

RAVI URBAN DEVELOPMENT AUTHORITY

EXPRESSION OF INTEREST (EOI)

FOR

PROVISION OF LEGAL ADVISORY / CONSULTANCY SERVICES



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1. INVITATION FOR EXPRESSION OF INTEREST (EOI)

1.1. INTRODUCTION

The **Ravi Riverfront Urban Development Project (RRUDP)** is a landmark, government-approved mega initiative in the Lahore District of Punjab, Pakistan. Strategically located along the Ravi River in a northeast-to-southwest alignment, the project envisions the development of a modern, master-planned city spanning 46Km on the river Ravi in the city of Lahore.

At its core, RRUDP seeks not only to establish one of the world's largest riverfront urban developments but also **to revitalize the Ravi River into a perennial freshwater body**, ensuring ecological sustainability and long-term environmental resilience. Upon completion, RRUDP is expected to stand as the **largest riverfront development globally**, setting new benchmarks in urban planning, infrastructure, and sustainable growth.

This transformative project represents a unique blend of **urban regeneration, environmental restoration, and socio-economic advancement**, positioning Lahore as a hub of innovation and modern living. To achieve these ambitious objectives, RRUDP requires specialized legal expertise to navigate complex regulatory frameworks, contractual arrangements, and compliance obligations inherent in a project of this scale.

1.2. BACKGROUND:

The **Ravi Urban Development Authority (RUDA)**, as a statutory development authority, is entrusted with a wide range of urban development, infrastructure, and regulatory responsibilities. These diverse functions inherently require continuous and specialized legal input to ensure effective execution and strict compliance with applicable laws and regulations.

Given the **breadth, scale, and complexity** of RUDA's mandate, it is essential to engage the services of an experienced external legal consultant on a **retainership basis**. Such an arrangement will provide RUDA with **timely, professional, and reliable legal support**, enabling the Authority to address its multifaceted legal obligations with efficiency and confidence.

1.3. SCOPE OF SERVICES:

Without prejudice to the generality of foregoing, the specific tasks and activities include, but are not limited to, the following:

- a) Advising the Board and the management of RUDA requiring legal interpretation and/or advise whenever required.



- b) Review from time to time, propose and draft amendments if required in the existing Act.
- c) Draft, from time to time, rules and regulations to assist the Authority in performance of functions and conduct of proceedings under the Act when requested.
- d) Assist RUDA in compliance with the applicable laws and regulations of the Government.
- e) Advise and assist RUDA in all matters pertaining to regulatory affairs, including interpretation and application of relevant statutes, rules, notifications, and policies governing RUDA's mandate.
- f) Advise RUDA on legal aspects of issuing approvals and licenses for its schemes, zones, and operations.
- g) The Consultant shall, as and when required by RUDA, review and vet any legal instruments shared by RUDA and provide necessary legal inputs.
- h) Provide its legal opinion on any matter related to the functions of the Authority, whenever required.
- i) Any other legal assignment falling within above scope of work as may be entrusted by the RUDA.
- j) Review and advise RUDA in all matters related to land acquisition, enhancements, encroachments, field operations and enforcement activities being carried out and to be carried out by RUDA.

2. INSTRUCTIONS TO APPLICANTS:

This section outlines the procedures to be observed by all applicants and interested bidders in the preparation and submission of their Expression of Interest (EOI). It provides detailed guidance on the format, content, and submission requirements to ensure uniformity and compliance.

This section specifies the process for the opening and evaluation of AFPs, including the criteria and methodology to be applied in assessing the eligibility, qualifications, and responsiveness of applicants. The objective is to ensure a transparent, fair, and competitive selection process that identifies suitably qualified legal advisory firms for engagement. In connection with the EOI/Advertisement, the Procuring Agency hereby issues this Prequalification Document to applicants who are interested in bidding for the tasks described herein.

General Provisions:

- 2.1. RUDA is conducting this process in accordance with **RUDA Procurement Regulations 2022 (amended)**.
- 2.2. Interested applicants must submit complete information, supported by relevant documentation, demonstrating their qualifications to perform the required services, using the prescribed forms annexed to this EOI.
- 2.3. All applications must clearly state the **name and mailing address** of the applicant on the sealed envelope.



Language of Application:

- 2.4. Applications, correspondence, and supporting documents must be submitted in **English**.
- 2.5. Documents in other languages must be accompanied by a **certified English translation**, which shall prevail for interpretation.
- 2.6. Non-compliance with this requirement may result in disqualification.

Completeness of Information:

- 2.7. Applicants must respond to all questions and provide complete information as required.
- 2.8. Failure to furnish essential information or supporting evidence may lead to disqualification.

Eligibility:

- 2.9. EOI is open to **law firms incorporated under the laws of Pakistan** with a registered office in Lahore.
- 2.10. Applicants must meet the **Criteria** outlined in Section 3. Only prequalified firms will be invited to submit a Request for Proposal (RFP).
- 2.11. Subcontracting and joint ventures are **not permitted**. Subcontractor experience will not be considered in evaluating compliance.

Affidavit Requirement:

- 2.12. Applicants must submit an original affidavit on non-judicial stamp paper (Rs. 100) declaring that the firm:
 - a) Is not subject to bankruptcy or liquidation proceedings.
 - b) Has never been declared ineligible or blacklisted by any government, semi-government, or procuring agency.
 - c) Is not misrepresenting or concealing material facts.
 - d) Has not been convicted of fraud, corruption, collusion, or money laundering.
 - e) Has no undisclosed or potential conflicts of interest.
 - f) Does not fall under any circumstances of ineligibility or disqualification.

Clarifications and Updates:

- 2.13. The Procuring Agency may request clarifications or additional information at any stage. Failure to respond within the specified timeframe may result in evaluation based on available information.
- 2.14. Applicants may be required to update their EOI information to confirm continued compliance at the time of bidding.



Application Preparation and Submission

- 2.15. Applications must be prepared using the standard forms annexed to this document, without alteration.
- 2.16. **One original hard copy** must be submitted, clearly marked “ORIGINAL,” enclosed in a sealed envelope bearing:
 - Applicant’s name and address
 - Procuring Agency’s address
 - Specific identification (Procurement Number) of the process
- 2.17. Improperly sealed or marked envelopes will not be the responsibility of RUDA.
- 2.18. Applications received after the deadline shall be rejected.

Opening and Evaluation

- 2.19. Applications will be opened in the presence of authorized applicant representatives holding valid authorization letter.
- 2.20. Non-responsive applications may be rejected.
- 2.21. RUDA reserves the right to waive minor deviations, provided they do not materially affect the applicant’s capability.

Rights of the Procuring Agency

- 2.22. The Procuring Agency may annul the EOI process or reject all applications at any time, in line with RUDA Procurement Regulations, without incurring liability.
- 2.23. Submitted applications and supporting materials will not be returned.
- 2.24. RUDA reserves the right to seek clarifications, additional information, or evidence of continued eligibility.

Submission Deadline

- 2.25. Applications must be delivered in sealed envelope to RUDA’s designated address no later than 11:00 AM on **27-04-2026**.
- 2.26. Applications will be opened on the same date at 11:30 AM in the presence of committee members and authorized representatives.
- 2.27. Applications must be clearly marked: “**Expression of Interest for provision of legal advisory / Consultancy services.**”

Document Access

- A “not for bidding” version of the EOI document may be downloaded from the RUDA website.
- For submission purposes, applicants must purchase the **EOI document** against a non-refundable fee of **Rs. 5,000/-** from the office of Procurement Department RUDA, during office hours before the submission deadline.



3. EVALUATION CRITERIA (SECTION 3)

Mandatory Criteria:

- Legal Registration: Firm registered under Partnership Act, SECP, or other applicable law.
- Tax Compliance: Active taxpayer status with FBR (and PRA if applicable).
- Integrity: Affidavit confirming firm is not blacklisted by any government/semi-government/autonomous body.

Basic Capability Criteria (Scoring)

Criteria	Evidence Required	Marks
Office presence in Lahore	Ownership/tenancy agreement	5
Years of establishment (≥15 years) 15 years = Full Marks Each year carry (01) mark	Firm profile	15
Partner strength (≥5, incl. 2 Supreme Court Advocates) Each partner carries (02) marks	Partner list + Bar Council licenses	10
Associate strength (≥10 lawyers) (0.5) marks each	Associate list + Bar Council licenses	5
Corporate & commercial law experience Each year carry (01) mark	Client list + contracts/experience certificates	15
Real estate advisory experience Each year carry (01) mark	Client list + contracts/experience certificates	10
Legislative drafting experience Each year carry (01) mark	List of drafted laws + contracts/experience certificates	10
Donor-funded project experience (World Bank/ADB etc.) Each assignment carry (02) marks	Assignment list + contracts/experience certificates	10
PPP project experience (≥3 projects) Each assignment carry (05) marks	Client/project list + contracts/experience certificates	15
Recognition in Legal 500 / Chambers	Ranking table	5
Total		100

The qualifying marks is **65%**.



Letter of Application

[Letterhead paper of the Applicant, including full postal address, telephone no., fax no. and e-mail address]

Date: _____

To: Executive Director, Procurement
RUDA

Dear Sir,

1. Being duly authorized to represent and act on behalf of (hereinafter “the Applicant”) and having reviewed and fully understood all the information provided, the undersigned hereby applies to be prequalified as an Applicant for the following contract(s) under the Expression of Interest for Hiring of Legal Consultancy Services.
2. RUDA or its authorized representatives are hereby authorized to conduct any inquiries or investigations to verify the statements, documents, and information submitted in connection with this application, and to seek clarification from our bankers and clients regarding any financial and technical aspects. This Letter of Application will also serve as authorization to any individual or authorized representative of any institution referred to in the supporting information, to provide such information deemed necessary and requested by yourselves or the authorized representative to verify statements and information provided in this application, or with regard to the resources, experience, and competence of the Applicant.
3. RUDA or its authorized representatives may contact the following persons for further information, if needed.

