



DOCUMENT FOR  
HIRING SERVICES OF CONSULTANT  
Tender No. RE/PO/Project/03/2024

FOR

**PREPARATION OF FEASIBILITY REPORT FOR  
CONSTRUCTION OF PROJECTS AT PLOT NOS.  
3, 4 & 5 ABBASI SHAHEED ROAD KARACHI**

*REAL ESTATE DIVISION  
PRINCIPAL OFFICE,  
STATE LIFE BUILDING #. 9  
DR. ZIAUDDIN AHMED ROAD,  
KARACHI.*

**PREPARATION OF FEASIBILITY REPORT FOR  
CONSTRUCTION OF PROJECTS AT PLOT NOS. 3, 4 & 5  
Survey No. 183/1/3, ABBASI SHAHEED ROAD KARACHI**

State Life Insurance Corporation of Pakistan invites bids for the appointment of Consultant for the above mentioned job.

- A.** Interested consultants / firms may collect the document from the office of the Assistant Manager (Projects), 5<sup>th</sup> floor, Real Estate Division State Life Building No.9 Dr. Ziauddin Ahmed Road Karachi, during office hours from **0900 hours to 1630 hours**
  
- B.** bids in the given format, duly signed, stamped, sealed and complete in all respect should be submitted in the above office on or before **1100 Hours on 24.01.2024** Bids received unsealed or late will not be entertained and stand rejected.
  
- C.** Interested Firms / Person must ensure that all the relevant details / documents are submitted as desired in the tender. Incomplete documents received without undertaking, valid documentary evidence, supporting documents or are unsealed, unsigned or not stamped, late submitted will not be considered. In general, use of blanko, whito is prohibited. The quotation can be rejected if blanko, whito is used to correct the financial figures.

**Note:** STATE LIFE may reject any or all bids at any time prior to the acceptance of award.

**PREPARATION OF FEASIBILITY REPORT FOR CONSTRUCTION OF PROJECTS AT PLOT NOS. 3, 4 & 5 Survey No. 183/1/3, ABBASI SHAHEED ROAD KARACHI**

State Life Insurance Corporation of Pakistan owns 03 plots near FTC Abbasi Shaheed Road Karachi. The areas of the plots are given below;

- i. Plot No. 03..... 4600Square Yards
- ii. Plot No. 04..... 4868 Square Yards
- iii. Plot No. 05..... 4011 Square Yards

Plot No. 3 & 4 is amalgamated, whereas Plot No. 5 is separated by a road of 60 feet as shown in the line plan attached.

It is proposed to hire services of Consultant for preparation of feasibility report for construction of Real Estate Projects on these plots. The Consultant will survey the market, obtain necessary data, study the types of projects that can be constructed, approval mechanism, work out estimate, total investment and return along-with comparison with traditional mode of investment in Bonds.

**1. Eligibility of Consultant:**

- i.** Registration as Consultant with PEC or PCATP
- ii.** NTN Registration
- iii.** Sales Tax Registration
- iv.** Undertaking that the firm is not blacklisted by any Provincial or Federal Government Department, Agency, Organization or autonomous body or Private Sector Organization anywhere in Pakistan

## **2. Assignment of Consultant:**

- i. Consultant will prepare feasibility report for construction of Real Estate projects on plot No. 3, 4 & 5, Survey No. 183/1/3, Abbasi Shaheed Road Karachi.
- ii. Consultant will survey the area; suggest type of project(s) like Office buildings, Mix use buildings etc that can be constructed on these plots.
- iii. Study building by laws of Cantonment Board / Approving authority for calculating construction area taking into account FAR & number of floors to be built.
- iv. To work out the authorities from whom approvals will be required for the project(s).
- v. Prepare estimated cost based on per sft rate and projected cost for at-least 03 years.
- vi. Make financial calculations regarding Investment in following models;
  - a. All investment by State Life
  - b. 30% to 50% investment by other party
  - c. Complete project to be sold on booking
- vii. Comparison of payback period with investment return of PIBs (Pakistan Investment Bonds)

## **3. Time Period for preparation of report**

30 days from date of acceptance of letter of award by Consultant.

## **4. Provision of Data:**

Client will provide the available data to Consultant if required. Any other data required by Consultant for report will arranged by them.

## **5. Addressing the queries:**

Consultant will address the queries raised by Client on the report till its finalization & acceptance. After acceptance of report, 03 sets of report duly signed & stamped by Consultant to be provided to client along-with its soft copy in word & pdf.

**6. Payment:**

State Life will pay the bill of Consultant after acceptance of report.

**7. Black listing Policy.**

In case of negligence of the consultant, STATE LIFE has the right to take action against the consultant as per State Life Blacklisting policy

**PREPARATION OF FEASIBILITY REPORT FOR CONSTRUCTION OF PROJECTS AT PLOT NOS. 3, 4 & 5 Survey No. 183/1/3, ABBASI SHAHEED ROAD KARACHI**

**SPECIAL CONDITIONS**

<b>0.</b>	<i>Date of Commencement of Work</i>	<i>After acceptance of letter of award.</i>
<b>02.</b>	<i>Time of Completion from the date of commencement of Work</i>	<i>30 days from date of acceptance of letter of award</i>
<b>04.</b>	<i>Bid/Bid validity period</i>	<i>90 days</i>
<b>05.</b>	<i>Mode of Payment</i>	<i>Through bill raised by Consultant after acceptance of report by State Life.</i>
<b>06.</b>	<i>Deductions</i>	<i>All applicable government taxes and any deduction due to delay in completion of work.</i>

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***SEAL & SIGNATURE OF CONSULTANT***

**PREPARATION OF FEASIBILITY REPORT FOR CONSTRUCTION OF PROJECTS AT PLOT NOS. 3, 4 & 5 Survey No. 183/1/3, ABBASI SHAHEED ROAD KARACHI**

**CONTRACT PRICE**

Having read the details of the work above, we hereby submit our bid with following rates quoted in % basis;

<b>S#</b>	<b>Preparation of feasibility report for projects</b>	<b>Rs.</b>
1	Consultant's Fee (Lump sum)	

**Note:** Price quoted must be inclusive of;

- i. Charges for preparation of feasibility report, survey of site, transportation, wages to staff etc.
- ii. All prevailing taxes including, Income Tax, Sales Tax, Professional Tax etc,
- iii. Printing of drawings, photocopies, reports etc

**Seal & Signature of Consultant**

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LAYOUT PLAN OF STATE LIFE PLOTS  
NO:3, NO:4 AND NO:5 NEAR FTC BUILDING,  
AT ABBASI SHARDED ROAD KARACHI.