GOVERNMENT OF PAKISTAN
MINISTRY OF WATER RESOURCES
Pakistan Council of Research in Water Resources (PCRWR)
Drainage and Reclamation Institute of Pakistan (DRIP), Tando Jam

BIDDING DOCUMENT

for

LEASE OF MANGO ORCHARDS

Item-I (3 acres) and Item-II (6 acres)

Lease Period: One Financial Year (2026-27)

Bidding Procedure	Single-stage one-envelope, Open competitive e-bidding through EPADS
Governing Framework	Disposal of Public Assets Regulations, 2026 (S.R.O. 1447(I)/2026), made under the PPRA Ordinance, 2002
Bid Submission Deadline	08 December 2026, 12:00 PM (through EPADS only)
Bid Opening	08 December 2026, 12:30 PM, through EPADS at DRIP, Tando Jam
EPADS Reference No.	

Issued by: Regional Director, DRIP, PCRWR, Tando Jam
Date of Issue: [20 November 2026]

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Applicable Legal Framework

This disposal is conducted under the following instruments, as in force on the date of issue:

(a) Public Procurement Regulatory Authority Ordinance, 2002 (XXII of 2002).

(b) **Disposal of Public Assets Regulations, 2026**, S.R.O. 1447(I)/2026, Gazette of Pakistan, 31 August 2026 (the "Disposal Regulations") – the governing instrument for this auction.

(c) Public Procurement Rules, 2026, S.R.O. 1658(I)/2026 dated 28 September 2026, to the extent applicable (including use of EPADS, corrupt practices and blacklisting).

(d) E-Pak Procurement Regulations, 2023 (S.R.O. 296(I)/2023) for use of EPADS.

(e) Mechanism for Blacklisting and Debarment of Bidders or Contractors Regulations, 2024 (S.R.O. 460(I)/2024).

(f) PPRA guidelines No. PPRA/PMU/EP-132/2026 dated 31 August 2026 (submission of original earnest money in procurement and disposal through EPADS).

(g) Income Tax Ordinance, 2001 (section 236A – advance tax on auction/lease) and the Stamp Act, 1899 as applicable in Sindh.

In case of any conflict, the Disposal Regulations shall prevail over this Bidding Document.

SECTION I – INVITATION FOR BIDS

AUCTION NOTICE

Lease of Mango Orchards through EPADS v2.0

DRIP, PCRWR, Tando Jam, invites electronic bids through EPADS v2.0 (www.epads.gov.pk) from eligible bidders for leasing its mango orchards on an "as is, where is" basis for one financial year (2026–2027) under the Disposal of Public Assets Regulations, 2026 (S.R.O. 1447(I)/2026), and other applicable rules.

Item	Area	Reserve Price (Rs./acre/year)	Earnest money (Rs.)
Item-I	3 acres	200,000	30,000
Item-II	6 acres	150,000	45,000

Each item shall be evaluated and awarded separately. Bidders may participate in either or both items.

Terms and Conditions

1. **Bidding Documents:** Available through EPADS v2.0, PCRWR, PPRA websites and at the DRIP office, containing eligibility criteria, lease conditions, payment schedule, and prescribed forms. Orchards may be inspected on working days before the closing date.
2. **Eligibility:** Applicants must possess a valid CNIC; tax registered and have orchard-management experience.
3. **Earnest money:** 5% per item through Pay Order/Demand Draft in favour of the Director General, DRIP, PCRWR, Tando Jam. The scanned copy shall be uploaded with the bid, and the original submitted before the closing deadline.
4. **Submission and Opening:** The e-auction shall remain open for electronic bidding through EPADS v2.0 until 08 December 2026, 12:00 PM. Online review and evaluation shall commence at 12:30 PM on the same day, in accordance with the prescribed EPADS procedure. Manual bids shall not be accepted
5. **Award:** Each item shall be awarded to the highest eligible bidder offering at least the reserve price, subject to the applicable regulations. The successful bidder shall deposit 5% performance security within seven days and execute the lease agreement within 15 days of the Letter of Acceptance.
6. **Grievances and General Conditions:** Grievances shall be handled under the applicable grievance-redressal procedure. DRIP reserves the right to reject any or all bids in accordance with the applicable regulations

Regional Director
DRIP, PCRWR, Tando Jam

SECTION II – INSTRUCTIONS TO BIDDERS (ITB)

A. General

1.1 **Scope.** DRIP (the "Disposing Agency") invites bids for the lease of the mango orchards described in Section VI for the Lease Period stated in the Bid Data Sheet (BDS). Each item is a separate contract. A bidder may bid for one or more items but must bid for the whole of an item.

