

INVITATION FOR BIDS

1. *State Life Insurance Corporation of Pakistan, hereinafter referred to as SLIC* wishes to expand investment in Real Estate sector, through the participation of Oil Marketing Companies (OMCs) at its own OR through their authorized dealer on Build Operate and Transfer (BOT) basis.
2. As part of this process, SLIC hereby invites Bids from the interested investors from Oil Marketing Companies (OMCs) at its own OR through their authorized dealer for establishing a fuel station and allied commercial activities at its **7482 Sq** Yards open plot situated at Thandi Sarak, Hyderabad on Build, Operate and Transfer (BOT) basis as per following details.
3. All Financial and Technical Bids must be submitted along with the Bid Security at the designated given address on or before the specified bid opening date and time.
4. The Concession is offered, and shall be granted in accordance with the SLIC's Business Plan to optimize its returns from real estate sector by construction and operation of various projects through participation of investors from private sector or SOE (State owned Enterprises).
5. Construction of the Project will include all components of the project in accordance with Specifications and quality control standards conforming to the standards of design, construction, maintenance and operation as per the standard technical requirements of Pakistan Engineering Council, and after obtaining all necessary approvals from all the Federal/Provincial/local authorities and also as approved by the SLIC.
6. Key features of Concession Agreement will be as follows:
 - a) The concession shall be for a fixed period of 15 (Fifteen) years, to be extended for a further period of 10 (ten) years with mutual consent of the parties.
 - b) All the investment for preparation of plans, its approval from relevant authorities, construction and finishing shall be made by the Bidder. SLIC will not make any investment in any form in the project.
 - c) SLIC will require a monthly rent to be paid in advance every month, on or before the 5th day of the month for which the same shall be due, during the Concession period which will commence after the construction time as mentioned in Table 1 after the grant of Concession.
 - d) The successful bidder shall also pay six month's rent as security deposit for the due and faithful performance of the terms and conditions of Concession Agreement.

- e) *The rent and security Deposit shall be increased by a minimum of 8% every year.*
 - f) At the end of the Concession Period, the investor shall hand over/return the entire project to SLIC in a properly maintained and operational condition, at no cost to SLIC; and without any encumbrances. The Concessionaire may remove its equipment, branding, moveable furniture, utensils at the time of vacation. However, Project infrastructure, false ceiling, lights, ACs, plumbing, fixed doors, windows, partitions shall not be removed.
 - g) In case of failure to return the project as mentioned at Para (f) above SLIC shall be authorized to forfeit the security deposit and may take further necessary legal action for ejectment, recovery etc.
 - h) The agreement will only be signed with OMC (Oil Marketing Company) even if it is participating through its dealer.
7. All the terms and conditions of the Concession Agreement will be agreed during clarification meeting to be held with the technically responsive/qualified bidders or their authorized representatives.
8. The prospective bidders, while submitting their **Technical Proposal**, should inter-alia, give all details duly supported by documentary evidence, pertaining to the following:
- a) Capability Statement
 - b) Technical Competency
 - c) Constitution or Legal Status
 - d) Corporate Structure
 - e) Relevant Experience
 - f) Organizational Structure
 - g) Key Project Personnel
 - h) Audited Accounts
 - i) Shareholders details (if any)
 - j) Project Appreciation Statement
 - k) Any other item as required by SLIC.
9. The bidding documents are available SLIC website. Interested bidders can download the documents from there free of cost.