



DOCUMENT FOR
HIRING SERVICES OF CONSULTANT

FOR

**PREPARATION OF FEASIBILITY REPORT FOR
CONSTRUCTION OF PROJECT AT ADJACENT
PLOT STATE LIFE BUILDING NO. 3,
THANDI SARA K HYDERABAD**

**REAL ESTATE DEPARTMENT
SEVENTH FLOOR
STATE LIFE BUILDING NO. 3
THANDI SARA K HYDERABAD**

**HIRING OF CONSULTANT FOR PREPARATION OF FEASIBILITY REPORT FOR
CONSTRUCTION OF PROJECT AT ADJACENT PLOT STATE LIFE BUILDING NO. 3,
THANDI SARAK HYDERABAD**



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 Manager (RE), 7th floor, Real Estate Department State Life Building No.3, Thandi Sarak Hyderabad, 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 12.02.2024**. 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.

**HIRING OF CONSULTANT FOR PREPARATION OF FEASIBILITY REPORT FOR
CONSTRUCTION OF PROJECT AT ADJACENT PLOT STATE LIFE BUILDING
NO. 3, THANDI SARAk HYDERABAD**

State Life Insurance Corporation of Pakistan owns above plot adjacent to State Life building Survey Nos.285 (in part) 286 and 329. Plan attached hereto) situated at Deh Gidu Bunder, Tappo Gidu Bunder Taluka and District Hyderabad.

The area of the plot / bounded as under;

AREA OF PLOT	.....	7482 Sq yards
North	.....	Thandi Sarak
South	.....	Railway Line
East	.....	SLB # 3
West	.....	Arif Builder Plaza

Plot is situated at Thandi Sarak Hyderabad and adjacent to State Life building No. 3, 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.**

Consultant will prepare feasibility report for construction of Real Estate project on plot adjacent to State Life building Survey Nos.285 (in part) 286 and 329. Plan attached hereto) situated at Deh Gidu Bunder, Tappo Gidu Bunder Taluka and District Hyderabad.

- i. Consultant will survey the area; suggest type of project(s) like Office buildings, Mix use buildings etc that can be constructed on these plots.
- ii. Study building by laws of Cantonment Board / Approving authority for calculating construction area taking into account FAR & number of floors to be built.
- iii. To work out the authorities from whom approvals will be required for the project(s).
- iv. Prepare estimated cost based on per sft rate and projected cost for at-least 03 years.
- v. 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.

- vi. 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.

**HIRING OF CONSULTANT FOR PREPARATION OF FEASIBILITY REPORT FOR
CONSTRUCTION OF PROJECT AT ADJACENT PLOT STATE LIFE BUILDING
NO. 3, THANDI SARAK HYDERABAD**



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>
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>Deductions</i>	<i>All applicable government taxes and any deduction due to delay in completion of work.</i>

SEAL & SIGNATURE OF CONSULTANT

**HIRING OF CONSULTANT FOR PREPARATION OF FEASIBILITY REPORT FOR
CONSTRUCTION OF PROJECT AT ADJACENT PLOT STATE LIFE BUILDING
NO. 3, THANDI SARA K HYDERABAD**



CONTRACT PRICE

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

S#	PREPARATION OF FEASIBILITY REPORT FOR PROJECTS	PRICE QUOTED IN RUPEES
1	Consultant's Fee (Lump sum)	

(In words rupees.....only)

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

