

**PUNJAB GOVERNMENT SERVANTS HOUSING
FOUNDATION (PGSHF)**



**BID DOCUMENT
FOR
Purchase of Developed Plots from Private Housing
Schemes / Developers**

**Single Stage - Two Envelope Bidding Procedure
(Quality & Cost Selection Method)**

Tender Reference No.: HFF/DIR(E&L)/LANDS/POP/2025-01

Issue Date: 13-12-2025

Submission Deadline: 29-12-2025

14/A, Upper Mall, Scheme, Lahore

Tel#: 042-99204868

042-99206444

042-99206555

Website: www.pgshf.gop.pk

E-mail: pgshf1@gmail.com

Invitation for Bids

Dated: _____

1. The Punjab Government Servant Housing Foundation (PGSHF) intends to purchase fully / partially developed plots from Private Housing Schemes / Developers as per the following details:

Package No #	Districts	Qty	Bid Security
01	Lahore	22,257	100,000
02	Rawalpindi	12,040	100,000
03	Sialkot	11,078	100,000
04	Faisalabad	3,638	100,000
05	Sahiwal	2,962	100,000
06	Multan	2,467	100,000
07	Bahawalpur	2,399	100,000
08	Khanewal	2,335	100,000
09	Gujranwala	2,254	100,000
10	D.G. Khan	1,416	100,000
11	Sargodha	1,362	100,000
12	Jhang	1,200	100,000
13	Lodhran	783	100,000
14	Gujrat	548	100,000
15	Vehari	542	100,000
16	Mianwali	503	100,000
17	R. Y. Khan	454	100,000
18	Layyah	420	100,000
19	Not specifically mentioned	402	100,000
20	Jehlum	325	100,000
21	Okara	317	100,000
22	Sheikhupura	296	100,000
23	Bahawalnagar	281	100,000
24	Attock	255	100,000
25	Khushab	236	100,000
26	Chakwal	228	100,000
27	M. B. Din	225	100,000
28	T. T. Singh	149	100,000
29	Bhakkar	146	100,000
30	Pakpatan	135	100,000
31	Kasur	134	100,000
32	Hafizabad	113	100,000
33	Narowal	97	100,000
34	Muzaffargarh	54	100,000
35	Rajanpur	19	100,000
36	Nankana Sahib	1	100,000

2. PGSHF, now invites sealed bids from eligible bidders reputed and legally sound Private Housing Schemes, registered with relevant authorities for the supply of above-mentioned plots.

3. Bidding shall be conducted through Open Competitive Bidding (Single Stage-Two Envelope, QCBS) procedures specified in the Punjab Procurement Rules PPRA 2014 (amended till date), and is open to all eligible bidders as defined in the bidding document.
4. Interested & eligible bidders are intimated that Bidding Documents are available at PPRA & Procuring agency's website, and can be downloaded from the same i.e., PPRA website (www.pprapunjab.gov.pk) & PGSHF website (www.pgshf.gop.pk). The Bid shall be accompanied with a 32-A challan, duly mentioning the '**Submission of Document Fee**' for the stated Tender. The document fee will be Rs. 500/- (Non-Refundable). Physical submission of tender fee is not permitted.
5. The provisions in the Instructions to Bidders are Mandatory along with other provisions.
6. Sealed Bids must be delivered to the above office **on or before 29th December, 2025 till 11:00 AM** and must be accompanied by a **Bid Security as mentioned above** in the form of CDR, Pay Order, Demand Draft, or Banker's Cheque from a Scheduled Bank of Pakistan.
7. **Bids will be opened in the presence of bidders' representatives who choose to attend at 11:30 AM in the committee room of PGSHF on the same date.**
8. The bidders are requested to give their best and final prices as no negotiations are expected.
9. Taxes will be deducted as per applicable government rules.
10. For obtaining any further information or clarifications, please contact the person named below:
Director Estate & Land, 042-99204868, E-mail: Pgshf1@gmail.com

Bid Submission Form

Date: _____

To

The Director Estate & Land,
Punjab Government Servant Housing Foundation
14/A, Upper Mall, Scheme, Lahore

Having examined the bidding documents including Addenda Nos (if any). *[insert numbers]*, the receipt of which is hereby duly acknowledged, we, the undersigned, offer to deliver *[description of plots]* in conformity with the said bidding documents for the amount of *[Bid for each plot category per plot]* or such other sums as may be ascertained in accordance with the Financial Bid attached herewith and made part of this Bid.

