



INVITATION FOR PROPOSAL
FOR
DEVELOPMENT, MARKETING & SALES
OF
ZONE 3 (2,950 ACRES) SAPPHIRE BAY - RAVI RIVER CITY PROJECT

Ravi River Urban Development Authority called RUDA is planning to develop the Ravi Riverfront extending in different zones as per its master plan in zone 3 known as **Sapphire Bay** containing 2,950 acres. The zone extends along revitalized Ravi River reviving the lost glory of the river by eliminating pollution, sewerage ingress into river and preserving its fauna and environment. The project shall revitalize the dying River Ravi into a perennial water body with high end urban development in this zone.

RUDA now invites proposals from prospective investors & developers for development rights, development/sale and creating a state-of-the-art development as per design and rules/regulations laid out by RUDA. The project encompassing development of zone 3 is part of most ambitious undertaking in Pakistan. A massive new urban/ Riviera, a sustainable and high quality urban development hub, with the most modern state of the art facility heralding a new skyline and will trait as the beacon of this MEGA development.

- a. The prospective interested parties (“IPs”) should demonstrate technical and financial capacity to develop and execute the zone. To assess the technical and financial capability, following details regarding the consortium /company will be evaluated as part of pre-qualification and financial assessment under the single stage two envelopes comprising of;
- a. **Envelope Number 1** (Technical Proposal / Prequalification Documents)
 - b. **Envelope Number 2** (Financial Proposal / Bid Bond / Bid Security)

All documents along with a soft copy of the relevant proposals with relevant subject marked in **BOLD, submitted in quintuplet** (1 original + 4 copies).

Each page of the proposal document will be signed and stamped by an authorized officer of the bidder. All envelopes should be sealed in a single envelope and addressed to, **Executive Director (Commercial)**, address: **Ravi Urban Development Authority, 51-N, Gulberg II, Lahore, Pakistan**. Telephonic enquires will not be entertained. Full name and permanent address with evidence of incorporation/ registration of the firm/ company/ each consortium member, Shareholding, partnership, profit/investment sharing structure of consortium and terms of consortium (MOU or Agreement copy) if applicable.

- b. Legal status of the firm/ limited company/ (incorporation/ Registration Certificate issued by the registrar)
- c. Proof of experience of developing locally and/ or internationally recognized signature developments and infrastructure projects worth over Rs. 10 billion or equivalent.
- d. If bidder is a consortium, there must be a lead entity appointed through a letter executed by all consortium partners individually, authorizing the lead entity to act on their behalf.
- e. Power of attorney to sign the proposal to the main applicant in case of a consortium/ joint venture.
- f. Audited Financial Statement of last five years of each individual consortium member.
- g. IP(s) will be required to deposit non-refundable fee in shape of demand draft of **PKR 3 Million/- (Three million)** as a processing fee in favor of “Ravi Urban Development Authority” for issuance of proposal documents. The incumbents who had applied to previous RFP process and submitted fees shall have to pay differential amount.

IP(s) may send in their proposal documents to the office of RUDA, not later than thirty (30) days of the advertisement date.

Intimation to the pre-bid meeting will be communicated by RUDA in the 2nd week after the publication of the advertisement.

Selection will be made through transparent evaluation process, proposals having incomplete, incorrect or false information and those received after the due date shall be rejected.

RUDA reserves the right to accept or reject any or all submissions without assigning any reason thereof.

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