

بِسْمِ اللّٰهِ الرَّحْمٰنِ الرَّحِیْمِ



بیڈنگ

بیڈنگ کے لیے زمین اور عمارتیں کی کرایہ کی پیشکشیں طلب کی جاتی ہیں۔
 کرایہ کی مدت 25 سالوں کے لیے ہوگی۔
 پتہ: لاہور، اے ایم ایمن اسکول

Leasing land and buildings of Ameer Ameen
 School to provide play school services and to
 develop modern education for a 25-year period

PC-266/2024/W-03

(IUL)266-PR/266/2024/16

17 جولائی 2024

صفحہ 1

بیڈنگ کے لیے سروس:

پرائمری اسکول

پرائمری اسکول کی تعمیر:

بیڈنگ کے لیے سروس:

بیڈنگ کے لیے زمین اور عمارتیں کی کرایہ کی پیشکشیں طلب کی جاتی ہیں: 17 جولائی 2024

بیڈنگ کے لیے زمین اور عمارتیں کی کرایہ کی پیشکشیں طلب کی جاتی ہیں۔
 کرایہ کی مدت 25 سالوں کے لیے ہوگی۔

مادة 7 "الانتخابات العامة" - المادة 7 من القانون رقم 25 لسنة 2024 بشأن تنظيم انتخابات مجلس الشورى في كلاً من المقاطعات الخمسة.

7.1. **7. المقاعد الخمسة في المقاطعات الخمسة**
توزع المقاعد الخمسة في المقاطعات الخمسة وفقاً للتوزيع الآتي:

- 7.1.1 المقعد الأول (المقعد رقم 1)
- 7.1.2 المقعد الثاني (المقعد رقم 2)
- 7.1.3 المقعد الثالث (المقعد رقم 3)
- 7.1.4 المقعد الرابع (المقعد رقم 4)
- 7.1.5 المقعد الخامس (المقعد رقم 5)
- 7.1.6 المقعد السادس (المقعد رقم 6)

8.1. **8. المقاعد الخمسة في المقاطعات الخمسة**
توزع المقاعد الخمسة في المقاطعات الخمسة وفقاً للتوزيع الآتي:

8.2. **المقاعد الخمسة في المقاطعات الخمسة**
توزع المقاعد الخمسة في المقاطعات الخمسة وفقاً للتوزيع الآتي:

9.1. **9. المقاعد الخمسة في المقاطعات الخمسة**
توزع المقاعد الخمسة في المقاطعات الخمسة وفقاً للتوزيع الآتي:

9.2. **المقاعد الخمسة في المقاطعات الخمسة**
توزع المقاعد الخمسة في المقاطعات الخمسة وفقاً للتوزيع الآتي:

9.3. **المقاعد الخمسة في المقاطعات الخمسة**
توزع المقاعد الخمسة في المقاطعات الخمسة وفقاً للتوزيع الآتي:

10.1. **10. المقاعد الخمسة في المقاطعات الخمسة**
توزع المقاعد الخمسة في المقاطعات الخمسة وفقاً للتوزيع الآتي:

1. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)
 2. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)
 3. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)
 4. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)
 5. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)

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6. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)
 7. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)
 8. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)
 9. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)

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10. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)
 11. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)
 12. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)
 13. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)

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14. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)
 15. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)
 16. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)
 17. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)

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18. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)
 19. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)
 20. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)

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21. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)
 22. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)
 23. 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)

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(14)

10.28 2024/266-PR/266 (IUL) 25 2024/266-PR/266 (IUL)

(15) ڊيپارٽمينٽ ۾ ڪم ڪندڙ ڪو به ڪمپوزيٽر يا ڪو به ڪمپوزيٽر جي ڪم ڪندڙ ڪو به ڪمپوزيٽر

ڪم ڪندڙ ڪو به ڪمپوزيٽر يا ڪو به ڪمپوزيٽر جي ڪم ڪندڙ ڪو به ڪمپوزيٽر.

