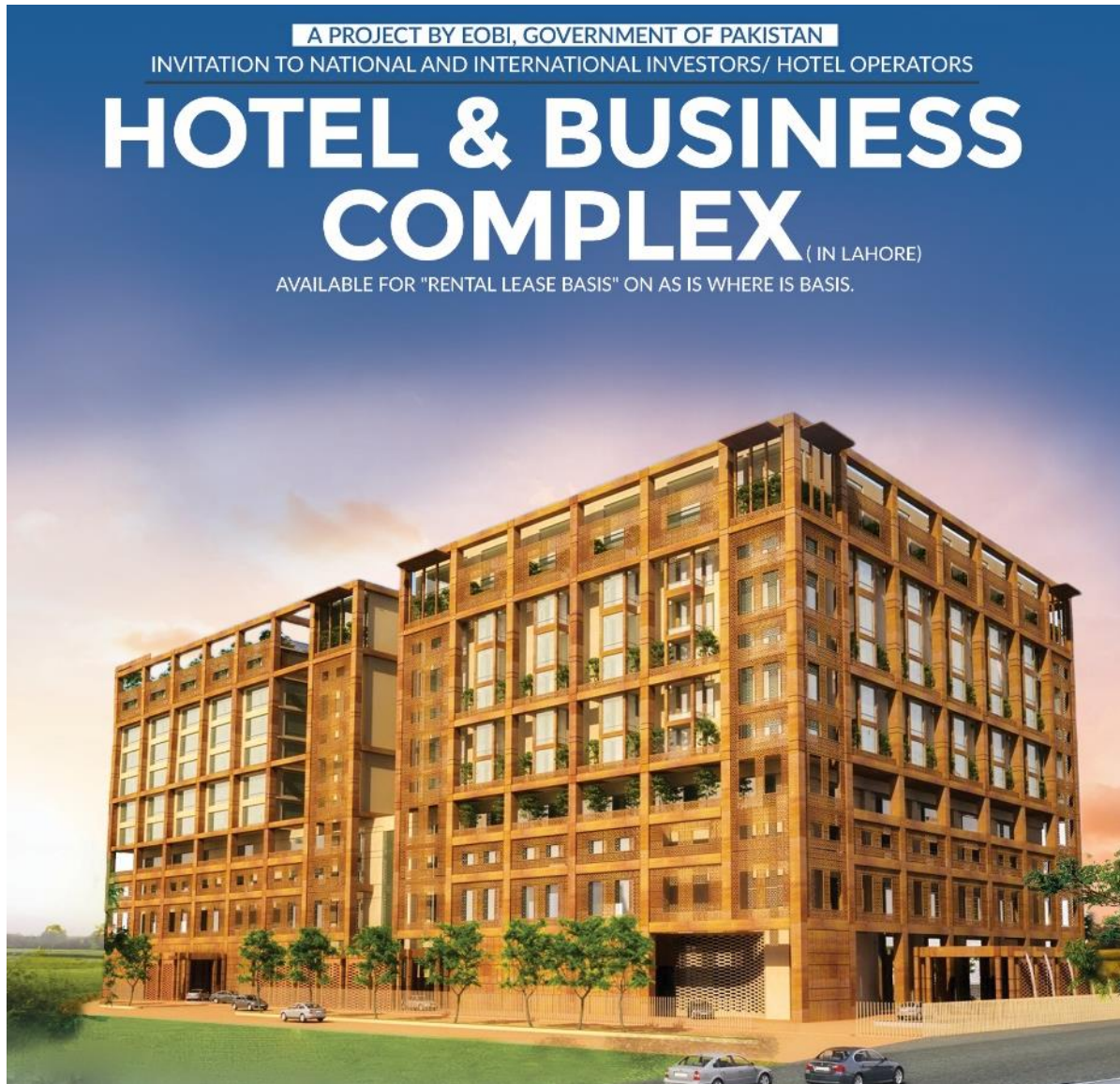


Pakistan Real Estate Investment & Management Company (Private) Limited

(A Wholly Owned Subsidiary of E.O.B.I., Government of Pakistan, Incorporated under Companies Ordinance 1984) PRIMACO



