

Dated: 06-03-2025



TENDER NOTICE # QTA /HRA&P/001/2025.

State Life Insurance Corporation of Pakistan, the Federal Government Owned Autonomous Corporation invites e-quotations through E-PADS for hiring of Building on Rent for establishment of its Sector Office HUB under Single Stage Two Envelope Procedure on at least 03 Years Terms/ extendable. Buildings Measuring @ **2000** Sq.ft.(Approx.) registered with Income Tax/Sales Tax Department and Main Road, Surrounding Areas are required to submit their bids through EPADS.

The estimated cost of the tender is **Rs.1440000 / annually-**

- Tender Documents along with detailed terms & conditions/guideline can be seen/ downloaded on EPADS system i.e. www.eprocure.gov.pk and State Life website i.e. www.statelife.com.pk as well.
- Bids will be received only from those firms who are registered on E-PADS system, **(No bid will be entertained by hand/courier, only CDR must be received physically before the tender opening time)**
- The bids must be prepared in accordance with the instructions in the bidding document and must be submitted through EPADS latest by **19-03-2025** before **12:00 am**, while it will be opened on **same date** at **12:30 am** on the below noted address.

For detailed specification, you may visit State life Office, State Life Building Hali Roda Quetta Zone, or contact to the undersigned within office hours.

Secretary Zonal Procurement Committee.

2nd Floor PIA Building Hali Road Quetta
Ph: 081-9201297

1. INSTRUCTION TO BIDDERS (ITB)

1.1 Corresponding Address

The contact number and the correspondence address for Tender Quarries is as follow:

Incharge (HRA&P.)
State Life Insurance Corporation of Pakistan (SLIC)
PIA Building
Hali Road
Quetta
Ph: 081-9201297

1.2 Eligible Bidders

An owner or lawful Attorney of the Owner, having active National Tax Number (NTN), of the Property meeting with the Criteria provided in Clause 1.5.2 herein.

1.3 Preparation of Bids

1.3.1 Bidding Process

This is the **Single Stage – Two Envelope Procedure (Clearly mention tender No. on envelop)**

1.3.2 Cost of Bidding

The bidder shall bear all costs associated with the preparation and submission of its bid and SLIC will in no case be responsible or liable for those costs, regardless of the conduct or outcome of the bidding process.

1.3.3 Language of Bid

The bid prepared by the bidders as well as all correspondence and documents exchanged by the bidder and SLIC must be written in English.

1.3.4 Bid Currencies

- All prices quoted must be in Pak Rupees.

Rs. 28800/- in the form of CDR/Pay order in favor of State Life Ins. Corp. of Pakistan Quetta Zone which is 2% of estimated annual cost i.e. Rs. 1440000/-.

1.4 Submission of Bids

1.4.1 Sealing and Submission of Bids

The bid shall comprise a Single package containing (Two Envelope):

- First Envelope Signed Form – A (Eligibility Criteria) with following documents.
 - a) Copy of CNIC of the Bidder (Owner of the Property);
 - b) Certified copy of Ownership Documents;
 - c) Map of the premises to be hired for rent.
 - d) Affidavit on Rs.300/- Stamp Paper assuring that the building is free from any dispute, litigation and clear from any in cumbrance like pledge/guarantee.
 - e) Any other relevant Document / information.
- Second Envelope Signed Form – B (Financial Proposal);

1.4.2 Clarification of Bids

No bidder shall be allowed to alter or modify his bid after the closing time for submission of the bids.

The SLIC may, if necessary after the opening of the technical bid, seek and accept such clarifications of the bid as do not change the substance of the bid.

Any request for clarification in the bid, made by the SLIC and its response, shall invariably be in writing.

SLIC shall also have right to ask or demand any additional information or document for the purposes of its satisfaction and clarification during the hiring process of proposed building.

1.4.3 Rejection of Bidders

SLIC shall summarily reject following Bids:

- a) Any Bid received after the Closing Date & Time i.e. 19-03-2025 at 12:00 AM.
- b) Any Bid received in Open or unsealed Envelope;
- c) Any Bid received incomplete;
- d) Any Bid containing false information or fake documents;
- e) Any Bid submitted in contradiction with Bidding Documents, etc.

1.5 Opening and Evaluation of Bids

1.5.1. Opening of Bids by SLIC

The date for opening of bids and the last date for submission of bids shall be the same (i.e. 30-03-2025 and bid shall be opened on or after 12:30 in the office of Zonal Incharge (HR&A) 2nd Floor PIA Building Hali Road Quetta Ph: 081-9201297

Bid shall be opened in the presence of the bidders or their representatives who may wish to be present with authority letter. Such authority letter holder must have liberty to decide and act for the satisfaction of SLIC.

