



11th December, 2009

Executive Director Marketing  
Ministry of Railways  
Directorate of Marketing & Non Rail Business  
House No# 18, Main Ibn-e-Sina Road,  
G-10/3  
Islamabad

**Sub: Violation of Public Procurement Rules 2004, Expression of Interest /prequalification Development of Commercial Complexes At Pakistan Railway Stations on joint ventures /Lease Basis.**

Dear Sir,

The Invitation for expression of interest prequalification for Development of Commercial Complexes at Pakistan Railway Stations on joint ventures /Lease Basis for published in Dawn on 11<sup>th</sup> Dec, 2009 is lacking Transparency and violating the public procurement rules, 2004.

Public Procurement Rules, 2004 have eliminated all discretions in procurement process, and it is mandatory to provide a set of Prequalification documents under Rules No. 15, 16, 23 & 24 to applicants, which shall include Evaluation Criteria. Pakistan Railway is not following these Rules and not supply prequalification documents.

Rule No. 16. Pre-qualification process.- (1) The procuring agency engaging in pre-qualification shall announce, in the pre-qualification documents, all information required for pre-qualification including instructions for preparation and submission of the pre-qualification documents, evaluation criteria, list of documentary evidence required by suppliers or contractors to demonstrate their respective qualifications and any other information that the procuring agency deems necessary for pre-qualification.

22. Submission of bids. - (1) The bids shall be submitted in a sealed package or packages in such manner that the contents are fully enclosed and cannot be known until duly opened.



(2) A procuring agency shall specify the manner and method of submission and receipt of bids in an unambiguous and clear manner in the bidding documents.

23. Bidding documents.- (1) Procuring agencies shall formulate precise and unambiguous bidding documents that shall be made available to the bidders immediately after the publication of the invitation to bid and 2(a) to (m)

Rule No 35. Announcement of evaluation reports.- Procuring agencies shall announce the results of bid evaluation in the form of a report giving justification for acceptance or rejection of bids at least ten days prior to the award of procurement contract.

Rule No 47. Public access and transparency.- As soon as a contract has been awarded the procuring agency shall make all documents related to the evaluation of the bid and award of contract public:

Transparency International Pakistan request the you to make all its procurement Transparent, and in accordance with the requirements of Public Procurement Rules 2004, and prepare Prequalification Documents required under Rule 23, including the evaluation criteria.

The above information is forwarded for the purpose to avoid the mis-procurement charge under Rule No 50, and to re- invite the Expression of Interest, which shall be based on the procedures prescribed by Public Procurement Rules, 2004

With Regards,

Syed Adil Gilani

Chairman,

Copy forwarded for the information and appropriate action on the violation,  
Chairman Public Accounts Committee, Islamabad  
Auditor General Pakistan, Islamabad  
Managing Director PPRA, Islamabad

**Development of**

**COMMERCIAL COMPLEXES**

at Pakistan Railway Stations on Joint Venture/Lease Basis

- 1- Pakistan Railway Station, Lahore City
- 2- Pakistan Railway Station, Lahore Cantonment
- 3- Pakistan Railway Station Kot Lakhpat, Lahore
- 4- Pakistan Railway Station Karachi Cantonment
- 5- Pakistan Railway City Station Karachi
- 6- Pakistan Railway Station Multan
- 7- Pakistan Railway Station Peshawar
- 8- Pakistan Railway Station Faisalabad
- 9- Pakistan Railway Station Rawalpindi
- 10- Pakistan Railway Station Sukkar
- 11- Pakistan Railway Station Hyderabad
- 12- Pakistan Railway Station Gujranwala
- 13- Pakistan Railway Station Quetta

Pakistan Railways intends to upgrade its Railway Stations in conjunction with the development of commercial complexes in their surrounding areas which are centrally located prime real estate in the heart of major cities. The development would include, among others, budget hotels, restaurants, parking plazas and shops etc.

Our fundamental aim is to turn Pakistan Railway Stations in to excellent service areas for our passengers and also commercial hubs offering a wide range of shopping options & services to the general public. The projects will be undertaken on the basis of Joint Ventures with large private sector real estate developers of good standing and a track record of successfully developed/executed projects. The project development funding may also be generated through Real Estate Investment Trust (REIT) from the platform of Special Purpose Vehicles (SPVs) established for the joint venture projects.

**Submission requirements.**

Interested Firms will be required to submit their organizational profiles, financials and details of relevant experience for pre-qualification.

Pre-qualified parties shall then be invited for pre-proposal conference in which the contours and terms of reference of a commercially viable project shall be finalized. The pre-qualified parties shall then be invited to submit their financial & Technical proposals against those terms of reference along with an adequate processing fee to be determined by Railways.

For submission of Expression of Interest for pre-qualification, following information / documents are required.

1. Organizational structure with registered office address and particulars of Directors along with one page CVs of key personnel of the company/consortium.
2. Details of large real estate development projects undertaken during last five years
3. Details of projects in hand
4. Details of financial standing, including audited statements of recent years and bank references.
5. List of previous and existing clients.
6. Any other documents in support of the credentials and financial standing of the firm/company.

Details of available areas for Development can be obtained from concerned Divisional Offices of Railways.

Encls under a cover letter must be submitted to the following office by **31st December, 2009**.

**Executive Director Marketing**  
**Ministry of Railways**  
**Directorate of Marketing & Non-Rail Business,**  
 House # 18, Main Ibn-e-Sina Road,  
 G-10/3, Islamabad.  
 Tel: (051) 9242020, 2103015  
 Fax: (051) 2298560