00	Sft	6,580,700.00
13	Cement Godown	3456	Sft	1981	2,000.00	Sft	6,912,000.00
14	Moulding Shop	16538	Sft	1981	3,000.00	Sft	49,614,000.00
15	Curing Tanks	16704	Sft	1981	1,500.00	Sft	25,056,000.00
16	Chokidar Hut	71	Sft	1981	1,500.00	Sft	106,500.00

S. No.	Asset Type	Quantity		Date of Acquisition of Asset	Approximate. Assesed Rate.		Present Approximate Assessed Cost in Rs
17	Store	1578	Sft	1981	2,000.00	Sft	3,156,000.00
18	Pump Room	562	Sft	1981	2,000.00	Sft	1,124,000.00
19	Under Ground Water Storage	965	Sft	1981	1,500.00	Sft	1,447,500.00
20	Dispensary	1296	Sft	1981	2,000.00	Sft	2,592,000.00
21	Cycle Stand	656	Sft	1981	1,500.00	Sft	984,000.00
TOTAL-B							**125,427,400**

- **Detail of Sewerage and Draining**

S. No.	Asset Type	Quantity		Approximate. Assesed Rate.		Present Approximate Assessed Cost in Rs
1	Inside Fatory	500	Rft	50.00	Rft	25,000.00
2	Out side Factory	900	Rft	50.00	Rft	45,000.00
Total-C						**70000.00**

- **Detail of Plant and Machinery**

S. No.	Asset Type	Quantity		Date of Acquisition of Asset	Approximate. Assesed Rate.		Present Approximate Assessed Cost in Rs
1	Crusher Plant Complete (Un-Serviceable)	1	Nos	25.2.1991	4,000,000.00	Each	4,000,000.00
2	Concrete B/Plant Complete	1	Nos	25.2.1991	7,000,000.00	Each	7,000,000.00
3	Moulding Machine 2.1.80	1	Nos	25.2.1991	4,500,000.00	Each	4,500,000.00
4	Sleeper Moulding machine 5.1.80	1	Nos	25.2.1991	4,500,000.00	Each	4,500,000.00
5	Sleeper Moulding machine 1.1.80	6	Nos	25.2.1991	3,000,000.00	Each	18,000,000.00
6	Over head traveling gantry (Double Girder Gantry)	1	Nos	25.2.1991	4,000,000.00	Each	4,000,000.00
7	Out side Gantry Single girder 5 Ton	2	Nos	25.2.1991	3,000,000.00	Each	6,000,000.00
8	Unwinding Trimming cutting machines	3	Nos	02.10.2003	1,500,000.00	Each	4,500,000.00
9	Spring machine	2	Nos	8.2007	2,000,000.00	Each	4,000,000.00
10	Welding Press Type E252	4	Nos	8.2007	2,000,000.00	Each	8,000,000.00

11	Spot welding machine	3	Nos	8.2007	1,000,000.00	Each	3,000,000.00
12	Cut off machine	1	Nos	19.8.1997	50,000.00	Each	50,000.00
13	Lathe Machine complete Electrict motor 2 hp	1	Nos	12.2004	1,500,000.00	Each	1,500,000.00
14	Cutting machine of steel with out part	1	Nos	19.9.2019	150,000.00	Each	150,000.00
15	Spanner double edge (6 piece)	1	Set	.12.2002	800.00	Each	800.00
16	Plastic hammer	1	No	.12.2001	200.00	Each	200.00
17	Flate file 12"	1	No	.12.2001	150.00	Each	150.00
18	Drill off sizes	2	Pices	"	50.00	Each	100.00
19	Small hammer	2	No	"	100.00	Each	200.00
20	Measuring tape steel 30m	1	No	"	150.00	Each	150.00
21	Monkey Plaier 12"	1	No	"	100.00	Each	100.00
22	Grip plier	1	No	"	100.00	Each	100.00
23	L-Key sreW driver	2	No	"	50.00	Each	100.00
24	Rack Angle iron made 9-1/2'x37"x37"	3	No	"	2,500.00	Each	7,500.00
25	Hammer (small)	2	No	30.01.2001	150.00	Each	300.00
26	Hammer Plastic	1	No	"	200.00	Each	200.00
27	Cliping hammer	1	No	"	200.00	Each	200.00
28	Hack saW frame	1	No	.09.2008	100.00	Each	100.00
29	Scissor small	1	No	30.01.2001	100.00	Each	100.00
30	Small vice	1	No	"	500.00	Each	500.00
31	Divider	1	No	"	250.00	Each	250.00
32	File round size 6"	1	No	"	80.00	Each	80.00
33	Hammer 7 lbs	2	No	.12.2001	100.00	Each	200.00
34	Steel almirah	9	No	"	2,500.00	Each	22,500.00

