

INVITATION TO e-BID
TENDER NO. SLIC/RE-CIVIL /PV/2025/1

State Life Insurance Corporation of Pakistan (SLICP), invites electronic bids from the contractors, registered with Income Tax and Sales Tax Department for Financial Proposals For Valuation Of Present Day Market, Fair Value And Renting Range Of State Life Insurance Corporation Of Pakistan Buildings All Over Pakistan For The Year Ending 31-12-**2025**.

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 **26-11-2025** 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



STATE LIFE
INSURANCE CORPORATION OF PAKISTAN

REAL ESTATE DIVISION

Principal Office,
State Life Building No. 9,
Dr. Ziauddin Ahmed Road,
Karachi - 75530

TELEPHONE : UAN: 111-111-888

PABX : 9202800-9

D. H. (RE) : 9202873

TELEFAX : 9202877

E-mail : dhred@statelife.com.pk

Website : www.statelife.com.pk

Date: _____

M/s. _____

SUB: FINANCIAL PROPOSALS FOR VALUATION OF PRESENT DAY MARKET, FAIR VALUE AND RENTING RANGE OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN BUILDINGS ALL OVER PAKISTAN FOR THE YEAR ENDING 31-12-2025.

Dear Sir,

Enclosed please find herewith the tender documents.

Please return the same duly filed and completed in sealed envelope in all respects on the above noted address to reach latest by 00-00-2000 up to 11:00 A.M. and will be opened on same date at 11.30 am.

You are requested to return the financial proposals on / or before the stipulated time on single based one envelope system.

The corporation reserves the right to accept or reject any or all the proposals of the applicants as per the PPRA Rules.

Thanking you.

Regards,

Asst. Manager (Civil)
Real Estate Division

QUALIFICATION CRITERIA OF VALUATORS FOR PARTICIPATION

1. Application / Documents / Credentials are invited from Consultancy Firms having outstanding Experience in Valuation of Commercialized, Industrial, and Residential Property.
2. Following information should be provided:
 - a. Corporate Profile of the Company including proof of SECP and NTN registration and registration with Pakistan Banking Association (PBA) having recommended limit of any amount.
 - b. List of Technical Key Personnel with Bio-Data and their Registration with Pakistan Engineering Council (PEC).
 - c. List of related valuation works / jobs by the consultant assessing stating location, valuation and name of client.
 - d. List of Registration with National / International Organizations.
 - e. Copy of any Certificate issued by local or international body e.g. ISO etc.
 - f. Copy of Audited Accounts for the last (03) Three Years.

SEAL & SIGNATURE OF VALUATOR / FIRM



STATE LIFE INSURANCE CORPORATION OF PAKISTAN
REAL ESTATE DIVISION

**TENDER DOCUMENTS FOR VALUATION OF PRESENT DAY MARKET, FAIR VALUE AND
RENTING RANGE OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN BUILDINGS
ALL OVER PAKISTAN FOR YEAR ENDING DECEMBER 2025**

SECTION – 1: TERMS OF REFERENCE FOR EVALUATION OF CORPORATION'S PROPERTIES.

SECTION – 2: FINANCIAL BID FOR EVALUATION OF CORPORATION'S PROPERTIES.



STATE LIFE INSURANCE CORPORATION OF PAKISTAN
REAL ESTATE DIVISION

SECTION – 1: TERMS OF REFERENCE FOR EVALUATION OF CORPORATION'S PROPERTIES.

The Assessment of Present Day Market Value & Fair
Value of Properties Owned by State Life on Yearly or
Property Specified Basis.

SECTION - 1

TERMS OF REFERENCE

THE ASSESSMENT OF PRESENT DAY MARKET VALUE & FAIR VALUE OF PROPERTIES OWNED BY STATE LIFE ON YEARLY OR PROPERTY SPECIFIED BASIS

State Life Insurance Corporation of Pakistan intends to have its properties located in various locations / cities of the country evaluated on yearly or property specified basis. List of properties is attached as annexure – 1. The valuation shall be required to assess the present day market value and fair value of the properties. The assignment shall be limited to the extent of assessing the present day market value and fair value of the Real Estate comprising of land and buildings including services e.g. HVAC, Lifts, Electrical equipment etc., and also assessment of rental range of State Life specified commercial buildings.

The valuation should also consider factors e.g. structure, age of buildings, vicinity encroachment, litigation, goodwill of property, protected monuments etc. while assessing the value.

SCOPE OF VALUATION / ASSESSMENT OF PROPERTIES:

The services and obligations of the valuation shall be the examination and assessment of Present Day Market Value and Fair Value of the Properties owned by State Life and described in Annexure - I and assessment of rental range of State Life's specified commercial buildings in Annexure - II. However, the assignment is limited to the extent of examining the Present Day market Value and Fair Value of Real Estate comprising of land and buildings including building services i.e. HVAC, Lifts, Electrical Generator and any other related machinery, plant and equipment owned by State Life and installed in the buildings.

