REDAMCO
RAILWAY ESTATE DEVELOPMENT AND MARKETING COMPANY (PVT) LIMITED

BIDDING DOCUMENT

FOR

LEASING OF PAKISTAN RAILWAY LAND FOR DESIGN, FINANCE, BUILT, OPERATE & TRANSFER (DFBOT) OF MODERN RETAIL COMPLEX (MRC) WITH ALLIED FACILITIES

01-September, 2026

Issue No: _____REDAMCO/MRC-1/2026_____

FOREWARD

The Project is intended to unlock commercial value from Railway Land while safeguarding title, public interest, safety, and sustainable revenue for the Railway Estate.

These bidding documents are issued by REDAMCO to interested bidders solely for the purpose of preparing and submitting their bids in the competitive bidding process being conducted by REDAMCO for the selection of a successful bidder to lease Pakistan Railways land for grant of Lease Rights for Design, Finance, Built, Operate and Transfer (DFBOT) of Modern Retail Complex for Mix-use Commercial purpose (FUEL STATION WITH ALLIED FACILITIES, EV CHARGING STATION, INTERNATIONAL OR NATIONAL FOOD OUTLETS, CONVENIANCE STORE AND PHARMACY).

The successful bidder shall be responsible for Design, Financing, Approvals, Development, Operation & Maintenance and Commercial Management of the project at its own Risk and Cost.

1. This Bidding Document has been structured in the following manner:

a. Bidding Document Part I: Bidding Instructions

i. Invitation to Bid;
ii. Instructions to Bidders;
iii. Eligibility Criteria;
iv. Bid Evaluation Criteria;
v. Bid Forms and Schedule;

b. Bidding Document Part II: Special Conditions of Agreement

c. Bidding Document Part III: Terms of Reference & Technical Specifications

i. Scope of work; and
ii. Technical Specifications.

d. Bidding Document Part IV: Financial Bid

Submission of a Bid in response to these Bidding Documents shall be deemed as full acknowledgment, understanding, and unconditional acceptance by the Bidder of all the terms and conditions set forth herein

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PART – I

SECTION - I: LETTER OF INVITATION TO BID

To,

M/s._____

Dear Mr./Ms.

REDAMCO, a State-Owned Enterprise, invites sealed bids from interested bidders at its own OR through their authorized dealers or individual **for "Leasing of Pakistan Railway Land for setting up MODERN RETAIL COMPLEX (FUEL STATION WITH ALLIED FACILITIES, EV CHARGING STATION, INTERNATIONAL OR NATIONAL FOOD CHAIN OUTLETS, CONVENIANCE STORE OR MART, PHARMACY)"** under Public Procurement Rules, 2004.

1. The bidding process is open to all parties who meet the eligibility criteria as laid down in the Bidding Document.
2. Interested bidder can submit bids for one or more or all sites. However separate bid document shall have to be submitted for each site along with separate bid security.
3. Bidding documents will be issued/downloaded from REDAMCO Official website i.e. www.redamco.com.
4. Detailed terms and conditions are provided in the Agreement (**Part II**) and Specifications (**Part III**).
5. Competitive bidding will be conducted using **Single Stage Two Envelope (SSTE)** procedures, in accordance with the Rule 36(b) of PPRA Rules.
6. All Bids must be prepared using the standard forms provided in the Bidding Documents. Any information that is missing or not entered in the designated sections will not be considered during the evaluation process
7. One (1) original bid in the prescribed forms given in the Bidding Documents, separately sealed, signed & stamped, must be delivered to the address given below**.**
8. Clarification/ observation be shared with REDAMCO office, till Five (5) days before technical Bid Opening.
9. The Financial Bid of only technically responsive Bidders will be opened.
10. The REDAMCO may reject all Bids at any time prior to the acceptance of a Bids as per Rule 33 of the PPRA Rules.

YOURS SINCERELY,

MANAGER PROCUREMENT
1ST FLOOR, CORPORATE OFFICE, SERVICE ROAD SOUTH, SECTOR I-11/1, ISL
Ph# +92-051-9278717-19, 0313-6601616

SECTION - II: INSTRUCTIONS TO BIDDERS

A: DEFINITIONS

(a) **"Agreement"** means the Agreement for "leasing of Pakistan Railway Land for setting up MODERN RETAIL COMPLEX FOR MIX-USE COMMERCIAL PURPOSE (FUEL STATION WITH ALLIED FACILITIES, EV CHARGING STATION, INTERNATIONAL OR NATIONAL FOOD CHAIN OUTLETS, CONVENIANCE STORE OR MART, PHARMACY)" with Allied Facilities" to be executed by and between the REDAMCO and the Successful Bidder annexed as Part II of the Bidding Document.

(b) **"Bank Turnover"** means average Bank turnover of the bidder for immediately preceding 03 years, duly verified by bank statement.

(c) **"Bid(s)"** means documents required to be submitted in response to the Invitation to Bid and ITB.

(d) **"Bidding Data Sheet" or** "**BDS**", means Section III of the Bidding Documents.

(e) **"Bidder(s)"** means A uthorized dealers or individual on behalf of/ in collaboration, who meet the eligibility requirements as set out in the Bidding Document.

(f) **"Bid Prices"** means the prices included in the Schedule of Prices, as specified in Clause 17 of the ITB.

(g) **"Bid Security"** means the bid security to be given by the Bidders, as detailed in Clause 12 of the ITB.

(h) **"Bid Submission Deadline"** has the meaning given in the BDS.

(i) **"Bidding Documents"** means the documents prepared by the REDAMCO for the selection of the Bidder dated April, 2026.

(j) **"Lessee"** means the successful bidder to whom the lease rights are awarded under this bidding process and who executes the lease agreement.

(k) **"Day"** means Calendar Day.

(l) **"Evaluation Committee"** means the evaluation committee set up under Sub-Clause 16.1 of the ITB in order to evaluate the technical and financial Bids of the Bidders.

(m) **"GOP"** means the Government of Pakistan, including Federal and Provincial Governments.

(n) "**Instructions to Bidders" or** "**ITB**" means the instructions to bidders provided in Section II of Part I of the Bidding Documents.

(o) **"Invitation to Bid"** means the letter included in the Section I of Part I of the bidding documents, released/published by the REDAMCO.

