



1.1 INVITATION TO LEASING



RENTING-OUT 30 SHOPS LOCATED INSIDE ICHHRA UNDERPASS NEAR ICHHRA STATION OF LAHORE METROBUS SYSTEM (LMBS)

PMA invites Sealed Bids for Renting-out 30 Shops Located inside Ichhra Underpass Near Ichhra Station of Lahore Metrobus System (LMBS) from prospective bidders i.e., companies/ firms/ departments/ banks, etc. The Bids shall be received as per single stage - single envelope procedure.

Sr. No.	Number of Shops	Dimension (Approx.)	Covered Area Per Shop (Sq. Ft. Approx.)	Per month Per Shop Rental Reserve Price	Total Reserve Monthly Rental Price (in PKR)	Remarks
1	2	19'5" X 7'3"	140	25,000/-	50,000/-	Estimated reserve prices are exclusive of all taxes.
2	28	14'9" x 9'2"	135	40,000/-	1,120,000/-	//
Total					1,170,000/-	

- The Bidding documents carrying all details can be downloaded from PMA's website <http://pma.punjab.gov.pk>.
- A clarification meeting is scheduled at 1500 Hours on 31st October, 2025 at PMA office (address given below) for the prospective bidders who wish to attend.
- All Bids must be accompanied by a Bid Security of PKR 50,000/- in the form of CDR/Bank Guarantee / Demand Draft / Pay Order issued by a scheduled bank regulated by State Bank of Pakistan in the name of "MASSTRANSIT AUTHORITY NON-FARE REVENUE (NFR) FUND ACCOUNT" along with the following documents:
 - Company Registration Certificate (NTN Certificate in case of sole Proprietorship)
 - Income tax Registration Certificate
 - PRA Registration Certificate
 - Affidavit that the bidder is not blacklisted or involved in any type of fraudulent activities.
- Bid Security will be returned to the unsuccessful bidders after completion of the bidding process.
- Bids must be delivered to the address given below on or before 10th November, 2025 at 1500 Hours.
- Late bids shall be rejected.
- The bids will be opened on 10th November, 2025 at 1530 Hours at the address given below in the presence of the representatives of the bidders who wish to be present.
- PMA will not be responsible for any cost or expense incurred by Bidders in connection with the preparation or delivery of Bids.
- In case of official holiday on the day of submission, next working day will be treated as closing date with the same submission time indicated in Para-6 above.
- PMA reserves the right to cancel the bidding process at anytime prior to the acceptance of a proposal.

SECRETARY

PUNJAB MASSTRANSIT AUTHORITY (PMA)

5th Floor, Arfa Karim Software Technology Park, Main Ferozpur Road, Lahore, Pakistan

Phone: 0345-4001042, URL: www.pma.punjab.gov.pk

IPL-5439

RENT AGREEMENT

RENTING-OUT 30 SHOPS LOCATED INSIDE ICHHRA UNDERPASS NEAR ICHHRA STATION OF LAHORE METROBUS SYSTEM (LMBS)



PUNJAB MASSTRANSIT AUTHORITY (PMA)

Government of the Punjab

5th Floor, Arfa Karim Software Technology Park,

Main Ferozpur Road, Lahore, Pakistan

Phone: 0345-4001042

www.pma.punjab.gov.pk

October 2025

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Section-I: Invitation to Bids



1.1 INVITATION TO BID

RENTING-OUT 30 SHOPS LOCATED INSIDE ICHHRA UNDERPASS NEAR ICHHRA STATION OF LAHORE METROBUS SYSTEM (LMBS)



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Total					1,170,000/-	

- The Bidding documents carrying all details can be downloaded from PMA's website <http://pma.punjab.gov.pk>.
- A clarification meeting is scheduled at **1500 Hours** on **31th October, 2025** at PMA office (address given below) for the prospective bidders who wish to attend.
- All Bids must be accompanied by a Bid Security of **PKR 50,000/-** in the form of CDR/Bank Guarantee / Demand Draft / Pay Order issued by a scheduled bank regulated by State Bank of Pakistan in the name of "**MASSTRANSIT AUTHORITY NON-FARE REVENUE (NFR) FUND ACCOUNT**" along with the following documents:
 - Company Registration Certificate (NTN Certificate in case of sole Proprietorship)
 - Income tax Registration Certificate
 - PRA Registration Certificate
 - Affidavit that the bidder is not blacklisted or involved in any type of fraudulent activities.
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- Bids must be delivered to the address given below on or before **10th November, 2025** at **1500 Hours**.
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- PMA reserves the right to cancel the bidding process at any time prior to the acceptance of a proposal.

