

**Joint Venture Projects**

# **REQUEST FOR PROPOSALS**

## **Guidelines for Submission of JV Proposal**

**May 2021**

**GOVERNMENT OF PAKISTAN  
MINISTRY OF HOUSING & WORKS**



**FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY  
ISLAMABAD**

**10-Mauve Area, G-10/4, Islamabad**

## LETTER OF INVITATION

To,

All the participating Individuals / Firms / Companies / Consortiums

Subject: **Submission of Joint Venture Proposals**

We extend warm welcome to you and invite you to participate in the Joint Venture projects. We hope that you will live up to your reputation and provide us accurate information/documents so that the evaluation is carried out “just and transparent”. Please understand that the contents of this RFP, where applicable, are just for reference and evaluation of the submitted proposals will be conducted in accordance with the EOI, Joint Venture Projects Regulations, 2020 and guidelines. Therefore on submission of proposals/bids by you it shall be deemed that you are in 100% agreement with the contents of EOI and RFP including all attachments to this RFP. In the end, we appreciate your participation and hope that you will feed a good proposal to merit consideration of Federal Government Employees Housing Authority.

Authority:

F.G.E.Housing Authority  
10-Mauve Area, Sector G-10/4  
Islamabad

## Table of Contents

1. INTRODUCTION .....	4
2. SALIENT FEATURES OF JV PROPOSAL .....	4
3. DEADLINE FOR SUBMISSION OF PROPOSALS, .....	6
4. LATE BIDS .....	6
5. AUTHORITY'S RIGHT TO ACCEPT ANY BID AND TO REJECT ANY OR ALL BIDS .....	7
6. COST OF BIDDING .....	7
7. CLIENT DETAILS .....	7
8. ATTACHMENTS .....	7

## 1. INTRODUCTION

- i. Federal Government Employees Housing Authority (FGEHA) is an autonomous body of Ministry of Housing and Works. FGEHA has the mandate to provide quality affordable housing to Federal Government Employees in major cities of Pakistan.
- ii. The Executive Board of the Authority has approved Joint Venture Projects Regulations 2020. The purpose of Joint Venture (JV) is to engage the private sector and/or any government for land banking and development of housing schemes including plots, houses, and apartments in order to accommodate the maximum number of registered members of the Authority and other specified groups under the Act by inviting expression of interest (EOI) for joint venture from well reputed national or international housing developers, investment companies, firms, individuals or consortiums to launch housing schemes in Islamabad Capital Territory and/or other parts of Pakistan.
- iii. However, in this 8<sup>th</sup> EOI, only under following two Models proposals are invited from the bidders:
  - a. Land Sharing Model (70:30 or 4:1)
  - b. \* End Product / Turnkey Model for apartments (**Applicable for Karachi only**)  
(\*The facilitation model shall not be considered within End product/ Turnkey Model for this EOI)

## 2. SALIENT FEATURES OF JV PROPOSAL

- i. The JV proposal submitted by the bidders must contain following:
  - a. Land ownership documents, duly issued and certified by the revenue authority concerned, not older than three months;
  - b. Agreement to Sell with the land owner or Power of Attorney with the original land owner in case the owner has appointed an Attorney, shall be provided with the proposal;
  - c. Status of utility services including electricity, gas, water and others at site be substantiated with evidence;

- d. Complete details regarding bio data, qualification, experience of key personnel shall be provided;
  - e. An undertaking to the effect that the bidder is willing to comply with the provisions of the standardized MoU while entering into joint venture agreement with the Authority, followed by Construction Agreement, subject to fulfillment of all codal formalities;
  - f. GIS Map of proposed site superimposed on Google map shall be provided;
  - g. Affidavit from land owner that land is free from any litigation and all other encumbrances;
- ii. Following details about the firm, consortium or an individual as the case may be, shall also be provided with proposals where applicable in case the bidder intends to opt for the development work on the proposed land:
- a) Full name of the individual, firm, company or consortium and permanent address with evidence of incorporation and structure of consortium, if applicable;
  - b) Legal Status of the firm (sole ownership or limited company) certified by registrar or concerned authority. Registration certificate with the Securities Exchange Commission Pakistan (SECP) or Registrar of Firms is to be provided;
  - c) The registration of firm with Pakistan Engineering Council in relevant category equivalent to scope of the work is to be provided;
  - d) Complete information of housing and infrastructural projects, completed during last 5 years (if any) along with photographs or brochures and other documentary proofs, shall also be required, along with the following:
    - a. Name of projects, location and client
    - b. Scope of work
    - c. Details of projects

- d. Certified proof of financial soundness (from bank)
- e. Copy of NTN
- f. Annual turnover of the company
- g. Undertaking that the firm has never been blacklisted by any Government, semi Government, Attached Department or Autonomous Body;
- h. Information on any litigation or arbitration resulting from contracts completed or under execution by the Bidder. The firm has never been involved in litigation, an affidavit to such effect shall be provided, as the case may be; and
- i. Performance certificates from the clients, if any, for whom similar services have been rendered.