Note: The rental range should be within variation of 05% to 10% for every rental space of building and residence as per chart at Annexure-II.

1.1. Categories:

The properties fall into the following categories.

1.1.1. Plot or Land.

1.1.2. Buildings comprising of:

- a. Office Buildings
- b. Office cum Commercial Buildings.
- c. Commercial Buildings.
- d. Residential Buildings, consisting of.
 - i. Apartments.
 - ii. Bungalows.
 - iii. Rest Houses / Huts.

2.2. Assignment:

2.2.1. Plot of Land.

Assessment of the Present Day Fair Value of Land bases on its size, location and vocational facilities.

2.2.2. Buildings.

Assessment of the Present Day Market Value / Fair Value, bases on the age constructed area, type of construction, finishes and building services including electrical / mechanical works, sanitary and plumbing works and HVAC, Lifts etc., and assets owned by State Life wherever applicable including machinery and equipment.

2.3. Methodology:

The valuator shall carry out the following in order to assess / value the Present Day market Value / Fair Value of the properties of State Life.

2.3.1. Meet with representatives of State Life and obtain data.

2.3.2. Inspect the respective properties to determine, recheck and verify their physical condition and status in relation to the information supplied by State Life.

2.3.3. Carry out Market Surveys for Land, Plant and Equipment etc., or obtain such data through such means as may be available to the valuers.

2.3.4. Prepare and submit the Valuation Report for each property.

2.4. DETAILS OF VALUER'S ACTIONS:

Status Survey.

The Valuers representatives shall inspect every property of State Life and record conditions of plots / buildings and machinery or equipment. Details of each property including year of acquisition / construction / installation, type of construction, finishes, sanitary and plumbing works and other building services such as electrical / mechanical works, HVAC, Lift etc., shall be ascertained from State Life. The "Valuers" shall conduct survey to determine the present status of the property.

Survey of Fair Value of Land, Building, Plant & Equipment.

The "Valuers" shall conduct market surveys or obtain from such sources as may be available to them the price of land, buildings, plants and equipment etc. for the purpose of valuation of the property.

Valuation Report.

After status survey and market survey a reasonable value of each propriety shall be assessed on the following basis.

- i. Present condition of the property.
- ii. Life assessment of the buildings.
- iii. Remaining life of buildings including electrical / mechanical works, sanitary and plumbing works, HVAC and Lifts etc., including plants and equipment / machinery, wherever applicable.
- iv. External Services, boundary walls, gate-houses, open spaces, street lights etc.
- v. The valuers shall prepare and submit valuation report of each listed property. (photographs, wherever essential to substantiate valuers remarks / observations for the individual property shall form part of the valuation report).

3.3.1. Building:

The Valuation Reports of buildings shall contain the following information.

- Layout plan / sketch (supplied by State Life).
- Total area and covered area of the building floor wise (supplied by State Life).
- Details of type of construction details of buildings services, types of materials and equipment.
- Assessed value of the property, based on methodology as per clause 2.3.
- Latest photographs of all properties, covering present status of the same.

3.3.2. Plots:

The Valuation Reports shall contain the following information.

- Layout Plan / Sketch.
- Brief description of surroundings.

Submission of Reports:

The valuation assignment shall comprise of two phases.

- a. **Phase – I:** Submission of summary of assessment.
In Phase-I, the valuer will submit to SLIC a sector wise summary of valuation reports of all SLIC Properties on yearly or property specified basis within 15 days after commencement of work.
- b. **Phase – II:** Assessment of rental range of specified State Life's Buildings, to be provided within 30 days of commencement of work.
- c. **Phase – III:** Valuers shall carry out detailed survey of all SLIC Properties all over Pakistan including land and buildings, compare the status of the buildings and structure against the information supplied by SLIC and to incorporate any variations that may be noted, in relation to the information supplied by SLIC and cost of land assessed by them within 45 days after commencement of work.
- d. **Report:**
The report shall contain the valuation of assets HVAC, Electrical, Plumbing, Civil etc., Assessment of all components shall be highlighted in report.

TIME SCHEDULE:

- i. Date of start shall be from letter of awards, summary of reports of all SLIC Properties shall be submitted within 15 days and shall form Phase-I.
- ii. Valuer shall submit (3 sets) of assessment report of rental range of specified State Life's Buildings within 30 days from Award of Work and shall form Phase-II.
- iii. Valuer shall submit final report (3 sets) of all SLIC Properties within 45 days from Award of work and shall form Phase-III.
- iv. Valuer shall submit three copies of valuation reports of each sector in two weeks' time after incorporating comments, if any, made by SLIC.
- v. The Evaluator will also provide the soft data / copies.

MODE OF PAYMENT:

A	35% of the contract amount shall be paid on submission of summary as per clause 3.3.2 (a) for Phase – I work, i.e. initial valuation of State Life Properties all over Pakistan.
B	20% of the contract amount shall be paid on submission of complete assessment report of rental range of specified State Life's buildings as per clause 3.3.2 (b) for Phase – II work.
C	25% of the contract amount shall be paid on submission of complete valuation reports as per clause 3.3.2 (c) for Phase-III work of State Life properties all over Pakistan.
D	20% shall be paid on acceptance of complete valuation reports of State Life properties all over Pakistan.

