

NOTICE INVITING TENDER

(TENDER NO. RE-HYD/LIFTS/SLB#05/2026)

1. State Life Insurance Corporation of Pakistan (SLICP), invites through E-Pak Acquisition and Disposal System (EPAD) under Single Stage Single Envelope system from EPAD / PEC Registration and with Active Taxpayers List of the FBR / SRB (whichever is applicable for the **Tender for Refurbishment / Replacement of Malfunctioning of Lifts Parts of Three Nos. of Passenger SCHINDLER (Modified) Lifts Installed at State Life Building # 03 Thandi Sarak Hyderabad.** Bid Security cost is worth **PKR. 30,000/-**
2. A complete set of bidding documents may be downloaded from date of publication up to 22-04-2026 before 11:00 A.M from E-Pak Acquisition and Disposal System (EPADS).
3. The bids without submission of original bid security (Hard Copy) would be rejected and considered non-responsive IF:
 - ❖ *Bids/Tenders received conditional and telegraphic:*
 - ❖ *Bids/ Tenders uploaded on EPADS after Specified date and time.*
 - ❖ *Non- submission of original set of documents in Hard Copy to the designated officer.*
4. The bids prepared as per instruction in the bidding documents must be submitted on EPADS by 17-03-2026 up to 11:00 A.M along with bid security PKR. 30,000/-. Accordingly Bids will be opened on the same day i-e on 22-04-2026 @ 11:30 A.M at the bellow mentioned address in presence of committee and representative of bidder.
5. Incase government announces any Public Holiday or any unfavourable circumstances, the tender / bids will be opened on next working day, with same venue and time. SLIC reserves the right to reject all or any bids subject to the relevant provision of public Procurement Rule.

Note: Notification of the GRC constituted in terms of Rule-48 of PPRA rules, 2004 is provided on E-PADS at www.eprocure.gov.pk and on PA's website.

Engr. Amjad Ali Memon
Deputy Manager (RE) Hyderabad

State Life Insurance Corporation of Pakistan
7thFloor, Real Estate Department
State Life Building No#03,
Thandi Sarak, Hyderabad.
Phone #: 0229200353

STATE LIFE INSURANCE CORPORATION OF PAKISTAN
Real Estate Division



TENDER DOCUMENTS
BILL OF QUANTITIES

TENDER NO. RE-HYD/LIFTS/SLB#05/2026

**Tender for Refurbishment / Replacement of Malfunctioning of Lifts
Parts of Three Nos. of Passenger SCHINDLER (Modified) Lifts
Installed at State Life Building # 03 Thandi Sarak Hyderabad.**



STATE LIFE INSURANCE CORPORATION OF PAKISTAN
REAL ESTATE DEPARTMENT HYDERABAD

**TENDER FOR REFURBISHMENT / REPLACEMENT OF MALFUNCTIONING OF LIFTS PARTS
OF THREE NOS. OF PASSENGER SCHINDLER (MODIFIED) LIFTS INSTALLED AT STATE
LIFE BUILDING # 03 THANDI SARAK HYDERABAD.**

(TENDER NO. RE-HYD/LIFTS/SLB#05/2026)

Dated : _____

M/s. _____

Enclosed, please find herewith Tender Documents for the subject work as per single stage single envelope procedure of PPRA Rules. Please submit the same duly filled and completed in all respects on EPADS latest by **22-04-2026** at 11:00 a.m.

You are requested to submit tender through e-procurement system of PPRA (EADS) by the stipulated date. No any manually received tenders will be acceptable for further details, you may contact the undersigned before the opening of the Tender for any query.

The Corporation reserves the right to reject any or all Tenders as per provisions of PPRA Rules.

ENGR. AMJAD ALI
Deputy Manager 'RE'

Encl: As above.