35	Hand Saw 22" long	1	No	"	100.00	Each	100.00
36	Air cooler	1	No	"	4,000.00	Each	4,000.00
37	Silver stair 10'	1	No	"	4,000.00	Each	4,000.00
38	Jack (france) 5 ton capacity	1	No	"	25,000.00	Each	25,000.00
39	Screw Wrench 450x55x18"	1	No	03.05.2017	800.00	Each	800.00
40	Weighing machine 500 kg	1	No	26.02.2003	25,000.00	Each	25,000.00
41	Screw Wrench 10"	1	No	.10.2005	1,000.00	Each	1,000.00
42	Screw Wrench 12"	1	No	03.10.2005	1,000.00	Each	1,000.00
43	Hand metal spanner	2	No	25.04.2003	400.00	Each	800.00
44	Combination Set	1	Set	18.06.2003	400.00	Each	400.00
45	Micro meter 25-4 mm digital	1	No	17.06.2003	200.00	Each	200.00
46	Chain pully block 3 ton	1	No	"	15,000.00	Each	15,000.00
47	Chain pully block 5 ton	1	No	"	20,000.00	Each	20,000.00
48	Hand cutter 12 mm	2	No	23.06.2004	4,000.00	Each	8,000.00
49	Tool box double headed	4	No	17.06.2003	2,500.00	Each	10,000.00
50	Vernier caliper digital	1	No	"	600.00	Each	600.00
51	Thread guage double	1	No		100.00	Each	100.00
52	L-key (10 Piece)	1	Set		1,000.00	Each	1,000.00
53	DCP fire extingusher 4 kg	2	No		4,000.00	Each	8,000.00
54	Cutter Small	1	No		2,500.00	Each	2,500.00
55	file triangular 6"	2	No		50.00	Each	100.00
56	Drive driver for hole	1	No		200.00	Each	200.00
57	Dipth reservior caliper	1	No		200.00	Each	200.00
58	Thickness guage	1	No		200.00	Each	200.00
59	Rammer for iron hole	5	No		80.00	Each	400.00
60	L-sreW	2	No		50.00	Each	100.00
61	Compass set (2 Nos)	1	Set		500.00	Each	500.00
62	Welding gas cutter	2	No		2,000.00	Each	4,000.00
63	Plastic tray	3	No		33.00	Each	99.00
64	Fork steel	1	No		100.00	Each	100.00
65	Steel box	1	No		500.00	Each	500.00

66	Parallel ruller brass 18"	1	No		1,000.00	Each	1,000.00
67	Parallel ruller 24"	1	No		1,500.00	Each	1,500.00
68	Double barrel gun 12 bore 28" long	2	No		2,000.00	Each	4,000.00
69	12 bore gun sling	2	No		100.00	Each	200.00
70	12 bore gun cleaning kit	2	No		100.00	Each	200.00
71	12 bore gun Kumar band	2	No		100.00	Each	200.00
72	12 bore gun bullets	44	No		30.00	Each	1,320.00
73	Scissor 10" long	1	No		150.00	Each	150.00
74	Spanner	1	No		150.00	Each	150.00
75	Sledg hammer 7 kg	3	No		167.00	Each	501.00
76	Sledg hammer 14 kg	1	No		800.00	Each	800.00
77	Weighing stone 20 gm	1	No		50.00	Each	50.00
78	Weighing stone 50 gm	1	No		100.00	Each	100.00
79	Weighing stone 100 gm	1	No		150.00	Each	150.00
80	Weighing stone 200 gm	1	No		200.00	Each	200.00
81	Weighing stone 500 gm	1	No		400.00	Each	400.00
82	Weighing stone 1000 gm	1	No		500.00	Each	500.00
83	Weighing stone 2000 gm	1	No		800.00	Each	800.00
84	Weighing stone 50 kg	4	No		12,500.00	Each	50,000.00
85	Weighing stone 20 kg	2	No		5,000.00	Each	10,000.00
86	Weighing stone 10 kg	2	No		2,500.00	Each	5,000.00
87	Weighing stone 5	1	No		1,250.00	Each	1,250.00
88	Scale With pan iron 20 kg Cap	1	No		2,000.00	Each	2,000.00
89	Tri square	3	No		67.00	Each	201.00
90	Pipe vice medium	2	No		300.00	Each	600.00
91	Bench vice 6"	2	No		400.00	Each	800.00
92	Bucket stand	3	No		167.00	Each	501.00
93	DCP fire extingusher 2 kg	2	No		2,000.00	Each	4,000.00
94	DCP fire extingusher 50 kg	1	No		10,000.00	Each	10,000.00
95	Fire bucket 2 Gl	6	No		150.00	Each	900.00