4.1. COMMENCEMENT OF ASSIGNMENT:

Commencement of work immediately acceptance of offer and issuance of letter of award.

5.1. GENERAL RIGHTS AND OBLIGATIONS OF THE STATE LIFE:

- State Life shall nominate in writing one of its officers to represent it in dealing with the valuers on all matters of the project.
- State Life shall furnish all pertinent data and information available in its office and shall give such assistance for entry and identification of sites and property at sites in different cities as required by the valuer for carrying out their duties under this agreement.
- State Life shall issue a letter of authorization to the Valuers to contract its Building / Site in charges who will permit the valuers to survey the properties after prior written intimation to the Building / Site in charge. The identity of the valuers shall be established by State Life under proper authorization and identification.
- State Life shall have the right to add or delete any assignment of Phase of work as mentioned in the above paras.

6.1. SUBLETTING:

The valuers shall not sublet any of their works assignment under this agreement without permission of State Life.

SUBMISSION OF PROPOSAL / BID:

- 7.1. The bidder / valuer shall submit its financial proposal as per schedule, comprising of its fees / charges for the valuation / assessment of State Life Properties, individually and for the complete lot as per list attached at Annexure – 1 & Annexure – 2.
- 7.2. The rates quoted by valuator for one year and extendable for further two years of satisfactory performance on same rates, terms and conditions.
- 7.3. State Life shall have the right to reject or accept any offer as per relevant regulations of PPRA rules.

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Sub: PROPERTIES VALUATION ALL OVER PAKISTAN AND ASSESSMENT RENTAL RANGE OF SPECIFIED COMMERCIAL BUILDINGS ON YEARLY OR PROPERTY SPECIFIED BASIS FOR THE YEAR ENDING 31 DECEMBER 2025

SPECIAL CONDITIONS

1	Closing date & time for submission of bids on EPADS.	:	26-11-2025- 11:00 AM
2	Opening of bids on EPADS	:	26-11-2025- 11:30 AM
3	Date of Commencement of Work	:	Within 03 days from the date of signing of contract.
4	Time of completion of work from the date of commencement of work.	:	As per clause "3.3.2" of tender documents
5	Method of Payment.	:	As per clause "3.3.2" of tender documents
6	Amount of Liquidated Damages.	:	Rs.500/- for each day of delay in completion of the Works subject to a maximum of 10% of Contract Price.
7	Bid Security with Covering letter	:	Rs. 35,000/- (Pak Rupees)
8	Bid Validity.	:	120 days
9	Bid Security Forfeit.	:	i) If a bidder withdraws his bid during the period of bid validity. ii) If a bidder does not accept the correction of his Bid Price. iii) In the case of a successful bidder, if he fails to: a) furnish the required Performance Security b) sign the Contract Agreement
10	Bid security (Bank Draft) in favour of "State Life Insurance Corporation of Pakistan" to be submitted with Tender. Tenders with payorder/bank draft having different names shall be rejected.	:	• Shall be released to un-successful bidders on acceptance/scrutiny of the lowest bid. • To the lowest bidder on satisfactory completion of entire works.
11	Deduction of taxes.	:	All applicable government taxes (federal & provincial) including income tax, SST tax (if Applicable) etc. will be deducted from bills of contractor as per rules.
12	Performance Security	:	10% of contract amount in favor of State Life against Bank Guarantee. Bid Security will be released after submission of performance security.

FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN
OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN

ANNEXURE-I

FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN
ENDING 31-12-2024

Sr. #.	Name & Address of Property	Details of Property			Covered Area (Sq. Ft.)	Annexure - I
		Type	No. of Storey	Area of Plot (Sq. Yds)		Quoted Fees Including All Expenses + Taxes (Rs.)
1	State Life Building No. 1, I. I. Chundrigar Road, Karachi.	Comm.	G+10	6,529.00	256,306	
2	State Life Building No. 1 Annex. I. I. Chundrigar Road, Karachi.	Comm.	-----			
3	State Life Building No. 1A, I.I. Chundrigar Road, Karachi.	Comm.	G+3, G+3 & G+3	10,006.00	122,723	
4	State Life Building No. 1B, I.I. Chundrigar Road, Karachi.	Comm.				
5	State Life Building No. 1C, I.I. Chundrigar Road, Karachi.	Comm.				
6	State Life Building No. 2, Wallace Road, Karachi.	Comm.	G+3, G+3 & G+3	9,276.00	362,453	
7	State Life Building No. 2A, Wallace Road, Karachi.	Comm.				
8	State Life Building No. 2B, Wallace Road, Karachi.	Comm.				
9	State Life Building No. 3, Dr. Ziauddin Ahmed Road, Karachi	Comm.	G+5	4,083.00	133,816	
10	State Life Building No. 4, Shahrah-e-Liaquat, Karachi.	Comm.	G+5	2,966.00	109,870	
11	State Life Building No. 5, Abdullah Haroon Road, Karachi.	Comm.	G+5	8,450.00	137,194	
12	State Life Building No. 5A, Abdullah Haroon Road, Karachi.	Comm.				
13	State Life Building No. 5B, Zaibunnisa Road, Karachi.	Comm.	G+M+1	2,069.00	11,652	
14	State Life Building No. 5C, Zaibunnisa Road, Karachi.	Comm.	G+1	1,005.00	6,800	
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**FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN
ENDING 31-12-2024**