We undertake, if our Bid is accepted, to deliver the goods in accordance with the agreed delivery schedule specified in the bid and/or agreed with PGSHF. If our Bid is accepted, we will obtain the **guarantee of a bank in a sum equivalent to 0.1% percent of the Contract Price** for the due performance of the Contract, in the form prescribed by the Purchaser /Procuring agency. **We agree to abide by this Bid for a period of 120 days from the date fixed for Bid opening** and it shall remain binding upon us and may be accepted at any time before the expiration of that period.

Until a formal Contract is prepared and executed, this Bid, together with your written acceptance thereof and your notification of award, shall constitute a binding Contract between us.

We understand that you are not bound to accept the lowest or any bid you may receive.

Dated this _____ day of _____ 20_____.

[signature]

[in the capacity of]

Duly authorized to sign Bid for and on behalf of _____

PROCUREMENT / PACAKGE DETAILS

Punjab Government Servants Housing Foundation

Section :02

Districts & Category-Packages

District	5-Marla	7-Marla	10-Marla	1-Kanal (A-Type)	1-Kanal (A-I Type)	Total Requirement
Lahore	5,533	5,434	8,722	2,422	146	22,257
Rawalpindi	2,680	3,669	4,168	1,469	54	12,040
Sialkot	1,580	3,363	4,087	1,966	82	11,078
Faisalabad	1,088	1,066	1,216	263	5	3,638
Sahiwal	783	1,091	835	240	13	2,962
Multan	785	793	687	199	3	2,467
Bahawalpur	921	863	524	90	1	2,399
Khanewal	332	714	830	455	4	2,335
Gujranwala	951	794	467	42	0	2,254
D.G. Khan	646	447	264	56	3	1,416
Sargodha	536	503	287	36	0	1,362
Jhang	278	373	405	142	2	1,200
Lodhran	142	270	266	105	0	783
Gujrat	187	212	137	12	0	548
Vehari	247	190	100	5	0	542
Mianwali	205	234	60	4	0	503
R. Y. Khan	199	158	87	10	0	454
Layyah	209	128	78	5	0	420
Not specifically mentioned	190	155	51	6	0	402
Jehlum	114	148	61	2	0	325
Okara	137	105	67	8	0	317
Sheikhupura	88	115	80	13	0	296
Bahawalnagar	120	116	40	5	0	281
Attock	76	107	68	4	0	255
Khushab	82	97	51	6	0	236
Chakwal	86	82	53	7	0	228
M. B. Din	68	110	45	2	0	225
T. T. Singh	55	46	43	5	0	149
Bhakkar	53	60	30	3	0	146
Pakpatan	61	53	19	2	0	135
Kasur	71	43	19	0	1	134
Hafizabad	65	37	11	0	0	113
Narowal	68	21	7	1	0	97
Muzaffargarh	26	10	18	0	0	54
Rajanpur	8	7	4	0	0	19
Nankana Sahib	0	0	1	0	0	1
Total	18,670	21,614	23,888	7,585	314	72,071

Note:

1. Each District is a Package & quantity can be increased / decreased.
2. The evaluation will be based on QCBS & evaluation criteria.

INSTRUCTION TO BIDDERS (ITB)