96	Wooden Saw18"	2	No		150.00	Each	300.00
97	Adze carpenter	1	No		200.00	Each	200.00
98	Number punch (9 piece)	1	Set		1,500.00	Each	1,500.00
99	Number punch (26 piece)	1	Set		2,500.00	Each	2,500.00
100	Augar carpenter 3/8" dia	2	No		100.00	Each	200.00
101	Shovel round nose With handle	3	No	29.05.2015	400.00	Each	1,200.00
102	Wall clock electric 12"dial	4	No		200.00	Each	800.00
103	Crow bar	5	No		500.00	Each	2,500.00
104	PhaWara country	1	No		300.00	Each	300.00
105	Fire extingusher foam type	8	No		2,500.00	Each	20,000.00
106	Puller 4"	1	No		800.00	Each	800.00
107	Oil measuring	3	No		167.00	Each	501.00
108	Tri square 24"	1	No		300.00	Each	300.00
109	Drill 4mm/4.5mm/5mm/ 1/8"	4	No		250.00	Each	1,000.00
110	Torque Wrench	1	Set		500.00	Each	500.00
111	L-Key 6 mm	1	No		100.00	Each	100.00
112	L-Key 5 mm	1	No		100.00	Each	100.00
113	Daimond glaziar	1	No		200.00	Each	200.00
114	Spanner 22x24	1	No		300.00	Each	300.00
115	Spanner 27x30	1	No		400.00	Each	400.00
116	Nikon automatic level	1	No		1,500.00	Each	1,500.00
117	Socket 10 mm	1	No		40.00	Each	40.00
118	Socket 12 mm	1	No		50.00	Each	50.00
119	Socket 22 mm	1	No		100.00	Each	100.00
120	Socket 24 mm	1	No		150.00	Each	150.00
121	Socket 27 mm	1	No		200.00	Each	200.00
122	Side handle 250 mm	1	No		200.00	Each	200.00
123	Extension bar 250 mm	1	No		300.00	Each	300.00
124	Hub nut Wrench 41 mm	1	No		300.00	Each	300.00

125	Tire pressure Guage 5 kg/cm2	1	No		300.00	Each	300.00
126	Tool box	1	No		500.00	Each	500.00
127	Fire bucket 3 Gl	8	No		200.00	Each	1,600.00
128	Socket Wrench (21 piece)	1	Set		1,500.00	Each	1,500.00
129	PECO lath Machine No: 7247	1	No		500,000.00	Each	500,000.00
130	Punch figure 2" dia 0 to 9	10	No		200.00	Each	2,000.00
131	Plier 8"	2	No		200.00	Each	400.00
132	Interchangeable set screw driver	2	No		500.00	Each	1,000.00
133	Welding goggles	2	No		100.00	Each	200.00
134	Outside caliper 12"	2	No		500.00	Each	1,000.00
135	Steel drill 11/16	1	No	21.03.2017	150.00	Each	150.00
136	Inside caliper 12"	2	No		500.00	Each	1,000.00
137	Learning tool (Handle)	1	No		500.00	Each	500.00
138	Rotry table 14" dia for milling machine	1	No		150,000.00	Each	150,000.00
139	Radius milling cutter 9/32	1	No		20,000.00	Each	20,000.00
140	Radius side & face cutter	1	No		20,000.00	Each	20,000.00
141	Small vice	1	No		300.00	Each	300.00
142	Milling machine complete Brand Empire	1	No		30,000.00	Each	30,000.00
143	Bench grinder machine	1	No		6,000.00	Each	6,000.00
144	milling machine cutter 2 mm	1	Set		8,000.00	Each	8,000.00
145	milling machine cutter 2.5 mm dia	1	Set		10,000.00	Each	10,000.00
146	milling machine cutter 3 mm	1	Set		11,000.00	Each	11,000.00
147	milling machine cutter 4"x3/8" dia	1	No		12,000.00	Each	12,000.00
148	Milling machine cutter revolving center fitted With ball bearing	1	No		15,000.00	Each	15,000.00
149	Drill machine light duty	1	No		2,500.00	Each	2,500.00
150	L-Key (Pana) No. 14	1	No		100.00	Each	100.00