Sr. #.	Name & Address of Property	Details of Property			Covered Area (Sq. Ft.)	Annexure - I
		Type	No. of Storey	Area of Plot (Sq. Yds)		Quoted Fees Including All Expenses + Taxes (Rs.)
15.	State Life Building No. 6, M. A. Jinnah Road, Karachi.	Comm.	G+5	3,577.00	126,408	
16.	State Life Building No. 6A, M. A. Jinnah Road, Karachi.	Comm.				
17.	State Life Building No. 6B, M. A. Jinnah Road, Karachi.	Comm.				
18.	State Life Building No. 7, M. A. Jinnah Road, Karachi.	Comm.	G+2	13,400.00	63,500	
19.	State Life Building No. 8, Dundas Road, Karachi.	Com./Res.	G+M+3	727.00	15,222	
20.	State Life Building No. 9, Annex. Dr. Ziauddin Ahmed Road, Khi.	Comm.	G+8 & G+3	4,024.00	149,587	
21.	State Life Building No. 11, Abdullah Haroon Road, Karachi.	Comm.	2B+G+13	3,181.00	211,012	
22.	State Life Building No. 12, Abdullah Haroon Road, Karachi.	Comm.	B+4th to 7th Flr, Prt. on 2nd & 3rd	2,097.00	121,120	
23.	State Life Building Jason Trade Centre, Shahrah-e-Faisal, Karachi.	Comm.	5 th & 7 th Floor	-----	11,200	
24.	70-A, Lalazar, M.T. Khan Road, Karachi.	Res.	G+1	2,654.00	9,404	
25.	1-A, Framrose Road, Bath Island, Clifton, Karachi.	Res.	G+2	6,750.00	22,417	
26.	Plot No.12, 1-A, Framrose Road, Bath Island, Clifton, Karachi.	Plot	-----	6,750.00	-----	
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FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN
ENDING 31-12-2024

Sr. #.	Name & Address of Property	Details of Property			Covered Area (Sq. Ft.)	Quoted Fees Including All Expenses + Taxes (Rs.)
		Type	No. of Storey	Area of Plot (Sq. Yds)		
27.	49-A, M. T. Khan Road, Karachi	Res.	G+1	2,048.00	8,960	
28.	1-B, M. T. Khan Road, Karachi	Res.	G+1	1,948.00	13,000	
29.	106 Clifton, Karachi.	Res.	G+2	2,696.00	19,563	
30.	Plot No. 10, 4B, 10/7, Nazimabad, Karachi	Res.	G	437	-----	
31.	Plot No. 11-J, Block-6, PECHS, Karachi.	Res./Comm.	G+1	1000	4,000	
32.	Flat No. 07, C.P. Berar Society Madina Height, Bahadurabad, Khi.	Res. Flat	4th Floor	---	1400	
33.	Plot No. 11 & 11A, Block 7 & 8, Maqboolabad Co-Op. Housing Society, Shahrah-e-Faisal, Karachi.	Res. & Plot	G+1	1,603.00	4,000	
34.	Plot No. 2, Block 7 & 8, Maqboolabad Co-Op. Housing Society, Shahrah-e-Faisal, Karachi.	Comm. Res.	G+1	1,800.00	8,613	
35.	Hut No. 88, S. Sandspit, Karachi	Hut	G	250	2,200	
36.	Hut No. 151, Paradise Point, Karachi	Hut	G	160	500	
37.	Agricultural Land in Deh Thano, Memon Goth, Malir Karachi.	Land	-----	191,129.00	-----	
38.	3*4, survey No. 143/1, Abbasi Shaheed Road, Karachi.	Land	-----	9,468.00	-----	
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FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN
ENDING 31-12-2024

