

# **EXPRESSION OF INTEREST**

**EOI-04/2025/PFHP**

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**PRE-QUALIFICATION OF HOUSING SCHEME DEVELOPERS**  
**for**  
**DEVELOPMENT OF A HOUSING SOCIETY IN CHASHMA**  
**MIANWALI**

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**PAEC Foundation Head Office**  
**Adjacent to NORI Hospital, Hanna Road G-8/3**  
**Islamabad.**  
**Phone: 051-9263295, Extension: 205**

## **1. Project Overview:**

- **Location:** Near Chashma, District Mianwali (details will be shared with prequalified bidders)
  - **Total Area:** Approximately 1500 Kanals (Will be acquired)
  - **Development Model:** Land acquisition and development under terms to be mutually agreed
  - **Key Objectives:** Affordable urban living, secure gated environment, good quality and maintainable infrastructure.
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## **2. Scope of Work:**

The selected developer shall be responsible for:

### **2.1 Land Transaction**

- a) Acquisition of land (subject to agreed terms)
- b) Legal due diligence and transfer formalities

### **2.2 Master Planning & Design**

- a) Layout planning, zoning, road network, utilities, and amenity plots
- b) Submission of plans to relevant authorities.

### **2.3 Infrastructure Development**

- a) Roads, water supply, sewerage, drainage and other utilities connections
- b) Parks, green belts, commercial zones, and public amenities.

### **2.4 Construction of Amenities**

- a) Community center, mosque, schools, dispensary, and recreational areas

## **2.5 Marketing & Sales**

- a) Branding, digital and physical marketing campaigns
  - b) Sale of residential and commercial plots/units
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## **3. Eligibility & Prequalification Criteria:**

Interested developers/companies must meet the following criteria:

### **3.1 Legal & Administrative Capacity**

- a) Valid registration with SECP or relevant authority
- b) NTN, Sales Tax Registration
- c) Affidavit on non-blacklisting and litigation history

### **3.2 Technical Experience**

- a) At least **two housing / commercial projects** successfully completed (minimum 500 kanal each)
- b) In-house or affiliated team of town planners, engineers, and architects
- c) Experience in obtaining NOCs from relevant development authorities

### **3.3 Financial Strength**

- a) Minimum average **annual turnover of PKR 500 million** in the last three years
- b) Audited financial statements for past 3 years
- c) Proof of access to financing lines or development capital (bank certificate or investor letter)

### **3.4 Development Philosophy**

- a) Strong understanding of sustainable urban development
- b) Proven experience in incorporating smart features, green design and affordable housing options

### **3.5 JV/Consortium (if applicable)**

- a) Clear agreement/MOU defining roles and responsibilities
  - b) Joint eligibility will be evaluated cumulatively
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### **4. Submission Guidelines:**

Completed submissions must be delivered in **sealed envelopes** clearly marked as:

**"Prequalification – Housing Society near Chashma, Mianwali"**

and addressed to:

**General Manager (Projects)  
PAEC Foundation Head Office  
Adjacent to NORI Hospital, Hanna Road G-8/3  
Islamabad.**

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### **Important Dates:**

- **Deadline for Submission of Applications:** [27<sup>th</sup> June 2025 at 1400 Hrs.]
  - **Opening of Applications:** [27<sup>th</sup> June 2025 at 1430 Hrs.]
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### **Note:**

- PAEC Foundation reserves the right to accept or reject any or all applications without assigning any reason, as per PPRA Rules.
  - Only prequalified firms will be issued RFPs for the next stage of the procurement process.
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## **Annex: Prequalification Documents**

### **Section I: General Information**

- Name of Applicant:
  - Legal Status:
  - Year of Establishment:
  - Principal Office Address:
  - Authorized Contact Person (Name, Designation, Email, Phone):
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### **Section II: Organizational Profile**

- Company Introduction (max 1 page)
  - Group Affiliations (if any)
  - Organizational Structure Chart
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### **Section III: Technical Experience**

| <b>Project Name</b> | <b>Location</b> | <b>Size (Kanals)</b> | <b>Project Cost</b> | <b>Year Completed</b> | <b>Role (Developer/Investor/Consortium Lead)</b> |
|---------------------|-----------------|----------------------|---------------------|-----------------------|--|
|---------------------|-----------------|----------------------|---------------------|-----------------------|--|