1.2 **Definitions.** "EPADS" means the E-Pak Acquisition and Disposal System at www.epads.gov.pk; "Reserve Price" means the minimum rate per acre per year stated in the BDS; "Bid Rate" means the rate in Pak Rupees per acre per year quoted by a bidder; "Total Lease Amount" has the meaning in ITB 11.3; "Competent Authority" means the officer authorised by PCRWR to approve this disposal.

1.3 **Method.** Single-stage one-envelope, Open competitive bidding through EPADS under the Disposal Regulations. The item is awarded to the highest responsive bid at or above the Reserve Price.

2.1 **Eligible bidders.** Individuals who meet the criteria specified in Section IV.

2.2 **Ineligibility.** A bidder is not eligible if it (a) is blacklisted or debarred by any Federal, Provincial or local government agency at the time of bidding; (b) is an employee of PCRWR, or acts on behalf of one; or (c) has a conflict of interest or is in default of payments due to DRIP/PCRWR under any previous lease.

3.1 **One bid per item.** A bidder may submit only one bid for each item, directly or through another person. Multiple bids for the same item, or collusion among bidders, shall cause rejection of all bids concerned.

4.1 **Inspection.** The orchards are leased "as is, where is". Bidders may inspect them at the time and place stated in the BDS. A bidder is deemed to have inspected the orchard and satisfied itself about the number, age and condition of trees, expected yield, irrigation and access. No claim shall be entertained on these grounds later.

5.1 **Cost of bidding.** The bidder bears all costs of preparing and submitting its bid. DRIP is not liable for these costs, whatever the outcome of the bidding.

B. Bidding Document

6.1 **Contents.** This Bidding Document consists of Sections I to VIII and any addendum issued under ITB 8. Section I is for information only.

7.1 **Clarification.** A bidder may request clarification through EPADS no later than the date in the BDS. DRIP will respond through EPADS, and the response will be visible to all bidders without identifying the source of the query.

8.1 **Amendment.** DRIP may amend this Bidding Document through EPADS before the bid submission deadline and may extend the deadline to give bidders reasonable time to take the amendment into account. Amendments are binding on all bidders.

C. Preparation of Bids

9.1 **Language.** The bid and all correspondence shall be in English.

10.1 **Documents comprising the bid.** The bid uploaded on EPADS shall include:

(a) Form of Bid (Form 1) and Price Schedule (Form 2)
(b) Bidder Information Form (Form 3);
(c) Copy of valid CNIC of the bidder
(d) Undertaking (Form 4);
(e) Scanned copy of the earnest money (original to be delivered under ITB 13.3); and

11.1 **Bid Rate.** The bidder shall quote, for each item bid, a single Bid Rate in Pak Rupees per acre per year, in figures and words, in the Price Schedule (Form 2). The Bid Rate shall not be below the Reserve Price.

11.2 Conditional bids, lump-sum bids without a Bid Rate, bids quoting a range, or bids quoted with reference to another bidder's price shall be rejected.

11.3 **Total Lease Amount** for an item = Bid Rate × Area (acres). It is payable in instalments as per Annexure-A to the Lease Agreement.

11.4 **Bid validity.** Bids shall remain valid for the period stated in the BDS from the date of bid opening. A bid valid for a shorter period shall be rejected.

12.1 In exceptional circumstances DRIP may request, through EPADS and with reasons recorded, an extension of bid validity. The total extension shall not exceed the original validity period. A bidder may refuse the request without forfeiting its earnest money; a bidder agreeing to it shall not modify its bid.

13.1 **Earnest money.** Each bid shall be accompanied by earnest money of the amount stated in the BDS for each item bid, in the form of a Pay Order or Demand Draft issued by a scheduled bank in Pakistan in favour of the payee named in the BDS. Cheques and cash are not acceptable.

13.2 A separate instrument is required for each item. A bid without earnest money, or with earnest money of a lesser amount or in an unacceptable form, shall be rejected.