Sr. #.	Name & Address of Property	Details of Property			Covered Area (Sq. Ft.)	Annexure - I
		Type	No. of Storey	Area of Plot (Sq. Yds)		Quoted Fees Including All Expenses + Taxes (Rs.)
39.	5, Survey No. 143/1, Abbasi Shaheed Road, Karachi.	Land	-----	4,011.00	-----	
40.	State Life Building No. 10, Abdullah Haroon Road, Karachi	Res.	G+1	9,491.00	23,700	
41.	2 Lackey Road, Karachi	Land	-----	9,180.00	-----	
42.	State Life Building at 554/A, Station Road, Hyderabad.	Comm.	1st Floor	37% of 440	-----	
43.	State Life Building at 164, Cantt, Gul Centre, Hyderabad.	Comm.	1st Floor	836.80	27,296	
44.	50, Thandi Sarak, Hyderabad.	Comm.	B+G+8	19,000.00	214,435	
45.	State Life Building 1539/2, Ward C, Quaid-e-Awan Road, Larkana	Comm.	B+G+4	1,400.00	53,200	
46.	State Life Building at 1312/1 Ward B, Mirpurkhas.	Comm.	G+4	2,404.00	57,300	
47.	State Life Building at Minara Road, Sukkur.	Comm.	B+G+4	438	25,000	
48.	Plot No. Deh 50, Sakrand Road, Taluka & Distt. Nawabshah.	Land	-----	834	-----	
49.	Plot No. 553/3, Abu Dhabi Road, Rahim Yar Khan.	Comm.	B+G+4	2,087.00	61,425	
50.	10-B, Model Town, Quetta.	Res.	G+1	325.00	3,500	
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FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN
ENDING 31-12-2024

Sr. #.	Name & Address of Property	Details of Property			Covered Area (Sq. Ft.)	Annexure - I
		Type	No. of Storey	Area of Plot (Sq. Yds)		Quoted Fees Including All Expenses + Taxes (Rs.)
51.	State life Building No. 1, 23, Shahrah-e-Azam, Lahore.	Comm.	G+1	8 Kanals	60000	
52.	State Life Building No. 2, Lytton Road, Lahore.	Comm.	G+3	504.51 Marlas	179,262	
53.	State Life Building No. 5, 63-D, Regal Street, Shahrah-e-Awan, Lahore	Comm.	B	17 Marlas	3,825	
54.	State Life Building No. 5, 63-D, Regal Street, Shahrah-e-Awan, Lahore	Comm.	B+G	18 Marlas	4,761	
55.	State Life Building No. 6, Liaquat Road, Patiala Ground, Lahore.	Comm.	B+G+2	26.85 Marlas	13,000	
56.	State Life Building No. 7, McLeod Road, Patiala Ground, Lahore.	Comm.	B+G+2	11.67 Marlas	9,600	
57.	State Life Building #. 8, Bank Square, Shahrah-e-Azam, Lahore.	Comm.	G+1	26.04 Marlas	8,778	
58.	State Life Building #. 10, 12, Bank Square, Shahrah-e-Azam, Lahore.	Comm.	B+G+4	25.07 Marlas	-----	
59.	State Life Building #. 11, 15-A, Davis Road, Lahore.	Comm.	G+1	110.82 Marlas	91,000	
60.	24-D Gulberg-III, Lahore	Res.	G+1	8.24 Kanals	4,700	
61.	133-J/3, Gulberg III, Lahore	Res.	G+1	20.4 Marlas	3,040	
62.	66-C-1, Gulberg-III, Lahore.	Res.	G+1	6.2 Kanals	4,250	
63.	Plot No. 19, Khasra No. 3296/18/32, Bank Square, Lahore.	Land	-----	15 Kanals	-----	
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FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN
ENDING 31-12-2024

Sr. #.	Name & Address of Property	Details of Property			Covered Area (Sq. Ft.)	Annexure - I
		Type	No. of Storey	Area of Plot (Sq. Yds)		Quoted Fees Including All Expenses + Taxes (Rs.)
64.	Plot No. 16-R-II, Davis Road, Lahore.	Land	-----	240 Marlas	-----	
65.	Plot at Yuhanabad. Lahore.	Land	-----	27.5 Kanals	-----	
66.	Plot at Dullah Khurd, Ferozabad, Lahore.	Land	-----	299 Marlas	-----	
67.	State Life Building at Moza Goal Market, Circular Road, Faisalabad.	Comm.	G+2	6.86 Marlas	4,635	
68.	State Life Building at 2, Liaquat Road, Faisalabad.	Comm.	2B+G+13	2,541.00	184,000	
69.	State Life Building at Chowk Nawa Shahar, Multan.	Comm.	B+G+5	1,475.00	41,922	
70.	State Life Building No. 1, The Mall Road, Rawalpindi.	Comm.	B+G+8	578	41,790	
71.	State Life Building No. 2, Kashmir Road, Rawalpindi.	Comm.	G	196	-----	
72.	State Life Building No. 3, Haider Road, Rawalpindi.	Comm.	G+2	333.33	-----	
73.	State Life Building No. 8, Kashmir Road, Rawalpindi.	Comm.	B+G+2	898	27,232	
74.	Plot N0. 720-A, Cantonment, Rawalpindi Plot A.	Land	-----	3,172.00	-----	
75.	State Life Building No. 6, 60-A, Blue Area, Islamabad.	Comm.	B+G+1	3,200.00	25,530	
76.	State Life Building On Plot No. 5, China Chowk, Islamabad (Phase-I).	Comm.	B+G+2, 2B+G+16	1807.00 + 753.00	3214 = 75,410	
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FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN
ENDING 31-12-2024

