

	PROPOSAL NO: LIOC/ ADMN/ PT/ 009/ 13-14	Page 1 of 13
	TITLE: PURCHASE OF LAND LOCATED IN COLOMBO METROPOLITAN REGION (ZONE 1 TO ZONE 15)	

LANKA IOC PLC, LEVEL 20, WEST TOWER, ECHELON SQUARE, COLOMBO - 01

REF: LIOC/ ADMN/ PT/ 009/ 13 - 14

DATE: 27/ 01/ 2014

M/S. _____

Dear Sirs,

SUB : PURCHASE OF LAND IN COLOMBO METROPOLITAN REGION (ZONE 1 TO ZONE 15)

Dear Sirs,

Lanka IOC PLC has plans to put up an office building for its head office in Colombo for which it is proposed to purchase a suitable plot of land located within Colombo Metropolitan Region.

Intending bidders may please submit sealed proposal based on the terms listed in the documents. The proposal complete in all respects may please be submitted in sealed condition to our office at address given below.

**SR VICE PRESIDENT (ENGG), LANKA IOC PLC, LEVEL 20,
WEST TOWER, ECHELON SQUARE, COLOMBO - 01**

The proposal as per the details requested shall be enclosed in a sealed cover marked Cover A.

The price for the land proposed to be sold shall be enclosed in a second sealed cover marked Cover B.

The above two covers (Cover A & Cover B) in sealed condition must be enclosed in the outer cover marked Cover C and sealed.

The outer Cover C must be superscribed duly indicating the tender number, due date and time of opening, address of bidder/ Firm and submitted to the office of Lanka IOC PLC at the above mentioned address before due date and time.

Thanking you,

Yours faithfully
For LANKA IOC PLC

SR VICE PRESIDENT (ENGG)

SIGNATURE OF BIDDER
SEAL/ NIC NUMBER

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 Lanka IOC		Lanka IOC PLC
TENDER NOTICE		
REFERENCE NO: LIOC/ ADMN/ PT/ 009/ 13- 14		
DESCRIPTION: Purchase of land admeasuring 40 Perches to 50 Perches located in Colombo Metropolitan Region (Zone 1 to Zone 15)		
BID BOND: LKR 10,000/-		
SALE PERIOD	27/ 01/ 2014 From 09:00 Hrs TO 21/ 02/ 2014 up to 17:00 Hrs	
CONTACT PERSON	SVP (ENGG); TEL: 011 2475707 dnbadari@lankaio.com OR ranketh@lankaio.com	
Please visit our website www.lankaio.com for further details on this tender.		

NOTE:

Please refer to the tender notice published in the following dailies on 25.01.2014

- Daily News (English)
- Lanka Deepa (Sinhala) and
- Veerakesari (Tamil)

Please refer to the tender notice published in Hit Ad on 26.01.2014

- Hit Ad (English)

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PROPOSAL

1	PROPOSAL REFERENCE	LIOC/ ADMN/ PT/ 009/ 13- 14
2	NAME OF PROPOSAL	PURCHASE OF LAND LOCATED IN COLOMBO METROPOLITAN REGION (ZONE 1 TO ZONE 15)
3	EXTENT OF LAND REQUIRED	40 Perches to 50 Perches
4	PREFERRED LOCATIONS	COLOMBO METROPOLITAN REGION (Zone 1 to Zone 15)
5	BID BOND	LKR 10,000/-
6	REQUEST FOR PROPOSAL (between 0900 Hrs to 1700 Hrs on working days)	
	A) FROM	27/ 01/ 2014 from 09:00 Hrs
	B) TO	21/ 02/ 2014 to 17:00 Hrs
7	DUE DATE AND TIME FOR SUBMISSION OF PROPOSAL	24/ 02/ 2014 @ 14:00 Hrs
8	DUE DATE & TIME FOR OPENING OF PROPOSAL (Proposal Only without Price)	24/ 02/ 2014 at 14:30 Hrs

Sealed proposals in two bid system (a) Detailed Proposal with commercial terms as per the contents requested and (b) Price bid for the land being offered are invited from interested parties holding valid and clear marketable title of land in possession for outright sale to Lanka IOC PLC for setting up its head office.

The land/ plot to be offered for outright sale must meet the following minimum requirements:

- a. Proposed land to be located within Colombo Metropolitan Region (Zone 1 to Zone 15)
- b. One of the sides of the plot of land (length or depth) to be offered shall be 80 feet minimum.
- c. The land must be in one contiguous piece.

BID BOND: LKR 10,000/- by way of demand draft drawn in favour of Lanka IOC PLC payable at Colombo

The detailed tender document may please be downloaded from Company's web site www.lankaio.net.