STATE LIFE INSURANCE CORPORATION OF PAKISTAN
Real Estate Division

**TENDER FOR REFURBISHMENT / REPLACEMENT OF MALFUNCTIONING OF LIFTS PARTS
OF THREE NOS. OF PASSENGER SCHINDLER (MODIFIED) LIFTS INSTALLED AT STATE
LIFE BUILDING # 03 THANDI SARAK HYDERABAD.**

(TENDER NO. RE-HYD/LIFTS/SLB#03/2026)

1. GENERAL TERMS & CONDITIONS OF THE CONTRACT:

- a. Bid shall be submitted through e-pad, and bid security shall be submitted in physical shape before closing time of e-bids submission.
- b. The successful bidder will be required to submit the schedule of supply and installation within **Seven (07) Days** from the date of acceptance of Letter of Award.
- c. Bid without Bid Security will be rejected.
- d. Any conditional Bid will not be accepted and will be liable to rejection.
- e. Contractor has to clean the site in every respect from unused material, debris and tools on completion of work.
- f. All works to be carried out under the direct supervision of respective building in-charge / SLIC representative.
- g. State Life Insurance Corporation of Pakistan will not be responsible for any loss to life or theft of tool / equipment or consumable material and will not accept any claim, liabilities or compensation.

2. PRE-BID VISIT:

Bidders are requested to visit the site before submission of e-bid and ensure that their offers are complete in all respect. All terms & conditions mentioned in this document shall be strictly complied with. Bidder must ensure / study the specifications, schedules and B.O.Q to avoid any debate/discussion/dispute during/after execution of work.

No TA/DA will be given to Bidders for Pre-Bid Visit.

3. PRICES AND ESCALATION:

- a. Quoted price shall be inclusive all Taxes of Supply, Transportation, Insurance, loading, unloading, lifting, fixing / Installation, Testing and commissioning of equipment at Site, as specified in the Bid.
- b. No price escalation claim will be entertained due to any reason of change in Taxes, Levy, Wages, Currencies fluctuation or any other change announced by the Central Government / Provincial Government or any local Authority.

4. MODE OF PAYMENT:

- a. 40% cost on delivery of Items / Parts of BOQ as per certification of SLIC.
- b. 50% payment upon satisfactory Installation, Testing, commissioning & running of lift at least for 15 days.
- c. 10% Retention Money will be deducted from the bill, which will be released after defect liability period i-e One year (12) Months) from date of completion of work.

5. DEFECT LIABILITY PERIOD:

- a. The contractor shall furnish a completion certificate that the work has been completed and materials / parts supplied / installed strictly confirm to the specification as laid down in the contract.
- b. The contractor will replace the components if not found according to specification or found defective due to faulty design, material or workmanship or being non-genuine.
- c. Cost of removal, rechecking and cartage charges for defective materials sent back to place of manufacturing shall be borne by the contractor.

6. DELIVERY AND EXECUTION PERIOD:

The Contractor shall Supply & Installation of all lifts items within **thirty (30)** Days from the date of commencement of work.

7. LIQUIDATED DAMAGES:

Failure to execute the work within the stipulated time will render contractor liable to payment of liquidated damages at the rate of 0.5% per day of delay subject to maximum 10% of Contract price.

8. SIGNING OF CONTRACT AGREEMENT:

1. Upon acceptance of the Bid the company / supplier shall execute a proper agreement on non-judicial stamp paper with the State Life Insurance Corporation of Pakistan containing certain terms and conditions in the form prescribed by the State Life Insurance Corporation of Pakistan within **Seven (07)** days from the acceptance of Letter of Award.

9. TERMINATION.

After 30 days of the date of completion, if the works remain incomplete, SLIC may exercise the **option to terminate** the contract and get the remaining work executed from another contractor at his cost & risk. In such case only amount left after deducting the work cost and penalty will be paid with un-satisfactory performance certificate to contractor. Moreover, SLIC may further consider **Black listing of the Firm / Contractor.**

10. TAXES.

All prevailing government taxes / levies will be borne by the contractor.

Following registration certificate may be furnished with bid documents.