Sr. #.	Name & Address of Property	Details of Property			Covered Area (Sq. Ft.)	Annexure - I
		Type	No. of Storey	Area of Plot (Sq. Yds)		Quoted Fees Including All Expenses + Taxes (Rs.)
77.	State Life Building on Plot No. 7, Blue Area Islamabad (Phase-I).	Comm.	B+G+2	3,143.00	39,037	
78.	State Life Building No. 9, 33-E, Boland Markaz, Islamabad.	Comm.	B+G+5	5,723.00	33,877	
79.	State Life Building, People's Media Foundation Building, Islamabad	Land	-----	Ground Only	13,000	
80.	State Life Tower at Plot No. 61, Blue Area, F-7/G-7 Jinnah Avenue, Islamabad	Comm.	3B+G+19	5,120.00	298,600	
81.	Plot No.7, Blue Area, F-7/G-7 Jinnah Avenue, Islamabad (Phase – II)	Land	-----	1598.89	-----	
82.	State Life Building, 63-P, Circular Road, D. I. Khan.	Comm.	B+G+6	2,055.00	43,000	
83.	State Life Building No. 1, The Mall Road, Peshawar.	Comm.	2B+G+10	11 Kanal	203,563	
84.	State Life Rest House, Plot No.180, Khanspur, Ayubia, Abbotabad.	Hut	G	756	1,950	
85.	State Life Building, 120 & 121 G.T Road, Gujrat.	Comm.	B+G+5	6,075.00	123,793	
86.	Plot No. 66, Old Civil Lines, Sargodha	Land	-----	109 Marlas	-----	
87.	Plot Survey No. 1132, 1140, 1141-2, G.T Road, Gujranwala	Land	B+G+5	159 Marlas	69,300	
88.	Plot No. 87, Iqbal Road, Civil Lines, Sahiwal	Land	-----	4 Kanals	-----	
89.	Plot No. A-5, New Mirpur Town, Mirpur (AK)	Land	-----	2423 Sq. Yds.	-----	
						Page 7 of 8

FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN
ENDING 31-12-2024

Sr. #.	Name & Address of Property	Details of Property			Covered Area (Sq. Ft.)	Annexure - I
		Type	No. of Storey	Area of Plot (Sq. Yds)		Quoted Fees Including All Expenses + Taxes (Rs.)
90.	Plot No. 150-B, Allama Iqbal Road, Mirpur (AK)	Land	-----	1495 Sq.Yds.	-----	
91.	Plot No. 7092713, City Road, Sialkot	Land	-----	3 Kanals	-----	
92.	102 B, Gulberg — III, Lahore.	Res.	-----	1 Kanal & 180 Sq.ft.		
						Page 8 of 8

STATE LIFE INSURANCE CORPORATION OF PAKISTAN (REAL ESTATE DIVISION)
RENTAL RANGE AS ON 31-12-2024

Residential Unites

Annexure - II

Sr. #.	Name & Address of Property	Type of Property	Land Area	No. of Floor	Rental Value only Ground		Rental Value Top Floor to 1 st Floor	
1	1-A, Framrose Road, Bath Island, Clifton, Karachi.	Res.	6,750.00	G+2				
2	49-A, M. T. Khan Road, Karachi	Res.	2,048.00	G+1				
3	1-B, M. T. Khan Road, Karachi	Res.	1,948.00	G+1				
4	106 Clifton, Karachi.	Res.	2,696.00	G+2				
5	Plot No. 10, 4B, 10/7, Nazimabad, Karachi	Res.	437.00	G				
6	Plot No. 11-J, Block-6, PECHS, Karachi.	Res.	1,000.00	G+1				
7	Plot No. 11 & 11A, Block 7 & 8, Maqboolabad Co-Op. Housing Society, Shahrah-e-Faisal, Karachi.	Res. & Plot	1,603.00	G+1				
8	Plot No. 2, Block 7 & 8, Maqboolabad Co-Op. Housing Society, Shahrah-e-Faisal, Karachi.	Comm. Res.	1,800.00	GG+1				
9	Plot No. 133-J, Gulberg – III, Lahore.	Res.	1Kanal	G				
10	Plot No. 66-C-I, Gulberg – III, Lahore.	Res.	7Kanals	G+1				
11	Flat No.7, CP. Berar Society, Medina Heights, Bahadurabad Karachi.	Res.	1400 sq.ft	4th Floor				

ANNEXURE-II

STATE LIFE INSURANCE CORPORATION OF PAKISTAN (REAL ESTATE DIVISION)

