



DOCUMENT FOR
HIRING SERVICES OF CONSULTANT

FOR

**PREPARATION OF FEASIBILITY REPORT FOR
CONSTRUCTION OF PROJECTS ON STATE LIFE
OWNED PLOTS NO. 11 & 11A AND PLOT NO. 2,
BLOCK 7 & 8, MAQBOOLABAD CO-OPERATIVE
HOUSING SOCIETY, SHAHRAH-E-FAISAL,
KARACHI.**

TENDER NO. SLIC/RE-CIVIL-MAINTT/SLB-KEZ/FR/2026

SINGLE STAGE SINGLE ENVELOPE

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

INVITATION TO e-BID

TENDER NO. SLIC/RE-CIVIL-MAINTT/SLB-KEZ/FR/2026

1. State Life Insurance Corporation of Pakistan invites Expression of Interest (EOI) through E-Pads (E-procurement system of PPRA) from the consultant firms / consultants, who are on Active Taxpayers List of the Federal Board of Revenue for **HIRING THE SERVICES OF CONSULTANT FOR PREPARATION OF FEASIBILITY REPORT FOR CONSTRUCTION OF PROJECTS ON STATE LIFE OWNED PLOTS NO. 11 & 11A AND PLOT NO. 2, BLOCK 7 & 8, MAQBOOLABAD CO-OPERATIVE HOUSING SOCIETY, SHAHRAH-E-FAISAL, KARACHI.** Method of selection will be Least Cost.
2. Tender must be supported with bid security as shown in the bidding documents in shape of pay order in the name of State Life Insurance Corporation of Pakistan.
3. Tender documents will be received only from those firms who are registered with PPRA for e-procurement on EPADS system for tendering in State Life Insurance Corporation of Pakistan through their email addresses which were provided by them to PPRA at the time of their registration.
4. Filled tender must be submitted on E-Pads through email address on **16-09-2026** till 11:00 AM sharp. Bids will be opened the same day at 11:30 A.M. Single stage Single envelope procedure of PPRA will be followed.
5. Interested Firms / Persons must ensure that all the relevant details / documents are uploaded on EPADS as desired in the tender. Incomplete documents uploaded without undertaking, valid documentary evidence, supporting documents or are unsigned or not stamped. In general, use of blanko, white is prohibited. The quotation can be rejected if blanko, white is used to correct the financial figures.
5. This advertisement is also available on PPRA website at www.ppra.org.pk and SLIC Website www.Statelife.com.
6. Note: STATE LIFE may reject any or all bids at any time prior to the acceptance of award.

AGM (Civil) - 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
Email: mgr.maintt@statelife.com.pk

HIRING THE SERVICES OF CONSULTANT FOR PREPARATION OF FEASIBILITY REPORT FOR CONSTRUCTION OF PROJECTS ON STATE LIFE OWNED PLOTS NO. 11 & 11A AND PLOT NO. 2, BLOCK 7 & 8, MAQBOOLABAD CO-OPERATIVE HOUSING SOCIETY, SHAHRAH-E-FAISAL, KARACHI.

State Life Insurance Corporation of Pakistan owns a large property known as plots no. 11 & 11a and plot no. 2, block 7 & 8, Maqboolabad co-operative housing society, Shahrah-E-Faisal, Karachi. The property consists of old structures and open areas. At present State Life intends to hire services of Consultant for feasibility study of construction of project on area of ~ 30,732 sft as shown in the 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
- v.** Experience of similar nature of work, completed by consultant, 04 numbers of experience in last 04 years.

2. Assignment of Consultant:

- i. Consultant will prepare feasibility report for construction of Real Estate projects on state life owned plots no. 11 & 11a and plot no. 2, block 7 & 8, Maqboolabad co-operative housing society, Shahrah-E-Faisal, Karachi.
- ii. Consultant will survey the area; suggest type of project(s) like Office buildings, Mix use buildings, Marquee or pump etc., that can be constructed on the plot.
- 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 - 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 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 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.

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

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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>	<i>30 days from date of acceptance of letter of award</i>
03	<i>Bid Security</i>	<i>Rs. 30,000/- in shape of payorder, in favor of "State Life Insurance Corporation of Pakistan", to be submitted manually along with covering letter, on or before closing date and time of tender, in the office of AGM (CIVIL), REAL ESTATE DIVISION, SLB-09, DR. ZIAUDDIN AHMED ROAD, KARACHI.</i> <i>Will returned to successful bidder after acceptance of report</i> <i>Will be returned to un-successful bidders upon award to most advantageous bidder</i>
04.	<i>Bid/Bid validity period</i>	<i>90 days</i>
05.	<i>Mode of Payment</i>	<i>Through bill raised by Consultant after acceptance of report by State Life.</i>
06.	<i>Liquidated Damages</i>	<i>0.1% upto 10% of contract amount.</i>
07.	<i>Deductions</i>	<i>All applicable government taxes and any deduction due to delay in completion of work.</i>

SEAL & SIGNATURE OF CONSULTANT

HIRING THE SERVICES OF CONSULTANT FOR PREPARATION OF FEASIBILITY REPORT FOR CONSTRUCTION OF PROJECTS ON STATE LIFE OWNED PLOTS NO. 11 & 11A AND PLOT NO. 2, BLOCK 7 & 8, MAQBOOLABAD CO-OPERATIVE HOUSING SOCIETY, SHAHRAH-E-FAISAL, 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

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