(س) ڪمپوزيٽر (س) جي ڪم ڪندڙ ڪو به ڪمپوزيٽر يا ڪو به ڪمپوزيٽر جي ڪم ڪندڙ ڪو به ڪمپوزيٽر، ڪمپوزيٽر

ڪم ڪندڙ ڪو به ڪمپوزيٽر يا ڪو به ڪمپوزيٽر جي ڪم ڪندڙ ڪو به ڪمپوزيٽر يا ڪو به ڪمپوزيٽر جي ڪم ڪندڙ ڪو به ڪمپوزيٽر

ڪم ڪندڙ ڪو به ڪمپوزيٽر يا ڪو به ڪمپوزيٽر جي ڪم ڪندڙ ڪو به ڪمپوزيٽر يا ڪو به ڪمپوزيٽر جي ڪم ڪندڙ ڪو به ڪمپوزيٽر

ڪم ڪندڙ ڪو به ڪمپوزيٽر يا ڪو به ڪمپوزيٽر جي ڪم ڪندڙ ڪو به ڪمپوزيٽر يا ڪو به ڪمپوزيٽر جي ڪم ڪندڙ ڪو به ڪمپوزيٽر

ڪم ڪندڙ ڪو به ڪمپوزيٽر يا ڪو به ڪمپوزيٽر جي ڪم ڪندڙ ڪو به ڪمپوزيٽر يا ڪو به ڪمپوزيٽر جي ڪم ڪندڙ ڪو به ڪمپوزيٽر

ڪم ڪندڙ ڪو به ڪمپوزيٽر.

4 - ސަފުހާ ސަފުހާ

ބަންދުވާ ފަރާތްތަކުގެ

1 - ބަންދުވާ

ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރުތަކުގެ ފަންނު ސަފުހާ ސަފުހާ

ނަންބަރު ފަރާތް	ފަންނު	ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު	#
ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރުތަކުގެ ފަންނު ސަފުހާ ސަފުހާ			
	✓	ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު (2 ބަންދުވާ)	1.
	✓	ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު (މިސާލަކަށް ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރުތަކުގެ ފަންނު ސަފުހާ ސަފުހާ)	2.
	✓	ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު (3 ބަންދުވާ)	3.
	✓	ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު (4 ބަންދުވާ)	4.
	✓	ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު (5 ބަންދުވާ)	5.
	✓	6.1 ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު	6.
	✓	7 ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު (90 ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު)	7.
ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރުތަކުގެ ފަންނު ސަފުހާ ސަފުހާ			
	✓	8 ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު (2 ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު)	8.
	✓	9 ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު (6 ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު 5 ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު)	9.
ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރުތަކުގެ ފަންނު ސަފުހާ ސަފުހާ			
	✓	10 ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު	10.
	✓	11 ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު (ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު)	11.
	✓	12 ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު	12.
	✓	13 ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު	13.
ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރުތަކުގެ ފަންނު ސަފުހާ ސަފުހާ			
	✓	14 ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު (3 ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު)	14.
	✓	15 ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު (ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު ބަންދުވާ ފަރާތްތަކުގެ ނަންބަރު)	15.

4 - ބަޔާން

މި ބަޔާނުގައި ބަޔާންކޮށްފައިވާ ގޮތަށް

މި ބަޔާނުގައި ބަޔާންކޮށްފައިވާ ގޮތަށް				
ނަންބަރު (މިލިފަން)	ނަންބަރު ޖެނަރަލް	ނަންބަރު ސަރުކާރު	#	
	ބަޔާން			
މި ބަޔާނުގައި ބަޔާންކޮށްފައިވާ ގޮތަށް				
ނަންބަރު (މިލިފަން)	މިލިފަން ޖެނަރަލް	މިލިފަން ސަރުކާރު	ނަންބަރު ޖެނަރަލް ސަރުކާރު	#
	ބަޔާން			

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<p>6</p>	<p>6</p>	<p>6</p>
<p>35</p>	<p>35x</p>	<p>35</p>
<p>05</p>	<p>02</p>	<p>05</p>
<p>60</p>	<p>60 x</p>	<p>60</p>
<p>100</p>	<p>100</p>	<p>100</p>

ބަންދު ސަލާމަތީ ފޯމް (ބޭންކު ފޯމް)
(ބޭންކު ފޯމް ގަޑީގަންނަން)

Form of Bid Security (Bank Guarantee)

WHEREAS,[name of Bidder] (hereinafter called “the Bidder”) [company registration number] has submitted his Bid for the Project no.....issued by the Secretariat of Kulhudhuffushi City Council onfor construction of[name of Contract] (hereinafter called “the Bid”) under Invitation of bidders No. [Announcement Number]

KNOW ALL PEOPLE by these presents that We [name of Bank] of [name of country] having our registered office at (hereinafter called “the Bank”) are bound unto[name of Purchaser] (hereinafter called “the Purchaser”) in the sum of *..... for which payment well and truly to be made to the said Purchaser, the Bank binds itself, its successors, and assigns by these presents.

SEALED with the Common Seal of the said Bank thisday of20.....