(p) **"Individual"** mean person who participate in bidding process on behalf of/ in collaboration with OMC

(q) **"Letter of Acceptance"** means the notification of award as specified in Clause 24 of the ITB.

(r) **"Net Worth"** means the total net assets (total assets minus total liabilities) as stated in the audited financial statements of the Bidder.

(s) **"Parties"** means the REDAMCO and the Lessee or Bidder, as the case may be.

(t) **"REDAMC**O" means the Railway Estate Development and Marketing Company (Pvt) limited, wholly owned Subsidiary of Ministry of Railways.

(u) **Project**" means the development, establishment, operation, and maintenance of the leased site for MODERN RETAIL COMPLEX FOR MIX-USE COMMERCIAL PURPOSE (FUEL STATION WITH ALLIED FACILITIES, EV CHARGING STATION, INTERNATIONAL OR NATIONAL FOOD CHAIN OUTLETS, CONVENIANCE STORE OR MART, PHARMACY)" as specified in the bidding documents.

(v) **"Bid"** means the Technical and the Financial Bids, as specified in ITB

(w) "**Rules**" means the Public Procurement Rules, 2004, amended up to date

(x) **"Scope of Service(s)"** means the obligations of the lessee relating to development, establishment, operation, maintenance, statutory approvals, and commercial use of the leased site in accordance with the bidding documents and lease agreement.

B. INTRODUCTION	
1. Scope of Bid	**1.1** R E D A M C O , as defined in the BDS, invites Bids for the different sites. The selection of Bidders shall be carried out in accordance with the method specified in the Bidding Documents. Each Bidder is required to quote for the complete scope of leasing; any Bid covering only a partial scope shall be deemed non-responsive and will be rejected. • Each Bidder shall prepare conceptual and detailed development plans, obtain all technical approvals and construct the project at own cost and risk. • Arrange financing and working capital for development and operations without recourse to the Procuring Agency. • Obtain all required licenses, permits, approvals and no-objection certificates from OGRA, local / civic authorities, environmental bodies, power utility, health / pharmacy regulators and any other competent authority, as applicable. • Operate and maintain the project in accordance with approved plans, laws, safety standards, service standards and contractual obligations throughout the lease period. • Pay upfront Commitment fee, Annual Rent, Utility Charges, Taxes and all other dues in accordance with the Financial Bid and Lease Agreement. • REDAMCO logo will be displayed prominently at each site location. • Front corners of the site shall be utilized by REDAMCO for installation of bill board/SMD.
2. Eligible Bidders	**2.1** Bidding is open to all bidders as defined in definitions and Bidding Data Sheet **2.2** A bidder may not, in the sole determination of the REDAMCO, be eligible to participate in Bids for the Project while under sanction (including but not limited to blacklisting) by the GoP or provincial government. A Bid from a sanctioned firm will be rejected. **2.3** A Bidder can submit offer for more than one Modern Retail Center however; separate bid security shall be submitted with each offer.
3. Cost of Bidding	**3.1 T h e** Bidders shall bear all costs associated with the preparation and submission of their respective Bids and the REDAMCO shall in no case be liable for such costs, regardless of the conduct or outcome of the bidding process.

4.Consurium	Consortium or JV is allowed. i. The Consortium Agreement shall be submitted. i. An affidavit (Rs. 1,200/-) shall be signed and submitted with Technical Proposal

C: PREPARATION OF BIDS **4. Contents of Bidding Documents**	4.1 In addition to the Invitation to Bid, the Bidding Documents are those stated below, and should be read in conjunction with any schedules or addenda issued. a. **Part I:** Instructions to Bidders & Bidding Data Sheet Schedules to Bid comprising the following: **i)** Schedule A: Specific leasing Services Data **ii)** Schedule B: Integrity Pact **iii)** Schedule C: Letter of Technical Bid **iv)** Schedule D: Form of Power of Attorney **v)** Schedule E: Checklist b. **Part II:** Agreement c. **Part III:** Terms of Reference for the Bidders and Technical Specifications of the Project d. **Part IV:** Financial Bid – Letter and Form 4.2 The Bidder is expected to examine all instructions, forms, terms, and specifications in the Bidding Documents. Failure to furnish all information or documentation required by the Bidding Documents may result in the rejection of the Bid.

5. Clarification of Bidding Documents	5.1 A prospective Bidder requiring any clarification(s) in respect of the Bidding Documents may make a request for clarification from REDAMCO in writing on the address indicated in the BDS. 5.2 REDAMCO shall only consider a request for clarification received at **least Five (5) days prior to the deadline for the submission of Bids**. Clarification requests received after this time shall not be entertained. 5.3 REDAMCO shall respond to any request for clarification received within the stipulated time before two (2) working days prior to the deadline for the submission of Bids. 5.4 Copies of REDAMCO response shall be forwarded to prospective Bidder and uploaded on REDAMCO website and other bidders who have received the Bidding Documents, including a description of the enquiry.
6. Amendment of Bidding Documents	6.1 At any time prior to the deadline for submission of Bids, the REDAMCO 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 issuing an addendum. 6.2 Any addendum issued pursuant to Sub-Clause 6.1 of the ITB shall be deemed to form part of the Bidding Documents, and shall be communicated to all Bidders who have acquired the Bidding Documents within 2 (two) days of the REDAMCO's approval of the addendum. 6.3 To afford prospective Bidders reasonable time in which to take an addendum into account in preparing their Bids, the REDAMCO may, at its discretion, extend the deadline for submission of Bids.

7. Language of Bid & Notifications	7.1	The Bid prepared by the Bidder and all correspondence and documents relating to the Bid shall be written in the English language.
	7.2	The REDAMCO may issue announcements or notifications by registered mail, hand delivery against signature or electronic mail, provided that the Bidder has furnished the relevant electronic mail address in the submitted forms. Any announcement or notification sent by REDAMCO to the electronic mail address provided by the Bidder shall be deemed to have been duly received by the Bidder on the date it is transmitted by REDAMCO.
	7.3	Correspondence sent by Bidders to REDAMCO via electronic/ registered mail or hand delivery shall be deemed received on the date of delivery, provided that REDAMCO confirms receipt on the same day. If confirmation is not provided within one (1) working day, such correspondence shall be considered not received. To ensure confirmation, Bidders may use registered mail. Electronic mail notifications shall be documented to include both the date and content of the communication.
	7.4	Notifications through electronic mail shall be made by using the official electronic mail address of the REDAMCO.
8. Documents Comprising the Bid, Technical Bid, Financial Bid and Sub-Contracting	8.1	The Technical Bid to be prepared by the Bidder shall be comprised of the following documents: (a) Letter of Technical Bid (b) Specific leasing Services Data (c) Integrity Pact (d) Bid Security be furnished (e) Power of Attorney furnished in accordance with Schedule D (f) Documentary evidence furnished in accordance with Clause 11 of the ITB. The Financial Bid to be submitted by the Bidder shall comprise the following documents: (a) Letter of Financial Bid (b) Form of Financial Bid

	8.2 The Bid shall comprise two envelopes submitted in accordance with Clause 14 of the BDS, one called the Technical Bid and the other called the Financial Bid containing the respective documents listed in Clause 8.1 of the ITB, both envelopes enclosed together in a single outer envelope. 8.3 All documents listed under Sub-Clause 8.1 of the ITB shall be submitted using the relevant forms. The documents must be completed by the Bidder without any alterations to the text, and no substitutes shall be accepted. All blank spaces shall be filled in with the information requested. 8.4 The Bidder shall furnish the Technical and Financial Bid as specified in Sub-Clause 8.1 of the ITB, including all particulars as specified in the Bidding Documents, in sufficient detail to demonstrate the adequacy of the Bidder to meet the requirements thereof. No amendments to the Technical Bid or Financial Bid may be made during the period of evaluation unless permitted by the Bidding Documents.
9. Sufficiency of Bid	9.1 Each Bidder shall satisfy itself before Bidding as to the correctness and sufficiency of its Bid and of the fee entered in the financial forms. **9.2** The Bidder is advised to obtain for itself at his/her own cost and responsibility all information that may be necessary for preparing the Bid and entering into an Agreement for execution of the leasing.
10.Bidder's Eligibility and Qualification	10.1 The Bidder must possess the capability and the experience as stipulated in Bidding Data Sheet and the qualification criteria stipulated in the Bidding Documents. 10.2 Pursuant to Clause 8 and Sub-Clause 10.1 of the ITB, the Bidder shall furnish, as part of its Bid, documents establishing the Bidder's eligibility to bid and its qualifications to perform the Services and the obligations under the Agreement. 10.3 REDAMCO shall determine, the qualification of the prospective bidders through technical evaluation. Only technically qualified bidder shall be called for opening of financial Bid. 10.4 Financial Bid of technically disqualified bidders shall be returned un opened.
11. Documents Establishing Services' Conformity to Bidding Documents	11.1 The documentary evidence of the Services' conformity to the Bidding Documents may be in the form of literature, maps and data and the Bidder shall furnish documentation as set out in Bidding Data Sheet and clause 8 of ITB

12. Bid Security	12.1 Each Bidder shall furnish, as part of its bid, a Bid Security equivalent to the amount stipulated in Bidding Data Sheet in the form of a CDR / Pay Order/ Demand Draft issued by a Bank in favor of **Railway Estate Development and Marketing Company (Pvt) limited**. The Bid Security shall be valid for 120 days. 12.2 Any Technical Bid not accompanied by a substantially compliant Bid Security shall be rejected by the REDAMCO as non-responsive. 12.3 The Bid Security of the successful Bidder will be adjusted when the successful Bidder deposits the upfront fee (nonrefundable) and bid security of unsuccessful bidder shall be returned. 12.4 The Bid Security may be forfeited under either of the following circumstances: (a) if a Bidder withdraws its Bid during the bid validity period (as specified in the BDS); or (b) in the case of a successful Bidder, if he fails to Pay the upfront payment within stipulated time

13. Validity, Format, and Signing of Bids	13.1 Bids shall remain valid for the bid validity period stipulated in the BDS. A bid valid for a shorter period shall be rejected by the REDAMCO as non-responsive. 13.2 In exceptional circumstances, prior to the expiration of the Bid validity period, the REDAMCO may request the Bidder to extend the period of validity of their respective Bids. The request, and responses to the request, shall be in writing. A Bidder may refuse the request and withdraw the Bid without forfeiting the Bid Security. A Bidder granting the request for extension in the Bid validity period shall not be required or permitted to modify its Bid. 13.3 All Schedules to the Bid are to be properly filled, completed and signed. 13.4 **No alteration is allowed in the Letter of Technical Bid or Letter of Financial Bid. In case of any alteration, the Bid shall be rejected by the REDAMCO**. 13.5 Each Bidder shall prepare the original and number of copies, as specified in the BDS, of the documents comprising the Bid and clearly mark them "ORIGINAL" and "COPY" as appropriate. In the event of discrepancy between them, the original shall prevail. 13.6 The original and all copies of the Bid shall be typed or written in indelible ink and shall be signed by a person or persons duly authorized to sign (in the case of copies, photocopies are also acceptable). The name and position held by each person signing the authorization must be written or typed below the signatures. 13.7 The Bid shall be delivered in person or sent by registered mail at the address as given in the BDS.

D. SUBMISSION OF BIDS	
14. Deadline for Bids	14.1 The bid shall be submitted in a single package consisting of two separate envelopes, containing separately the Financial and the Technical Bids. The original and all copies of the Technical Bid shall be placed in a sealed envelope clearly marked "TECHNICAL Bid" followed by the name of the Project. Similarly, the original Financial Bid shall be placed in a sealed envelope clearly marked "FINANCIAL BID" followed by the name of the Project, and with a warning "DO NOT OPEN WITH THE TECHNICAL BID." The envelopes containing the Technical and Financial Bids shall be placed into an outer envelope and sealed. This outer envelope shall bear the submission address and title of the Site, clearly marked "DO NOT OPEN, EXCEPT IN PRESENCE OF THE OFFICIAL APPOINTED, BEFORE SUBMISSION DEADLINE". 14.2 Sealed Bids must be received by the REDAMCO at the address provided in BDS not later than the Bid Submission Deadline. The Bids shall be sealed in the manner specified in the Bidding Data Sheet. 14.3 In case any envelope is not sealed or marked as required in the Bidding Documents, the REDAMCO shall assume no responsibility for the misplacement or premature opening of the Bid. 14.4 The REDAMCO may, at its discretion, extend the Bid Submission Deadline, by amending the Bidding Documents under the terms there-of, in which case all rights and obligations of the REDAMCO and Bidders previously subject to the deadline shall thereafter be subject to the deadline as extended. 14.5 The REDAMCO shall not consider any Bid that arrives after the Bid Submission Deadline. Any Bid received by the REDAMCO after the Bid Submission Deadline shall be declared late, rejected, and returned unopened to the Bidder.