- **Registration of Firm on E-PADS**
- **NTN Certificate from FBR.**
- **GST Certificate.**
- **Five year experience of relevant field.**
- **Affidavit that the Firm/Company is not black listed by any Government/Semi Government/MNCs and private organization**

Seal & Signature of Contractor



**TENDER FOR REFURBISHMENT / REPLACEMENT OF MALFUNCTIONING OF LIFTS PARTS
OF THREE NOS. OF PASSENGER SCHINDLER (MODIFIED) LIFTS INSTALLED AT STATE
LIFE BUILDING # 03 THANDI SARA K HYDERABAD.**

(TENDER NO. RE-HYD/LIFTS/SLB#03/2026)

(BILL OF QUANTITY)

NO.	PART DESCRIPTION	QTY	RATE (Rs)	TOTAL
1	Refurbishment, Supply, Installation, Testing & Commissioning of (YASKAWA INVERTER) L1000 30Kw, with all accessories. (Lift "A").	01 No.		
2	Replacement, Supply, Installation, Testing & Commissioning of (CONTACTOR 30 AMP) Korean	02 No.		
3	Refurbishment, Supply, Installation, Testing & Commissioning of Main Pulley bearings (Lift "C"). with all inputs	01 Job		
4	Refurbishment, Supply, Installation, Testing & Commissioning of Main Motor Bushes Router & Seal (Lift "B, C") with all inputs.	02 Job		
TOTAL				
GST 18 %				
5	Refurbishment work of Main Motor Rewinding (Lift "A') with all inputs	01 Job		
6	Testing, Commissioning, Programing, Transportation Charges & etc.			
SST 15 %				
GRAND TOTAL				
Salvance Value of lift Material				

Note.

- The rate quoted must be inclusive of all prevailing taxes, labor, profit, overhead charges etc.
- All above jobs are subject to the successful execution and smooth operation of lifts, hence payment will be made accordingly.

Seal & Signature of Contractor



SALIENT FEATURES

TENDER FOR REFURBISHMENT / REPLACEMENT OF MALFUNCTIONING OF LIFTS PARTS OF THREE NOS. OF PASSENGER SCHINDLER (MODIFIED) LIFTS INSTALLED AT STATE LIFE BUILDING # 03 THANDI SARAK HYDERABAD.

(TENDER NO. RE-HYD/LIFTS/SLB#03/2026)

1.	Date & Time for submission of e-bids on E-PADS	On or before 22-04-2026 at 11:00 AM , Bid will be open on same day at 11:30 AM . At Office of Manager Real Estate Department, State Life Building No. 03, Thandi Sarak Hyderabad
2.	Bid Security	Rs.30,000/- of quoted amount in the form of pay order / bank guarantee by schedule bank in favor of M/s. "State Life Insurance Corporation of Pakistan. Which shall be submitted in physical shape before closing time of e-bids submission.
3.	Release of Bid Security	a. To unsuccessful Tenderer after award of work. b. To successful Tenderer upon completion of work
4.	Forfeiture of Bid Security	a. If the bid is withdraw after opening. b. If the bidder does not accept letter of award or refuse to enter in contract.
5.	Validity of tender	120 days
6.	Date of Commencement of Work	Seven (07) days from the date of acceptance of Letter of award.
7.	Time of Completion	Thirty (30) Days from the date of commencement of work
8.	Liquidated Damages	0.5% of the contract price per day (maximum 10% of contract amount)
9.	Method of Procurement	Single stage SINGLE envelope as per PPRA Rules
10.	Bank Guarantee (2%)	PKR.26,000/- (Rupees Twenty Six Thousand only)
11.	Maintenance / Warranty Period	One year (12) MONTHS from date of certificate of completion of works.
12.	Method of Payment	a. 40% cost on delivery of Items / Parts of BOQ as per certification of SLIC. b. 50% payment upon satisfactory Installation, testing, commissioning & running of lift at least for 15 days. c. 10% Retention Money will be deducted from the bill, which will be released after defect liability period i-e One year (12) Months) from date of completion of work.
13.	Payment of Taxes	All prevailing government taxes (federal & provincial) including income tax, GST, Sales tax, S.S.T, etc. payable by the contractor shall be considered included in the quoted prices of each item in the bill of quantity.

Seal & Signature of Contractor

"A". FORM OF PERFORMANCE SECURITY
(Bank Guarantee)

Guarantee No.....
Executed on.....
Expiry date.....

[Letter by the Guarantor to the Employer]

Name of Guarantor (Bank) with address: _____

Name of Principal (Contractor) with address: _____

Penal Sum of Security (express in words and figures) _____

Letter of Acceptance No. _Dated.....