THE CONDITIONS of this obligation are:

- (1) If, after Bid opening, the Bidder withdraws his Bid during the period of Bid validity specified in the Form of Bid;
- or
- (2) If the Bidder having been notified of the acceptance of his Bid by the Purchaser during the period of Bid validity:
 - (a) fails or refuses to execute the Form of Agreement in accordance with the Instructions to Bidders, if required; or
 - (b) fails or refuses to furnish the Performance Security, in accordance with the Instruction to Bidders; or
 - (c) does not accept the correction of the Bid Price pursuant to Clause 27,

* The Bidder should insert the amount of the Guarantee in words and figures denominated in Maldivian Rufiyaa. This figure should be the same as shown in Clause 30.1 of the Instructions to Bidders.

we undertake to pay to the Purchaser up to the above amount upon receipt of his first written demand, without the Purchaser’s having to substantiate his demand, provided that in his demand the Purchaser will note that the amount claimed by him is due to him owing to the occurrence of one or any of the three conditions, specifying the occurred condition or conditions.

This Guarantee will remain in force up to and including the date days after the deadline for submission of bids as such deadline is stated in the Instructions to Bidders or as it may be extended by the Purchaser, notice of which extension(s) to the Bank is hereby waived. Any demand in respect of this Guarantee should reach the Bank not later than the above date.

DATE..... SIGNATURE OF THE BANK

WITNESS SEAL

[signature, name, and address]

5. ئۆي ئۆلچىمى

5.1 ئۆي ئۆلچىمىنىڭ ئۆزگەرتىلىشىنى تەكشۈرۈش ئورگانىدىن ئۆتكۈزۈلگەن 02 نۆمۈرلۈك تەكشۈرۈش پىكىرىدىن ئۆتكۈزۈلگەن. مەبلەغى 2024 يىلى 12 ئاينىڭ 31 كۈنىگە قەدەر تۆلۈنۈپ چىقىشى كېرەك. مەبلەغىنى تۆلۈپ چىقىرىشقا تەييارلىق قىلىشى كېرەك.

5.2 مەبلەغىنى تۆلۈپ چىقىرىشقا تەييارلىق قىلىشى كېرەك. 02 نۆمۈرلۈك تەكشۈرۈش پىكىرىدىن ئۆتكۈزۈلگەن. مەبلەغىنى تۆلۈپ چىقىرىشقا تەييارلىق قىلىشى كېرەك. مەبلەغىنى تۆلۈپ چىقىرىشقا تەييارلىق قىلىشى كېرەك.

مەبلەغىنى تۆلۈپ چىقىرىشقا تەييارلىق قىلىشى كېرەك

ئۆي ئۆلچىمى	ئۆي ئۆلچىمىنىڭ ئۆزگەرتىلىشى	ئۆي ئۆلچىمىنىڭ ئۆزگەرتىلىشى
35	ئۆي ئۆلچىمىنىڭ ئۆزگەرتىلىشى: $35 \times$ (ئۆي ئۆلچىمىنىڭ ئۆزگەرتىلىشىنى تەكشۈرۈش ئورگانىدىن ئۆتكۈزۈلگەن. مەبلەغىنى تۆلۈپ چىقىرىشقا تەييارلىق قىلىشى كېرەك.) ئۆي ئۆلچىمىنىڭ ئۆزگەرتىلىشى: $8700/-$ (مەبلەغىنى تۆلۈپ چىقىرىشقا تەييارلىق قىلىشى كېرەك.)	ئۆي ئۆلچىمىنىڭ ئۆزگەرتىلىشى
05	ئۆي ئۆلچىمىنىڭ ئۆزگەرتىلىشى: 02 نۆمۈرلۈك تەكشۈرۈش پىكىرىدىن ئۆتكۈزۈلگەن. مەبلەغىنى تۆلۈپ چىقىرىشقا تەييارلىق قىلىشى كېرەك.	ئۆي ئۆلچىمىنىڭ ئۆزگەرتىلىشى
60	ئۆي ئۆلچىمىنىڭ ئۆزگەرتىلىشى: $60 \times$ (ئۆي ئۆلچىمىنىڭ ئۆزگەرتىلىشىنى تەكشۈرۈش ئورگانىدىن ئۆتكۈزۈلگەن. مەبلەغىنى تۆلۈپ چىقىرىشقا تەييارلىق قىلىشى كېرەك.) ئۆي ئۆلچىمىنىڭ ئۆزگەرتىلىشى: $600/-$ (مەبلەغىنى تۆلۈپ چىقىرىشقا تەييارلىق قىلىشى كېرەك.)	ئۆي ئۆلچىمىنىڭ ئۆزگەرتىلىشى
100		ئۆي ئۆلچىمىنىڭ ئۆزگەرتىلىشى