INFORMATION PACKAGE / INSTRUCTIONS **TO BIDDERS**



SOLICITING PROPOSALS FROM HOTEL OPERATORS / **INVESTMENT GROUPS FOR EOBI HOTEL & BUSINESS** **COMPLEX SITUATED AT LAHORE**

EOBI House 2nd Floor, Plot No. 32, 33 & 34, Sector G10/4, Mauve Area, Islamabad.
Tel: (92-51) 9108244-75, Fax: (92-51) 9108274 E-mail: Info@primaco.com.pk :Web: www.primaco.com.pk

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Definitions:

The Employer / Institution / Client / Owner	Employees old age benefit Institute, Pakistan (EOBI)
PRIMACO	Pakistan Real Estate Investment and management Company, a wholly owned subsidiary of EOBI, authorized agent of EOBI
Property	Purpose built Hotel & Business Complex owned by EOBI. Situated at Plot # B, Survey 131/A, Opposite Askari-10, Lahore
Bidder / Party / Parties	Companies/Consortiums/MNCs/Corporate Entities and Sole Proprietors who participate individually or in collaboration with their partners / Hotel Operators / Real Estate Developers or Operators etc.
Successful Bidder / Tenant	The Company/Consortium/MNC/Corporate Entity or Sole Proprietor who meets the eligibility and offer “most advantageous bid”, and who’s bid is accepted by the Employer.

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Renting out of EOBI Hotel & Business Complex at Lahore **on “As is where is basis”**

Employees’ Old-Age Benefits Institution (EOBI) was established in 1976 through the Act of Parliament and is working under the Ministry of Overseas Pakistanis and Human Resource Development (HRD), Government of Pakistan. Pakistan Real Estate Investment and Management Company (PRIMACO) is wholly owned subsidiary of EOBI. PRIMACO under the agency agreement acts on behalf of EOBI for management, renting, sales, purchase and operations of the EOBI properties.

OBJECTIVES AND SCOPE

EOBI is seeking proposals to Rent out its purpose built Hotel and Business Complex in Lahore. The successful bidder is required to complete the remaining works, establish a hotel and Business complex. The management, operations and maintenance of the said property shall be done by the successful investor/bidder.

The Grey structure of the Building is complete and the successful bidder shall execute the remaining works in collaboration with its partner at their own cost and thereafter Manage/Operate/Run the property. Institution is seeking offers for a Lump sum rental contract for a complete building all inclusive i.e. management, operations and maintenance cost shall be borne by the successful bidder along with all utilities and related taxes (Excluding Property Taxes) for the term of the contract.

Subletting of the buildings is allowed on following terms;

- a. Subletting of Business Complex / Office Tower will be allowed with reputable tenants
- b. The successful bidder can sublet parts / portions of Hotel Tower Building with reputable tenants.

Rent Free Grace Period of fifteen (15) months shall be granted from the date of signing of agreement which shall include the time for construction / built up to complete the remaining works in all respect. In case of any unforeseen / unavoidable circumstances the grace period may be extended up to maximum of three (03) months upon mutual agreement of both parties.

LOCATION: Plot # B Near rangers Headquarters and Allama Iqbal International Airport, Lahore Pakistan

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BUILDING /PROJECT/ PROPERTY DETAILS AND FEATURES

The property is a purpose built Hotel and Business Complex.

Total Covered Area of the Building	1,097,907 Sft
Plot/Land Area	118,800 Sft
Hotel Tower	449,419sft
Retail	22,329sft
Office Tower	132,283 sft
Plant room	28,398 sft
Parking	426,665 sft