SECRETARY

PUNJAB MASSTRANSIT AUTHORITY (PMA)

*5th Floor, Arfa Karim Software Technology Park, Main Ferozpur Road, Lahore,
Pakistan Phone: 0345-4001042,*

URL: www.pma.punjab.gov.pk

Section-II: Rent Agreement

2.1 RENT AGREEMENT

THIS AGREEMENT is made at Lahore, on this day of _____, (hereafter referred to as “**Agreement**”) by and between:

Punjab Masstransit Authority (PMA) through its Secretary having its Administration Office at 5th Floor, Arfa Software Technology Park (ASTP), 346-B, Main Ferozpur Road, Lahore (hereinafter referred to as the “Lessor”, which expression shall, where the context so permits include its successors-in-interest and assigns).

AND

M/s _____ through its _____ Mr./Mrs. _____, hereinafter called the “Tenant” (which expression shall unless repugnant to the contents and context hereof be deemed to include its successors-in-interest, assigns and nominees etc.).
(The Lessor and the Tenant are hereinafter collectively referred to as the “Parties”)

WHEREAS

The Punjab Masstransit Authority is the exclusive and the absolute Lessor-in-possession of the immovable property, situated at Ichhra Underpass near Ichhra Station of Lahore Metrobus System (LMBS).

(hereinafter referred to as Ichhra Underpass).

- A. The Tenant has requested the Lessor to allow it to use a space (30 number of shops located inside Ichhra Underpass of Lahore Metrobus System (LMBS)). (hereinafter referred to as the "Premises").
- B. The Lessor has agreed to allow the Tenant to use the Premises, and the Tenant has agreed to use the Premises, for the period, rent and purpose, and subject to the terms and conditions hereinafter mentioned.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. In consideration of the rent hereby agreed and the Tenant covenants hereinafter mentioned, the Lessor hereby allows the Tenant to use the Premises along with the use and enjoyment of common passages, entrances, stair cases and lighting of the common areas, for an initial period of Three (03) years extendable up to three (03) years further subject to mutual consent of both parties and approval from the Authority, commencing from DATE: _____ and ending on DATE: _____ both dates inclusive at a monthly rent of PKR. _____/- (Rupees _____ Only) @ PKR For each shop at Serial No.1 and a monthly rent of PKR _____/- (Rupees _____ Only) @ PKR. _____ For each shop at Serial No.2. The quoted rates shall be exclusive of all taxes.

2. The Tenant shall pay six (06) months quoted Monthly Rent as Security Deposit in advance equals to a sum of PKR. _____/- (Rupees: _____ Only) along with three (03) month's advance rent amounting to PKR. _____/- (Rupees: _____ Only) while entering into Lease agreement.
3. The Tenant hereby further agrees to pay the rent in advance on monthly bases within Fifteen (15) days of receiving the invoice generated by the Lessor. However a Grace Period of thirty (30) days after signing of the agreement will be allowed to the Tenant for execution of his / her business activities.
4. The Monthly Rent shall subject to an increase of 10% on yearly basis.
5. The Tenant is allowed to use the Premises strictly for his business only and any violation in this regard will lead to termination of agreement and vacation of premises immediately without the refund of security.
6. The Lessor does not give the Tenant any estate, right or interest in the Premises and is personal to the Tenant and the Tenant shall not transfer the benefits of this Agreement or sub-let the premises to any other person. However, the Lessor shall provide the following facilities to the Tenant:

Sr No.	Number of Shops	Dimension (Approx.)	Covered Area Per Shop (Sq. ft. Approx.)	Additional Area
1	2	19'5'' x 7'3''	140	Common area of Ichhra underpass, entry / exit points, stairs, canopies, etc.
2	28	14'9'' x 9'2''	135	