Section: 03

1. PGSHF invites sealed offers from reputed and legally compliant private housing schemes or developers who possess fully/partially developed plots that are compliant with the following requirements:
 - Fully/partially developed plots with possession either being immediately available, or available soon;
 - Legally (fully/partially) approved by the competent development authority;
 - Free from all litigation or encumbrances;
 - Available for immediate/quick sale and transfer to PGSHF
 - Priority will be given to offers with higher scoring & least cost.
2. Fully/Partially Developed Plots as detailed above are required for the Districts of Punjab, as detailed in this document.
3. PGSHF may change the details of the required Plots mentioned above depending on PGSHF's or its member communicated priorities.
4. The completed bids comprising Technical & Financial Proposals must be prepared in accordance with the instructions in this document.
5. Bids, completed in all regard, must be submitted on or before **29th December, 2025 till 11:00 AM**
6. Technical Bids will be opened **on the same day at 11:30 AM** in the Committee Room, Punjab Government Servant Housing Foundation, Lahore, in the presence of bidders' representatives who choose to attend. In the case of a Government holiday resulting in closure of office on the date of bid opening, the bid shall be submitted / opened on next working day at the same time.
7. This Bidding Process will be governed under Punjab Procurement Rules, 2014, as amended from time to time and instructions of the Government of the Punjab, or PGSHF's Board of Directors, received during the completion of the project. In case of any conflict of instructions/provisions herein with the Punjab Procurement Act 2009, Amendment Act, Punjab Procurement Rules 2014, and Amendments till date ("the Rules"), shall prevail.
8. In order to enhance, widen the scope of competition & larger public interest, it also communicated that, duly approved, housing societies that are still in the process of developing the plots and are not fully ready can also apply, using the following template:

Plots Available	Plots Category	Time to Full Development	Readiness Schedule 3, 6, 8 or 12 Months (Quantity)

9. The application under the category at ITB # 08, shall be submitted in separate if are not to be evaluated in the general evaluation criteria. No preference will be given in general application, they shall be evaluated as per the provisions of the evaluation criteria. In case of a separate application, the case will be evaluated on need basis of the Procuring agency & Readiness schedule.

10. Method of Procurement

- i. Bidders are invited to submit sealed bids in accordance with this document for offering (fully/partially) developed, under development, legally (fully/partially) approved, ready-for-possession, or with possibility of quick possession residential plots in the indicated Districts and numbers as detailed above in this document.
- ii. A separate bid, both technical & financial, shall be submitted for every District indicated.
- iii. The bid shall comprise two separate sealed envelopes:
 - o Envelope A – Technical Proposal
 - o Envelope B – Financial Proposal
- iv. Both envelopes shall be placed in a sealed outer envelope marked:
“BID FOR SUPPLY OF (FULLY/PARTIALLY) DEVELOPED AND (FULLY/PARTIALLY) LEGALLY APPROVED PLOTS FOR PGSHF FOR DISTRICT -----”
- v. Incomplete or conditional bids will not be accepted.
- vi. All documents must be signed and stamped by the authorized representative of the bidder.
- vii. PGSHF reserves the right to reject any or all bids without assigning any reason.

11. Bidder's Information:

Name of Housing Scheme	
Name of the Developer	
Registered Office Address	
Telephone / Fax / Email	
Name and Contact of Authorized Representative	
CNIC / Designation	
Registration with Concerned Development Authority (LDA/RDA/FDA/etc.)	
NOC / Approval Number and Date	
NTN / Sales Tax Registration	
Bank Details	

12. Eligibility Documents Checklist (Attach Copies)

The applicant (Developer/Society) must meet the following mandatory conditions:

Document	Attached (✓/X)
Bid Security Document	
Registration Certificate of Housing Scheme	
Valid NOCs / Approvals (fully/partially) from Concerned Development Authority	
Layout Plan Submitted to / Approved by the Concerned Authority	
Undertaking that the offered plots are not involved in any litigation with any with any Federal or Provincial Accountability Agency	
Infrastructure Details with Photographs	
Affidavit of Non-Blacklisting	
Bank Certificate of Financial Soundness	
Any Other Supporting Documents	

4. Technical Proposal / Evaluation Criteria(Rule 25 section clause j)

4.1 Project Details:

Item	Description			
Name of Housing Scheme				
Location (Tehsil/District)				
Total Area of Scheme				
Possession Status				
Total No. of Plots in Scheme				
Development Authority Jurisdiction				
No. of Plots Offered to PGSHF				
Detail of Plot Sizes Offered	5 Marla	7 Marla	10 Marla	1 Kanal
Possession Timelines Offered				
Further Plots Offered Qualifying the Terms of this Document within a Period of 1 Year	5 Marla	7 Marla	10 Marla	1 Kanal
Further Plots Offered Qualifying the Terms of this Document after a period of 1 Year and within a Period of 2 Years	5 Marla	7 Marla	10 Marla	1 Kanal

4.2. Infrastructure Details

Infrastructure Component	Status / Remarks
Roads and Streets	
Sewerage and Drainage System	
Water Supply	
Electricity Supply (Underground)	
Electricity Supply (Overground)	
Sui Gas	
Street Lighting	
Boundary Wall / Main Gate	
Parks / Green Areas	
Community Facilities (Mosque, School, etc.)	