General, Financial and Managerial Inquiries

Expression of Interest (EOI)
Provision of Legal Advisory / Consultancy Services



Contact 1	Telephone 1
Contact 2	Telephone 2

4. This Application is made with the full understanding that:
- (a) Applications by Applicants will be subject to verification of all information submitted at the time of bidding.
 - (b) RUDA reserves the right to cancel the process, and reject all applications; and
 - (c) RUDA shall not be liable for any such actions or consequence of and shall be under no obligation to inform us of the grounds for actions at 4(b) hereabove.
5. The undersigned declare that the statements made, and the information provided in the duly completed application are complete, true, and correct in every detail.

Sign
For and on behalf of (name of Applicant)



Application Form A-1

General Information

[Applicant applying for EOI's are required to complete the information in this form]

Name of Firm	
Head Office Address	
Legal status of firm:	
Firm registration number:	
Year of incorporation:	
National Tax Number (NTN), and Punjab Revenue Authority Number, if applicable (PRA):	
Telephone	Contact Person: Name: Title:
Fax	Telex



Application Form A-2

AFFIDAVIT OF CORRECTNESS OF INFORMATION

The Applicant/Partner shall attach original affidavit on non-judicial stamp paper (with a value of Rs. 100) and declaring on oath, as follows:

We do hereby declare and undertake that all the information, warranties, statements, and representations provided within this application are true and correct; and we also understand that in case any of the aforesaid are found to be false then we are liable to be disqualified, without prejudice to any other rights and actions the Procuring Agency may exercise under the applicable laws.

For & on Behalf of the Applicant

(Authorized nominated person)

Name:

Designation:

Date:

Witness # 1:

Signature:
Signed By:
Designation:
Date:

Witness # 2:

Signature:
Signed By:
Designation:
Date:



Application Form A-3

Template for Affidavit for Non-Blacklisting

The Applicant/Partner shall attach original affidavit on non-judicial stamp paper (with a value of Rs. 100) and declaring on oath that the Applicant:

- a. is not in bankruptcy or liquidation proceedings.
- b. has never been declared ineligible/blacklisted by Government / Semi- Government / Agency or Authority or any Procuring Agency till date due to the any reasons
- c. is not making any misrepresentations or concealing any material fact and detail.
- d. has not been convicted of, fraud, corruption, collusion or money laundering.
- e. is not aware of any undisclosed conflict of interest or potential conflict of interest arising from prior or existing contracts or relationships which could materially affect its capability to comply with its obligations; and
- f. does not fall within any of the circumstances for ineligibility or disqualifications.

(Authorized nominated person)

Witnessing Form:

Witness # 1:

Signature: _____
Signed by: _____
Designation: _____
Date: _____
Seal: _____

Witness # 2:

Signature: _____
Signed by: _____
Designation: _____
Date: _____
Seal: _____



APPLICATION FORM A-4

TEMPLATE FOR POWER OF ATTORNEY (FOR SIGNATORY OF APPLICATION)

[TO BE PRINTED ON A PKR 100 STAMP PAPER]

KNOW ALL MEN BY THESE PRESENTS THAT by this Power of Attorney (“**Power of Attorney**”),

M/s [■] (Insert firm name) having its registered office at [■], do hereby nominate, appoint and authorize Mr. [■], having CNIC No. [■] (hereinafter referred to as the “Signatory of Application”), to do in our name and/or on our behalf the following:

- i. Sign and submit to the Procuring Agency or its authorized nominee, the EOI for Legal Consultancy Services, in response to the EOI advertisement dated [■] issued by The Procuring Agency and all other documents and instruments required to submit the EOI.
- ii. Execute all such contracts, deeds, documents and instruments as may be considered necessary and expedient in relation to the foregoing; and
- iii. Do and carry out all other actions as may be required by the Procuring Agency in connection with the EOI/Tender/Bidding process/negotiations as a whole;
- iv. To immediately notify The Procuring Agency in writing of any impending or actual revocation as well as any change in the terms of this Power of Attorney.
- v. To do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our EOI in response to the above referred tenders including signing and submission of all documents, instruments and deeds (including correcting any deficiencies or mistakes therein), attending any meetings organized by the Procuring Agency (including pre-application conference meetings and application opening meetings) and providing information/responses to the Procuring Agency in all matters in connection with our application.

We, [■] (Insert name of Firm/Consortium), do hereby ratify and confirm whatsoever the Signatory of Application shall do by virtue of these presents and further agree that whatever the Signatory of Application shall do or cause to be done pursuant to this Power of Attorney shall be binding on us.



Furthermore, each provision of this Power of Attorney is severable and distinct from the others. The invalidity, illegality or unenforceability of any one or more provisions of this Power of Attorney at any time shall not in any way affect or impair the validity, legality and enforceability of the remaining provisions hereof.

IN WITNESS WHEREOF, we have executed this POWER OF ATTORNEY on this [■] Day
of [Month] 2026.

FOR: [INSERT NAME OF APPLICANT FIRM]

Signature: _____

Name: _____

Title: _____

CNIC/Passport No.: _____