- b. A regular three phase metered electric power for the premises along with a transformer with a capacity of 200kVA.
 - c. For installation of additional electricity meters by LESCO, the tenant may formally request for "No Objection Certificate" required from Lessor. The Lessor will be responsible to process the request of NOC submitted by Tenant within due course of time as per rules/policy.
7. The Tenant shall not construct any permanent structure on the said premises. Notwithstanding any provision contrary to this Agreement, any fixtures, fittings, installations etc. installed by the Tenant shall remain the Tenant's property and the Tenant shall have the right to remove the same at any time. Upon termination or expiration of Lease Term, Tenant shall vacate and transfer the premises to Lessor free and clear of persona effects in as the condition as is at the time of this Agreement considering normal wear and tear.

8. The Lessor shall pay, bear and discharge, diligently and promptly, all current and future taxes, levies and other impositions with respect to the Premises as per prevailing laws. The Tenant shall provide the evidence of tax submission to the relevant Tax Department(s) / Authority within 45 days after payment of the rental amount to the Lessor. Whereas, the Tenant shall pay all taxes and rents levied on his Business as per the law.
9. The Tenant shall have the right to put up its sign boards, name plates, logo, emblems etc. of prescribed dimensions, with prior approval of the Lessor, at designated and pre-approved place of the Premises of SHOPS.
10. The Tenant shall, within forty-eight (48) hours of receiving a written/verbal request by the Lessor for the purpose of inspection of the Premises, accommodate such a visit, provided such visit does not affect or interrupt the smooth running of the Business.
11. Take prompt and reasonable action for resolution of each complaint – including complaints received from the Lessor related to its services or personnel under intimation to the Lessor.
12. The Tenant hereby covenants as follows:
 - a) To pay the amount equivalent of Three (3) months' rent as advance and six months' rent as security deposit in the form of Cross Cheque / Pay order or Bank Draft in the name of **(MASSTRANSIT AUTHORITY NON-FARE REVENUE (NFR) FUND ACCOUNT)**.
 - b) To use the Premises in such manner that the same is not damaged, destroyed or negatively affected in any manner whatsoever, and ensure that the premises remain in good condition, save for normal wear and tear.
 - c) Not to cause any nuisance or disturbance to other persons working /present in the Premises or occupants of the adjoining premises.
 - d) To pay all charges at prevailing rate in respect of electricity, telephone, gas and water or any other service availed by the Tenant in the Premises during the period of this Agreement, and provide copy of paid utility bills to the Lessor on monthly basis.
 - e) Not to make any alteration, addition or destruction in the structure of the Premises, and/or carry out a work of permanent character therein. However, Tenant is entitled to make certain customizations of the Premises as reasonably required by the Tenant, and as approved by the Lessor in advance.
 - f) f. The Tenant shall make reasonable efforts not to harm the legitimate interests of the Lessor. Any harm to interests would be considered a potential claim for damages, the cost of reasonable remedial measures as approved by the Lessor and supported by 3rd party quotation for remedial works.

13. The Parties hereby agree that:

- a. On the expiry of the term of this Agreement, or its earlier revocation by the Lessor, the Tenant shall as promptly as reasonably possible within one month leave the Premises along with any equipment and a person that he has placed/posted in the Premises.
- b. The Tenant shall request for extension of the Agreement to the Lessor in writing at least Ninety Days (90) before the expiry of this Agreement, if agreed by both the parties, the Agreement may be extended for another period of three (03) years subject to the same terms and conditions. however, the tenant will have the “first write of refusal” in case of new / fresh bidding whenever it would be.
- c. At any time during the period of this Agreement or any extension thereof, the parties may terminate this Agreement, by giving ninety (90) days written notice of such termination.
- d. The Lessor may with mutual consent of the Tenant, at any time, by written notice served on the Tenant, alter and amend this contract.
- e. Notwithstanding anything to the contrary contained in this Agreement, the Lessor may, after the first Three (3) years and ten months have elapsed, or if Tenant at any time commits a material breach of this Agreement which is not remedied before expiry of the ninety (90) days written notice period, revoke this Agreement by giving ninety (90) days written notice to the Tenant, and on the expiry of the notice period, this Agreement shall stand terminated provided that in case of a major breach of any part of this Agreement by the Tenant, where such breach is not capable of remedy, the Lessor may revoke this Agreement on immediate basis. This clause shall be deemed to be sufficient advance notice of revocation in the case of such breach.
- f. Security deposit, as mentioned in clause 2 above, will be refunded to the Tenant by the Lessor with in sixty (60) days after expiry/termination of the lease agreement and vacation of premises after adjustment/deduction of dues payable by the Tenant.

14. Bid Validity:

Bid validity period after opening of the Bid is: **180 days**

15. Bid Security:

The Bidder shall furnish, as part of its Bid, a Bid security in the amount specified in Invitation to bid.

- a. The Bid security is required to protect The Lessor against the risk of Bidder's conduct which would warrant the security's forfeiture under Clause 15.1
- b. Unsuccessful Bidders' Bid security will be discharged or returned as promptly as possible.

15.1. The Bid security may be forfeited:

15.1.1 if a Bidder withdraws its Bid during the period of Bid validity specified in clause bid validity; or in the case of a successful Bidder, if the Bidder:

15.1.2. fails to sign the contract

15.1.3. is blacklisted

16. **The payment is delayed for 06 consecutive weeks:** if the tenant delays payment of monthly rent beyond six (6) consecutive weeks, the contract shall be terminated and security deposit forfeited.

17. If the Tenant fails / delays in performance of any of the obligations, under the Contract / violates any of the payment terms of the Contract, the Lessor will have the exclusive right to charge at the rate of 1% per week of defaulted amount on account of rent, 2% in utility bills and any other charges in consequence of the failure. In case of default by Tenant, the Lessor has the right to disconnect the services being provided to the Tenant under this contract such as disconnection of utilities, etc.

18. The Agreement will be governed and interpreted by and according to the laws of Pakistan. Any disputes or differences arising out of or relating to the interpretation or effect of any term of Agreement, and/or breach of any term of the Agreement shall, unless amicably settled, be referred to the arbitration of two (2) arbitrators, one to be appointed by each party. In the event of either party failing to nominate an arbitrator within seven (7) days from being called upon by the other party through a written notice served by registered AD at the address of the respective parties, the other party may appoint the second arbitrator, and the decision given by the arbitrators shall be final and binding on the Parties. In case of disagreement between the arbitrators, the matter shall be referred to Managing Director PMA whose decision shall be final and binding on the Parties. The venue of arbitration shall be at Lahore.

19. The Courts of competent jurisdiction in Lahore shall have exclusive jurisdiction to entertain any dispute or difference arising out of or relating to arbitration under the Agreement which under the law cannot be adjudged upon by the arbitrators.

20. If intended for the Lessor, the notice shall be addressed to: Secretary, PMA

Building

Address:

Lahore

21. If intended for the Tenant, the notice shall be addressed to:

M/S _____

Address:

Lahore

22. All expense in respect of the execution and registration of this Agreement shall be borne by the Tenant.

IN WITNESS WHEREOF, the Parties have put their signatures on this Agreement on the day, month and year mentioned above.

Signature: _____

Signature: _____

(Mr. _____)

(Mr. _____)

Secretary, PMA

Director

CNIC No:

CNIC No:

Witnesses:

Signature: _____

Signature: _____

(Mr. _____)

(Mr. _____)

CNIC No:

CNIC No:

Financial Bid Form/Price Schedule

[To be signed & stamped by the Bidder and reproduced on the letter head. To be attached with Financial Bid.]

Sr No.	Number of Shops	Dimension (Approx.)	Covered Area PerShop (Sq.ft. Approx.)	Offered Per month Per Shop Rental Price (PKR)	Offered Monthly Price (PKR)	Total Rental Price (PKR)	Remarks
1	2	19'5'' x 7'3''	140				Prices are exclusive of all taxes.
2	28	14'9'' x 9'2''	135				
Total (X)							

Total Bid value "X" (against which a Bid shall be evaluated) in words_____.

Total Bid value "X" (against which a Bid shall be evaluated) in figures_____.

Note:

- In case of difference between amount in "words" and amount in "figures", amount in "words" shall be considered final.
- Highest value of "X" will determine the successful bidder, provided mandatory requirements are met.
- The quoted prices are **exclusive of all applicable taxes.**

Stamp & Signature of Bidder _____