4.3. Legal and Compliance Information

Provide certified copies of:

- Submitted/ Approved layout and NOCs.
- Ownership documents (mutation/registry/any other)
- Court clearance (if applicable)

4.4 Scoring/ Evaluation Criteria (70%)

Applications meeting all mandatory eligibility criteria will be considered and scored based on the following weighted arrangement:

4.4.1 Part – A:

In this part, Scoring Zero in any of the Sections below would lead to technical disqualification of the bid:

4.4.1.1 Section 1:

Land Ownership:

Ownership of the total area of plots offered for sale:

100% ownership and possession of the Developer or Partners of the Registered Firm as submitted to the relevant approving authority	20
Maximum Score	20

4.4.1.2 Section 2:

Housing Scheme Size:

Total area of land of the housing scheme where plots offered for sale (area as submitted for approval, or for which approval/NOC has been granted):

≥ 300 kanal	5
≥ 1000 kanal	10
≥ 2000 kanal	15
≥ 5000 kanal	20
Maximum Score	20

4.4.1.3 Section 3:

Permissions & Approvals:

Brown Zone Intimation and all NOCs for Technical Scrutiny Completed	5
Final Sanction Granted	10
Maximum Score	10

4.4.2 Part – B:

Additional Qualifications:

Location & Accessibility	Distance from DC Office <i>For Lahore, Rawalpindi, Faisalabad, Gujranwala and Multan:</i> <ul style="list-style-type: none">- < 25 km = 15- < 35 km = 10- ≥ 40 km = 5 <i>For all other cities:</i> <ul style="list-style-type: none">- < 10 km = 15- < 15 km = 10- < 20 km = 5	15
	Approach Road <ul style="list-style-type: none">- ≥ 100' = 20- ≥ 75' – 99' = 15- ≥ 60' – 74' = 10	20

	Main Boulevard <ul style="list-style-type: none"> - $\geq 120' = 20$ - $\geq 75' - 119' = 15$ - $\geq 60' - 74' = 10$ 	20
Compactness of Offered Plots/Block	Offered Plots are in the form of compact block of: <ul style="list-style-type: none"> - $\geq 5000 \text{ plots} = 20$ - $\geq 2000 \text{ plots} = 15$ - $\geq 1000 \text{ plots} = 10$ - $\leq 500 \text{ plots} = 5$ 	20
Infrastructure	Street Network <ul style="list-style-type: none"> - $\geq 40' = 15$ - $\geq 35' - 39' = 10$ - $\geq 30' - 34' = 5$ 	15
	Water Supply System <ul style="list-style-type: none"> - OHT and Filtration Plant = 10 - OHT without Filtration Plant = 5 	10
	Electricity <ul style="list-style-type: none"> - Underground = 15 - Overground = 10 	15
	Street Lights <ul style="list-style-type: none"> - Solar = 10 - WAPDA = 5 	10
Amenities Provided in the Layout Plan	Mosque	5
	Graveyard	5
	Community Centre	5
	Amusement Facility	5
	Sports Facility	5
	School / Health Facility	5
	Parks (as per bye-laws requirements)	5
Previous Successfully undertaken projects [another single project = 5 marks, another two project = 7 marks, another more than 2 projects project = 10 marks]		10
Total Marks		170

Minimum Qualifying Score: 60%

Only bidders qualifying the technical criteria will proceed to **Stage-2 (Financial Evaluation)**

5. Financial Proposal (30%)- Stage-2

Description	Detail
No. of Plots Offered in the present Bid	
Size of Each Plot	

Total Land Area (Marla/Kanal)		
Price per Marla (PKR)	On 100% Payment upon Possession	
	On 50% Payment upon Possession and remaining in 2 Years Quarterly Installments	
	On 50% Payment upon Possession and remaining in 5 Years Quarterly Installments	
Applicable Taxes / Dues (if any)		
Validity of Offer (Minimum 120 Days)		

Note: Prices should be quoted in Pak Rupees (PKR) and must be inclusive of all applicable taxes.

$$\text{Financial Score for QCBS} = (\text{Lowest Bid} / \text{Other Bid Price}) * 30$$

6. Evaluation & Selection Process

Stage-1: Technical Quality Assessment (70%)

1. Verify mandatory eligibility documents.
2. Score technical proposals based on criteria above.
3. Conduct physical verification where needed.
4. Only technically qualified bidders to proceed to Stage-2.

