



DOCUMENT FOR
HIRING SERVICES OF CONSULTANT

FOR

**PREPARATION OF FEASIBILITY REPORT
FOR UTILIZATION OF LANDS OWNED BY
STATE LIFE INSURANCE CORPORATION OF
PAKISTAN SITUATED IN MALIR -
DEHTHANO, TAPOMALIR, MALIR -
KARACHI.**

(SINGLE STAGE SINGLE ENVELOPE PROCEDURE)

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

INVITATION TO e-BID
TENDER NO. SLIC/RE-CIVIL-MAINTT/ML/01/2025

State Life Insurance Corporation of Pakistan (SLICP), invites electronic bids from the contractors, registered with Income Tax and Sales Tax Department for **PREPARATION OF FEASIBILITY REPORT FOR UTILIZATION OF LANDS OWNED BY STATE LIFE INSURANCE CORPORATION OF PAKISTAN SITUATED IN MALIR - DEHTHANO, TAPOMALIR, MALIR - KARACHI.**

2. e-bidding documents as per regulations, containing detailed terms and conditions, specifications and requirements etc. are available for the registered bidders on EPADS at (www.eprocure.gov.pk)

3. The electronic bids, must be submitted by using EPADS on or before **19-03-2025** at 11:00 am. Manual bids, shall not be accepted. Electronic Bids will be opened on the same day at 11:30 am.

Note: Notification of the GRC constituted in terms of Rule-48 of PPRA rules, 2004 is provided on EPADS at www.eprocure.gov.pk and on PA's website.

AGM (Civil / Maintt - II) - RE
State Life Insurance Corporation of Pakistan
5th Floor, Real Estate Division
State Life Building No.9, Principal Office
Dr. Ziauddin Ahmed Road, Karachi.
Phone #: 021-99202820, 021-99204520

**PREPARATION OF FEASIBILITY REPORT FOR UTILIZATION
OF LANDS OWNED BY STATE LIFE INSURANCE
CORPORATION OF PAKISTAN SITUATED IN MALIR -
DEHTHANO, TAPOMALIR, MALIR - KARACHI.**

State Life Insurance Corporation of Pakistan owns a Lands IN **MALIR - DEHTHANO, TAPOMALIR, MALIR - KARACHI.** The property consists of old structures and open areas. At present State Life intends to hire services of consultant for feasibility study of for utilization of land area i.e. 16.5 Acres in the plan attached.

It is proposed to hire services of consultant for preparation of feasibility report for utilization of land 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 utilization of lands owned by state life insurance corporation of Pakistan situated in MALIR - DEHTHANO, TAPOMALIR, MALIR - KARACHI.
- ii. Consultant will survey and calculate the exact area through Global Positioning System (G.P.S), suggest type of project(s) like Office buildings, Mix use buildings, Marquee, pump, warehouses or any other usage that can be constructed on the plot for revenue generation.
- iii. Study by laws of Approving authorities for calculating construction area for different type of projects.
- iv. To work out the authorities from whom approvals will be required for the project(s).
- v. Prepare estimated cost based on per Sq.yds/ Acre and projected cost for at-least 03 - 05 years.
- vi. Make financial calculations regarding Investment in following models;
 - a. All investment by State Life
 - b. Partial investment by State Life
 - c. Complete project to be sold other person
- 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 be 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 final 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, in following manner: on provisional acceptance of report 75% of contract amount will be paid and upon final acceptance of report, remaining 25% of contract amount will be paid.

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 UTILIZATION OF
LANDS OWNED BY STATE LIFE INSURANCE CORPORATION OF
PAKISTAN SITUATED IN MALIR - DEHTHANO, TAPOMALIR, MALIR -
KARACHI.**

SPECIAL CONDITIONS

01.	<i>Date of Commencement of Work</i>	<i>After acceptance of letter of award.</i>
02.	<i>Time of Completion from the date of commencement of Work</i>	30 days from date of acceptance of letter of award
03.	<i>Bid Security</i>	Rs. 30,000/-
04.	<i>Bid security (Bank Draft/Pay order) in favor of "State Life Insurance Corporation of Pakistan" to be submitted along with covering letter on or before scheduled tender opening date and time. Tenders with pay order/bank draft having different names shall be rejected.</i>	<i>Shall be released to un-successful bidders upon award to most advantageous bidder.</i>
05.	<i>Bid/Bid validity period</i>	90 days
06.	<i>Mode of Payment</i>	<i>Through bill raised by consultant after acceptance of report by State Life. in following manner: on provisional acceptance of report 75% of contract amount will be paid and upon final acceptance of report, remaining 25% of contract amount will be paid</i>
07.	<i>Retention Money</i>	<i>05% (five) percent of amount of work done.</i>
08.	<i>Performance Security</i>	<i>10% of contract amount in favor of State Life against Bank Guarantee. Bid Security will be released after submission of performance security.</i>
09.	<i>Release of Retention Money.</i>	<i>After final acceptance of report.</i>
10.	<i>Deductions</i>	<i>All applicable government taxes and any deduction due to delay in completion of work.</i>