13.3 In line with PPRA guidelines dated 31 August 2026, the bidder shall upload a scanned copy of the earnest money with its e-bid, **and** deliver the original, in a sealed envelope marked with the bidder's name, item number and EPADS reference, to the address in the BDS before the bid submission deadline. A bid whose original earnest money is not received by the deadline shall be rejected.

13.4 **Return of earnest money** (without interest):

(a) of bidders other than the three highest for each item: after publication of the evaluation report;

(b) of the second and third highest bidders: after the successful bidder has deposited the performance security and signed the Lease Agreement;

(c) of the successful bidder: after it has deposited the performance security and signed the Lease Agreement, or, on its written request, adjusted against the first instalment.

13.5 **Forfeiture.** The earnest money shall be forfeited in favour of DRIP if the bidder (a) withdraws or modifies its bid after the deadline and during bid validity; (b) refuses the correction of an arithmetic error under ITB 19; (c) being successful, fails to deposit the performance security, sign the Lease Agreement or pay the first instalment within the time allowed; or (d) is found to have given false information or engaged in a corrupt or collusive practice.

D. Submission of Bids

14.1 Bids shall be submitted only through EPADS by the deadline in the BDS. The bidder must be registered on EPADS. Bids submitted manually, by courier, by e-mail or by any other means shall not be accepted.

14.2 EPADS does not accept bids after the deadline. Bidders are advised to submit well before the deadline; DRIP is not responsible for delays caused by internet connectivity or the bidder's own equipment.

14.3 A bidder may modify or withdraw its bid through EPADS before the deadline. No modification or withdrawal is permitted after the deadline.

E. Bid Opening and Evaluation

15.1 Bids shall be opened through EPADS by the bid opening committee at the date, time and place in the BDS, in the presence of bidders or their representatives who choose to attend. The name of each

bidder, the item(s) bid, the Bid Rate and the presence of earnest money shall be announced and recorded.

16.1 **Confidentiality.** Information on the examination and evaluation of bids shall not be disclosed to bidders or others until the evaluation report is published. Any attempt by a bidder to influence the evaluation shall result in rejection of its bid.

17.1 **Clarification of bids.** DRIP may ask a bidder through EPADS to clarify its bid. No change in the Bid Rate or the substance of the bid shall be sought, offered or permitted.

18.1 **Preliminary examination.** A bid shall be rejected as non-responsive if:

(a) it is not submitted through EPADS or is not signed;

(b) the earnest money is missing, insufficient, in an unacceptable form, or its original is not received by the deadline;

(c) the Bid Rate is below the Reserve Price;

(d) it is conditional or does not accept the terms of the Lease Agreement (Section VII);

(e) the bidder does not meet any eligibility criterion in Section IV or omits a mandatory document in ITB 10.1; or

(f) the bidder is blacklisted or ineligible under ITB 2.2.

19.1 **Arithmetic errors.** If there is a discrepancy between the Bid Rate in words and in figures, the amount in words prevails; between the Bid Rate and the total, the Bid Rate prevails and the total is corrected. A bidder who does not accept the correction shall have its bid rejected and its earnest money forfeited.

20.1 **Evaluation.** Each item is evaluated separately. Responsive bids are ranked by Bid Rate, and the highest Bid Rate at or above the Reserve Price is the most advantageous bid for that item.

20.2 **Tie.** If two or more highest bids are equal, the tied bidders shall be invited through EPADS to submit revised bids, not lower than their earlier bids, within a period of not less than 24 hours. This process shall be repeated until a single highest bid emerges. If it fails, the item shall be re-advertised.

21.1 **Evaluation report.** The evaluation report, including the Bid Rates of all bidders, shall be published on EPADS and the PPRA website before award.

22.1 **Rejection of all bids.** DRIP may reject all bids for an item at any time before issue of the Letter of Acceptance, in accordance with the Disposal Regulations. Notice shall be given to all bidders through EPADS, and the grounds shall be communicated to any bidder who requests them. DRIP incurs no liability towards bidders solely on this account.

22.2 If no responsive bid at or above the Reserve Price is received for an item, the item shall be re-auctioned.

F. Award of Contract

23.1 The most advantageous bid for each item shall be submitted to the Competent Authority for approval. After approval, and after the period for filing grievances under ITB 26 has lapsed or any grievance has been decided, DRIP shall issue a Letter of Acceptance (Section VIII) to the successful bidder.

