INVITATION TO e-BID

TENDER NO. SLIC/RE-CIVIL/PV/2026

State Life Insurance Corporation of Pakistan (SLICP), invites electronic bids from the contractors, registered with Income Tax and Sales Tax Department for Financial Proposal 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 31-12-2026.

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 02-12-2026 at 12:00 pm Manual Bids, shall not be accepted. Electronic Bids will be opened on the same day at 12:30 pm.

Note: Notification of the GRC constituted in terms of Rule-65(I) of PPRA Rules, 2026 is provided on EPADS at www.eprocure.gov.pk and on PA's website.

DM (Civil) - RE
State Life Insurance Corporation of Pakistan
1st 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 31-12-2026.

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 02-12-2026 up to 12:00 pm and will be opened on same date at 12:30 pm.

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

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' 2026.

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.

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 no limit of 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

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: i. The rental range should be within variation of 5% to 10% for every rental space of building and residence as per chart at Annexure-II.

ii. Consultant / firm will provide the coordinates of all properties.

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 / valuate the Present Day market Value / Fair Value of the properties of State Life.

2.3.1. Meet with representatives of State Life and obtain necessary available 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 from part of the valuation report).

3.3.1. Building:

The Valuation Reports of buildings shall contain the following information.

- Layout plan / sketch.
- Total area and covered area of the building floor wise.
- 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 30 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. Complete reports in the form of book binder in hard & soft copies.

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 50 days after commencement of work.

Note**:** 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 30 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 50 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 compete lot as per list attached at Annexure – 1 & Annexure – 2.

7.2. The rates quoted by valuator for one year.

7.3. State Life shall have the right to reject or accept any offer as per relevant regulations of PPRA rules.

Sub: PROPERTIES VALUATION ALL OVER PAKISTAN AND ASSESSMENT RENTAL RANGE OF SPECIFIED COMMERCIAL BUILDINGS ON YEARLY OR PROPERTY SPECIFIED BASIS FOR THE YEAR ENDING 31ST DECEMBER' 2026

SPECIAL CONDITIONS

1	Closing date & time for submission of bids on EPADS.	:	**02-12-2026 - 11:00 A.M.**
2	Opening of bids on EPADS	:	**02-12-2026 - 11:30 A.M.**
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.	:	**0.01%** for each day of delay in completion of the Works, **As per clause "3.3.2" of tender documents** subject to a maximum of **10%** of Contract Price.
7	Bid Securing Declaration.	:	1. The Bid Securing Declaration shall constitute an undertaking by the bidder to honour its bid during the bid validity period and to fulfil its obligations in case of acceptance of the bid. 2. In case of breach of the declaration, the bidder shall be liable to the applicable sanctions, including blacklisting/debarment, in accordance with the Public Procurement Rules, 2026.
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 favor 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 the firms as per rules.

Seal and Signature of Contractor

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' 2026.

SECTION – II:

- Annexure 'I' "Valuation of Properties"
- Annexure 'II' "Rental Range of Specified Commercial & Residential Buildings"

FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN ENDING 31-12-2025

Annexure - I

Sr. #.	Name & Address of Property	Details of Property			Covered Area (Sq. Ft.)	Quoted Fees All Expenses + Taxes (Rs.)
		Type	No. of Story	Area of Plot (Sq. Yds)		
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.					
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.					
5	State Life Building No. 1C, I.I. Chundrigar Road, Karachi.					
6	State Life Building No. 2, Wallace Road, Karachi.	Comm.	G+15, G+5 & G+1	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.					
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	
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.				

FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN ENDING 31-12-2025

Annexure – I

Sr. #.	Name & Address of Property	Details of Property			Covered Area (Sq. Ft.)	Quoted Fees All Expenses + Taxes (Rs.)
		Type	No. of Story	Area of Plot (Sq. Yds)		
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, Karachi.	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 Floor, Portion on 2nd&3rd	2,097.00	121,120	
23	State Life Building Jason Trade Centre, Shahrah-e-Faisal, Karachi.	Comm.	5th & 7th 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	----	
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.	Plot	2,696.00		
30	Plot No. 10, 4B, 10/7, Nazimabad, Karachi	Res.	G	437.00	-----	
31	Plot No. 11-J, Block-6, PECHS, Karachi	Res.	G+1	1,000.00	4,000	

FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN ENDING 31-12-2025

Annexure – I

Sr. #.	Name & Address of Property	Details of Property			Covered Area (Sq. Ft.)	Quoted Fees All Expenses + Taxes (Rs.)
		Type	No. of Story	Area of Plot (Sq. Yds)		
32	Flat No. 7, C.P. Berar Society Madina Height, Bahadurabad, Karachi.	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. S-88, Sandspit, Karachi	Hut	G	250.00	2,200	
36	Hut No. 151, Paradise Point, Karachi	Hut	G	160.00	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	-----	
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	836.8	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	2404.00	57,300	

FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN ENDING 31-12-2025

Annexure – I

Sr. #.	Name & Address of Property	Details of Property			Covered Area (Sq. Ft.)	Quoted Fees All Expenses + Taxes (Rs.)
		Type	No. of Story	Area of Plot (Sq. Yds)		
47	State Life Building at Minara Road, Sukkur.	Comm.	B+G+4	438.00	25,000	
48	Plot No. Deh 50, Sakrand Road, Taluka & Distt. Nawabshah.	Land	-----	834.00	-----	
49	State Life Bldg. at Plot No.553/3, Abu Dhabi Road, Rahim Yar Khan.	Comm.	B+G+4	2087.00	614.25	
50	10-B, Model Town, Quetta.	Res.	G+1	325.00	3,500	
51	State life Building No. 1, 23, Shahrah-e-Azam, Lahore.	Comm.	G+1	8 Kanals	6000	
52	State Life Building No. 2, Lytton Road, Lahore.	Comm.	G+3	504.51 Marlas	179,262	
53	State Life Bldg. No.4, 63-D, Regal Street, Shahrah-e-Awan, Lahore.	Comm.	B	17 Marlas	3,825	
54	State Life Bldg. 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 No. 9, Bank Square, Shahrah-e-Azam, Lahore.	Comm.	G+1	26.04 Marlas	8,778	
58	State Life Building No. 10, 12, Bank Square, Shahrah-e-Azam, Lahore.	Comm.	B+G+G+4	25.07 Marlas	-----	
59	State Life Building No..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	

FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN ENDING 31-12-2025

Annexure – I

Sr. #.	Name & Address of Property	Details of Property			Covered Area (Sq. Ft.)	Quoted Fees All Expenses + Taxes (Rs.)
		Type	No. of Story	Area of Plot (Sq. Yds)		
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	-----	
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	578.00	41,790	
71	State Life Building No. 2, Kashmir Road, Rawalpindi.	Comm.	G	196.00	-----	
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	898.00	27,232	
74	Plot No. 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-& Phase-II).	Comm.	B+G+2 2B+G+16	1,807.00 + 753.00	3,214 + 75,410	
77	State Life Building on Plot No. 7, Blue Area Islamabad (Phase-I).	Comm.	B+G+2	3,143.00	39,037	

FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN ENDING 31-12-2025

Annexure – I

Sr. #.	Name & Address of Property	Details of Property			Covered Area (Sq. Ft.)	Quoted Fees All Expenses + Taxes (Rs.)
		Type	No. of Story	Area of Plot (Sq. Yds)		
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, Abbottabad.	Hut	-----	756.00	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	State Life Building at 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.	-----	
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 Kanals & 180 Sq.ft.	-----	

FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN ENDING 31-12-2025

Annexure – II

Sr. #:	Name & Address of Property	Type of Property	Land Area Sq.yds	No. of Floor	Rental Value only Ground		Rental Value 1st Floor to 4th Floor		Rental Value 5th Floor to 10th Floor		Rental Value 11th 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.	Commercial	6529	G+10								
2	State Life Building No. 1 & Annex. I.I. Chundrigar Road, Khi.	Commercial	6529	G+2								
3	State Life Building No. 1A, I.I. Chundrigar Road, Karachi.	Commercial	10006	G+3								
4	State Life Building No. 1B, I.I. Chundrigar Road, Karachi.	Commercial	10006	G+3								
5	State Life Building No. 1C, I.I. Chundrigar Road, Karachi.	Commercial	10006	G+3								
6	State Life Building No. 2, Wallace Road, Karachi.	Commercial	9276	G+15								
7	State Life Building No. 2A, Wallace Road, Karachi.	Commercial		G+5								
8	State Life Building No. 2B, Wallace Road, Karachi.	Commercial		G+10								
9	State Life Building No. 3, Dr. Ziauddin Ahmed Road, Khi.	Commercial	4083	G+5								
10	State Life Building No. 4, Shahrah-e-Liaquat, Karachi.	Commercial	2966	G+5								
11	State Life Building No. 5 Abdullah Haroon Road, Karachi.	Commercial	8450	G+5								
12	State Life Building No. 5A, Abdullah Haroon Road, Karachi.	Commercial	8450	G+5								
13	State Life Building No. 5B, Zaibunnisa Road, Karachi.	Commercial	2069	G+M+1								
14	State Life Building No. 5C, Zaibunnisa Road, Karachi.	Commercial	1005	G+1								
15	State Life Building No. 6, M. A. Jinnah Road, Karachi.	Commercial	3577	G+5								
16	State Life Building No. 6A, M. A. Jinnah Road, Karachi.	Commercial	3577	G+5								
17	State Life Building No. 6B, M. A. Jinnah Road, Karachi.	Commercial	3577	G+5								
18	State Life Building No. 7, M. A. Jinnah Road, Karachi.	Commercial	13400	G+2								

FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN ENDING 31-12-2025

Annexure – II

Sr. #:	Name & Address of Property	Type of Property	Land Area Sq.yds	No. of Floor	Rental Value only Ground		Rental Value 1st Floor to 4th Floor		Rental Value 5th Floor to 10th Floor		Rental Value 11th Floor to Upper Floor	
					Non AC	AC	Non AC	AC	Non AC	AC	Non AC	AC
19	State Life Building No. 8, Dundas Road, Karachi.	Commercial	727	G+M+2								
20	State Life Bldg. No.9, Annex. Dr. Ziauddin Ahmed Rd, Khi.	Commercial	4024	G+8								
21	State Life Building No. 11, Abdullah Haroon Road, Karachi.	Commercial	3181	2B+G+13								
22	State Life Building No. 12, Abdullah Haroon Road, Karachi.	Commercial	2097	B+4th to 7th Floor on 2nd & 3rd								
23	State Life Bldg. Jason Trade Centre, Shahrah-e-Faisal, Khi.	Commercial	10500 Sq.ft.	5th & 7th only								
24	State Life Building at 554/A, Station Road, Hyderabad.	Commercial	37% of 440	1st Floor								
25	State Life Building at 164, Cantt, Gul Centre, Hyderabad.	Commercial	2444	Mazinine								
26	50, Thandi Sarak, Hyderabad.	Commercial	19000	B+G+8								
27	State Life Building at 1312/1 Ward B, Mirpurkhas.	Commercial	2404	B+G+4								
28	State Life Building at Minara Road, Sukkur.	Commercial	438	B+G+6								
30	State Life Bldg. 1539/2, Ward C, Quaid-e-Awan Rd, Larkana.	Commercial	1400	B+G+4								
31	State Life Building at Chowk Nawa Shahar, Multan.	Commercial	1475	B+G+5								
32	State Life Building, 120 & 121 G.T Road, Gujrat.	Commercial	6075	B+G+6								

FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN ENDING 31-12-2025

Annexure – II

Sr. #:	Name & Address of Property	Type of Property	Land Area Sq.yds	No. of Floor	Rental Value only Ground		Rental Value 1st Floor to 4th Floor		Rental Value 5th Floor to 10th Floor		Rental Value 11th Floor to Upper Floor	
					Non AC	AC	Non AC	AC	Non AC	AC	Non AC	AC
33	State Life Building at Plot Survey No. 1132, 1140, 1141-2, G.T. Road, Gujranwala.	Commercial	159 Marla	B+G+5								
34	State Life Building at Moza Goal Market, Circular Road, Faisalabad.	Commercial	6.86 Marla	G+2								
35	State Life Building at 2, Liaquat Road, Faisalabad.	Commercial	2541	2B+G+13								
36	State life Building No. 1, 23, Shahrah-e-Azam, Lahore.	Commercial	8KL	G+2								
37	State Life Building No. 2, Lytton Road, Lahore.	Commercial	504ML & 114Sft.	G+3								
38	State Life Bldg. No.4, 63-D, Regal Street, Shahrah-e-Awan, Lahore.	Commercial	17ML	LGR								
39	State Life Bldg. No. 5, 63-D, Regal Street, Shahrah-e-Awan, Lhr.	Commercial	18ML	B+G								
40	State Life Building No. 6-2, Liaquat Road, Patiala Ground, Lahore.	Commercial	26ML & 191 Sft.	B+G+2								
41	State Life Building No. 7, McLeod Road, Patiala Ground, Lahore.	Commercial	11.66 ML	B+G+4								
42	State Life Building No. 9, Bank Square, Shahrah-e-Azam, Lahore.	Commercial	26.04	B+G+2								
43	State Life Bldg. No. 10, 12, Bank Square, Shahrah-e-Azam, Lahore.	Commercial	25.07	G+1								
44	State Life Building No. 11, 15-A, Davis Road, Lahore.	Commercial	110.82 ML	B+G+4								
45	State Life Building, 120 & 121 G.T Road, Gujrat.	Commercial	6075	B+G+6								