1.5.2 Eligibility Criteria

All bids shall be evaluated as per the following criteria:

Sr. No.	Features	Requirements
01	Preferred Location	In the Centre of city Hub where Financial activities take place.
02	Space Required	Covered area at least 2000 sq.ft.
03	Building Plan	Ventilated building having bathrooms, meeting room with attached bathroom and Kitchen with allied necessities.
04	Covered Parking Space	For at least 3-Cars and 10-Motorcycles in the vicinity.
05	Desired Amenities	Telephone lines, Electricity Connection, Electricity Meter 3 Phase, Furnished Office with Floor Tileing, Ceiling with Completed Electric Work i.e. SMD Lights Generator Wiring etc. Toilets for Public & Office Use, Active Water Supply & Sanitary work
06	Availability for Shifting	As agreed upon by both parties.
07	Map of the premises	Map of the Premises to be offered for rent.

NOTE:

- The Premises not meeting the Eligibility Criteria shall not be considered for final evaluation or comparison.

1.6 EVALUATION OF BIDS & AWARD OF CONTRACT

1.6.1 Evaluation of Bids

SLIC will evaluate the Bids as per the following criteria:

Sr.No	Detail	Marks
1.	Eligibility Criteria	
2.	Independent.Electricity Meter	
3.	Covered Car Parking	
4.	Active NTN/GST Registered	
5	Location of Building Near To Main Road	

1.6.2 Award Criteria

SLIC will award the contract to the successful Bidder who must obtain 30 Marks in evaluation criteria along with most advantageous bid, whose bid has been determined to be the substantially responsive and has been determined to be the lowest evaluated bid, upon the satisfaction of SLIC Management, with regard to requirements provided herein.

2. FINANCIAL PROPOSAL.

Every Bidder shall submit Financial Proposal in accordance with the FORM-B provided herewith.

**STATE LIFE INSURANCE
CORPORATION OF PAKISTAN**

Quetta Zone

**FORM – A
(REQUEST FORMAT)**

Zonal Incharge
(HRA &P)
State Life Insurance Corporation of Pakistan
PIA Building
Hali Road
Quetta.

Subject: HIRING OF OFFICE BUILDING ONRENT.

I, _____ (Owner of Property), hereby confirm the availability and offer the following Premises on Rental Basis for a period 03 years renewable after every 03-Years, which contain following Features:

No.	Features	Details
01	Preferred Location	
02	Space Required	
03	Building Plan	
04	Parking Space	
05	Desired Amenities	
06	Availability for Shifting	
07	Minimum Term	
08	Map of the Premises to be offered for rent	

Following Documents are annexed herewith:

- a) Copy of CNIC of the Bidder (Owner of the Property);
- b) Certified copy of Ownership Documents.
- c) Copy of Map of the premises to be hired for rent.
- d) Any other relevant Document / information as deem essential.

Particulars of Bidder

Signature: _____ **Date:** _____ /

Full Name: _____ **CNIC No:** _____
(IN BLOCK LETTERS)

**STATE LIFE INSURANCE
CORPORATION OF PAKISTAN**

Quetta Zone

FORM – B

(FINANCIAL PROPOSAL)

Zonal Incharge
(HRA &P)
State Life Insurance Corporation of Pakistan
PIA Building
Hali Road
Quetta.

I, _____ (Bidder), hereby extend my offer to provide the premises measuring _____ Sqft, on rental basis for 03-Years on following Rates:

a) **RENT PROPOSAL:**

Total Area	Rent Per Sq.ft. Per Month	Total Rent Per Month
<i>(Sq.ftis)</i>	<i>(in Figures)</i>	<i>(in Figures)</i>
	<i>(In Words)</i>	<i>(In Words)</i>

NOTE:

- a) Financial Proposal shall be prepared and submitted on this Form signed by Bidder;
- b) All government taxes regarding commercial property shall apply.
- c) Owner will be liable to pay all municipal, government, non-government, Commercialization, Income Tax and other taxes, etc. which may be levied by any Department, Authority, etc. in respect of the Rented Premises.

Particulars of Bidder

Signature

Date:



Dated: 06.03.2025

TENDER NOTICE # QTA/HRA&P/001/2025

State Life Insurance Corporation of Pakistan, the Federal Government Owned Autonomous Corporation intends to acquire office building / commercial property on Rent for establishment of its Sector Office **HUB** under Single Stage Two Envelopes Procedure on at least 03 Years Terms / extendable. Building Measuring @ 2000sq.ft(Approx.) registered with income tax / sales tax department and located at center of HUB City, main Road, Surrounding Areas are in required to submit their bids.

Interested Bidders may collect the bidding document from HR&A Department, Zonal Office, State Life, PIA Building, Hali Road, Quetta are through the web site of SLIC www.slic.com.pk containing terms and conditions, method of procurement, evaluation criteria and other requirements.

The bids prepared in accordance with the instructions in the bidding documents, must reach undersigned on or before _____ by 11:00am hours and will be opened on the same day at 11:30 hours in the presence of bidders / their authorized representatives, how may choose to be present.

In case of any query, HR&A Department may be contacted on telephone number 081-9201297 during the office hours (Monday to Friday excluding Public Holidays).

Secretary Zonal Procurement Committee

SLIC, Zonal Office, Quetta

2nd Floor, PIA Building, Hali Road, Quetta

Phone: 081-9201297