Tender document (non transferable) can also be obtained from Engineering department, Lanka IOC PLC, 20th floor, West Tower, Echelon Square, Colombo, Sri Lanka by way of a request letter or can be obtained over e - mail from dnbadari@lankaio.com or ranketh@lankaio.com on request. LIOC shall not be responsible for any Postal / Courier delays if document is sought by post.

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Submission of Tenders:

The proposal as per the details requested shall be enclosed in a sealed cover marked Cover A. The bid bond shall be enclosed in Cover A. This cover shall be marked as Proposal with commercial terms. The cover shall be superscribed with bidder's name & address, proposal number and due date of opening of the bid.

The Price for the land shall be enclosed in a separate sealed cover marked Cover B. This cover shall be marked as Price bid. The cover shall be superscribed with bidder's name & address, proposal number and due date of opening of the bid.

The above two covers in sealed condition must be enclosed in the outer cover marked Cover C and sealed. The outer Cover C must be superscribed duly indicating the Proposal number, due date and time of opening, name & address of Bidder/ Firm and submitted to the office of Lanka IOC PLC at the above mentioned address.

The envelope marked as "Proposal with Commercial Terms without Price" contained in Cover A shall be opened on due date and time mentioned in presence of Bidders at the office of Lanka IOC, Colombo 1.

Proposals received after the due date and time shall not be accepted.

Proposals must reach **LANKA IOC PLC, LEVEL 20, WEST TOWER, ECHELON SQUARE, COLOMBO 01** before due date and time mentioned above.

SR VICE PRESIDENT (ENGG)

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PARTICULARS ABOUT BIDDER AND LAND

SN	DETAILS	DETAILS TO BE FURNISHED BY BIDDER
<u>A</u>	<u>GENERAL</u>	
1	Name of the Landlord / Firm	
2	Address of Landlord/ Firm for correspondence	
3	Contact Details for Communication a. Telephone no. b. Fax c. E-mail	
4	Contact Person for Correspondence (Designation also to be indicated in case of a Company)	
5	NIC Number of land lord (Enclose copy)	
6	Business Registration Number in case Bidder is a Firm	
<u>B</u>	<u>PARTICULARS OF LAND</u>	
1	Metropolitan Zone Number	
2	Location of Land with Complete Postal Address	
3	Copy of Latest Survey Plan (prepared & certified by licenced surveyor)	
4	Deed copy of Land	
5	Copy of Title Report (to be within 3 months prior to date of tender)	

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6	Copy of Extracts of Land taken within 3 months covering a period of 30 years	
7	Dimension of land (Enclose sketch drawn to scale) offered for sale	
8	Area of land offered for Sale (Area in Perches) including calculations.	
9	Schedule of property (Indicate details of the properties adjoining the boundary of the land being offered)	
10	Street Line Certificate (Latest) issued by RDA / Local Authorities	
11	Latest Tax paid certificates for the land being offered for Sale	
12	Non Vesting Certificate as on date of tender (include water & electricity also if proposed land has previous connections)	

SR VICE PRESIDENT (ENGG)

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LAND DETAILS PROPOSED FOR PURCHASE

1. Following Main requirements for land proposed to be purchased may please be noted:
 - a. Proposed land to be located within Colombo Metropolitan Region (Zone 1 to Zone 15)
 - b. One of the side of the plot of land (length or depth) offered to be 80 feet minimum.
 - c. The land must be in one contiguous piece.
2. Essential Documents required to be submitted along with proposal in Cover A:
 - a. Bid bond for LKR 10,000/- by way of Demand draft drawn in favour of Lanka IOC PLC payable at Colombo.
 - b. Citizenship proof (NIC) of land lord of the land submitting bid for sale of land.
 - c. Registered Power Of Attorney in case the bids are submitted by a Power Of Attorney holder. If the entire parcel of land does not belong to one owner then, the group of owners who have plots contiguous to each other and meeting our requirement can quote through one registered Power Of Attorney Holder. In such cases, LIOC shall deal only with the Power Of Attorney Holder for all future requirements.
 - d. Recent photograph(s) of the land (Size to match A4 paper)
 - e. Copy of land Deed document registered in land Registry.
 - f. Survey plan for the land prepared and certified by a licensed surveyor.
 - g. Location map of the land including roads leading to the land.
 - h. Key Plan showing details of property situation of the plot.
 - i. Street line certificate for the plot.
 - j. Reservations in case land is in the vicinity of water bodies/ canals etc.
 - k. Dimension of the plot of land along with detailed Area calculation for the land proposed for sale.
 - l. Non vesting certificate.
 - m. Title report for the plot of land being offered for sale.
 - n. Extracts of subject land proposed to be sold indicating 30 year history.
 - o. Latest copy of all types of tax paid receipts and covering up to the date of tender advertisement.
 - p. Details of properties located adjacent to the plot of land offered to be submitted including major properties within 500 m vicinity of land being offered.