- 2.9 The term “Ameer Ameen” must be used in the title of the Pre-School. However, if needed for commencing International School Services, the opportunity will be provided to name the school after the international brand.
- 2.10 The property, building, furniture, and fixtures must all be insured annually by the tenant. However, no part of the property can be mortgaged.
- 2.11 If the government decides to end the contract before it was due, the tenant will be compensated based on the investments made to date. Additionally, if the two parties could not come to terms with the compensation amount, the matter will be settled in court.
- 2.12 If any incident arises that is not covered by the agreement, it shall be resolved with the cooperation of both parties. However, if a settlement is not possible among the parties out of court, it will be resolved in court.
- 2.13 When evaluating the proposals, Kulhudhuffushi City Council will take into consideration proposals for international schools. If the supplier wishes to offer an international school service, they must do so by 2026 and submit all necessary paperwork. The Kulhudhuffushi City Council has the right to terminate the agreement if the supplier does not begin the service within this timeframe.
- 2.14 After the agreement is due or any parties wish to terminate it, the tenant has 30 days to take ownership of the possessions. If the tenant has not taken any of their belongings during this time, the Kulhudhuffushi City Council is not required to provide any compensation. The tenant shall not be entitled to remove any fixtures, except those items which may be removed without causing damage to the building.
- 2.15 All electricity, water and sewerage services required for the property must be changed from under Kulhudhuffushi City Council to the tenant and paid for (including any fines) by the tenant over the duration of the agreement. Any additional such services needed for the project, must also be acquired under the tenant’s own name.

3. Development of the property

- 3.1 The tenant may make investments in the development of the property. However, this investment must be undertaken after the Kulhudhuffushi City Council approves the plan, concept, and design of the new buildings.
- 3.2 When developing the Ameer Ameen School property, a minimum of 5000 square feet of vacant land must be allocated as play area.
- 3.3 The Kulhudhuffushi City Council will grant permission to construct buildings that are one-story or higher in accordance with the Construction Law and Regulation during the term of the agreement. All drawings from Annex 1 must be included in the proposed drawing set. Permission will be granted in writing.
- 3.4 The contractor must construct a playschool-style outdoor play area.

- 3.5 The current Ameer Ameen School buildings can be utilized during off-hours without interfering with the playschool schedule.
- 3.6 The tenant has to maintain cleanliness of the property – both inside and outside, consisting of the surrounding area, involving removing of weeds and sweeping of the surrounding roads.
- 3.7 The tenant is obliged to renew the painting on the boundary wall and the property periodically. The tenant must agree to decorate the building on special occasions as per request from the Kulhudhuffushi City Council.
- 3.8 Any maintenance expense or cost of any work done inside the property during the hired period shall be borne by the tenant.
- 3.9 The tenant is obliged to carry out maintenance and renovation owing to damages that arise due to deterioration or any other natural causes.
- 3.10 The tenant is responsible for arranging 24-hour security and is liable for any loss or act that results from security-related negligence.

4. Rent

- 4.1 The minimum amount of rent that can be proposed is 8700/- (and the rent proposal with the highest amount of rent will be considered as the baseline in evaluating the bids.
- 4.2 The tenant is responsible for paying any taxes or fees that are owed to the government as a result of the use of the land that is being rented, as well as any new lease-related taxes or fees that may be implemented in the future.
- 4.3 At the end of every 5 years, the rent will be increased by 10% of the rent being paid at the time. This point is not subject to further negotiation or discussion.
- 4.4 The rent must be paid to the Kulhudhuffushi City Council by the tenth of every month. If the rent is not paid within this time frame, a fine of 100/- (MVR One Hundred) will be charged as fine for each additional day.

5. Grace Period

- 5.1 The tenant will be granted a 24-month grace period from the date of agreement. However, play school services must commence latest by August 2024.
- 5.2 The contractor must pay Kulhudhuffushi City Council the full amount of rent for the grace period if the agreement is terminated within two years of the agreement's date.



Bid Evaluation Criteria

Areas for Marking	Details of Marks Allocation	Mark
Rent	Proposed rent / highest proposed rent x 35 (By marking the highest rent proposal as baseline) the smallest amount for rent proposal is 8700/- (MVR Eight Thousand Seven Hundred) If the proposed rent is lower than this amount, their bid will be disqualified.	35
International School Service	Marks awarded for proposals that include the provision of international school services within 2 years of signing the agreement.	05
Proposed fee for playschool	Lowest proposed fee / proposed fee x 60 (The lower the fee is, the more marks will be given. The lowest fee proposal will be used as the baseline) The highest amount that can be proposed is MVR 600 (MVR Six Hundred) If the proposed rent is higher than this amount, their bid will be disqualified.	60
Total		100

Annex 1

1



