

REQUEST FOR PROPOSAL (RFP)

For

JOINT VENTURE DEVELOPMENT OF COMMERCIAL-CUM-RESIDENTIAL BUILDINGS

Reference No. RFP-02/2025/PFHP

Pakistan Atomic Energy Commission Foundation invites Proposals from experienced and financially capable developers / firms / consortiums who are on Active Taxpayers List of the FBR for **Joint Venture (JV)** for development of **commercial-cum-residential multi-story buildings** on 10 Marla, 1 Kanal, 2 Kanal and 16 Kanal commercial plots situated in its Housing Project namely **PAEC Foundation Housing Project, Lahore** as per applicable Lahore Development Authority (LDA) bylaws.

Interested developers / firms / consortiums may download the detailed terms & conditions from the websites www.paecf.org.pk and www.ppra.gov.pk free of cost.

Firms, Contractors or Individuals are required to submit applications, along with all prescribed documents duly completed, signed, stamped and sealed, to the **PAEC Foundation Head Office (adjacent to NORI Hospital, Hanna Road, G-8/3, Islamabad)** by **4th June, 2025**.

Proposals that are incomplete, unsigned, unstamped, submitted late or not in accordance with the requirements will not be considered. Joint Venture(s) will be executed only with selected developers, investors, firms, or consortiums following detailed negotiations to ensure mutually beneficial terms. PAEC Foundation reserves the right to cancel the process at any time.

General Manager (Projects)

PAEC Foundation Head Offices, Islamabad.

Phone: 051-9263295, Extension: 205

REQUEST FOR PROPOSAL

FOR JOINT VENTURE DEVELOPMENT OF MIXED-USE (COMMERCIAL-CUM-RESIDENTIAL) BUILDINGS

Issued by: PAEC Foundation Islamabad

Location: Islamabad

RFP Reference No. RFP-02/2025/PFHP

Date: 21-05-2025

1. **BACKGROUND & PURPOSE**

PAEC Foundation, invites Request for Proposals from well-reputed, experienced, and financially capable developers / firms / consortiums for entering into a Joint Venture (JV) to plan, design, finance, construct, market, and sell mixed-use (commercial-cum-residential) buildings at its Housing Project namely **PAEC Foundation Housing Project** situated in Opposite Bahria Town, Sector-D, Block-DD Canal Bank Road, Lahore.

This initiative aims to capitalize on the commercial potential of strategically located plots by partnering with credible firms under a land-for-equity model. All development shall strictly adhere to Lahore Development Authority (LDA) building and zoning regulations (amended to date).

2. **PROJECT OVERVIEW**

2.1 Plot Sizes: 10 Marla, 1 Kanal, 2 Kanal and 16 Kanal

2.2 Permissible Structure: As per Lahore Development Authority.

2.3 Land Use: Mixed-use (Commercial + Residential).

2.4 Development Model: Joint Venture (PAEC Foundation Housing Project contributes land, investor contributes capital and executes project).

2.5 Ownership Basis: Land treated as equity-in-kind. Investor to bear 100% construction and associated costs.

3. SCOPE OF WORK FOR INVESTOR / DEVELOPMENT PARTNER

The selected investor / development partner shall be responsible for:

- 3.1 **Feasibility & Design:** Conducting market, financial, and technical feasibility studies; preparing designs as per LDA bylaws.
- 3.2 **Approvals & Compliance:** Obtaining regulatory approvals, NOCs, building permits, and utility connections.
- 3.3 **Project Financing:** Providing 100% financing for all project-related expenses.
- 3.4 **Construction & Execution:** Executing civil works, ensuring quality and timely completion.
- 3.5 **Marketing, Sales & Branding:** Handling marketing, unit sales, leasing, and branding.
- 3.6 **Financial Management:** Managing project funds via joint escrow account under mutual oversight.
- 3.7 **Handover & Profit Sharing:** Transferring ownership share of the Foundation and sharing proceeds as per agreement.

4. PROPOSED JV TERMS

Item	Description
Land Contribution	Provided by Foundation Housing Project as equity-in-kind.
Construction & Investment	Entire investment and execution responsibility lies with the investor/firm.
Inventory Sharing	Proposed by Investor and it must be feasible for both Partners. Or mutually agreed by Negotiation.
Marketing & Sales	Sole responsibility of the investor for its own inventory.
Land Title	Provisionally and conditionally transferred as per JV Agreement.
Revenue Handling	Funds / Sale proceeds managed via Joint Account with agreed disbursements.
Legal Agreement	Joint Venture Agreement to outline responsibilities, dispute resolution, and exit clauses.

5. ELIGIBILITY CRITERIA

- 5.1 **Legal Status:** Registered with relevant tax authority and have an active tax number.
- 5.1 **Technical Experience:** Minimum 5 years proven experience in real estate industry with at least two multi-story projects completed in last 5 Years.
- 5.3 **Financial Capacity:** Audited financials along with tax returns of 3 years (2021-2024) in case of registered firm / developer. In case of individual tax returns of last 3 years. Bank Statement of last year showing closing balance as on 31st Dec, 2024.
- 5.4 **Human Resources:** In-house or associated team of architects, engineers, and managers.
- 5.5 **Compliance:** Not blacklisted, no ongoing litigation with public agencies, and not bankrupt.

6. EOI SUBMISSION REQUIREMENTS

- Cover Letter expressing interest.
- Company profile and legal documents.
- Past project details with references.
- Audited financials & tax returns (last 3 years).
- Proof of financial capacity.
- Organizational structure and CVs of key personnel.
- Preliminary development concept (optional).

7. SUBMISSION DEADLINE & ADDRESS

The complete EOI must be submitted in a sealed envelope marked “EOI for Joint Venture – Mixed-Use Building Development” on or before 3rd June 2025 to the following address:

PAEC FOUNDATION

Head Office: Adjacent to NORI Hospital, Hanna Road G-8/3
Islamabad.

8. General Terms

- Only shortlisted firms will be invited for further negotiations / proposals
- The issuer reserves the right to cancel the process under Rule 33 of PPRA Rules

- Misrepresentation will result in disqualification.
- EOIs received after the deadline will not be considered.

Assistant Manager (Projects & Procurement)

PAEC Foundation Head Office

Islamabad

Phone: 051-9263295, Extension: 205