

MINUTES OF PRE BID MEETING FOR HIRING OF LEASE RIGHTS FOR DESIGN, FINANCE, BUILT, OPERATE AND, TRANSFER (DFBOT MODEL) OF MODERN RETAIL COMPLEX (FUEL STATION WITH ALLIED FACILITIES, EV CHARGING STATION, INTERNATIONAL/NATIONAL FOOD OUTLETS, CONNIVANCE STORE AND PHARMACY).” HELD ON 02.04.2026 AT 02: 00.PM.

A meeting with the potential bidders of subject procurement was held on 02nd April 2026 at 02:00 P.M. in the Committee Room of Railway Estate Development and Marketing Company (REDAMCO), situated at 1st Floor, Corporate Office, Service Road (South), Sector I-11/1, Islamabad.

Meeting started with the welcome note. The Participants (attended physically and On Zoom link) were apprised by the Committee members about the agenda of this meeting i-e **“To Address the queries of Potential Bidders regarding bidding documents”**.

Following queries were raised by the Potential Bidders, which were addressed by the representative of REDAMCO.

S.No	Queries Raised	Response by REDAMCO
1.	What is bid evaluation factor i.e. 14.28	Representative of REDAMCO explained the Financial Evaluation Criteria and told that Quoted commitment Fee (non-refundable) and Present value of quoted Annual rental (Annual quoted rent for the first year shall be multiplied with 14.28 for 21 years and will be summed up, to determine the highest quoted amount among the bidders. Furthermore, the bidder offering highest quoted amount shall be declared as successful.
2.	Elaborate on the scope of Site Utilization	Representative of REDAMCO explained the scope of site used 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.
3.	What is the Release/ Retention of Bid Security policy.	Representative of REDAMCO explained that retention of Bid Security will be as per process defined by PPRA.
4.	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	Representative of REDAMCO explained that "Yes", in case of any Operational Purpose, REDAMCO/ PR shall serve 90 days' notice for vacation of land.

	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.	
5.	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.	<ul style="list-style-type: none"> • In reply of that query, Representative of REDAMCO explained that all kinds of NOCs, Permission, Approvals, Commercialization Fees/Charges all kind of Taxes for the establishment of a Modern Retail Center shall be the sole responsibility of the Lessee. • In accordance with Section 90 (1)(d) of the Registration Act 1908, the lease executed for and on behalf of the Federation is exempt from Registration.
6.	Commitment Fee may be taken after possession of site.	Representative of REDAMCO explained that according to bid document, Successful bidder shall submit the commitment fee along with advance one year rent within fifteen (15) days after issuance of letter of acceptance.
7.	Representatives of OMCs asked that if any individual gets collaboration certificate from a particular OMC, then he should not be allowed to change it.	Will be dealt according to OGRA Rules

TMS
06/04/26

Senior Manager (E&BD),
(REDAMCO)

M/Proc
06/04/2026
Manager Procurement,
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