24.1 **Performance security.** Within seven (7) days of the Letter of Acceptance, the successful bidder shall deposit performance security equal to 5% of the Total Lease Amount, by Pay Order / Demand Draft in favour of the payee named in the BDS.

25.1 **Lease Agreement.** Within fifteen (15) days of the Letter of Acceptance, the successful bidder shall sign the Lease Agreement (Section VII) on e-stamp paper of the value required under the Stamp Act, 1899 as applicable in Sindh, at its own cost, and pay the first instalment. Possession shall be handed over only thereafter.

25.2 If the successful bidder fails to comply with ITB 24.1 or 25.1, the award shall be cancelled and its earnest money forfeited. DRIP may then, with the approval of the Competent Authority, offer the item

to the next-highest responsive bidder at that bidder's own Bid Rate, or re-auction the item. The defaulting bidder may also be proceeded against for blacklisting under the applicable rules.

25.3 The award shall be published on EPADS and the PPRA website.

G. Integrity and Grievances

26.1 **Corrupt practices.** Bidders shall observe the highest standard of ethics. A bidder found to have engaged in a corrupt, fraudulent, collusive, coercive or obstructive practice, as defined in Regulation 2(1)(f) of the Disposal Regulations and the Public Procurement Rules, 2026, shall have its bid rejected and may be blacklisted under the Mechanism for Blacklisting and Debarment of Bidders or Contractors Regulations, 2024 and the Public Procurement Rules, 2026.

26.2 **Grievances.** A bidder aggrieved by any act or decision of DRIP in this disposal may lodge a written complaint with the Grievance Redressal Committee named in the BDS, within the time and in the manner prescribed in Regulation 30 of the Disposal Regulations. An appeal against the Committee's decision lies to the Appellate Committee of PPRA as provided in that Regulation. Lodging a complaint does not by itself suspend the disposal process unless so directed.

SECTION III – BID DATA SHEET (BDS)

The following data supplement or amend the Instructions to Bidders. In case of conflict, the BDS prevails.

ITB	Particulars	Data
1.1	Disposing Agency	Drainage and Reclamation Institute of Pakistan (DRIP), PCRWR, Tando Jam
1.1	Asset	Mango orchards on DRIP farm, Tando Jam: Item-I (3 acres) and Item-II (6 acres)
1.1	Lease Period	One financial year (2026-27); no extension
1.3	Bidding procedure	Single-stage one-envelope, open competitive e-bidding through EPADS
1.2	Reserve Price	Item-I: Rs. 200,000 per acre per year Item-II: Rs. 150,000 per acre per year
1.2	Competent Authority	Regional Director, DRIP, PCRWR,
4.1	Inspection of orchards	Working days, 09:00 AM – 04:00 PM, before bidding with prior contact at DRIP office
12.1	Bid validity	90 days from the date of bid opening
13.1	Earnest money	5% for each item (separate instrument per item)
13.1 / 24.1	Payee for earnest money, performance security and lease payments	Director General, DRIP, PCRWR, Tando Jam
13.3	Address for original earnest money	Office of the Regional Director, DRIP, PCRWR, Tando Jam [Tando Qaiser Road, Tando Jam]
14.1	Bid submission deadline	08 December 2026, 12:00 PM (EPADS)
15.1	Bid opening	08 December 2026, 12:30 PM, through EPADS, Committee Room, DRIP, Tando Jam
24.1	Performance security	5% of Total Lease Amount of respective item, within 7 days of Letter of Acceptance
25.1	Signing of Lease Agreement	Within 15 days of Letter of Acceptance
26.2	Grievance Redressal Committee	Letter Attached
26.2	Appellate Committee	Public Procurement Regulatory Authority, Islamabad (www.ppra.gov.pk)

SECTION IV – ELIGIBILITY AND EVALUATION CRITERIA

All eligibility criteria are assessed on a pass/fail basis. A bidder failing any criterion shall be declared non-responsive.

No.	Criterion	Evidence Required	Pass / Fail
1	Identity	Valid CNIC of bidder	
2	Earnest money	Scanned copy uploaded; original received before deadline; correct amount and form	
3	Bid Rate	At or above Reserve Price; unconditional (Form 2)	
4	Acceptance of terms	Signed Undertaking (Form 5)	

Evaluation: Among bids passing all criteria, the bid with the highest Bid Rate (Rs. per acre per year) for a item is the most advantageous bid for that item (ITB 20).