Sr. #.	Name & Address of Property	Type of Property	Land Area	No. of Floor	Rental Value only Ground		Rental Value 1 ST floor to 4 TH Floor		Rental Value 5 TH floor to 10 TH Floor		Rental Value 11 TH floor to upper Floor	
					Non-AC	AC	Non-AC	AC	NON-AC	AC	NON-AC	AC
1	State Life Building No.1 I.I. Chundrigar Road, Karachi.	Comm	6529	G+10								
2	State Life Building No. 1 & Annex. I. I. Chundrigar Road, Karachi.	Comm	6529	G+2								
3	State Life Building No. 1-A, I. I. Chundrigar Road, Karachi.	Comm	10006	G+3								
4	State Life Building No. 1-B, I. I. Chundrigar Road, Karachi.	Comm	10006	G+3								
5	State Life Building No. 1C, I. I. Chundrigar Road, Karachi.	Comm	10006	G+3								
6	State Life Building No. 2, Wallace Road, Karachi.	Comm	9276	G+15								

STATE LIFE INSURANCE CORPORATION OF PAKISTAN (REAL ESTATE DIVISION)

Sr. #.	Name & Address of Property	Type of Property	Land Area	No. of Floor	Rental Value only Ground		Rental Value 1 ST floor to 4TH Floor		Rental Value 5 TH floor to 10TH Floor		Rental Value 11 TH floor to upper Floor	
					Non-AC	AC	Non-AC	AC	NON-AC	AC	NON-AC	AC
7	State Life Building No. 2A, Wallace Road, Karachi.	Comm	9276	G+15 & G+1								
8	State Life Building No.3, Dr.Ziauddin Ahmed Road Karachi.	Comm	4083	G+5								
9	State Life Building No. 4, Shahrah-e-Liaquat, Karachi.	Comm	2966	G+5								
10	State Life Building No. 5 Abdullah Haroon Road, Karachi.	Comm	8450	G+5								
11	State Life Building No. 5-A, Abdullah Haroon Road, Karachi.	Comm	8450	G+5								
12	State Life Building No. 5-B, Zaibunnisa Road, Karachi.	Comm	2069	G+M+1								
13	State Life Building No. 5-C, Zaibunnisa Road, Karachi.	Comm	1005	G+1								
14	State Life Building No. 6, M. A. Jinnah Road, Karachi.	Comm	3577	G+5								
15	State Life Building No. 6-A M. A. Jinnah Road, Karachi.	Comm	3577	G+5								

STATE LIFE INSURANCE CORPORATION OF PAKISTAN (REAL ESTATE DIVISION)

Sr. #.	Name & Address of Property	Type of Property	Land Area	No. of Floor	Rental Value only Ground		Rental Value 1 ST floor to 4TH Floor		Rental Value 5 TH floor to 10TH Floor		Rental Value 11 TH floor to upper Floor	
					Non-AC	AC	Non-AC	AC	NON-AC	AC	NON-AC	AC
16	State Life Building No. 6-B, M. A. Jinnah Road, Karachi.	Comm	3577	G+5								
17	State Life Building No. 7, M. A. Jinnah Road, Karachi.	Comm	13400	G+2								
18	State Life Building No. 8, Dundas Road, Karachi.	Comm	727	G+M+2								
19	State Life Building No. 9, Dr. Ziauddin Ahmed Road, Karachi.	Comm	4024	G+8								
20	State Life Building No. 11, Abdullah Haroon Road, Karachi.	Comm	3181	2B+G+13								
21	State Life Building No. 12, Abdullah Haroon Road, Karachi.	Comm	2097	B+4 th to 7 th Floor on 2 nd & 3 rd								
22	State Life Building Jason Trade Centre, Shahrah-e-Faisal, Karachi.	Comm	10500	5 th & 7 th Only								
23	State Life Building at 554/A, Station Road, Hyderabad.	Comm	37% OF 440	1 st Floor								

STATE LIFE INSURANCE CORPORATION OF PAKISTAN (REAL ESTATE DIVISION)

Sr. #.	Name & Address of Property	Type of Property	Land Area	No. of Floor	Rental Value only Ground		Rental Value 1 ST floor to 4TH Floor		Rental Value 5 TH floor to 10TH Floor		Rental Value 11 TH floor to upper Floor	
					Non-AC	AC	Non-AC	AC	NON-AC	AC	NON-AC	AC
24	State Life Building at 164, Cantt, Gul Centre, Hyderabad.	Comm	2444	Mezzanine								
25	50, Thandi Sarak, Hyderabad.	Comm	19000	B+G+8								
26	State Life Building at 1312/1 Ward B, Mirpurkhas.	Comm	2404	B+G+4								
27	State Life Building at Minara Road, Sukkur.	Comm	438	B+G+6								
28	State Life Building 1539/2, Ward C, Quaid-e-Awan Road, Larkana.	Comm	1400	B+G+4								
29	State Life Building at Chowk Nawa Shahar, Multan.	Comm	1475	B+G+5								
30	State Life Building, 120 & 121 G.T Road, Gujrat.	Comm	6075	B+G+6								
31	State Life Building at Plot No. 1132, 1140, 1141-2, G.T Road, Gujranwala.	Comm	159 Marla	B+G+5								
32	State Life Building at Gol Market Circular Road, Faisalabad.	Comm	6.86 Marla	G+2								