SEAL & SIGNATURE OF CONSULTANT

**PREPARATION OF FEASIBILITY REPORT FOR UTILIZATION OF LANDS OWNED
BY STATE LIFE INSURANCE CORPORATION OF PAKISTAN SITUATED IN MALIR -
DEHTHANO, TAPOMALIR, MALIR - KARACHI.**

CONTRACT PRICE

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

S#	Preparation of feasibility report for project(s)	Rs.
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.

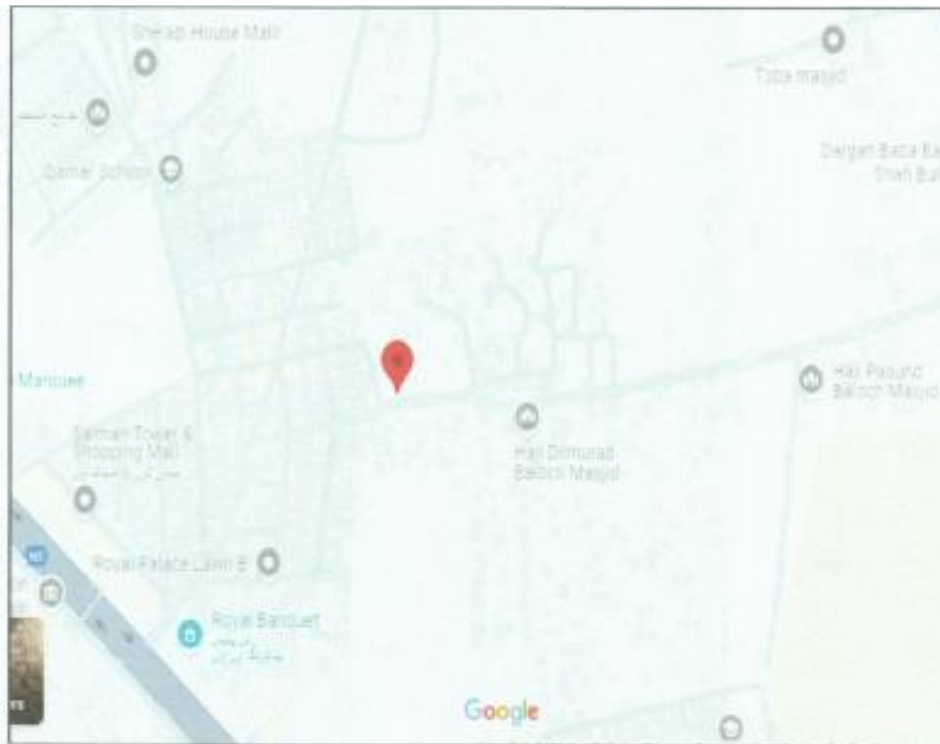
Seal & Signature of Consultant

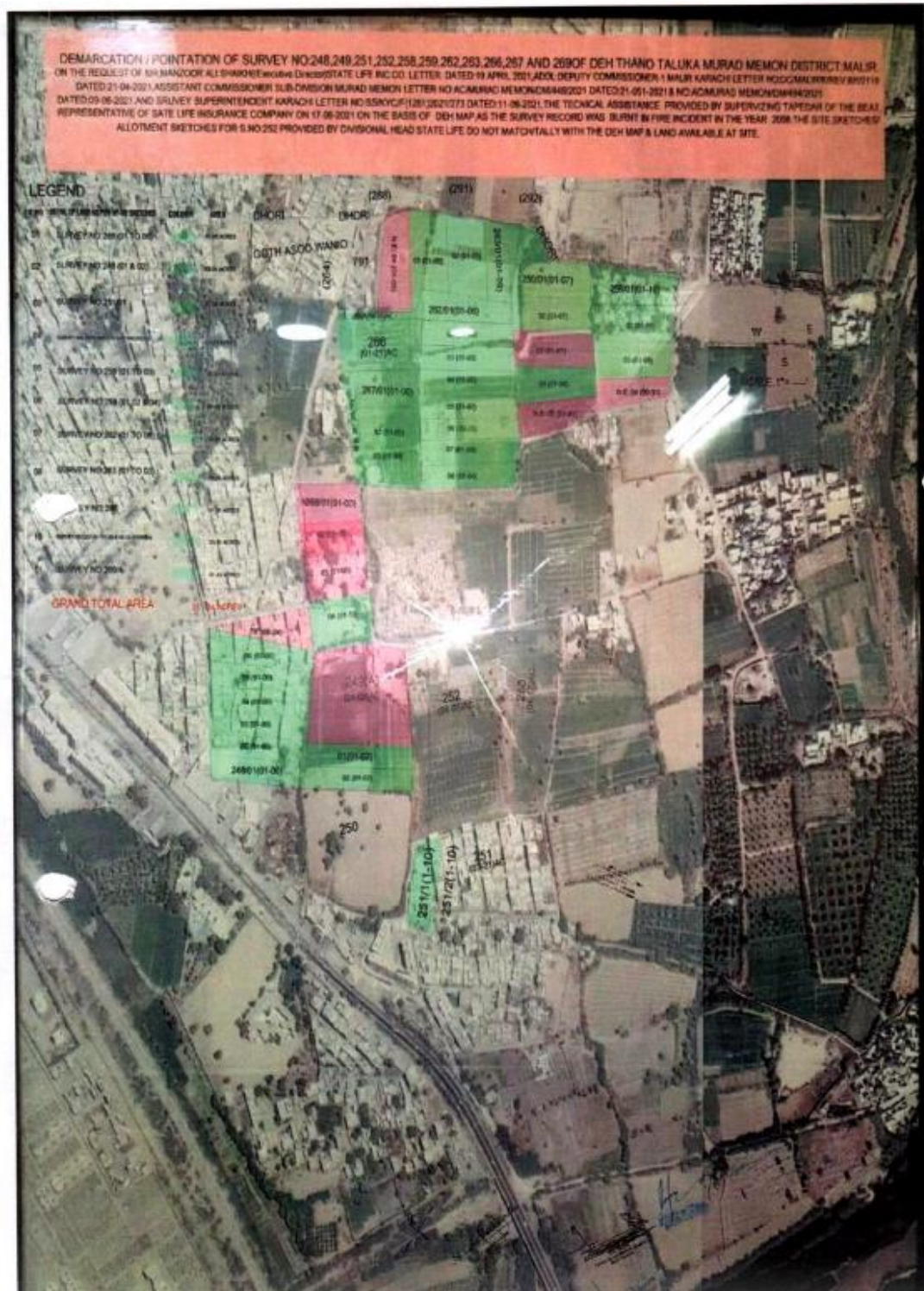
LOCATION



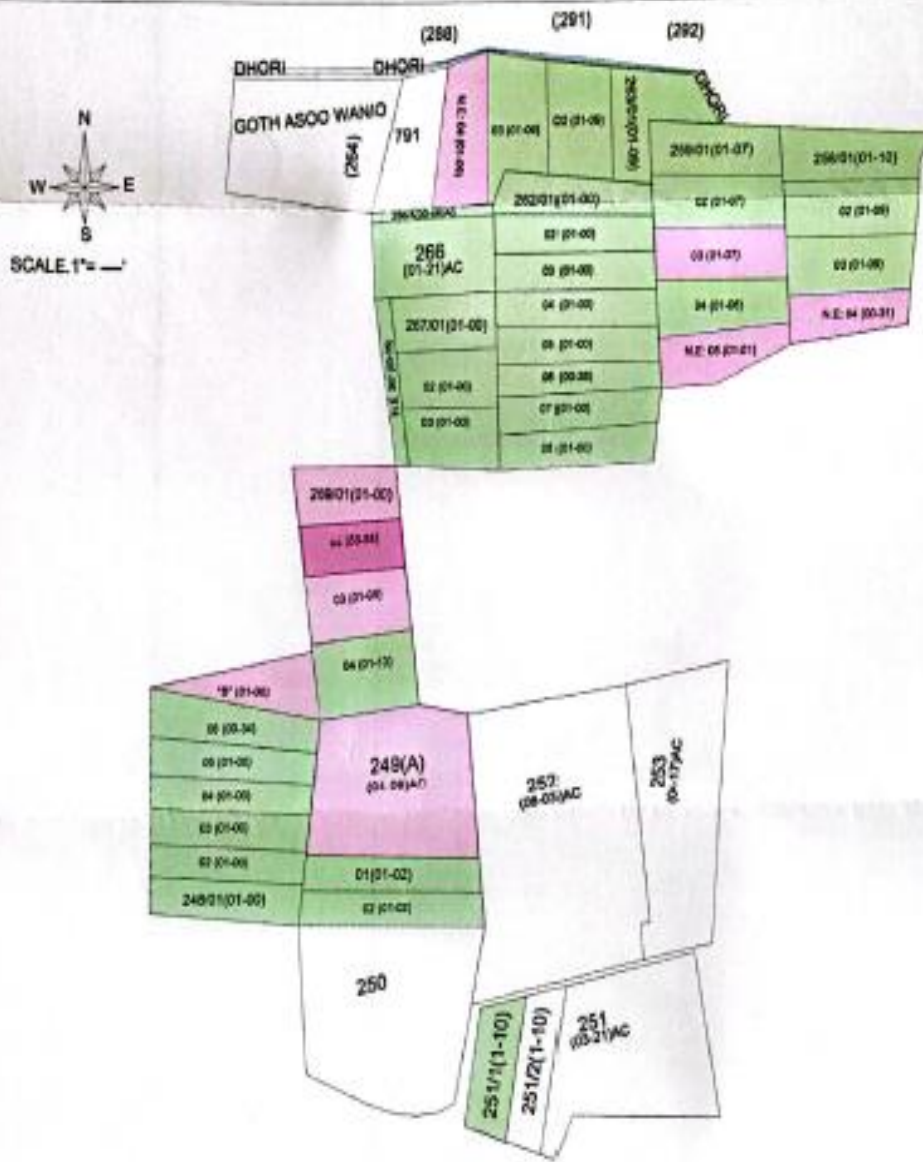
LOCATION







DEMARCATON / POINTATION OF SURVEY NO:248,249,251,252,258,259,262,263,266,267 AND 269OF DEH THANO TALUKA MURAD MEMON DISTRICT:MAJUR.