SECTION V – BIDDING FORMS

Checklist of Documents (to be uploaded on EPADS)

No.	Document	Uploaded (Yes/No)
1	Form 1 – Form of Bid	
2	Form 2 – Price Schedule	
3	Form 3 – Bidder Information Form	
4	Form 4 – Affidavit	
5	Form 5 – Undertaking	
6	CNIC copy	
7	Scanned earnest money (original delivered by deadline)	

Form 1 – Form of Bid

Date: _____ EPADS Ref. No.: _____

To: The Regional Director, DRIP, PCRWR, Tando Jam

Subject: Bid for Lease of Mango Orchard(s) – Item No(s). _____

1. Having examined the Bidding Document and having inspected the orchard(s), I/we offer to take on lease the item(s) stated in the attached Price Schedule (Form 2) at the Bid Rate(s) stated therein, on an "as is, where is" basis, for the Lease Period one financial year (2026-27).
2. I/We accept all terms of the Bidding Document and the Lease Agreement (Section VII) without condition.
3. This bid shall remain valid for 90 days from the date of bid opening and shall be binding on me/us.
4. If accepted, I/we undertake to deposit performance security of 5% of the Total Lease Amount within 7 days, and to sign the Lease Agreement within 15 days of the Letter of Acceptance and pay the first instalment according to Payment Schedule given in Lease Agreement.
5. I/We enclose earnest money of Rs. _____ (Instrument No. _____ dated _____, Bank _____) for each item bid, and understand it will be forfeited in the cases stated in ITB 13.5.
6. I/We understand that DRIP is not bound to accept the highest or any bid, subject to the Disposal Regulations.

Signature: _____ Name: _____ _____ CNIC: _____

Form 2 – Price Schedule

Quote the Bid Rate in Pak Rupees per acre per year. Fill only the item(s) you are bidding for.

Item	Area (acres) A	Reserve Price (Rs./acre/yr)	Bid Rate in figures (Rs./acre/yr) B	Bid Rate in words	Total Lease Amount (Rs.) A × B
Item-I	3	200,000			
Item-II	6	150,000			

Signature and CNIC of bidder: _____ Date: _____

Form 3 – Bidder Information Form

Particulars	Details
Name of bidder (individual)	
CNIC No.	
Postal address	
Mobile / landline	
E-mail	
EPADS registration ID	
Bank account details for refund of earnest money	

Form 4 – Affidavit

(On non-judicial stamp paper, attested by an Oath Commissioner / Notary Public)

I, _____ son/daughter of _____, CNIC No. _____, do hereby solemnly affirm that:

(a) I/the firm am/is not blacklisted or debarred by any Federal, Provincial or local government department, agency, autonomous body or public sector organisation;

(b) I am not an employee of PCRWR, and I am not bidding on behalf of any PCRWR employee;

(c) no dues are outstanding against me/the firm under any previous lease with DRIP/PCRWR;

(d) I have not entered into any collusion or arrangement with any other bidder in respect of this auction, and I have not offered or given anything of value to influence the outcome; and

(e) all information and documents submitted with my bid are true and correct. If any of them is found to be false, my bid may be rejected, the earnest money / performance security forfeited, and I may be blacklisted under the applicable rules.

Signature and CNIC of bidder: _____ Date: _____

Form 5 – Undertaking

I/We, _____, hereby undertake that I/we have inspected the orchard(s) offered under Item No(s). _____, have read and understood the Bidding Document and the Lease Agreement, including the payment schedule in Annexure-A, and accept them without condition. I/We shall have no claim against DRIP regarding the number, age or condition of trees, yield, irrigation or market conditions.

Signature and CNIC of bidder: _____ Date: _____

SECTION VI – DESCRIPTION OF ITEMS

Item	Location	Area	Reserve Price (Rs./acre/yr)
Item-I	DRIP farm, Tando Jam [Mango]	3 acres	200,000
Item-II	DRIP farm, Tando Jam [Mango]	6 acres	150,000

Irrigation: canal water through lift irrigation as per DRIP schedule; tube-well irrigation during canal closure / warabandi (see Clause 6 of the Lease Agreement).

The above particulars are for information only. DRIP gives no guarantee as to their accuracy; bidders must satisfy themselves by inspection (ITB 4.1).

