Joint Venture Projects

REQUEST FOR PROPOSALS

Guidelines for Submission of JV Proposal

January 2025

GOVERNMENT OF PAKISTAN
MINISTRY OF HOUSING & WORKS

FEDERAL GOVERNMENT EMPLOYEES HOUSING
AUTHORITY ISLAMABAD
10-Mauve Area, G-10/4, Islamabad

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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 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 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.

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

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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. Under following two Models proposals are invited from the bidders:

   a. Land Sharing Model (70:30 or 4:1)
   b. End Product / Turnkey Model
   c. Facilitation Model
   d. Any other hybrid Model

2. SALIENT FEATURES OF JV PROPOSAL

i. The JV proposal submitted by the bidders must contain following documents in two phases. Incase of any following documents missing the proposal will be considered no responsive and therefore can be rejected forthwith.

ii. At the initial phase at the time of submission of proposals following documents must be enclosed with bid:

   a. Pay orders draft in the name of FGEHA Rs. 5000/-. No proposal will be entertained incase of absence of pay order.

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b. Covering letter;

c. Evidence of corporation of firm / SECP register of firms if applicable;

d. GIS map of the offered land with site coordinates along with KMZ files of the proposed site superimposed on google map shall be provided soft and hard format;

e. Land ownership documents duly issued and certified by the revenue authority concerned not older then three months from date of submission;

f. Registered agreement to sale with the land owner are registered power of attorney with original land owner incase the owner has appointed an attorney shall be provided with the proposal;

g. Copy of FBR or NTN certificate;

h. The Offered land shall not include any shamlat land in compact piece as per the decision of the apex court Crl.org.57/2015 dated 04.05.2018.

i. The status of utility services including electricity, gas, water & other at site be substantiated with evidence;

j. An undertaking to the effect that the bidder is willing to comply with the provision of the standardized MOU with entering into Joint venture agreement with the authority followed by construction agreement subject to fulfillment of all codal formalities;

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k. Complete details regarding bio data, qualification, experience of key-personal shall be provided;

l. Affidavit from land owner that Land is free from any litigation and all other encumbrance;

At the second phase incase the proposal get matured following documents will be submitted by the bidder:

iii. Following details about the firm, consortium or an individual as the case may be, shall also be provided 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 the 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 broachers 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;

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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 shall be submitted in R&I section of FGEHA till 15th January 2025 (03:00 pm). The proposal will be opened and evaluated on an 'as and when received basis'.
ii. The interested firm or individual must enclosed the requisite documents will the proposal as mentioned in RFP.
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.
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

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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

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)

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(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:

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