E. BID OPENING AND VALUATION	
15. Bid Opening	**15.1 An** evaluation committee, as constituted by REDAMCO for the evaluation of bids, shall open the Bids in the presence of the Bidders' authorized representatives who choose to attend, at the time, date and location stipulated in the BDS. Technical Bids shall be opened first. After evaluation of the Technical Bids, REDAMCO shall invite technically substantially responsive Bidders, eligible to attend opening of the Financial Bids. The Financial Bids shall remain unopened and shall be held in the custody of the REDAMCO until the specified time of their opening. If the Financial Bid and Technical Bid are submitted in one envelope, the REDAMCO may reject the entire Bid. The Bidders' authorized representatives who are present shall sign, evidencing their attendance. 15.2 The REDAMCO shall prepare a record of the opening of Technical Bids that shall include, at a minimum, the name of the Bidder. 15.3 Bidders shall be given reasonable notice of the opening of the Financial Bids. 15.4 The REDAMCO shall notify Bidders in writing who have been rejected on the grounds of their Technical Bids being substantially non-responsive to the requirements of the Bidding Documents. 15.5 A committee consisting of members nominated by the REDAMCO shall open the Financial Bids in the presence of Bidders' representatives who choose to attend, at the time, date and location specified by REDAMCO. 15.6 All envelopes containing Financial Bids shall be opened one at a time and the name of the Bidder, Only Financial Bids read out and recorded during the opening of the Financial Bids shall be considered for evaluation. **15.7** The REDAMCO shall prepare a record of the opening of Financial Bids that shall include, at a minimum, the name of the Technically Qualified Bidder. The Bidders' representatives who are present shall be requested to sign the record. The absence of a Bidder or a representative's signature shall not invalidate the contents and effects of the record.

16. Clarification of Bids	**16.1** To assist in the examination, evaluation and comparison of Bids, the REDAMCO may, at its discretion, ask the Bidder for a clarification of its Technical Bid. The request for clarification and the response shall be in writing and no change in the price or substance of the Bid shall be sought, offered or permitted. Any clarification submitted by the Bidder that is not in response to a request of the REDAMCO shall not be considered. The request for clarification and the response shall be in writing. A failure to provide clarification as requested by the REDAMCO may result in the rejection of the Bid.
17.Bid Price	**17.1** The Bidder shall completely fill the Letter of Financial Bid and Form of Financial Bid indicating the fee for the leasing to be performed under the Agreement.
18. Detailed Evaluation of Technical and Financial Bids	18.1 Only the Technical Bids substantially responsive shall be evaluated and compared in detail by the REDAMCO as per the requirements given hereunder. 18.2 The Technical Bid submitted by the Bidder shall be examined in detail whether the bid comply with the evaluation criteria of the Bidding Documents, including the BDS. 18.3 Bidders obtaining minimum qualifying marks, as specified in the BDS, shall be declared technically qualified. Financial Bids of technically qualified Bidders shall be opened while REDAMCO shall return the unopened Financial Bid to the disqualified Bidders. 18.4 To evaluate a Financial Bid, the REDAMCO shall consider the following: a) The quoted upfront Commitment fee. b) The quoted annual rental. c) Annual quoted rentals for the first year with annual increment will be discounted to reach at Present Value as explained in Bidding Data Sheet. Quoted upfront commitment fee/ premium and present value of quoted annual rentals for 21 years, will be summed up and compared to determine the highest quoted amount among the bidders. 18.5 REDAMCO shall compare all Bids of technically qualified bidders to determine the highest bid.

	18.6 If the Bid which results in the highest Bid is unbalanced or unrealistic, the REDAMCO may reject that Bid. 18.7 The Evaluation Committee's determination of Financial Bid's responsiveness shall be based on the contents of the Financial Bid itself without recourse to irrelevant evidence. 18.8 A Financial Bid determined as substantially non- responsive shall be rejected and shall not subsequently be made responsive by the Bidder by correction
19.Confidentiality	19.1 REDAMCO shall maintain strict confidentiality regarding all information relating to the technical and final evaluations until the respective evaluation reports are formally announced in accordance with the applicable Rules. 19.2 From the time of Bid opening until the announcement of the Bid evaluation results, no Bidder shall make contact with REDAMCO concerning any matter related to its Bid.
20.Grievance Redressal Mechanism	**20.1** Whereas, any Bidder feeling aggrieved may lodge a written complaint within 7 (seven) days of announcement of the technical evaluation report and Five (05) days after issuance of final evaluation report. **20.2** REDAMCO shall constitute a committee comprising of odd number of persons, with necessary powers and authorizations, to address the complaints of Bidders that may occur prior to the entry into force of the procurement contract. **20.3** Any party may file its written complaint against the eligibility parameters, evaluation criteria or any other terms and conditions prescribed in the bidding documents if found contrary to the provisions of the procurement regulatory framework, and the same shall be addressed by the grievance redressal committee (GRC) well before the Bid submission deadline.
	20.4 In case, the complaint is filed against the Technical Evaluation Report, the Grievance Redressal Committee constituted by REDAMCO shall suspend the proceedings. **20.5** In case, the complaint is filed after the issuance of the final evaluation report, the Bidder/complainant cannot raise any objection on technical evaluation of the report. **20.6** The Grievance Redressal Committee shall investigate and decide upon the complaint within ten days of its receipt
F. AWARD OF AGREEMENT	

21. REDAMCO's Right, Notification of Award & Signing of Agreement	**23.1** REDAMCO reserves the right to accept or reject bids, and to annul the bidding process and reject all Bids, at any time prior to award of the Agreement, without thereby incurring any liability to the affected Bidders or any obligation to inform the affected Bidders of the grounds for the REDAMCO 's action except that the grounds for the REDAMCO's rejection of all Bids shall, upon request, be communicated to any Bidder who submitted a Bid, without justification of the grounds. Notice of the rejection of all the Bids shall be given promptly to all the Bidders. **23.2** Prior to expiration of the bid validity period (as specified in the BDS), the REDAMCO shall notify the successful Bidder in writing ("Letter of Intent") that its Bid has been accepted. **23.3** The formal agreement between the REDAMCO and the successful Bidder shall be executed within fifteen (15) days, or extended time period, of fulfillment of conditions precedent to the agreement **23.4** Until the Agreement is formally executed, the Letter of Acceptance, duly accepted by the Bidder, shall constitute a binding Agreement. Nothing in this Clause shall restrict or nullify the obligation of the Bidder to sign the Agreement

22. Upfront Payment	22.1 The successful Bidder shall deposit the upfront payment (Pak Rupees) non-re fundable Commitment Fee and advance Rental within 15 days as per instructions laid down in the BDS. In case of failure to deposit the upfront payment, the Bid Security shall be liable to forfeit.
23. Fraud and Corruption	23.1 The Bidder shall sign and stamp the Form of Integrity Pact provided at Schedule B in the Bidding Documents. Failure to provide such Integrity Pact shall make the bid non-responsive. 23.2 The Bidder shall observe the highest standards of ethics during the process of submission of the Bid and during the evaluation process. The terms used in this Clause shall have the following definitions: (a) "corrupt and fraudulent practice" means the offering, giving, receiving of soliciting of anything of value to influence the action of a public official or the Lessee in the procurement process or in contract execution to the detriment of the REDAMCO; or misrepresentation of facts in order to influence a procurement process or the execution of a contract, collusive practices among bidders (prior to or after bid submission) designed to establish bid prices at artificial, non-competitive levels and to deprive the REDAMCO of the benefits of free and open competition and any request for, or solicitation of anything of value by any public official in the course of the exercise of the public official's duty; (b) "Coercive practice" means impairing or harming, threatening to impair or harm, directly or indirectly, any party or the property of the party to achieve a wrongful gain or to cause a wrongful loss to another party; (c) "Collusive practice" means, the arrangement between two or more parties to the procurement process or contract execution, designed to establish, with or without the knowledge of the REDAMCO, prices at artificial, noncompetitive levels for any wrongful gain

	(d) "Integrity violation" means any act which violates Anticorruption Policy including corrupt and fraudulent practice, coercive practice, coercive practice, collusive practice and/or obstructive practice; or threatening, harassing or intimidating any party to prevent it from disclosing its knowledge of matters relevant to an investigation into any of the foregoing or from pursuing an investigation or acts intended to materially impede the exercise of inspection and audit rights. (e) The REDAMCO may reject a Bid if it determines that the Bidder, directly or through an agent or intermediary, engaged in corrupt and fraudulent practice, collusive practice, coercive practice or obstructive practices or other integrity violations in bidding for the Project. (f) The REDAMCO may cancel the Agreement on a determination at any time that the Bidder engaged in any way in corrupt and fraudulent practice, collusive practice, coercive practice or obstructive practices or other integrity violations in bidding for the Project. (g) If at any time the REDAMCO determines that the Bidder has, directly or through an agent or intermediary, engaged in corrupt and fraudulent practice, collusive practice, coercive practice, obstructive practices and/or any integrity violation in competing for or in executing, a GoP or Provincial Government (PG) or any other government contract, the REDAMCO may take any act to sanction a Bidder as permitted by the applicable laws, including declaring the Bidder ineligible, either indefinitely or for a stated period of time, from the award of any contract by the REDAMCO and recommending to the GoP and provincial government that the Bidder be disqualified from participation and award of any project or contract to be awarded by the GoP or provincial government, as the case may be.

SECTION - III: BIDDING DATA SHEET

The following specific data for the Project to be procured shall complement, supplement, or amend the provisions in the Instructions to Bidders. In case of conflict between the terms of this Bidding Data Sheet (**"BDS"**) and the terms of the Instructions to Bidders, the provisions of the Bidding Data Sheet shall prevail.

A. General

ITB 1.1

Scope of bid. The REDAMCO intends to lease out Railway land for setting up Modern Retail Complex for Mix-use commercial purpose (FUEL STATION WITH ALLIED FACILITIES, EV CHARGING STATION, INTERNATIONAL OR NATIONAL FOOD OUTLETS, CONVENIANCE STORE, AND PHARMACY) on the following locations:

S.No	Location	Area (Sft)	Bid Security PKR (In Million)	Benchmark Commitment 6Fee (Non-refundable) PKR (In Million)	Benchmark for Annual Rental PKR (In Million)
1.	Peshawar, Dry Port	36,000	05	103	12
2.	Attock, City Plot-A	40,800	03	58	08
3.	Rashakai, Plot-C, at M-1 Interchange	47,100	03	42	05
4.	Haripur, Station Yard Plot-B2	35,920	03	30	05
5.	Islamabad, Sangjani, on GT Road	52,780	05	70	10
6.	Islamabad, Golra Railway Station	34,185	03	34	05
7.	Chakwal, Bypass Road	49,400	03	60	08
8.	Jehlum, Abdul Sattar Edhi Road	58,250	05	78	08
9.	Pind Dadan Khan	31,500	03	10	03
. 10.	Faisalabad, Rajbah Road	35,378	05	87	10
11.	Muzaffghar, Jhang Road	38,080	03	31	06
12.	Bahawalpur, N-5 near Sutlej Toll Plaza	59,840	03	35	08
13.	Bahawalpur, Baghdad Al Jadeed Station	47,060	03	30	06
14.	Khanewal Plot 2-A, On Railway Road	32,630	03	48	05
15.	Rahim Yar Khan on Airport Road	40,295	03	40	06

ITB 2.1	**Bidding is open to all eligible bidders i.e.**
ITB 12	The Bid Security against each site as indicated in advertisement, shall be furnished in the form of a Pay order / CDR from the in favor of **Railway Estate Development & Marketing Company (Pvt) limited**. **Bid Security is to be enclosed with the Technical Bid.**
ITB 13.1	**Bid Validity Period** The bid should remain valid for 120 (one hundred and twenty) Days.
ITB 13.7	The bid shall be delivered at the following address. 1st floor, corporate Office, Service Road South, Sector I-11/1, Islamabad
ITB 14.1	Bidder shall submit 1 (one) original and 1 (one) copy on the prescribed forms. Bidding shall be conducted on **Single Stage Two Envelop** procedure as under: (i) The bid shall be a single package consisting of **Two Separate Envelopes**, containing separately the Financial and the Technical bid. (ii) The original and all copies of the Technical Bids shall be placed in a sealed envelope clearly marked "TECHNICAL Bid" followed by the name of the Project. Similarly, the original Financial Bid shall be placed in a sealed envelope clearly marked "FINANCIAL Bid" followed by the name of the Project, and with a warning "DO NOT OPEN WITH THE TECHNICAL Bid." (iii) The envelopes containing the Technical and Financial bids shall be placed into an outer envelope and sealed. This outer envelope shall bear the submission address and title of the Site, clearly marked "DO NOT OPEN, EXCEPT IN PRESENCE OF THE OFFICIAL APPOINTED, BEFORE SUBMISSION DEADLINE". (iv) In the first instance, the "Technical Bid" shall be opened and the envelope marked as "Financial Bid" shall be retained un-opened in the custody of the REDAMCO; (v) The REDAMCO shall evaluate the Technical Bid in the manner prescribed in advance, without reference to the price and shall reject any Bid which does not conform to the specified requirements; (vi) During the technical evaluation, no amendments in the Technical & financial bid shall be permitted; (vii) After the evaluation and approval of the Technical Bid, the REDAMCO shall open the Financial Bid of the technically accepted bids, publicly, at a time, date and venue announced and communicated to the bidders in advance, within the bid validity period; and (viii) The financial bids of technically non-responsive bidders shall be returned un-opened to the respective bidders.
	Pre-Bid Meeting will be held on following date and time: **02:00 PM** on **08th September, 2026** **Venue:** 1st floor, Corporate Office, Service Road South, Sector I-11/1, Islamabad.

ITB 14.2	Bids must be submitted not later than the following date and time: **Deadline for submission** of Bids: **02:00 PM** on **21th September, 2026** ("Bid Submission Deadline")
ITB 15.1	**Venue, Time and Date of Technical Bids Opening:** **Date: 21th September, 2026** **Time: 02:30 PM** **Venue:** 1st floor, Corporate Office, Service Road South, Sector I-11/1, Islamabad.
	The Financial Bids of the technically responsive Bidder(s) will be opened at a date provided later on. The sealed Financial Bids of technically non-responsive Bidders will be returned un-opened.

B. Preparation and Submission of Bids

ITB 18.1

Mandatory Criteria:

A Bid received from a Bidder, shall only be considered for further evaluation if all the following parameters (and the relevant requirements of the Bidding Documents) are fulfilled. The Bidder should fulfill each of the following requirements, to be declared as eligible for further evaluation:

i. **Registration with Tax Authorities**
   - The OMC, Dealership, must possess a valid registration certificate from the Income Tax Authority (i.e., the NTN certificate) and Sales Tax Authority and must be Active Tax Payer.
   - Individual/Firm Bidder, must be active Tax Payer (Income and / or Sales Tax).

ii. **Bid security attached with technical bid**.

iii. Affidavit for Correctness of Information.

iv. Power of Attorney for Representative (If Any).

v. Collaboration Certificate with Registered OMC (In case of Individual/Firm).

vi. **Non-Blacklisting, No Conflict of Interest & litigation History:** Each Bidder shall provide evidence in the form of an affidavit on legal Paper duly notarized by the Notary Public stating that Bidder:

- is not in bankruptcy or liquidation proceedings;
- is never blacklisted by any governmental or non-governmental;
- is never convicted of, fraud, corruption, collusion or money laundering;
- has not previously entered into any contract/agreement with REDAMCO which was terminated prior to completion period due to default;

ITB 18.2

Technical Evaluation

The Technical Bids declared substantially responsive shall be evaluated as under:

Sr. No.	Category	Total Marks
1.	Bidder Profile	20
2.	Relevant Experience	30
3.	Financial Capabilities	50
	Total	**100**

Qualifying Marks: *Minimum qualifying marks shall be 65%*. The breakup of the each of the category is given hereunder:

1. **Bidder Profile:**
Profile of the bidder will be assessed on the basis of the following parameters:

S.No	Category	Max. Marks	Remarks
i.	Incorporation with SECP/ with Registrar Firms/ AOP	10	• Incorporation/ Registration Certificate.
ii.	Individual/Firm Registration with Tax Authorities	10	• Income Tax / Sales Tax Certificate • The Profile marks will count from the date of registration. • Up to five years=05 marks • More than five years=10 marks
	Total Marks	20	

2. Relevant Experience:

Relevant experience of the Bidder will be assessed on the basis of following parameters:

Category	Marks	Documents to be provided
1.Experience in Operation and Maintenance of Fuel Stations / Petrol Pumps inside Pakistan (No. of years)		
More than 7 years	30	Relevant Experience will count from the date of incorporation/registration for OMC, Issuance of dealership certificate for authorized dealer and issuance of form K or experience of collaborating OMC in case of individual
More than 5 upto 7 years	20	
More than 3 upto 5 years	10	
Equal to less than 3 years	05	
Total Marks	**30**	

3. **Financial Capability: (I. Avg Net Worth=30 marks, II.Avg Turn Over=20 marks)**

Sr. No.	***Category***	***Max Marks***	***Documents to be provided by the Bidder***
a.	PKR 20 million and up to 50 million	*10*	• **Avg Net Worth:** • For individual, Income tax return for 3 years • For Companies, Audited Financial Statements for 3 years.
b.	Greater than PKR 50 million but less than PKR 100 million	*20*	
c.	Equal to or greater than PKR 100 million but less than PKR 200 million	*30*	
	Sub Total	*30*	

Sr. No.	***Category***	***Max Marks***	***Documents to be provided by the Bidder***

	a.	PKR 50 million and up to 75 million	05	• **Avg Turn Over*:*** • *Bank Statements (credit side) for 3 years*
	b.	Greater than PKR 75 million but less than PKR 100 million	10	
	c.	Equal to or greater than PKR 100 million but less than PKR 125 million	15	
	d.	Equal to or greater than PKR 125 million	20	