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3. PREFERRED POINTS FOR LAND PROPOSED TO BE OFFERED FOR SALE:

- a. It should be possible to construct a building of foot print size 5500 - 6500 SFT (20 to 24 Perches) on the land being offered after allowing for necessary reservations.
- b. The land to be offered to be situated in the prime locality of the advertised area.
- c. The land offered for sale to be preferably a bare land and free from buildings/ encroachments/ water bodies etc.
- d. The Land should have direct access to main road. Land to have an access to approach road of 8 - 10 meter width.
- e. Land should have visibility from main road.
- f. Land proposed to be sold shall not be under any kind of lien and shall be free from all kinds of encumbrances. The land being offered must be saleable.
- g. The plot of land should be free from overhead high tension power line, telephone lines, water/ petroleum/ chemical pipelines, canals, drains, public roads etc.
- h. In case, land being offered for sale has any permanent/ temporary structures then, demolition cost towards the same shall be in the bidder's scope. Land free from all structures shall be handed over.
- i. In case agricultural land is being offered for sale then, the land lord shall convert the same to non agricultural - commercial use at their own cost prior to registration of land.
- j. Power lines passing adjacent to the land being offered should have necessary clearances which would not hamper construction of building on the plot.
- k. Connections for sewage and power including municipal water supply should be available.
- l. The level of land shall be such that filling/ cutting required for development shall be minimum.

SR VICE PRESIDENT (ENGG)

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TERMS & CONDITIONS:

1. Bid Bond: The bidders are required to submit a Bid Bond for **LKR 10,000/-** drawn in favour of **Lanka IOC PLC payable at Colombo**. This bid bond must be enclosed in the cover A forming part of proposal.
2. Validity of Proposal:

Bids shall be valid for a period of 4 months (120 days) from the date of opening of the bids. By submitting offers for the subject tender, the bidder shall agree not to sell land to any other party for a period of 120 days from the date of opening of technical/ commercial bid.
3. Cost towards submission of the bids: It must be noted that the bidders shall bear all the costs involved in submission of the bids including charges towards submission of all documents towards the proposal tendered. Cost that may be incurred for submission of any additional document to Lanka IOC on bid opening shall also be on bidder's account.
4. Land brokers/ Property dealers are strictly prohibited from submitting bids for the tender.
5. All documents being submitted shall be signed by the bidder duly indicating the name of bidder & NIC No. In case the bidder is a firm then, company seal shall be affixed on each document being submitted.
6. Submission of proposal:

- a. The proposal shall be submitted in sealed covers as below.

Cover A (Proposal with commercial terms and without price): This cover shall contain all the details of the land being offered as requested in this document along with Bid Bond. The documents shall be enclosed along with covering letter from the Bidder and sealed in a cover. This cover shall be marked as **Cover A**.

Please note that the documents enclosed in Cover A must not contain any details with respect to the rates for the land being offered.

Cover B (Price): This cover shall contain the price to be quoted for the land being offered for sale. **The price for the land to be offered must be mentioned in Lankan Rupees Only.** The price bid shall be typed in a separate letterhead (of the Company) or a plain paper as per the below mentioned format and enclosed in a sealed cover. The price bid document must be signed with Company seal (or NIC number of the bidder) This cover shall be marked as **Cover B**.

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Format for quoting the rates to be enclosed in Cover B is provided at the end of this document.

The bidders must note that following charges must not be included as part of the price to be quoted.

- a. stamp duty charges
- b. Charges towards preparation of the land deed transfer document.
- c. Cost towards Registration of land at the Office of Land Registry.
- d. Legal fees payable at the time of execution of deed transfer.

Cover C: The 2 sealed covers (Cover A & Cover B) must be enclosed in an outer cover named Cover C and sealed. The sealed Cover C containing Cover A & Cover B shall be submitted as part of the bid submission.

The Cover C shall be supercribed with Proposal no., name and address of bidder, due date and time of opening of the bids.

7. Bidders are permitted to submit their offer for more than one plot of land for sale against this proposal. In such case, separate bids (Cover A, Cover B & Cover C) as mentioned above shall be submitted. Each such proposal must contain full set of documents sought in the proposal document. Separate bid bond to be enclosed with each bid to be submitted.
8. Opening of proposals :
 - a. The bids (Cover C) shall be opened on due date and time mentioned. On cutting open Cover C, 2 sealed covers i.e. Cover A & Cover B shall be taken out. The Cover A alone shall be cut open and verified. The Cover B (Price) in sealed condition shall be kept in the custody to be opened subsequently after technical qualification of the bidder / firm.
 - b. In case upon opening Cover C and Cover A, if the price towards the land is received in open condition, such proposals shall be rejected outright.
9. The purchaser (LIOC) or its nominated representative/ agency shall have the right to inspect the land for the conformity to the details and authenticity of the information provided by the bidder in proposal submitted.
10. To assist in the examination, evaluation and comparison of bids, LIOC may, at their discretion ask the bidder for clarification in writing and the response thereof shall also be in writing.

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11. **Evaluation of proposals :**

- a. Upon opening of the bids (Cover A only) as mentioned above, all the applications received shall be compiled.
- b. Additional documents as required shall be sought from the bidders in respect of the land being offered for sale. All the costs associated in submission of additional documents to meet the requirement of the tender shall be borne by the bidder.
- c. After screening and short listing of the bids received, LIOC or its nominated representatives shall undertake visit to the land that has been offered for sale. During this exercise, the bidder shall be available at the plot of land for offering all the inputs required and clarification to be furnished.
- d. On short listing of bids, legal verification shall be carried out by Lanka IOC. During this stage, the bidder shall willingly furnish any / all connected documents that are required to prove the authenticity of the property.
- e. Upon satisfying all legal requirements, the price contained in Cover B shall be opened on due date and time with prior intimation to the qualified bidder. Upon opening the price, the LIOC reserves the right to carry out negotiation with the bidder for arriving at the final price of sale of the land.
- f. The purchase of land including deed transfer & registration shall be completed along with payment towards the same. In this regard, the bidders may note that Lanka IOC shall not make any advance payment towards the land being offered for sale by the bidders / firms.

12. Bidders to note the following with respect to the price to be submitted for the land proposed to be offered for sale.

- a. The rate for the land to be quoted on per Perch basis only.
- b. The rate quoted per perch shall be multiplied with the total extent of land being offered (worked out to 2 decimal points without rounding off) as per accepted arithmetic calculations after deducting land acquisitions if any by the Government (Govt of Sri Lanka/ RDA).

The rate to be quoted **must not include**

- a. Stamp duty charges - This shall be borne separately by Lanka IOC
- b. Cost towards Registration of land deed at the Office of Land Registry: This cost shall be borne by Lanka IOC.
- c. Charges towards preparation of the land deed transfer document - The amount incurred shall be shared equally between the bidder and Lanka IOC at the time of executing the deed transfer agreement.

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- d. Legal fees payable at the time of execution of deed transfer: The charges to the lawyers who would be attesting the documents at the time of purchase shall be shared equally between the bidder and Lanka IOC at the time of executing the deed transfer agreement.

13. Payment towards sale of Land:

The payment as calculated above (12 b) shall be effected by Lanka IOC after bidder's share of amount towards administrative expenses and Legal fees mentioned above are paid by the bidder. The payment shall be effected at the time of executing the land deed transfer agreement towards sale of land property.

14. RIGHT TO ACCEPT ANY BID AND TO REJECT ANY OR ALL BIDS:

Lanka IOC PLC does not bind itself to accept lowest or any other tender. LIOC reserves the right to accept or reject any bid and to annul the bidding process and reject all bids, at any time prior to award to contract without assigning any reason whatsoever and without any liability to the bidder or bidders.

15. All communications with respect to the proposal shall be strictly with office of Lanka IOC at Colombo 01.

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FORMAT FOR PRICE TO BE SUBMITTED FOR LAND PROPOSED TO BE SOLD
(THIS FORMAT TO BE TYPED AND ENCLOSED ONLY IN COVER B DULY SEALED)

1. Location of Plot and Full Postal Address including Zone :	
2. Extent (Area) of the plot in Perches : (Restricted to 2 decimals only)	
3. Rate per Perch (In LKR)	Fig: LKR
	Words: LKR

SIGNATURE OF BIDDER AND COMPANY SEAL
(PLEASE INDICATE THE NIC NUMBER IN CASE BIDDER IS A PRIVATE LAND LORD)

DATE:

IMPORTANT:

- BIDDERS MUST NOT QUOTE THEIR RATE FOR THE LAND IN THIS PAGE.
- FORMAT OF PRICE BID MENTIONED ABOVE TO BE TYPED AND SUBMITTED IN SEPARATE SEALED COVER & MARKED AS COVER B.

NOTES TO PRICE BID:

- Please type the above format on a separate letterhead of the firm or Plain paper (in case of a private Land Owner). Please sign the price quoted and enclose in Cover B duly sealed.
- Quote the rate in terms of Per Perch Only.
- The rate must not include stamp duty charges & registration charges. These charges shall be borne by Lanka IOC.
- Administrative expenses towards preparation of legal document for sale of land at the time of purchase and Legal fees (to be payable to Legal counsels who would attest the sale deed) shall be shared equally between bidder and Lanka IOC.

SIGNATURE OF BIDDER
SEAL/ NIC NUMBER