STATE LIFE INSURANCE CORPORATION OF PAKISTAN (REAL ESTATE DIVISION)

Sr. #.	Name & Address of Property	Type of Property	Land Area	No. of Floor	Rental Value only Ground		Rental Value 1 ST floor to 4TH Floor		Rental Value 5 TH floor to 10TH Floor		Rental Value 11 TH floor to upper Floor	
					Non-AC	AC	Non-AC	AC	NON-AC	AC	NON-AC	AC
33	State Life Building at 2, Liaquat Road, Faisalabad.	Comm	2541	2B+G+13								
34	State life Building No. 1, 23, Shahrah Quaid-e-Azam, Lahore.	Comm	8kl	G+2								
35	State Life Building No. 2, Lytton Road, Lahore.	Comm	504 ML & 114 SFT	G+3								
36	State Life Building No. 1, 63-D, Regal Street, Shahrah Quaid-e-Azam, Lahore.	Comm	17ML	L.GR								
37	State Life Building No. 5, 63-D, Regal Street, Shahrah Quaid-e-Azam, Lahore.	Comm	18ML	B+G								
38	State Life Building No. 6-2, Liaquat Road, Lahore.	Comm	26ML & 191SFT	B+G+2								
39	State Life Building No. 7, Mcleoad Road, Lahore.	Comm	11.66ML	B+G+4								
40	State Life Building No. 9, Bank Square, Shahrah-e-Quaid-e-Azam, Lahore.	Comm	26.04	B+G+2								

STATE LIFE INSURANCE CORPORATION OF PAKISTAN (REAL ESTATE DIVISION)

Sr. #.	Name & Address of Property	Type of Property	Land Area	No. of Floor	Rental Value only Ground		Rental Value 1 ST floor to 4TH Floor		Rental Value 5 TH floor to 10TH Floor		Rental Value 11 TH floor to upper Floor	
					Non-AC	AC	Non-AC	AC	NON-AC	AC	NON-AC	AC
41	State Life Building No. 10, 12, Bank Square, Shahrah-e-Quaid-e-Azam, Lahore.	Comm	25.07	G+1								
42	State Life Building No. 11, 15-A, Davis Road, Lahore.	Comm	110.82ML	B+G+4								
43	State Life Building No. 120-121, GT Road, Lahore.	Comm	6075	B+G+6								
44	State Life Building No. 1, The Mall Road, Rawalpindi.	Comm	578	B+G+8								
45	State Life Building No. 2, Kashmir Road, Rawalpindi.	Comm	196.67	G								
46	State Life Building No. 3, Haider Road, Rawalpindi.	Comm	333.33	G+2								
47	State Life Building No. 8, Kashmir Road, Rawalpindi.	Comm	898	B+G+2								
48	State Life Building No. 6, 60-A, Blue Area, Islamabad.	Comm	3200	B+G+1								

STATE LIFE INSURANCE CORPORATION OF PAKISTAN (REAL ESTATE DIVISION)

Sr. #.	Name & Address of Property	Type of Property	Land Area	No. of Floor	Rental Value only Ground		Rental Value 1 ST floor to 4TH Floor		Rental Value 5 TH floor to 10TH Floor		Rental Value 11 TH floor to upper Floor	
					Non-AC	AC	Non-AC	AC	NON-AC	AC	NON-AC	AC
49	State Life Building at Plot No. 5, China Chowk, Islamabad (Phase-I) and (Phase – II).	Comm	1807 & 753	B+G+2								
50	State Life Tower, at Plot No.61, Jinnah Avenue Islamabad.	Comm	5120	3B+G+19								
51	State Life Building at Plot No. 7, Islamabad (Phase - I & - II).	Comm	2703	B+G+2								
52	State Life Building at Plot No. 9, 33-E, Islamabad.	Comm	597	B+G+5								
53	State Life Building at People Media Foundation Building Islamabad.	Comm	G.ONLY	G								
54	State Life Building No. 1, The Mall Peshawar.	Comm	6655	2B+G+10								
55	State Life Building No. 63-P, Circular Road, D.I. Khan.	Comm	2055	B+G+6								

STATE LIFE INSURANCE CORPORATION OF PAKISTAN
REAL ESTATE DIVISION

PROPERTIES VALUATION ALL OVER PAKISTAN AND ASSESSMENT
RENTAL RANGE OF SPECIFIED COMMERCIAL BUILDINGS ON YEARLY
OR PROPERTY SPECIFIED BASIS FOR THE YEAR ENDING 31
DECEMBER 2025

Sr.#	Description	Amount (Rs.)
1	Fees for valuation of properties all over Pakistan (As per Annexure -1)	
2	Fees for Rental Range of Specified Commercial Buildings (As per Annexure -2)	
3	Total Fees (1 + 2)	

Note:-

The above fees should be inclusive of all expenses incurred on Travelling, Boarding & Lodging, Reports, Surveys, Inspection, Taxes, Profits, and Duties etc.

Seal and Signature of Consultant / Firm