



GOVERNMENT OF PAKISTAN
CAPITAL DEVELOPMENT AUTHORITY
ISLAMABAD

EXPRESSION OF INTEREST (EOI)

Capital Development Authority (CDA) is pleased to announce a Request for Expression of Interest (EOI) for the leasing of a grey structure with covered area of over 97,000 Square Feet (Plot measuring 3.3 Acres), intended to be developed into a cutting-edge IT park. Located at G-10 Markaz. This property presents an exceptional opportunity for a forward-thinking company to establish a thriving technology hub.

The rental period will be initially for fifteen years firms, CDA is seeking expressions of interest from reputable and experienced companies and organizations with a proven track record & relevant expertise, entities can participate individually or on joint venture basis. The selected tenant will be responsible for transforming the grey structure into a world-class IT park that meets international standards and best practices.

IT park shall provide a range of amenities to support the needs of technology companies and their employees, foster collaboration, and create a conducive work environment. Suggested amenities to be included but not limited to are: -

1. Shared co-working
2. Incubators, spaces for startups and Freelancers
3. Software house spaces
4. Office spaces for SME's
5. Research Centers (IT & Telecom)
6. Auditoriums / Conference halls
7. Meeting rooms
8. Library
9. Spaces for IT & Telecom expeditions.
10. Recreational facilities.

Interested parties can visit the site from 09.00 a.m. to 03.00 p.m.

Address: Information Technology Park, G-10 Markaz, Bella Road, near Shell Petrol Pump. For further details kindly contact Director Resource: 051-9252035, 051-9252616, "member.technical@cda.gov.pk"

INITIAL CRITERIA:

- i. The grey structure will be rented out on As Is basis and bidders will have to bid for the entire Plot measuring 3.3 Acres. The plot and all built up structure and open space shall remain property of the CDA.
- ii. Rental period will be initially for fifteen (15) years and extendable / renewable for another period of five (5) years upon expiry through mutual consent of both the parties and approval by the CDA's Competent Authority.
- iii. Allotted area will be developed as I.T. or Telecom Park.
- iv. The minimum safe rental amount is approx. **PKR.16,581,813/- per month.**
- v. Interested persons, firm/company, national/International having experience in relevant field, should deposit pay order/bank draft amounting to Rs.10,000,000/- as a security deposit in favour of Director Resource, CDA before participation in the said bidding otherwise cannot be eligible. The security deposit amount will be refunded after completion of rental period.
- vi. The security deposit will be refunded to the non-successful bidder. In case successful bidder take out, the security deposit shall be forfeited.
- vii. The successful bidder shall be liable to deposit all types of taxes in vogue.
- viii. Operations and maintenance shall be the responsibility of the operator.
- ix. After completion of rental period Built up structure/ assets will be transferred to CDA in a working condition in line with its ownership rights. Any damages to the CDA Property shall be recovered from the Rental Security amount and rest shall be refunded as the case may be.
- x. Payment of all utilities e.g. water, electricity etc. shall be responsibility of bidder/tenant.
- xi. The successful bidder shall deposit an advance rent at least for 02 months as rental security deposit with the directions that the tenant will be liable to deposit the monthly rent within the first five working days of each month.
- xii. The agreement may be extended for another five years with mutual consent of both the parties with the approval of Competent Authority of CDA on terms & Conditions and rental models drafted afresh and reviewed at that time according to prevailing rates and policy at that time.
- xiii. The monthly rental amount will be paid by the tenant after construction period i.e. one year or start of operations/business whichever is earlier. (This is only a facility/concession provided by the authority to the tenant to set up their business)
- xiv. Rent will be increased 10% annually.
- xv. In case of any FAR enhancement, the successful bidder may expand the IT Park area in consultation with CDA.

PARTICIPATION CRITERIA

- i. Name of the firm and complete contact details (ownership, organizational structure of the firm)
- ii. IT Companies, Telecom companies, Academia, Multi-National companies etc. are eligible to apply.
- iii. Companies will provide undertaking / affidavit that the firm and its employees have never black listed and are not involved in any kind of insolvency/litigation.
- iv. Proper FBR Tax Payer and included in active tax payer list.
- v. Having NTN/GST number.
- vi. Documents to support financial soundness of the organization for last five years

TECHNICAL CRITERIA

- i. Proposal along with power point presentation will be evaluated by the nominated committee of CDA.
- ii. Technical proposals shall be opened first and only those firms which fulfill the Technical terms and conditions will be eligible for opening of the Financial proposal. Financial proposal of those firms who do not qualify in Technical proposal would be returned unopened.
- iii. Sealed rent amount per month shall be provided, where technically qualified company offering highest rent shall be awarded accordingly.

Sealed bid providing monthly rent for the specific unit in PKR.

Interested parties are required to submit their Expression of Interest (EOI) and information required above by 15th June, 2024. International firms/consortiums are encouraged to apply. Name, address, telephone, and email address of the firm must be mentioned on sealed envelope. Further details about the project can be found on CDA website (www.cda.gov.pk).

For submission of EOI, please contact:

Director Resource, Executive Block,
CDA Headquarters G-7/4, Islamabad. (Phone No. 051-9252035), 051-9252616, "member.technical@cda.gov.pk"