KNOW ALL MEN BY THESE PRESENTS that in pursuance of the terms of the Bidding Documents and above said Letter of Acceptance (hereinafter called the Documents) and at the request of the said Principal we, the Guarantor above named, are held and firmly bound unto the _____ (hereinafter called the Employer) in the penal sum of the amount stated above for the payment of which sum well and truly to be made to the said Employer, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that whereas the Principal has accepted the Employer's above said Letter of Acceptance for _____ (Name of Contract) For the _____ (Name of Project).

NOW THEREFORE, if the Principal (Contractor) shall well and truly perform and fulfill all the undertakings, covenants, terms and conditions of the said Documents during the original terms of the said Documents and any extensions thereof that may be granted by the Employer, with or without notice to the Guarantor, which notice is, hereby, waived and shall also well and truly perform and fulfill all the undertakings, covenants terms and conditions of the Contract and of any and all modifications of said Documents that may hereafter be made, notice of which modifications to the Guarantor being hereby waived, then, this obligation to be void; otherwise to remain in full force and virtue till all requirements of relevant Clause, Defects after Taking Over, of Conditions of Contract are fulfilled.

Our total liability under this Guarantee is limited to the sum stated above and it is a condition of any liability attaching to us under this Guarantee that the claim for payment in writing shall be received by us within the validity period of this Guarantee, failing which we shall be discharged of our liability, if any, under this Guarantee.

We, _____ (the Guarantor), waiving all objections and defenses under the Contract, do hereby irrevocably and independently guarantee to pay to the Employer without delay upon the Employer's first written demand without cavil or arguments and without requiring the Employer to prove or to show grounds or reasons for such demand any sum or sums up to the amount stated above,

against the Employer's written declaration that the Principal has refused or failed to perform the obligations under the Contract which payment will be effected by the Guarantor to Employer's designated Bank & Account Number.

PROVIDED ALSO THAT the Employer shall be the sole and final judge for deciding whether the Principal (Contractor) has duly performed his obligations under the Contract or has defaulted in fulfilling said obligations and the Guarantor shall pay without objection any sum or sums up to the amount stated above upon first written demand from the Employer forthwith and without any reference to the Principal or any other person.

IN WITNESS WHEREOF, the above-bounden Guarantor has executed this Instrument under its seal on the date indicated above, the name and corporate seal of the Guarantor being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

Guarantor (Bank)

Witness:

Signature _____
(Seal)

1. Name _____

Corporate Secretary (Seal)
Title & Address

2. Name _____

Title & Address
Corporate Guarantor (Seal)

“B”. FORM OF CONTRACT AGREEMENT

THIS CONTRACT AGREEMENT (hereinafter called the “Agreement”) made on the _____ day of _____ (month) 20____ between _____ (hereafter called the “Employer”) of the one part and _____ (hereafter called the “Contractor”) of the other part.

WHEREAS the Employer is desirous that certain Works, viz _____ should be executed by the Contractor and has accepted a Bid by the Contractor for the execution and completion of such Works and the remedying of any defects therein.

NOW this Agreement witnessed as follows:

1. In this Agreement words and expressions shall have the same meanings as are respectively assigned to them in the Conditions of Contract hereinafter referred to.
2. The following documents after incorporating addenda, if any, except those parts relating to Instructions to Bidders shall be deemed to form and be read and construed as part of this Agreement, viz:
 - (a) The Contract Agreement;
 - (b) The Letter of Acceptance;
 - (c) Instruction to Bidder
 - (d) Salient Features of Contract
 - (e) General Terms
 - (f) Bill of Quantity
 - (g) Bank Guarantee
 - (h) _____ (any other)
3. In consideration of the payments to be made by the Employer to the Contractor as hereinafter mentioned, the Contractor hereby covenants with the Employer to execute and complete the Works and remedy defects therein in conformity and in all respects with the provisions of the Contract.
4. The Employer hereby covenants to pay the Contractor, in consideration of the execution and completion of the Works as per provisions of the Contract, the Contract Price or such other sum as may become payable under the provisions of the Contract at the times and in the manner prescribed by the Contract.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed on the day, month and year first before written in accordance with their respective laws.

Signature of the Contactor

(Seal)

Signed, Sealed and Delivered in the presence of:

Witness:

(Name, Title and Address)

Signature of Employer

(Seal)

Witness:

(Name, Title and Address)