Number of Floors

04 Basements (Parking)

Lower Ground + Ground + 10 Floors

Floorwise Planning Details

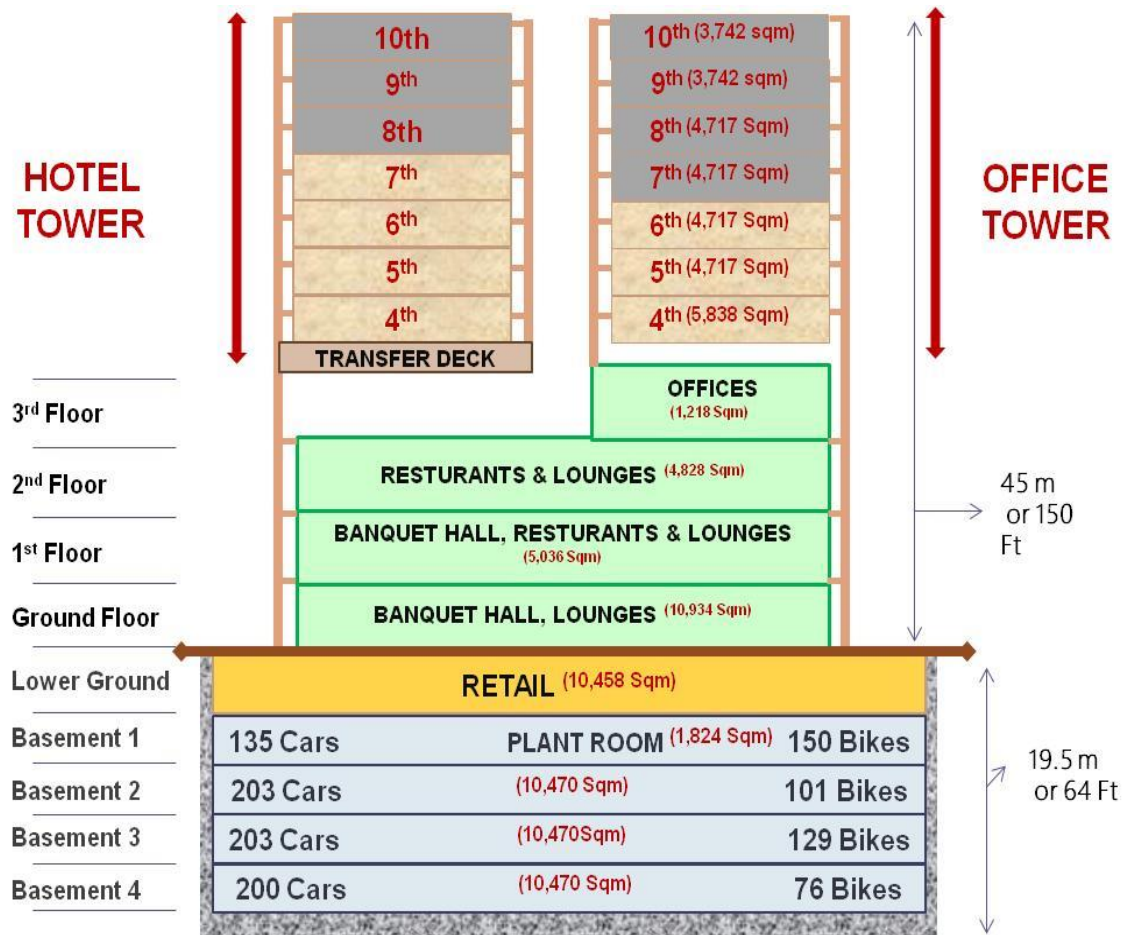
Guest Rooms & suites	235 Nos. (4 th to 10 th Floor)
Officer Tower	3 rd to 10 th Floor
Presidential suites	2 Nos. (10 th Floor)
Banquet Halls	2 Nos. (GF & 1 st Floor)
Meeting Rooms	8 Nos. (1 st Floor)
Business Centre	1 Nos. (1 st Floor)
Restaurants	3 Nos. (1 st & 2 nd Floor)
Lounges	3 Nos. (GF, 1 st & 2 nd Floor)
Ladies SPA, Health Club & swimming pool	(2 nd Floor)
Unisex Health Club, Gym & swimming pool	(10 th Floor)

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Project Layout



Note:

Interested bidders may request further details of the Project from following contact / focal persons

Contact/Focal Person

In case of queries, the interested parties can contact on following numbers:

Telephone/Mobile Numbers:

Chief Commercial & Marketing Officer, Mobile 0092-333-8559798,

Landline: 0092-51-9108251 to 5

Email:

Manager Procurement: manager.procurement@primaco.com.pk

Manager REM: manager.lhr@primaco.com.pk

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MAJOR TERMS AND CONDITIONS OF THE CONTRACT

1.	Rent Agreement Tenure	The term of the contract shall be 20 years extendable for another term of 10 years.
2.	Rent escalation/increment	25% increase after every three (03) years
3.	Mode of payment of rents	Three (03) month Advance rent payable quarterly basis
4.	Security deposit	Three (03) months advance rent at the time of signing of contract
5.	Bid Security	Offer along with Bid Security equal to one month of quoted rent in shape of Pay order/DD in the favour of EOBI
6.	Building status	Grey Structure of the Building is complete. Remaining works to be completed by successful bidder at his own cost in accordance with already approved drawings
7.	Rent Free Grace Period	Fifteen (15) months
8.	The interested parties shall submit their profiles along with proven track record as an investor/hotel operator/real estate developer.	
9.	NOCs, Taxes related to Tenants and other compliances to applicable Government Laws shall be the tenant's responsibility. However, the owner shall facilitate in obtaining the same from concerned authorities.	
10.	The tenant can change / modify the building as long as the main structure is intact and the same is permitted within the applicable building Codes and laws.	

ELIGIBILITY CRITERIA: Interested Firms are required to submit following information / documents as part of proposal:-

1. Complete credentials of individuals / company with related details.
2. Copy of registration with SECP / GOP / Sole Proprietorship, In case of International bidder with relevant authorities as may be deemed necessary.
3. Copy of valid registration with relevant Tax authority National/International.
4. An affidavit (on legal Paper issued by Government of Pakistan) stating that the individual / firm / consortium is not blacklisted by any Government / Autonomous Body nationally and internationally.
5. Companies/Consortiums/MNCs/Corporate Entities and Sole Proprietors with sound financial strength. Relevant documents proving financial strength to be provided.
6. Conditional as well as altered/modified bids will not be accepted.

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INSTRUCTIONS TO BIDDERS

1. The bidding is open to National and International competition
2. **Time limit for clarification:** 05 days before the closing date of bid submission.
3. **Bid language:** English
4. **Technical Proposal:** Complete profile of the bidder along with details of proposed Usage / Operations / Occupancy Plan
5. **Currencies of Bid and Payment:** Pak Rupees
6. Period of Bid Validity: Bid shall stay valid for 180 days after the date of Bid Submission
7. **Bid Security:** Bid Security must be equal to one month of quoted rent in shape of Pay order/Demand Draft in the favour of EOBI. Bid securities of unsuccessful bidders will be returned after evaluation except top three whose bid security shall be released after signing of contract / tenancy agreement by the Employer and Successful bidder. Bid security of the Successful bidder will be released after successful signing of contract / tenancy agreement. Bid Security of bidders may be forfeited by the Employer in case of withdrawal of their bid prior to signing of Contract / Tenancy Agreement.
8. **Deadline** for submission of bids:
16th April 2021 till 1530 Hours PST
9. **Venue, time, and date of Bid opening:**
Venue: 2nd Floor, EOBI House, G-10/4, Islamabad
Time: 1600 Hours PST
Date: 16th April 2021
10. **Security Deposit:** Three (03) months advance rent in shape of Pay order/Demand Draft in the favour of EOBI at the time of signing of contract

SITE VISIT Parties may visit the site before submitting the offers. PRIMACO will facilitate such visits of the property.

PROPOSAL/BIDS/OFFERS SUBMISSION:

Offers shall be submitted in a sealed envelope to the undersigned quoting a lump sum per month Rent for property latest by 1530 Hours PST on 16th April, 2021 along with bid security. Bids can be submitted through registered mail or by hand. PRIMACO has the right to reject any/all offers at any stage without assigning any reason.

CHIEF EXECUTIVE OFFICER PRIMACO
EOBI HOUSE, 2ND FLOOR PLOT NO #32, 33&34, SECTOR G-10/4, MAUVE AREA
ISLAMABAD
Telephone: 051 9108254-5
Email: ceo@primaco.com.pk