ITB 18.4	**<u>FINANCIAL EVALUATION:</u>** The prices will be compared on the basis of the Bid Price of the technically qualified Bidders and the highest ranked bidder using the Cost Based Method. The financial bids of technically qualified Bidders shall be opened. To evaluate a Financial Bids, the REDAMCO shall consider the following: **a.** ***Annual quoted rentals for the first year shall be multiplied with 14.28 (factor based on discount rate of 11.28%) to reach at Present Value*** **b.** Quoted commitment Fee (non-refundable) and present value of quoted Annual rental for 21 years will be summed up and compared to determine the highest quoted amount among the bidders." **c.** The bidder offering highest quoted amount shall be declared as successful. **Note**: The above method adopted is only for the purpose of bids evaluation without incurring any liability on the Lessor.
ITB 22.1	Bid shall be quoted entirely in Pak Rupees. The payment shall be furnished in the form of a Pay order / CDR to **Railway Estate Development and Marketing Company (Pvt) Ltd**.
ITB 22.1	**The Bidder is bound to pay the commitment fee/upfront (non-refundable) fee according to draft agreement Sr no 6.**

SECTION - IV: BID FORM & SCHEDULES

- Schedule A: Specific Services Data
- Schedule B: Integrity Pact
- Schedule C: Letter of Technical Bid
- Schedule D: Form of Power of Attorney (For Submission of Bids)
- Schedule E: Checklist

SCHEDULE A

SPECIFIC LEASE DATA

(Please provide summarized Project understanding and details of proposed activities to be performed during the Project term. The bidder must ensure that the proposed activities meet all the requirements as specified in part III- Terms of Reference & Technical Specifications.)

Note: The information provided under this section will be for evaluation purposes only and will not be binding upon REDAMCO nor have any financial implicatio**n**

SCHEDULE - B

INTEGRITY PACT

(On Stamp Paper of Rs. 1,000)[1]

Contract No. REDAMCO 10 NO. Modern Retail Complex SITES. Dated _____

…… [Name of Bidder] 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 Bidder] 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 whatsoever from GoP, except that which has been expressly declared pursuant hereto.

[Name of Bidder] 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 subject project with GoP and has not taken any action or will not take any action to circumvent the above declaration, representation or warranty.

[Name of Bidder] 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 Bidder] 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 times the sum of any commission, gratification, bribe, finder's fee or kickback given by [name of Bidder] as aforesaid for the purpose of obtaining or inducing the procurement of any contract, right, interest, privilege or other obligation or benefit in whatsoever from GoP. [Name of Bidder] understands that any corrupt business practice or giving of any kickback, commission, tip, bribe or gift shall result in termination of any contract signed with the GoP, blacklisting from any future award of contract, and recovery from [name of Bidder] of any damage or loss caused as a result of such termination.

For and on behalf of the [Name of Bidder]:

Name: ……

Designation: ……

…

Signature: …… [Seal]

Witness 1:

…… Name:
Address:
CNIC/Passport:

Witness 2:

…… Name:
Address:
CNIC/Passport:

[1] To be attested by a notary public

SCHEDULE - C

LETTER OF TECHNICAL BID

Bidder's Letterhead

Date:

Invitation for Site Name.:
To:

With reference to the Bidding Documents dated March, 2026 and issued by REDAMCO (the "**REDAMCO**") (the "**Bidding Documents**").

I/We, the undersigned, [on behalf of ourselves and each of our joint venture partners being: _____and _____hereby declare that:

(a) I/We have examined and have no reservations to the Bidding Documents, including all addenda and schedules, issued in accordance with Instructions to Bidders (ITB);

(b) I/We, including any authorized dealer or for any part of the Agreement, do not have any conflict of interest;

(c) We are participating as a Bidder in a (site name) as per the Bidding Documents;

(d) Our firm/ Company, its affiliates or subsidiaries, including any Authorized dealer or collaborating partner for any part of the Agreement, have not been declared ineligible by the REDAMCO, the Government of Pakistan under the REDAMCO's country laws or official regulations

(e) As security for due performance of the undertakings and obligations of this Bid, I/we submit herewith a Bid Security amounting to PKR ___ million drawn in your favor or made payable to you and valid for a period of 120 (one hundred and twenty) days.

(f) Our Bid consisting of the Technical Bid and the Financial Bid shall be valid for a period of 120 (one hundred and twenty) days from the date fixed for the Bid Submission Deadline in accordance with the Bidding Documents, and it shall remain binding upon us and may be accepted at any time before the expiration of that period (as such period may be extended in accordance with the Bidding Documents);

(g) We agree to permit the REDAMCO or its representative to inspect our accounts and records and other documents relating to the Bid submission and to have them audited by auditors appointed by the REDAMCO;

(h) We have reviewed and accepted the form of the Agreement as attached in Part II of the Bidding Documents and undertake to execute the same within the period specified in the Bidding Documents; and

(i) I/We hereby declare that all the information and statements made in this Bid are true and accurate, and we accept that any misrepresentation contained in our Bid may lead to our dis qualification and forfeiture of bid security.

Name of Bidder:

Address:

Contact #:

Email: _____

Signature of Authorized Signatory: _____

Name: _____

Designation: _____

Date: _____

[Seal]

SCHEDULE - D

FORM OF POWER OF ATTORNEY

POWER OF ATTORNEY (For Submission of Bids)
(On Stamp Paper of Rs. 1,000)

Know all men by these presents, We {name of the company/ entity and address of the registered office} intend to submit a bid for the "Leasing of Pakistan Railway land for setting up Modern Retail Center and Allied Facilities (site / sites)" (the "**Bid**") and do hereby appoint and authorize Mr./Mrs. {full name and residential address} (vide authorization by the board/approving body of the company/entity dated _____) who is presently employed with us and holding the position of _____ as our attorney (the "**Attorney**"), to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our Bid in response to the above referred tenders invited by the **REDAMCO (the "REDAMCO")** including signing and submission of all documents, instruments and deeds (including correcting any deficiencies or mistakes therein), attending any meetings organized by the REDAMCO (including pre-bid conference meetings and bid opening meetings) and providing information/responses to the REDAMCO in all matters in connection with our Bid.

We hereby agree to ratify all acts, deeds and things lawfully done by our said Attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid Attorney shall and shall always be deemed to have been done by us.