ON THE REQUEST OF MIRMANZOOR ALI SHAIKH(Executive Director)STATE LIFE INC.CO. LETTER IDATED:19 APRIL 2021.ADDL DEPUTY COMMISSIONER-1 MAJUR KARACHI LETTER NO.DC/MAJUR/KREV.28/2119
DATED:21-04-2021,ASSISTANT COMMISSIONER SUB-DIVISION MURAD MEMON LETTER NO.ACMURAD MEMON/DMA/2021 DATED 21-05-2021 & NO.ACMURAD MEMON/DMA/494/2021
DATED:09-06-2021 AND SURVEY SUPERINTENDENT KARACHI LETTER NO.SS/KYOF/1281/2021/273 DATED:11-06-2021,THE TECHNICAL ASSISTANCE PROVIDED BY SUPERVIZING TAPEOAR OF THE BEAT,
REPRESENTATIVE OF SATE LIFE INSURANCE COMPANY ON 17-06-2021 ON THE BASIS OF DEH MAP,AS THE SURVEY RECORD WAS BURNT IN FIRE INCIDENT IN THE YEAR 2008,THE SITE SKETCHES/
ALLOTMENT SKETCHES FOR S.NO.252 PROVIDED BY DIVISIONAL HEAD STATE LIFE DO NOT MATCH TOTALLY WITH THE DEH MAP & LAND AVAILABLE AT SITE.



LEGEND

S. NO.	DETAIL OF LAND AS PER FIELD SKETCHES	TO BE OUR	AREA
01	SURVEY NO.248 (01 TO 06)		79.34 ACRES
02	SURVEY NO.249 (01 & 02)		22.46 ACRES
03	SURVEY NO.251(01)		01.15 ACRES
04	SURVEY NO.252 SKETCH NOT PROVIDED		01.21 ACRES
05	SURVEY NO.258 (01 TO 03)		05.08 ACRES
06	SURVEY NO.259 (01,02 & 04)		05.01 ACRES
07	SURVEY NO.262 (01 TO 08)		07.38 ACRES
08	SURVEY NO.263 (01 TO 03)		05.07 ACRES
09	SURVEY NO.266		01.32 ACRES
10	SURVEY NO.267 (01 TO 03 & 04)		05.18 ACRES
11	SURVEY NO.268/4		01.13 ACRES
GRAND TOTAL AREA			251.18 ACRES