FINANCIAL PROPOSAL FOR VALUATION OF PROPERTIES ALL OVER PAKISTAN

OF STATE LIFE INSURANCE CORPORATION OF PAKISTAN
ENDING 31-12-2025

Annexure – II

Sr. #:	Name & Address of Property	Type of Property	Land Area Sq.yds	No. of Floor	Rental Value only Ground		Rental Value 1st Floor to 4th Floor		Rental Value 5th Floor to 10th Floor		Rental Value 11th Floor to Upper Floor	
					Non AC	AC	Non AC	AC	Non AC	AC	Non AC	AC
46	State Life Building No. 1, The Mall Road, Rawalpindi.	Commercial	578	B+G+8								
47	State Life Building No. 2, Kashmir Road, Rawalpindi.	Commercial	96.67	G								
48	State Life Building No. 3, Haider Road, Rawalpindi.	Commercial	333.33	G+2								
49	State Life Building No. 8, Kashmir Road, Rawalpindi.	Commercial	898	B+G+2								
50	State Life Building No. 6, 60-A, Blue Area, Islamabad.	Commercial	3200	B+G+1								
51	State Life Building on Plot No. 5, China Chowk, Islamabad (Phase-I) & (Phase-II).	Commercial	1807 & 753	B+G+2								
52	State Life Tower at Plot No. 61, Blue Area, F-7/G-7 Jinnah Avenue, Islamabad.	Commercial	5120	3B+G+19								
53	State Life Building at Plot No. 7, Blue Area Islamabad (Phase-I & II).	Commercial	2703	B+G+2								
54	State Life Building No. 9, 33-E, Boland Markaz, Islamabad.	Commercial	597	B+G+5								
55	State Life Building, People's Media Foundation Building, Islamabad.	Commercial	G. only	G								
56	State Life Building No. 1, The Mall Road, Peshawar.	Commercial	6655	2B+G+10								
57	State Life Building, 63-P, Circular Road, D. I. Khan.	Commercial	2055	B+G+6								

STATE LIFE INSURANCE CORPORATION OF PAKISTAN - (REAL ESTATE DIVISION)
RENTAL RANTE AS ON 31-12-2025

Residential Unites:

Annexure – II

Sr. #:	Name & Address of Property	Type of Property	Land Area Sq.yds	No. of Floor	Rental Value only Ground		Rental Value Top Floor to 1st Floor	
					Non AC	AC	Non AC	AC
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	Plot No. 10, 4B, 10/7, Nazimabad, Karachi	Res:	437.00	G				
5	Plot No. 11-J, Block-6, PECHS, Karachi	Res:	1,000.00	G+1				
6	Plot No. 11 & 11A, Block 7 & 8, Maqboolabad Co-Op. Housing Society, Shahrah-e-Faisal, Karachi.	Res: & Plot	1,603.00	G+1				
7	Plot No. 2, Block 7 & 8, Maqboolabad Co-Op. Housing Society Shahrah-e-Faisal, Karachi.	Res: & Comm:	1,800.00	G+1				
8	Plot No.133-J/3, Gulberg III, Lahore.	Res:	1 Kanals	G				
9	Plot No. 66-C-1, Gulberg-III, Lahore.	Res:	7 Kanals	G+1				
10	Flat No. 7, C.P. Berar Society Madina Height, Bahadurabad, Karachi.	Res:	1400 Sq.ft.	4th Floor				
11	Plot No.102-B, Gulberg III, Lahore.	Res:	1 Kanal & 180 Sq.ft	G+1				
12	Flat at Dhoraji, Karachi.	Res:	1400 Sq.ft.	Flat				
13	Plot No. 10-B, Model Town, Quetta.	Res:	325 Sq.yds	G+1				

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' 2026.

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 as applicable, Profits and Duties etc.

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Seal and Signature of Consultant / Firm