SECTION VII – LEASE AGREEMENT (CONDITIONS OF CONTRACT)

(To be executed on e-stamp paper of the value required under the Stamp Act, 1899 as applicable in Sindh, at the cost of Party-II)

LEASE AGREEMENT

Lease of Mango Orchard – Item No. _____, DRIP, PCRWR, Tando Jam

This Lease Agreement is made at Tando Jam on _____ between the **Drainage and Reclamation Institute of Pakistan (DRIP), Pakistan Council of Research in Water Resources (PCRWR), Tando Jam**, through its Regional Director ("Party-I"), and the person named below, being the successful bidder in the auction held through EPADS on 08 December 2026 ("Party-II"), on the following terms and conditions.

Particulars of the Lease

Item / Orchard	
Area	_____ acres
Name of Lessee (Party-II)	
CNIC	
Address and contact	
Letter of Acceptance No. and date	
Accepted Bid Rate	Rs. _____ per acre per year
Annual Lease Rent (Bid Rate × Area)	Rs. _____
Total Lease Amount	Rs. _____ (Rupees _____ only)
Earnest money	Rs. _____ Instrument _____dated _____
Performance Security (5%)	Rs. _____
Lease Period	One Financial Year (2026-27)

Terms and Conditions

1. **Lease Period.** The lease shall run for one financial year (2026-27). No extension shall be granted.
2. **Lease Amount and Payment.** Party-II shall pay the Total Lease Amount in instalments as per Annexure-A by Pay Order / Demand Draft / bank transfer in favour of the Director General, DRIP, PCRWR, Tando Jam. A payment is effective when credited to that account, and Party-I shall issue a receipt.
3. **Performance Security.** The performance security of 5% of the Total Lease Amount deposited by Party-II shall be held by Party-I for the Lease Period and refunded without interest after satisfactory completion of the lease and handing back of possession, subject to adjustment or forfeiture for outstanding dues, penalties, losses, damage, negligent management or breach of this Agreement. This is without prejudice to Party-I's right to recover further damages or terminate this Agreement.
4. **Possession and Use.** Possession shall be handed over, through a Possession Certificate (Section VIII), after Party-II has signed this Agreement and paid the performance security and first instalment. Party-II shall use the orchard only for mango cultivation and shall not sublet, transfer or assign any right, nor undertake inter-cropping or any other use. No tree or branch (including dried branches) shall be cut, pruned or removed, and no pruned wood shall be disposed of, without prior written approval of Party-I. Party-II shall remove waste, weeds and unwanted grass from the leased area at its own cost.
5. **Irrigation, Fuel, Electricity and Maintenance.** Party-I shall provide canal water through lift irrigation as per its schedule. Party-II shall bear the cost of diesel when diesel is required; Party-I shall bear electricity costs and repair/maintenance of lift-irrigation machinery and engines. During canal closure or warabandi, Party-I shall provide tube-well irrigation and bear its electricity, repair and maintenance

costs. Party-II shall maintain the orchard, field watercourses, drainage, ring basins and weed control, and shall provide labour for routine desilting of the main watercourse from the outlet to the DRIP farm.

6. **Pest Management and Harvesting.** Party-II shall manage pests and diseases at its own cost using pesticides registered in Pakistan, applied safely. Fruit may be harvested only after all instalments then due have been paid and Party-I's written permission has been obtained. Party-I may stop harvesting while any amount is in default.

7. **Late Payment, Default and Termination.** A grace period of fifteen (15) days from the due date is allowed for each instalment. If an instalment remains unpaid after the grace period, a penalty of 5% of the unpaid amount shall be payable; if it remains unpaid for a further fifteen (15) days, an additional 5% of the unpaid amount shall be payable (10% in total). If any instalment remains unpaid for more than sixty (60) days from its due date, Party-I may terminate this Agreement by written notice, forfeit the performance security, resume possession and recover all outstanding dues. Party-I may also terminate this Agreement by fifteen (15) days' written notice for any other material breach that Party-II fails to remedy within that period, or immediately on proof of a corrupt or fraudulent practice.

8. **Risk.** The orchard is leased on an "as is, where is" basis. Party-I shall not be liable for any loss arising from force majeure or external factors, including natural calamities, flood, pest infestation, adverse weather, market fluctuations or changes in government policy, and no rebate in rent shall be allowed on these grounds. Party-II bears all operational risks of the orchard.

