

## TECHNICAL EVALUATION REPORT (As Per Rule 35 of PP Rules, 2004)

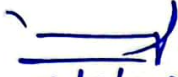
1. Name of Procuring Agency: Pakistan Railways
2. Method of Procurement: International Open Competitive Bidding on Single Stage two Envelope Procedure
3. Title of Procurement: Lease of Royal Palm Golf & Country Club
4. Tender Inquiry No.: 473-W/BD/RPGCC/P&L
5. PPRA Ref. No. (TSE): TS484115E
6. Date & Time of Bid Closing: 28<sup>th</sup> July-2022 up to 1400
7. Date & Time of Bid Opening: 28<sup>th</sup> July-2022 at 1430
8. No of Bids Received: `Four (04)
9. Criteria for Bid Evaluation: `Highest Ranked in Cost Based Selection
10. Details of Bid(s) Evaluation: As summarized below.

### 11. Result:


On the basis of the above, the Bids submitted by all the four bidders are declared as Non-Responsive, hence, Rejected.


| Name of Bidder  | Result         | Basis for Technical Rejection / Acceptance as per Rule 35 of PP Rules, 2004.   | Reference Rule   |
|---|----------------|--|--|
| JV of Pakistan Services Ltd. (PSL), Warm Waters Advisory (WWA) & Platinum Construction Ltd. (PCL).                            | Non-Responsive | The Bidder could not qualify the (mandatory) Eligibility Criteria regarding minimum experience of the Golf Club Business   | Clause ITB-18 and 20, Qualification Requirements (E), SECTION-III, BIDDING DATA SHEET.   |
| JV of Royal Developers & Builders (Pvt) Ltd. (RDBL), Faldo Design Inc, USA, Channel Desert Group JV, Amin Sons (Pvt.) Limited | Non-Responsive | <ol style="list-style-type: none"> <li>1. Alteration in the Letter of Technical Proposal</li> <li>2. The Bidder could not qualify the (mandatory) Eligibility Criteria regarding minimum Financial Soundness (Net Worth)</li> <li>3. One of the JV members is not a legal entity</li> <li>4. One of the JV members is not an active tax payer.</li> <li>5. The bidder could not meet the eligibility requirement regarding Hospitality business</li> </ol> | <ol style="list-style-type: none"> <li>1. Clause 14.4 of the ITB &amp; Clause ITB-18.1(b)(v)</li> <li>2. Clause ITB-18 and 20, Qualification Requirements (D), SECTION-III, BIDDING DATA SHEET.</li> <li>3. Qualification Requirements (A) vide BDS clause ITB 18 and 20.</li> <li>4. Qualification Requirements (B) vide BDS clause ITB 18 and 20.</li> <li>5. BDS Clause No. ITB-18 &amp; 20, BDS, E. Minimum Experience</li> </ol>  |
| JV of Zahir Khan & Brothers (ZKB), Imperial Hotel Management Services (Pvt) Ltd. (IHMS) & Dreamworld Limited (DWL)            | Non-Responsive | <ol style="list-style-type: none"> <li>1. One of the JV partners i.e. Dreamworld concealed/misrepresented the facts regarding (inactive) status of their Golf course and de-affiliation process of their registration/affiliation with Sindh Golf Association due to violations of the constitution of SGA/PGF.</li> <li>2. The Bidder could not qualify the (mandatory) Eligibility Criteria regarding experience of the Golf Club Business.</li> </ol>   | <ol style="list-style-type: none"> <li>1. Bidding documents' clause No. ITB-10.1, ITB-18.1(a) (iii), ITB-26.4 and 26.5 &amp; schedule-F (integrity pact)</li> <li>2. Clause ITB-18 and 20, Qualification Requirements (E), SECTION-III, BIDDING DATA SHEET.</li> </ol>   |
| SAS Chohan Group  | Non-Responsive | <ol style="list-style-type: none"> <li>1. The Bidder could not qualify the (mandatory) Eligibility Criteria regarding minimum experience of the Golf Club Business</li> <li>2. The Bidder failed to provide translation of important documents</li> <li>3. The Bid Security was not as per requirements of the Bidding Documents.</li> <li>4. Bidder failed to respond to the clarifications sought by the technical</li> </ol>                            | <ol style="list-style-type: none"> <li>1. Clause ITB-18 and 20, Qualification Requirements (E), SECTION-III, BIDDING DATA SHEET. BDS, ITB-18.1(b) (vii).</li> <li>2. Clause 8.1 of ITB</li> <li>3. (Refer Section III, Bidding Data Sheet, A. General, ITB 13.1 of the Bidding Document) and Clause-ITB-18.1-b (vii), ITB-18.2)</li> <li>4. Clause ITB-17.1 of Bidding Documents</li> <li>5. Clause ITB-18 and 20, Qualification Requirements (E), SECTION-III, BIDDING DATA SHEET.</li> </ol> |

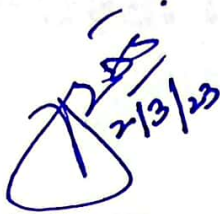
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|--|--|---|--|
|  |  | <p>evaluation committee.</p> <p>5. The average Net Worth of bidder could not be assessed due to absence of audited financial statements</p> |  |
|--|--|---|--|

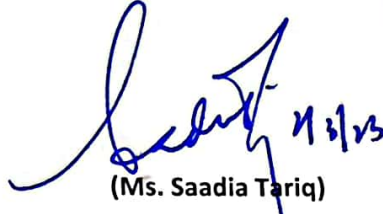
Signature:   
 Name: 02/3/2023  
 (M. Amjad Iqbal)  
 Designation ~~EX~~ MD/CSF PR (Convener)

Signature:   
 Name: (Zulfiqar Ali)  
 Designation DG/Board of Investment

Signature:   
 Name: (Salman Kazmi)  
 Designation Legal Advisor/PR

Signature:   
 Name: (Malik Shahbaz Babbar)  
 Designation ~~Dy~~ Chief Marketing (Comm)  
 Manager PR

Signature:   
 Name: (Iftikhar Ali)  
 Designation Dy. CEN/S&C, PR

Signature:   
 Name: (Ms. Saadia Tariq)  
 Designation Dy. FA & CAO, PR