151	L-Key (Pana) No. 12	2	No		100.00	Each	200.00
152	Sawing machine 14" blade	1	No		5,000.00	Each	5,000.00
153	HSS End mill cutter	1	No		2,000.00	Each	2,000.00
154	Ring spanner 12x13 mm	1	No		250.00	Each	250.00
155	Fiber measuring tape 30 m	1	No	28.01.2017	300.00	Each	300.00
156	Anvil smith	1	No		17,500.00	Each	17,500.00
157	Hand grinder complete 9" grinding disc	1	No	20.12.2006	6,000.00	Each	6,000.00
158	Hand pump for lifting oil	1	No		5,000.00	Each	5,000.00
159	Small hand grinder machine	5	No	09.08.2014	600.00	Each	3,000.00
160	Die complete set 1/2" - 1-1/4"	1	Set		1,500.00	Each	1,500.00
161	Hydralic Jack 10 ton Capacity	1	No		10,000.00	Each	10,000.00
162	Hydralic Jack 5 ton Capacity	1	No		5,000.00	Each	5,000.00
163	Jack screW type With bar 15 tons capacity	1	No	21.07.2005	15,000.00	Each	15,000.00
164	Jack screW type With out bar 10 tons capacity	1	No	21.07.2005	10,000.00	Each	10,000.00
165	Oxygen Cylinder	2	No		8,000.00	Each	16,000.00
166	Calculator	1	No		200.00	Each	200.00
167	Small hammer	5	No	.02.2013	100.00	Each	500.00
168	L-Key 6 mm	1	No	02.03.2015	100.00	Each	100.00
169	Hand grinder 9" bosch GWS 7-100	2	No	.05.2015	5,000.00	Each	10,000.00
170	Mono block pump	1	No	27.05.2015	3,000.00	Each	3,000.00
171	Pick Axe	1	No	29.05.2015	500.00	Each	500.00
172	Hand grinder GWS 20 180H	1	No	.05.2015	10,000.00	Each	10,000.00
173	Drill 10 mm	2	No	08.10.2015	2,000.00	Each	4,000.00
174	Screw Wrench 15"	1	No	31.10.2015	500.00	Each	500.00

175	Screw Wrench 10"	1	No	27.10.2015	300.00	Each	300.00
176	Pen grinder JETOP co;	2	No	29.5.2020	750.00	Each	1,500.00
177	Die 1/2"	1	No	03.06.2016	300.00	Each	300.00
178	Die handle 1/2"	1	No	03.06.2016	200.00	Each	200.00
179	Water cooler (rubber) 23 ltr	1	No	07.06.2016	400.00	Each	400.00
180	Steel drill 1/4" darmer	2	No	05.09.2016	150.00	Each	300.00
181	Torch With cell chargeable	4	No	28.10.2017	50.00	Each	200.00
182	Hammer 2 kg	2	No	25.01.2018	100.00	Each	200.00
183	Silver stair 36' long	1	No	.06.2018	8,000.00	Each	8,000.00
184	Beater Iron	12	No	4.1983	500.00	Each	6,000.00
185	Spaners	1	No	4.1983	500.00	Each	500.00
186	tape measuring machine	1	No	4.1983	150.00	Each	150.00
187	Ratchet Brases	2	No	4.1983	300.00	Each	600.00
188	Dipplory	1	set	4.1982	20,000.00	Each	20,000.00
189	Shovels iron	3	No	4.1983	300.00	Each	900.00
190	Hammer spikiing lbs	2	No	4.1983	200.00	Each	400.00
191	clips for lifting rails	4	No	4.1983	1,250.00	Each	5,000.00
192	Augur carpenter of sizes	15	No	4.1983	200.00	Each	3,000.00
193	P-way Broad gauges	4	No	4.1983	500.00	Each	2,000.00
194	Bar iron crow glaned	8	No	2.1993	500.00	Each	4,000.00
195	Pharwah Iron english country made	1	No	4.1982	300.00	Each	300.00
196	Measuring tape 10'	1	No	8.2002	80.00	Each	80.00
197	Hammer 2 lbs	2	No	N.K	100.00	Each	200.00
198	Plier Wire Cutter	2	No	N.K	100.00	Each	200.00
199	ScreW driver 6" long	2	No	N.K	100.00	Each	200.00
200	ScreW driver 9" long	1	No	N.K	200.00	Each	200.00
201	Iron pan	2	No	N.K	100.00	Each	200.00
202	Spanner 1/2"x3/4"	3	No	N.K	100.00	Each	300.00
203	Spanner 3/4"	2	No	N.K	150.00	Each	300.00