Stage-2: Financial Evaluation (30%)

1. Open financial bids of technically qualified bidders.
2. Bids exceeding reasonable market price and/or documenting justification, shall be rejected.

$$\text{Calculate QCBS total score} = (\text{Technical Score} * 0.7) + (\text{Financial Score} * 0.3)$$

7: Further Information/Terms

7.1 Success of Bid:

- Successful Bidders for each district will be based on the highest score in the technical bid (70% of the total) and financial bid (30% of the total score).
- Based on the scores achieved, and starting with the bidders scoring the highest (one or more bidders), depending on the score achieved, will be selected until the required number of plots for each District are met.
- Afterwards, in case of adverse findings of the field verification, third-party evaluation, or price unreasonableness, the bid shall be disqualified on the basis of incorrect information given or unreasonable price quoted.
- Upon any such disqualification, the bidder falling next in the row of the selected bidders shall be considered and will undergo a similar process.

7.2 Number of Plots to be Purchased:

- PGSHF shall reserve the right to reduce/enhance the number of plots required and/or bifurcate their purchase in phased manner.
- Successful bidders may be offered to enter into an MOU with PGSHF for future sale of additional plots (if so mentioned/offered by a bidder) meeting all the requirements listed in this document at the time of such future purchase, and at:
 - The price as quoted in the financial bid for additional plots if offered within one year from the date of acceptance of the bid; and
 - 10% over and above the price as quoted in the financial bid for additional plots if offered after one year and within two years from the date of acceptance of the bid.

7.3 Payment Methodology:

- PGSHF may phase out the purchase of plots from each bidder selected for a District allocated to each of them to assess response of the former's members.
- PGSHF shall allow up to 30% of advance payments against 100% of the plots to be purchased in each phase subject to the bidders/contractors' furnishing of equal performance guarantee in the form of transfer of land/plots in the name of PGSHF.
- The successful bidders/contractors shall release 100% of the files purchased in total for each phase with an Agreement depicting the receiving of 30% of payment and a commitment to complete development for the plots offered for that phase and give the possession as per the agreed timelines.
- PGSHF shall release further 20% of payment to the bidders/contractors upon delivery of possession of the purchased plots in each phase.
- The remaining payment shall be released to the bidders/contractors according to the terms and in the shape offered by them and agreed upon whereupon the title of the plots purchased shall be transferred to PGSHF, or the member if so decided by PGSHF.

7.4 Violation / Non-fulfilment of Contractual Obligations:

- In case of violation / non-fulfilment of the contractual obligations, PGSHF shall reserve the right to forfeit the land transferred as performance guarantee of the contract and further raise claim regarding the amount paid.

8. Bid Declaration

We, the undersigned, hereby declare that:

- All information and documents and information provided are true and correct to the best of our knowledge.
- In case any document or information provided by the bidder is found to be false, misleading, or incorrect at any stage, or the quoted price is found unreasonable, the bid shall be declared non-responsive and rejected without any liability on the part of PGSHF. The bidder shall have no claim whatsoever in such case.

- The offered plots are legally approved, and free from all encumbrances.
- We agree to abide by all terms and conditions of the PGSHF tender.
- PGSHF reserves the right to verify documents, inspect sites, and accept/reject any bid.

Authorized Signatory:	
Name:	
Designation:	
Company Seal:	
Date:	

9. Enclosures

Attach the following in sequence:

1. Covering Letter on Company Letterhead
2. Bid Security Document
3. Copy of Tender Notice / Invitation
4. Technical Proposal (Envelope A)
5. Financial Proposal (Envelope B)
6. Supporting Documents and Certificates.
7. Any other information.