Attach supporting documents: NOCs, Completion Certificates, Maps, and Photographs

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### **Section IV: Financial Capacity**

- Audited Financial Statements (last 3 years)
  - Turnover and Profit Trend
  - Bank Certificate of Creditworthiness
  - Proof of Development Capital (bank letter, investor MOU, etc.)
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## **Section V: Human & Technical Resources**

- List of Key Personnel (Planners, Engineers, Project Managers)
  - In-house or contractual arrangements
  - Equipment ownership (if any)
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## **Section VI: Legal & Regulatory Compliance**

- Certificate of Incorporation
  - Valid NTN & STRN
  - Affidavit of Non-Blacklisting
  - List of ongoing litigations (if any)
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## **Section VII: Concept Note (Max 3 Pages)**

- Initial vision and approach for developing the 1500-kanal land
  - Proposed housing mix (e.g., residential plots, apartments, commercial)
  - Preliminary value addition ideas (e.g., green building, smart tech)
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## **Section VIII: Joint Venture/Consortium (If Applicable)**

- Details of each partner
  - Role and shareholding
  - JV Agreement or MOU
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## **Section IX: Declaration**

I/We certify that the information submitted is true and complete. I/We understand that any false or misleading information shall result in disqualification.

Signature:

Name:

Designation:

Company

Seal:

Date:

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**Comprehensive Evaluation Matrix** for shortlisting real estate developers/companies during the **prequalification stage** of your 1500-kanal Housing Society project near Chashma, Mianwali.

✓ **Prequalification Evaluation Matrix**

**Project:** Housing Society near Chashma, Mianwali

**Purpose:** Prequalification of real estate developers/companies

| Category                                      | Criteria   | Max Marks | Scoring Guidelines  |
|---|--|-----------|---|
| <b>A. Legal &amp; Administrative Capacity</b> | Company registration, tax compliance, non-blacklisting, legal standing | 10 marks  | a. Registered with SECP/Registrar = 2 marks.<br>b. NTN + STRN = 2 marks.<br>c. Affidavit of non-blacklisting/litigation = 2 marks.<br>d. Complete documents = 4 |
| <b>B. Technical Experience</b>                | Experience in housing/commercial projects (size, scale, quality)       | 30 marks  | a. $\geq 2$ projects > 500 kanals = 15 marks.<br>b. Additional relevant projects = 5 marks each (max 10).<br>c. Completion certificates/maps/photos = 5         |
| <b>C. Financial Strength</b>                  | Turnover, net worth, access to capital, audited financials             | 30 marks  | a. Avg. turnover $\geq$ PKR 500M (last 3 years) = 15 marks.<br>b. Audited FS = 5 marks.<br>c. Bank certificate/line of credit = 5.<br>d. Net worth adequacy = 5 |
| <b>D. Human &amp; Technical Resources</b>     | In-house or contracted urban planners,                                 | 15 marks  | a. Qualified town planner = 5.<br>b. Civil engineer = 2.<br>c. Architect = 4.   |



| Category  | Criteria  | Max Marks        | Scoring Guidelines   |
|---|---|------------------|--|
|   | engineers, architects, project staff                                |                  | d. Project management staff = 4  |
| <b>E. Development Vision &amp; Concept Note</b> | Initial idea for master plan, innovation, sustainability, amenities | 15 marks         | a. Alignment with modern urban principles = 5.<br>b. Innovation/smart features = 5.<br>c. Sustainability focus = 5 |
| <b>Total</b>                                    |   | <b>100 marks</b> |  |

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✓ **Shortlisting Threshold:**

- **Minimum qualifying score:** 70 out of 100
  - Firms scoring below 70 will not proceed to the RFP stage.
  - PAEC Foundation reserves the right to adjust weightages if deemed appropriate before opening the proposal.
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📎 **Supporting Notes for Evaluation Committee:**

- Use documentary evidence only—no assumptions or verbal claims should be considered.
- For financials, use average of 3-year turnover and cross-verify bank letters.
- Assign partial marks only when documentation is incomplete or marginal.
- In case of JV, evaluate on collective capacity but ensure lead partner meets 50% of thresholds independently.