204	Spanner 1"x3/4"	3	No	N.K	200.00	Each	600.00
205	Spanner 1/2"x7/8"	2	No	N.K	250.00	Each	500.00
206	File smooth 12"	1	No	N.K	200.00	Each	200.00
207	File bastered 12"	2	No	N.K	100.00	Each	200.00
208	File half round 12"	2	No	N.K	100.00	Each	200.00
209	Sludge hammer 7 lbs	1	No	N.K	300.00	Each	300.00
210	Screw Champion set	2	set	N.K	250.00	Each	500.00
211	Bench Vice 6"	1	No	N.K	500.00	Each	500.00
212	Chisel 8"	1	No	N.K	150.00	Each	150.00
213	Round File 1/4"	1	No	N.K	200.00	Each	200.00
214	Small Hammer 1 Lbs	1	No	N.K	100.00	Each	100.00
215	L Key set	1	No	N.K	200.00	Each	200.00
216	Screw Wrench 10"	1	No	N.K	200.00	Each	200.00
217	Pipe Wrench 8"	2	No	N.K	100.00	Each	200.00
		TOTAL-H					**70,482,323.00**

- **Detail of Vehicles available**

S. No.	**Asset Type**	**Quantity**		**Date of Acquisition of Asset**	**Approximate. Assesed Rate.**		**Present Approximate Assessed Cost in Rs**
A.	**<u>Serviceable Vehicles</u>**						
1	Furokawa showel Loader	1	Nos	25.2.1991	2,500,000.00	Each	2,500,000.00
2	Front End Industrial laoder 385	2	Nos	12.5.2017	700,000.00	Each	1,400,000.00
3	Fork lifter 3 ton capacity Cater Pillar	1	Nos	30.06.2003	1,600,000.00	Each	1,600,000.00
4	Massey tractor MF-385	1	Nos	30.06.2004	700,000.00	Each	700,000.00
5	Komatsu diesel fork lifter	2	Nos	23.5.2008	1,600,000.00	Each	3,200,000.00
6	Hydrualic trolley large	1	Nos	N.K	350,000.00	Each	350,000.00
7	Fork lifter truck 3 ton capaicity heli millate	2	Nos	8.2021	2,500,000.00	Each	5,000,000.00
8	Suzuki Van (White)	1	Nos	8.2002	500,000.00	Each	500,000.00

S. No.	Asset Type	Quantity		Date of Acquisition of Asset	Approximate. Assesed Rate.		Present Approximate Assessed Cost in Rs
	B. <u>Condemn Vehicles</u>						
1	Fork Lifter Truck No.46766 Model MB30 TC	2	Nos	15.3.2002	500,000.00	Each	1,000,000.00
2	Loader with cabin protection 46761	1	Nos	25.2.1991	500,000.00	Each	500,000.00
3	Small loader model 30 TC	1	Nos	8.9.1999	500,000.00	Each	500,000.00
		TOTAL-E					**17,250,000.00**

- **Detail of Office Equipments available**

S. No.	Asset Type	Quantity		Date of Acquisition of Asset	Approximate. Assesed Rate.		Present Approximate Assessed Cost in Rs
1	Printer HP Laser Jet 1536 dnf MFP	1	No		16,000.00	Each	16,000.00
2	CPU Intel ® Core™2 DUO with Key Board, Mouse & Multi Media Spaekaers	1	No		11,500.00	Each	11,500.00
3	Monitor HP Compaq LA 1951 g	1	No		5,000.00	Each	5,000.00
4	Printer HP Laser Jet 1300 Series	1	No		2,000.00	Each	2,000.00
5	Printer HP Laser Jet P2055 dn	1	No		12,000.00	Each	12,000.00
6	Fax Machine type TFP-28 (Tushiba)	1	No	N.K	20,000.00	Each	20,000.00
7	Telephone set without dial	1	No	N.K	500.00	Each	500.00
8	Telephone set digital	1	No	N.K	500.00	Each	500.00
9	Type Writer machine	1	EA	8.2002	3,000.00	Each	3,000.00
10	Rubber samps	5	EA	8.2002	200.00	Each	1,000.00
11	Pad for rubber stamps	1	EA	8.2002	200.00	Each	200.00
		TOTAL-J					**71,700.00**

- **Detail of Tube Wells & Water Supply System**

S. No.	Asset Type	Quantity		Date of Acquisition of Asset	Approximate. Assesed Rate.		Present Approximate Assessed Cost in Rs
1	Centrifugal pump with Electric motor 10 H.P	2	Nos	19.8.1997	2,500,000.00	Each	5,000,000.00
2	DWT Pump no. 1 with Electric motor 30 H.P	1	Nos	19.8.1997	5,000,000.00	Each	5,000,000.00
3	DWT Pump no. 2 with Electric motor 30 H.P	1	Nos	19.8.1997	5,000,000.00	Each	5,000,000.00
4	Water Supply Pipe Lines	3500	Rft	N.K	80.00	Rft	280,000.00
		TOTAL-C					**15,280,000.00**

- **Detail of Scientific & Laboratory Equipment**

S. No.	Asset Type	Quantity		Date of Acquisition of Asset	Approximate. Assesed Rate.		Present Approximate Assessed Cost in Rs
1	Hydraulic testing Machine 100 Ton	1	Nos	25.2.1991	1,500,000.00	Each	1,500,000.00
2	Hydraulic Compressive Testing Machine 150 Tons for Labortary	1	Nos	25.2.1991	1,500,000.00	Each	1,500,000.00
3	Viberator rod type 25mm flexible shaft	1	Nos	18.8.1997	40,000.00	Each	40,000.00
4	Dry oven capcity 400 Literes	1	Nos	18.8.1997	100,000.00	Each	100,000.00
5	Tube Testing machine	1	Nos	18.8.1997	40,000.00	Each	40,000.00
6	Giratory sieve shaker	1	Nos	18.8.1997	50,000.00	Each	50,000.00
7	Electric Chain hoist	1	Nos	19.8.1997	400,000.00	Each	400,000.00
8	Electric panel	1	Nos	19.8.1997	50,000.00	Each	50,000.00
9	Loss Angeles Abrasion Machine	1	Nos	10.9.2007	500,000.00	Each	500,000.00
10	Measuring unit 1 ltr Capacity	1	No	06.08.2005	50.00	Each	50.00
			TOTAL-F				**4,180,050.00**

- **Detail of Furniture, Fixture & Fitting**

S. No.	Asset Type	Quantity		Date of Acquisition of Asset	Approximate. Assesed Rate.		Present Approximate Assessed Cost in Rs
1	Single Bed	5	Nos	8.2002	3,000.00	Each	15,000.00
2	Bed sheet white single	2	Nos	8.2002	50.00	Each	100.00
3	Towel	2	Nos	8.2002	100.00	Each	200.00
4	Foam Cusions	2	Nos	8.2002	1,000.00	Each	2,000.00
5	Bed sheet brown	2	Nos	8.2002	100.00	Each	200.00
6	Centre table for tea	1	Nos	8.2002	4,000.00	Each	4,000.00
7	Sofa set 3 pieces	1	Nos	8.2002	6,000.00	Each	6,000.00
8	Wooden TEA POYS	2	Nos	8.2002	1,500.00	Each	3,000.00
9	Carpet	2	Nos	8.2006	1,500.00	Each	3,000.00
10	Chair off sizes	15	Nos	6.1997	1,500.00	Each	22,500.00
11	Table wooden	2	Nos	14.4.1989	2,000.00	Each	4,000.00
12	Table wooden small	2	Nos	14.4.1989	1,000.00	Each	2,000.00
13	Bench angle	40	Nos	8.2002	1,000.00	Each	40,000.00
14	Table Wooden superior (two drawers)	1	Nos	8.2002	4,000.00	Each	4,000.00
15	Table Wooden drawing	2	Nos	8.2002	2,500.00	Each	5,000.00
16	Table Wooden superior (six drawers)	8	Nos	8.2002	4,000.00	Each	32,000.00
17	Wooden table one drawers	4	Nos	8.2002	3,000.00	Each	12,000.00
18	Table steel special design	3	Nos	8.2002	2,500.00	Each	7,500.00
19	Table typest (Wooden)	5	Nos	8.2002	2,500.00	Each	12,500.00
20	Office chair with arm (Cain Seated)	28	Nos	8.2002	2,000.00	Each	56,000.00
21	Chair with arm (Foam Seated)	16	Nos	8.2002	2,500.00	Each	40,000.00

S. No.	Asset Type	Quantity		Date of Acquisition of Asset	Approximate. Assesed Rate.		Present Approximate Assessed Cost in Rs
22	Sofa chairs	4	Nos	8.2002	3,000.00	Each	12,000.00
23	Recolving chair (Cushion Seat & Back)	3	Nos	8.2002	4,000.00	Each	12,000.00
24	Chair easy long arm	5	Nos	8.2002	3,000.00	Each	15,000.00
25	Steel rake (Local made) (4'x4'x1')	2	Nos	8.2002	500.00	Each	1,000.00
26	Office rake superior (Wooden)	16	Nos	8.2002	4,000.00	Each	64,000.00
27	Office rake ordinary (Wooden)	6	Nos	8.2002	1,000.00	Each	6,000.00
28	Almirah Wooden (Glazed)	2	Nos	8.2002	5,000.00	Each	10,000.00
29	Steel cabnet (Having four drawers)	1	Nos	8.2002	4,000.00	Each	4,000.00
30	Show case Wooden (Having sliding glasses)	1	Nos	8.2002	3,000.00	Each	3,000.00
31	Box office deodar	3	Nos	8.2002	2,000.00	Each	6,000.00
32	Stool Wooden ordinary	2	Nos	8.2002	1,500.00	Each	3,000.00
33	Tray tin	12	Nos	8.2002	200.00	Each	2,400.00
34	Wooden benches	9	Nos	8.2002	2,500.00	Each	22,500.00
35	Incombency Board (Wooden)	2	Nos	8.2002	2,000.00	Each	4,000.00
36	Looking glass	1	Nos	8.2002	200.00	Each	200.00
37	Wooden Token board	1	Nos	8.2002	100.00	Each	100.00
38	Glass sheet for WM office 5'x3'x4mm	1	Nos	8.2006	500.00	Each	500.00
39	Glass sheet 21"x31"x4mm for clinder frame	1	Nos	8.2006	500.00	Each	500.00
40	Tweet cloth for WM office table	1	Nos	8.2006	400.00	Each	400.00
41	Cups for Tea	9	Nos	8.2006	50.00	Each	450.00
42	Suger pot	1	Nos	8.2006	100.00	Each	100.00
43	Tray plastic medium size	1	Nos	8.2006	100.00	Each	100.00
44	Glass pots for biscuts	2	Nos	8.2006	200.00	Each	400.00

S. No.	Asset Type	Quantity		Date of Acquisition of Asset	Approximate. Assesed Rate.		Present Approximate Assessed Cost in Rs
45	Tea spoon	8	Nos	8.2006	20.00	Each	160.00
46	Center table for sofa	2	Nos	8.2006	3,000.00	Each	6,000.00
47	Side able for sofa	2	Nos	8.2006	1,500.00	Each	3,000.00
48	Wooden Stool 1'x1'x3' for fax machine	1	Nos	8.2006	1,000.00	Each	1,000.00
49	Double burner Sui Gas	1	Nos	8.2006	1,500.00	Each	1,500.00
50	Sofa set of foam complete	1	Nos	8.2006	7,000.00	Each	7,000.00
51	Carpit 16'x16'	1	Nos	8.2006	1,500.00	Each	1,500.00
52	Curtin cloth	6	Nos	8.2006	200.00	Each	1,200.00
53	Show case Wooden (4'x3'x1')	1	Nos	8.2006	1,500.00	Each	1,500.00
54	Water set	1	Set	8.2006	500.00	Each	500.00
55	Curtin	4	Nos	8.2002	200.00	Each	800.00
				TOTAL-G			**462,810.00**

- **Detail of Electrical Installation & Equipments**

S. No.	Asset Type	Quantity		Date of Acquisition of Asset	Approximate. Assesed Rate.		Present Approximate Assessed Cost in Rs
1	Air condition	1	NO	10.2002	15,000.00	Each	15,000.00
2	Movable Pump NG 6-15 No. 9090-2 with Motor	1	No	25.2.1991	60,000.00	Each	60,000.00
3	HT Panal	2	No	19.8.1997	75,000.00	Each	150,000.00
4	LT Panal	1	No	19.8.1997	120,000.00	Each	120,000.00
5	Power factor 75KVA	1	No	19.8.1997	230,000.00	Each	230,000.00
6	Step Down Transformer 500 KVA	1	No	19.8.1997	3,500,000.00	Each	3,500,000.00
7	Electrict panel with five fuse switch	2	No	19.8.1997	250,000.00	Each	500,000.00
8	Electrict panal with 3 fuse switch	1	No	19.8.1997	105,000.00	Each	105,000.00
9	E/motor type 30HP DWT Pump	2	No	16.6.2016	300,000.00	Each	600,000.00
10	Air compressor screw type GA75	1	No	29.7.2004	5,000,000.00	Each	5,000,000.00
11	Safety belt	2	No	N.K	2,000.00	Each	4,000.00
12	Blow lamp	1	No	N.K	1,500.00	Each	1,500.00