9. **Indemnity.** Party-II shall be responsible for any harm, loss or claim arising from its use or management of the orchard, including by its labour, and shall indemnify Party-I against the same to the extent permitted by law.

10. **Inspection and Compliance.** Party-I may inspect the orchard at any time. Party-II shall comply with written instructions issued by Party-I for the protection of the trees and DRIP property. Non-compliance shall be treated as a breach under Clause 8.

11. **Handing Back.** On expiry or termination of the lease, Party-II shall vacate the orchard immediately and hand it back after a joint inspection. Any damage to trees, watercourses or other DRIP property beyond normal wear shall be recovered from Party-II, including from the performance security.

12. **Dispute Resolution.** Any dispute shall first be referred in writing, within seven (7) days of its arising, to the Regional Director, DRIP, or an officer designated by the Chairman, PCRWR, for amicable settlement. Party-II shall continue to perform its obligations during the dispute unless directed otherwise. If not settled within thirty (30) days, the dispute shall be decided by a court of competent jurisdiction.

13. **Governing Law and Rules.** This Agreement is governed by the laws of Pakistan, including the Disposal of Public Assets Regulations, 2026 and other rules issued under the PPRA Ordinance, 2002.

14. **General.** This Agreement does not create a partnership, joint venture, agency or employment relationship. Party-II acquires no ownership, title or other proprietary interest in the land or trees. The Bidding Document, the bid of Party-II, the Letter of Acceptance and Annexure-A form part of this Agreement; in case of conflict this Agreement prevails, followed by the Letter of Acceptance and the Bidding Document.

15. **Notices.** Notices shall be in writing and delivered by hand, registered post or e-mail at the addresses given in the Particulars of the Lease.

Execution

The Parties have read, understood and agreed to the terms of this Agreement and sign it on the date first written above.

PARTY-I **For DRIP, PCRWR, Tando Jam**	**PARTY-II** **Lessee / Successful Bidder**
Name: _____ Designation: _____ Signature & Stamp: _____ Date: _____	Name: _____ CNIC: _____ Signature: _____ Date: _____

WITNESSES

1. Name: _____ CNIC: _____ Signature: _____	2. Name: _____ CNIC: _____ Signature: _____

ANNEXURE-A: PAYMENT SCHEDULE

Lease of: _____ Orchard (_____ Acres)

S. No.	Payment Description	Amount (Rs.)	Due Date	Remarks
1	1st Installment	_____	_____	Year 1 lease payment
2	2nd Installment	_____	_____	
3	Penalty (if applicable)	_____	As applicable	5% penalty for delay after 15 days
4	Penalty (if applicable)	_____	As applicable	10% penalty for delay exceeding 30 days or continued default
5	Final Clearance / Handover	_____	End of Lease Term	Required for final settlement and orchard handover

SECTION VIII – CONTRACT FORMS

Letter of Acceptance

No. DRIP/_____ Dated: _____

To: _____ (name and address of successful bidder)

Subject: Acceptance of Bid – Lease of Mango Orchard, Item No. _____ (EPADS Ref. _____)

Your bid dated _____ for Item No. _____ at the Bid Rate of Rs. _____ per acre per year, giving a Total Lease Amount of Rs. _____ (Rupees _____ only) for one financial year (2026-27) has been accepted by the Competent Authority.

You are required to: (a) deposit performance security of Rs. _____ (5% of the Total Lease Amount) within seven (7) days; and (b) sign the Lease Agreement on e-stamp paper within fifteen (15) days of the date of this letter. Failure will result in cancellation of the award and forfeiture of your earnest money under ITB 25.2.

Regional Director, DRIP, PCRWR, Tando Jam

Possession (Handing / Taking Over) Certificate

Certified that possession of the mango orchard, Item No. _____ (_____ acres, approx. _____ trees), DRIP farm, Tando Jam, has been handed over by DRIP to _____ (Lessee) on _____, under the Lease Agreement dated _____, after receipt of the performance security. The orchard was jointly inspected, and its condition is recorded below / in the attached list.

Condition / remarks: _____

Handed over by (DRIP)	Taken over by (Lessee)
Name: _____	Name: _____
Designation: _____	CNIC: _____
Signature: _____	Signature: _____
Date: _____	Date: _____