



REDAMCO RAILWAY ESTATE DEVELOPMENT AND MARKETING COMPANY (PVT) LIMITED

BIDDING DOCUMENTS



June, 2026

Issue No: _____

BID FORM

FOR

SHOP NO. _____

LOCATED IN RAIL MARKET/SHOPS ON PR PROPERTY

AT _____ Kharkhano Market Peshawar _____

**FOR 21 YEARS LEASE TERM ON LEASE PREMIUM BASIS AND ANNUAL RENT (EXTENDABLE
FOR ANOTHER TERM OF 21 YEARS)**

A. PARTICULAR OF BIDDER/PARTICIPANT

Name of Bidder (Attach CNIC): _____(Annexure-A)

Type of Business: (if any) (Annexure-B) Partnership deed in case of Partnership concern, as Annexure- C

Sole Proprietorship

Partnership

Private Limited

Public Limited

Other (Specify)

Postal Address (Legal Address): _____

Telephone No: _____ Mobile No: _____

Website/Email Address: _____

Bid document fee of Rs.1000

Yes / No

Offered bid Security attached:

Yes / No

BIDDER'S UNDERTAKING

I _____ S/O _____ CNIC No. _____ hereby solemnly undertake to abide by the terms and conditions of the bid Documents & tender Notice.

TERMS & CONDITIONS

1. The bidders shall offer bids for lease premium (one-time upfront non-refundable) for 21 years lease term (Extendable for another for 21 year).
2. The bids of only highest bidders will be considered, which are over and above the reserve price of lease premium fixed for each shop.
3. Bid Security shall be submitted for separately for each Shop
4. The Shop shall be leased out for a period of 21 years on payment of a one-time upfront Premium (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.
5. Interested parties can submit bids for one or more or all the shop(s); however separate bid forms & Bid Security are required for each shop.
6. The successful bidder shall be bound to deposit 100% of their offered bid(s) of lease premium of each shop within fifteen (15) days from the issuance of acceptance letter (Approval of Bid), failing which bid security shall stand forfeited.
7. One-year prescribed rent shall be deposited in advance by the successful bidders before the start of lease term which shall increase at the rate of 8% per annum on compound escalation

Details of Shops

Station	Total No. of Shops Category-Wise	Shop Nos.	Size of Shop	Bid Security PKR (In Million)	Premium PKR (In Million)	Rent Per Month (PKR)
48 Nos of Shops on Ground Floor at PR Property near Karkhano Market Hayatabad Peshawar	Cat A (3)	1, 2, 3	17' x 15' (255 Sft)	01	2.7	Rs. 20,000/-
	Cat B (30)	4 to 18, 52 to 66	12' x 15' (180 Sft)	01	2.0	Rs. 17,000/-
	Cat C (15)	28 to 42	12' x 15' (180 Sft)	01	2.0	Rs. 12,000/-

8. The shop number must be mentioned on the top left corner of bid envelope.
9. The bid(s) shall be accepted on REDAMCO's prescribed duly signed/stamped bid forms.

10. In case two or more bids are received for the same shop, the contract will be awarded to highest bidder whose bid will be over and above the reserved price of lease premium.
11. If more than one bidder quoted same amounts in the bids ,the matter finalized through Toss of coin, in presence of Procurement Committee.
12. Possession of each shop will be handed over after receipt of full amount of lease premium and first year's advance rent.
13. Separate Contract for each shop will be signed after receipt of full amount of premium and first year's advance rent.
14. The possession of the shop(s) shall be handed over to the successful bidder, after deposit of full bid money comprising Premium and one year rent in advance and the signing of the agreement.
15. The successful bidder shall also arrange separate Electric Meter, Water Connection and Telephone Connection at his own cost if required.
16. All expenses, levies, Taxes, Charges and NOCs/ Approvals from all concerned Government Departments/ Authorities etc shall be the sole responsibility of the successful bidders.
17. The successful bidders shall not be allowed any addition / alteration in the shops without the prior approval of the competent authority.
18. All kind of repair & maintenance of shops shall be the responsibility of the Lessee/ Tenant.
19. Prohibited items like inflammable articles/chemicals etc and all forbidden items mentioned in the Railway Manuals which may become hazardous and cause of security problems are not allowed to be traded/stored in the shops.
20. The rent will be collected on annual basis effective from date of signing of agreement subsequently on each anniversary.
21. Defaulter of the Federal & Provincial Governments Departments and Organizations/ Departments cannot participate in the bidding process. If pointed out at any later stage, then the deposited amount with the Lessor will be forfeited and action will be taken as per Rules, Policy & Law.
22. The offered bids shall not be construed to be the acceptance of the bid but is subject to final approval by the competent authority.
23. The bids on prescribed form(s) complete in all respect shall be received in the offices as mentioned in the advertisement.
24. REDAMCO reserves the right to reject all bids and to annul the bidding process at any time prior to the affected bidder(s) or any obligation to inform the affected bidder(s) of the grounds for REDAMCO action.

25. For further details please contact below.

Contact Information

- MANAGER ESTATE NORTH – (CELL 0332-9087945)
- RAILWAY ESTATE DEVELOPMENT & MARKETING COMPANY (PVT) LTD. (REDAMCO)
- 1st FLOOR, CORPORATE OFFICE, SERVICE ROAD (SOUTH), SECTOR I-11/1, ISLAMABAD, PAKISTAN PHONE:051-9278717-20
- www.redamco.com

UNDERTAKING

The information provided in this application is correct and factual to the best of our knowledge and nothing contained herein is contrary to the facts as available with the company's official records, or concealed and that Railway Estate Development & Marketing Company, Ministry of Railways, Government of Pakistan has the complete right to disregard our application if it fails to meet any of the terms and conditions mentioned above.

Signed on this day of _____

COMPANY'S SEAL / Thumb Impression of Bidder

(Name of Bidder) _____

(Name of person signing) _____

Designation: _____

Contact Address & Phone Number: _____

FINANCIAL BID

LEASE PREMIUM OFFERED FOR SHOP No. _____

Offer of Lease Premium for Above Shop (Rs.)
Rs. _____ (In Figures) (In Words) _____

Payment Terms:

The bidders will be required to quote the lease premium (PKR) for 21 years Lease Term (Extendable for another term of 21 years). 100% lease premium and one-year advance rent shall be payable within 15 days after issuance of Letter of Intent (LOI) / Approval of Bid.

The possession of the shop shall be handed over after clearance of 100% amount of each shop. The bid security of highest bidder will be adjusted. However, the same would be liable to be forfeited in case highest bidder backs out after opening of bid. Bid security of unsuccessful bidder would be refunded after completion of due process.

(Name of Bidder)

Signature:

COMPANY'S SEAL

Thumb impression of Bidder

Name & Address: _____

Contact #: _____

Date: _____