S. No.	Asset Type	Quantity		Date of Acquisition of Asset	Approximate. Assesed Rate.		Present Approximate Assessed Cost in Rs
13	Earth testing magger	1	No	N.K	15,000.00	Each	15,000.00
14	Insulating testing magger	1	No	N.K	8,000.00	Each	8,000.00
15	Snap on volt meter	1	No	N.K	5,000.00	Each	5,000.00
16	Dynamometer	1	No	N.K	10,000.00	Each	10,000.00
17	Solder Gun	1	No	N.K	250.00	Each	250.00
18	Pul Lift	1	No	N.K	6,000.00	Each	6,000.00
19	Automatic clamp	1	No	N.K	4,000.00	Each	4,000.00
20	standard wire gauge	1	No	N.K	3,000.00	Each	3,000.00
21	Rachet	1	No	N.K	12,000.00	Each	12,000.00
22	Ceiling Fan 56" Sweep	96	No	N.K	1,500.00	Each	144,000.00
23	Exhaust Fan 18" Sweep Climax	8	No	N.K	1,500.00	Each	12,000.00
24	Ceiling Fan 36" Sweep	1	No	N.K	1,000.00	Each	1,000.00
25	Single fitting tube light 40 W	40	No	N.K	300.00	Each	12,000.00
26	Double fitting for tube light 40 W	20	No	N.K	400.00	Each	8,000.00
27	Exhaust Fan 12" Sweep Climax	4	No	N.K	1,200.00	Each	4,800.00
28	Bracket Fan 18" Sweep	4	No	N.K	1,500.00	Each	6,000.00
29	Flood light 400 W	11	No	N.K	5,000.00	Each	55,000.00
30	Reflecting light 400 W	26	No	N.K	5,000.00	Each	130,000.00
31	Double Conical Reflecting light 125 W	9	No	N.K	5,000.00	Each	45,000.00
32	Viberator motors 1KW 48/42 V	6	No	N.K	50,000.00	Each	300,000.00
33	Power Supply unit for Inter com	2	No	N.K	600.00	Each	1,200.00
34	Fabricated steel pole 35' long	1	No	N.K	15,000.00	Each	15,000.00

S. No.	Asset Type	Quantity		Date of Acquisition of Asset	Approximate. Assesed Rate.		Present Approximate Assessed Cost in Rs
35	Dust blower for electric equipment	1	No		2,500.00	Each	2,500.00
36	Auto Voltage stablizer	1	No	N.K	3,000.00	Each	3,000.00
37	Rubber sheet size 10' x 2'-6" x 1"	2	No	N.K	6,000.00	Each	12,000.00
38	Steel Lattic pole 23'	1	No	N.K	22,000.00	Each	22,000.00
39	AC KWH Meter	39	No	N.K	500.00	Each	19,500.00
40	Electric water cooler 50 gallon	1	No	N.K	25,000.00	Each	25,000.00
41	Electric water cooler 30 gallon	1	No	N.K	18,000.00	Each	18,000.00
42	United UPS Complete 1200 W with Battery AGS 200	1	No	N.K	22,000.00	Each	22,000.00
43	Water dispenser	1	No	N.K	13,000.00	Each	13,000.00
44	Air cooler steel body 24"	8	No	N.K	4,000.00	Each	32,000.00
45	Room heater blower type	1	EA	8.2006	2,500.00	Each	2,500.00
46	Call Bell superior	4	EA	8.2002	300.00	Each	1,200.00
47	Electric room heater	1	EA	8.2002	1,200.00	Each	1,200.00
48	315-KVA Transformer 11000/440 V Climax	1	No	N.K	2,500,000.00	Each	2,500,000.00
49	Electric dust Blower	2	No	N.K	2,500.00	Each	5,000.00
50	Air compressor model E3H150/7/00	2	No	N.K	35,000.00	Each	70,000.00
51	Donkey pump With moter 1/2 Hp fitted over moveable trolley	1	No	N.K	3,500.00	Each	3,500.00
52	Generator 250KVA complete	1	No	05.04.2014	800,000.00	Each	800,000.00
53	Soldring iron 45 Watt	1	No	04.05.2015	250.00	Each	250.00
54	Electric Water cooler	2	No	09.07.2017	15,000.00	Each	30,000.00
		TOTAL-I					**14,665,400.00**