### **3. DEADLINE FOR SUBMISSION OF PROPOSALS,**

- i. The complete proposals, along with pay order / bank draft amounting RS. 1,000 in the name of FGEHA, shall be submitted in R&I section of FGEHA till 11<sup>th</sup> June 2021 till 11:00 Hrs. and shall be opened on the 11<sup>th</sup> June 2021 at 11:30 Hrs.
- ii. The submitted documents must enclose all the documents as mentioned in the JVP Regulations 2020.
- iii. The incomplete submitted proposals shall be rejected.
- iv. The proposal submitted by the bidder shall remain valid for, at least, 365 days from its date of opening, if not rejected/closed by FGEHA earlier.
- v. Bids with charges payable will not be accepted, nor will arrangements be undertaken to collect the bids from any delivery point other than that specified above. Bidders shall bear all expenses incurred in the preparation and delivery of bids. No claims will be entertained for refund of such expenses.
- vi. FGEHA may, at his discretion, extend the deadline for submission of Bids by issuing an amendment in which case all rights and obligations of the Employer and the bidders previously subject to the original deadline will thereafter be subject to the deadline as extended.

### **4. LATE BIDS**

- i. Any bid received by FGEHA after the deadline for submission of bids will be returned unopened to such bidder.

- ii. Delays in the mail, delays of person in transit, or delivery of a bid to the wrong office shall not be accepted as an excuse for failure to deliver a bid at the proper place and time. It shall be the bidder's responsibility to determine the manner in which timely delivery of his bid will be accomplished.

## **5. AUTHORITY'S RIGHT TO ACCEPT ANY BID AND TO REJECT ANY OR ALL BIDS**

The Authority reserves the right to accept or reject any Bid, and to annul the process and reject all bids, at any time of evaluation, without thereby incurring any liability to the affected bidders or any obligation.

## **6. COST OF BIDDING**

The bidders shall bear all costs associated with the preparation, submission and afterwards clarification of their respective bids and the Authority shall in no case be responsible or liable to any costs incurred by the bidder during the bidding process, before the signing of agreement.

## **7. CLIENT DETAILS**

Federal Government Employees Housing Authority (FGEHA)  
Ministry of Housing and Works  
Government of Pakistan  
10-Mauve Area Sector G-10/4, Islamabad  
[www.fgeha.gov.pk](http://www.fgeha.gov.pk)

## **8. ATTACHMENTS**

- i. Sample Covering Letter
- ii. Joint Venture Projects Regulations, 2020
- iii. Standardized MOU (Annex-A)
- iv. Flow Chart for Evaluation Process (Annex-B)
- v. Model JV Agreement (Annex-C)





**(Sample Covering Letter)**

Reference No:

Dated

To:

**Director JVP**  
FGEHA,  
10 Mauve Area, Sector G10/4,  
**ISLAMABAD.**

Subject: **Submission of JV Proposal in Response to EOI**

Sir/Madam,

In response to EOI published in newspaper dated \_\_\_\_\_, inviting proposals under Joint Venture for offering land to the Federal Government Employees Housing Authority (FGEHA), in order to provide shelter through affordable housing opportunities (Houses/Plots/Apartments), to the Federal Government Employees and other Specified Groups, we are pleased to submit the Proposal to FGEHA under *(Land Sharing Basis / End Product Basis (Choose one option))*.

2. We, hereby, offer the land measuring XXXX Kanals, with Khasra No. \_\_\_\_\_, located at \_\_\_\_\_, District \_\_\_\_\_.

3. We agree to abide by this Bid for a period of 365 days from the date of its receipt, and may be accepted at any time before the expiration of that period or during extended period as mutually agreed; and it shall remain binding upon us.

4. We do hereby declare that the Proposal is made without any collusion or malafide intentions strictly in accordance with the terms and conditions of EOI, RFP, Joint Venture Projects Regulations 2020, Standardized / Model Joint Venture Agreement and MOU.

5. We understand that you are not bound to accept the Proposals you may receive.

**(XXXX)**

CEO - ABC

Tel: