

NAME OF TENDER:

**PURCHASE OF OFFICE
PREMISES ON OUTRIGHT
PURCHASE/ LONG LEASE
BASIS AT COLOMBO
ADMEASURING 20,000
SQ.FEET (Approx.)**

Tender No :	LIOC/ADMN/PT/01/2016-17
Due Date &Time :	03.03.2017 @ 10:00 Hrs

PRICE BID

Price Bid

VIII. Instructions

1. This Price Bid Submission must be contained in a sealed cover and marked clearly as follows:
2. The Price Bid shall comprise of the following requirements and the information pertaining to it shall be included in the sealed envelope as aforesaid.
3. Prices quoted can be in the following currencies: Sri Lankan Rupees (LKR) or United States Dollars (USD).
 - a. Where prices are quoted in USD the Purchaser shall apply the Exchange Rate stated in Clause 19 of the Terms and Conditions.
 - b. Any hedging of risk for fluctuation in exchange rates must be included in and calculated by the Bidder.
4. The PB shall contain nothing but price aspects of premises without any conditions. (If the price is subject to any conditions, the same may be disqualified)
5. The Prices quoted in the PB shall be inclusive of all applicable taxes including VAT and NBT. Bidders shall quote rate and amount excluding registration and stamp duty charges. A detailed breakdown of prices, costs and taxes which are applicable shall be provided.
6. Only the prices quoted on the basis of “Usable Area” (defined below) will be considered for deciding Financial Score and for all other purposes. Bidders are requested to furnish the unit price based on the Usable area in the PB. Measurement details by means of sketches for arriving at the Usable Area must be furnished for verification by the Purchaser in the Technical Bid.
7. Any other costs of all required one- time payments must also be furnished including cost of parking space either covered/ open.
8. If the price for the car parking area is included in the Price Quoted for the Office Space, please mark the Parking Space price as “NIL”.
9. **Other costs such as Society Deposits, Key Money, Electricity Deposits, Drainage / Water supply deposits, Maintenance charges payable etc. must be clearly mentioned if applicable as in Table C of the PB below.**
10. Please quote your firm and lowest prices in the following format:

Offer Details – General

S.No.	Address of the Property with Location and Town	Details of Premises (Floor)
1		
2		

TABLE A

S. No.	Premises No. / Address	Floor No.	Gross Area (sq.ft)	Rentable Area (sq.ft)	Usable Area Basis (sq.ft)		
					Area (Sft)	Unit Rate Rs./USD /sft.	Total Cost Rs./USD
	TOTAL						

Note:

1. Refer Section IV for definition of Gross Area, Rentable Area and Usable Area
2. Give details for more than 2 floors only if a complete and independent building is being offered.
3. The quoted rates must be INCLUSIVE of NBT/VAT (wherever applicable).
4. PLEASE PROVIDE THE BREAK-UP OF THE QUOTED AMOUNT FOR ACCOUNTING OF VAT & NBT SEPERATELY.

Parking Space Details

(The quoted rates must be INCLUSIVE of NBT/VAT (wherever applicable))

Covered / Open Car and Bike Parking Space (with clear demarcation and S.No.)**Table B**

Car parking spaces offered				
No. of Car parking spaces available	Number	S. Nos / Identification No's	Cost per Car parking Space (Rs./USD)	Total Cost. (Rs./USD)
Bike parking spaces offered				
No. of Car parking spaces available	Number	S. Nos / Identification No's	Cost per Car parking Space (Rs./USD)	Total Cost. Rs. (Rs./USD)

Other Costs (Except Stamp Duty and Registration Charges)**Table C**

S.No.	Floor	Details	Total Amount Rs.