Dated this _____day of _____20__

For and on behalf of: _____

(Signature)
(Name, Designation and Address)

Accepted by the Attorney:

(Signature)
(Name, Title and Address of the Attorney)
Date:

Witness 1	Witness 2
Name/Address	Name/Address
CNIC	CNIC

SCHEDULE - E

CHECKLIST

Reference	Bidding Document - Page Reference	Check	Page Ref.
ITB 12, 13.1 and 14	*Bid Submission*		
	One (1) original Technical Bid	☐	
	Bid Security enclosed with the Technical Bid	☐	
	Bid Validity		
ITB 18	One hundred and twenty (120) days from the date of opening of technical bids	☐	
	Constitutive Documents as Proof of Existence		
	Detailed description of the entity including:	☐	
	• Legal Name;	☐	
	• Complete head office, contact information, including mailing address, telephone number and an e-mail address;	☐	
	• Certification of incorporation/ registration	☐	
	• Memorandum of Association and Articles of Association/ Partnership Deed and amendments made therein till date of submission of bid. (In case of Company)	☐	
	Registration with Tax Authorities		
	Local Entities: Valid NTN certificate, STRN or provincial sales tax registration certificate	☐	
	Evidence of Active Taxpayer status	☐	
	Non-Blacklisting, No Conflict of Interest & Litigation History		
	Affidavit on legal paper of (PKR 1,200) duly notarized by the notary public stating the matters stated in the BDS.	☐	
	Affidavit on legal paper of (PKR 1,200) duly notarized by the notary public stating the matters stated, Correctness of information.		
	Financial Soundness		
	Audited financial / Bank statements of immediately preceding three (3) financial years of Bidders	☐	
	Minimum Experience		
	Proof of operations and maintenance (If Any)	☐	
	Schedules & Forms		
Schedule A	Specific Services Data	☐	
Schedule B	Integrity Pact on legal paper		
Schedule C	Letter of Technical Bid	☐	
Schedule D	Form of Power of Attorney	☐	
PART-IV	Letter of Financial Bid	☐	
PART-IV	Form of Financial Bid		

PART- II – DRAFT AGREEMENT

1. Site can only be used for specific purpose for which site is leased out. The land shall be used solely for the development, operation, and maintenance of:
   i. Fuel Station with Allied facilities
   ii EV charging facilities**;**
   iii. International and/or National food chains outlet(s),
   iv. Convenience Store / Mart, and Pharmacy.

2. The site shall be leased out for a period of 21 years on payment of a one-time upfront commitment fee (non-refundable) and annual rent, which shall be increased at the rate of 8% per annum on a compound basis. **The lease shall be extendable** for another similar term on fresh terms and conditions, with the first right of refusal granted to the existing lessee.
3. All applicable taxes shall be paid by the successful bidder/lessee to the Federal/Provincial/District/Local Government or any nominated autonomous agency/authority of Government, as the case may be.
4. All kinds of NOCs, permissions, approvals, and clearances required from the District Administration or any other authority/department for the establishment of a Modern Retail Center shall be the sole responsibility of the Lessee. REDAMCO shall not be responsible for any delay or refusal in the issuance of such permissions or NOCs.
5. The Lessee shall be granted a grace/mobilization period of twelve (12) months to obtain all required approvals and permissions.
6. The Successful Lessee/ Bidder shall deposit Commitment Fee/ Annual Rent as follows:

   a. 50% of the approved bid amount (including Commitment Fee and Annual Rent) shall be deposited within the period specified in the LOI.
   b. The remaining 50% of the approved bid amount shall be deposited within 30 days from the date of Payment of 1st Installment as specified in LOI.
   c. Possession of the Site shall be handed over to the successful bidder upon receipt of 100% Payment and execution of Lease Deed/ Concession Agreement.
   d. No Construction activity, development work, or commencement of commercial operations shall be permitted until the successful bidder has cleared 100% of the approved bid amount and all other Railway dues.
   e. Failure to deposit initial 50% will result in the forfeiture of Bid Security.
   f. Failure to deposit the subsequent installments within the prescribed timelines shall result in Imposition of Penalty and Withdrawal of LoI without any compensation.

7. The title of the land in the revenue record shall remain unchanged and shall continue to be recorded in the name of the Federal Government/Pakistan Railways.

8. Upon expiry of the lease term, all immovable property, including any improvements, structures, and fixtures erected on the site, shall vest in and become the property of

Pakistan Railways/REDAMCO.

9. In case, lessee failed to get NOC from District Administration or concerned Department, or due to circumstances of force majeure his business could not be developed, he may request REDAMCO for change in commercial use of land for new commercial activity.

10. In case lessee want to discontinue the lease term altogether as per agreement, as per his convenience, no refund or adjustment of rent or premium shall be admissible in this case.

11. The Successful bidder shall pay one-year advance rent within 15 days of the issuance of letter of intent/acceptance. In case of failure, the bid shall be liable to be cancelled with the forfeiture of bid security.

12. Lessee may sub lease the land /site.

13. In case the land is required by Pakistan Railway for operational or any other purpose, REDAMCO shall serve 90 days' notice for vacation of land to the lessee. The advance rent for the remaining lease period shall be adjusted accordingly. The Commitment fee will also be refunded proportionately, after discounting the same on applicable discount rate, as determined by REDAMCO.

14. In case of any dispute arising between the parties, in connection with implementation of the contract/agreement, which cannot be resolved amicably, the same shall be referred to arbitration under the provisions of the Arbitration Act, 1940. The arbitration proceedings shall be conducted by a Sole Arbitrator/Umpire appointed by the parties, and the decision of the arbitrator shall be final and binding upon both parties.

15. If the lessee fails to deposit the annual rental within the prescribed schedule, a late payment surcharge at the rate of 12% per annum shall be levied for the period of delay.

PART- IV- FINANCIAL BID FORM

[Bidder's Letterhead]

For P.R Site at _____, area measuring _____sft for 21 years lease term (Extendable for another 21 years).

Sr. #	Description	Quoted Amount** (Rs.)
1.	**Commitment fee** (one-time non-refundable)	Rs. (in figures)
		Rs. (in words)
2.	**Annual Rent**	Rs. (in figures)
		Rs. (in words)

"Annual rent quoted for the first year shall be multiplied with 14.28 (factor based on discount rate of 11.28%)"and summed up with the quoted commitment fee for the purpose of determining the highest quoted bid.

** The quoted amount is exclusive of all applicable taxes

Note: Minimum Base Value/Benchmark for Commitment fee and Annual rent for the first year to be quoted by the Bidder is mentioned against each of the site in the advertisement. The quoted amounts less than the base value/benchmark shall not be accepted.

Name of Bidder: _____

Address: _____

Contact #: _____

Email: _____

Signature of Authorized Signatory: _____

Name: Designation: _____

Date: _____

_____

Seal: