



EXPRESSION OF INTEREST (EOI)

FOR
LEASE AND OPERATION OF URBAN KIOSKS FROM
HULHUMALE PHASE 02

PROPOSAL REFERENCE NUMBER:

HDC(161)-REM/IU/2023/485

ANNOUNCEMENT DATE:

31st August 2023

PROPOSAL SUBMISSION DEADLINE:

27th September 2023



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SECTION I: INSTRUCTION TO PROPONENTS

1. Eligible Proponents
 - 1.1 A Proponent must be a registered business (sole trader, partnership or limited liability company)
 - 1.2 In case a Joint Venture (JV) is proposed by Proponent(s), the minimum percentage of equity share proportion of local partner(s) in a JV shall not apply.
 - 1.3 Proponent shall not be under suspension from proposal submission by the Lessor.
 - 1.4 Employees of Urbanco shall not be eligible to submit any proposals under this EOI.
 - 1.5 If Proponent has a relation with an employee within Urbanco, that is a position to influence the proposal of the Proponent, or influence the decisions of the Lessor regarding the EOI process, the Proponent shall declare the relationship as per the Declaration Form in Section V.
2. The EOI Documents include all the Sections specified below, and should be read in conjunction with any Addenda issued.
 - Section I. Instructions to Proponents (ITP)
 - Section II. Information Sheet
 - Section III. Lessor's Requirements
 - Section IV. Selection Process
 - Section V. Business Proposal Requirement
 - Section VI. Contract Terms
3. The Proponent is expected to examine all instructions, forms, terms, and specifications in the EOI Documents. Failure to furnish all information and documentation required in EOI Documents may result in rejection of the proposal.
4. All Proponents will be processed according to the "Selection Process"
5. The envelope shall:
 - o bear the name and address of the Proponent;
 - o bear the name of the Project and shall be addressed to the Lessor;
 - o bear the specific proposal reference number of this EOI process indicated in Information Sheet;
 - o bear the name, address and contact number and contact person of the Proponent.
 - o bear a warning not to open before the time and date for proposal opening.
 - o Include Form 04 - Proposal Checklist
6. The currency(ies) of the proposal is to be quoted in Maldivian Rufiyaa (MVR).
7. At any time prior to the deadline for submission of proposal, the Lessor may amend the EOI Documents by issuing addenda.
8. Any proposal received by the Lessor after the deadline for submission of proposal shall be declared late, rejected, and returned unopened to the Proponent.
9. The Lessor reserves the right to accept or reject any proposal, and to annul the EOI process and reject all proposal at any time prior to contract award, without thereby incurring any liability to Proponents.



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SECTION II: INFORMATION SHEET

Name of the Project	Lease and Operation of Urban Kiosks from Hulhumalé Phase 02
Reference Number	The Reference Number of Proposal Process is: HDC(161)-REM/1U/2023/485
Clarification	<p>For clarification purposes only, the Lessor's address is:</p> <p>Real Estate Management Housing Development Corporation Ltd. Ground Floor, HDC Building Hulhumalé, Maldives Tel: (+960)3355 314, (+960)3355 3376 E-mail: sales@urbanco.mv</p> <p>a) A Proponent requiring any clarification of the EOI Documents shall contact the Lessor in writing at the Lessor's address.</p> <p>b) The Lessor will respond in writing to any request for clarification, provided that such request is received no later than the enquiry deadline</p>
Proposal Validity	Proposal Validity Period: 150 (One Hundred and Fifty) days
Proposal Submission and Opening	<p>For proposal submission and opening purpose only, the Lessor Address is:</p> <p>Exhibition Center (Ground Floor) HDC Building Huvandhumaa Hingun Housing Development Corporation Ltd.</p> <p>Date: 27th September 2023 Time: 13:00hrs to 1400hrs</p> <p>a) Proponents do not have the option of submitting their proposal electronically.</p> <p>b) The Lessor shall open the proposals one at a time and read out and record the following</p> <ul style="list-style-type: none"> • the name of the Proponent; • the proposed prices in Price Proposal Form; • any other details as the Lessor may consider appropriate
Unit Selection	Priority for unit selection will be given to the successful Proponents based on evaluation ranking whereby highest scored Proponent will be given priority for Unit selection.



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SECTION III. LESSOR'S REQUIREMENTS

1. SCOPE OF WORKS

Urbanco (Lessor) is seeking for interested parties to Lease and operate the Urban Kiosks in Hulhumalé Phase 02. The selected party (Lessee) will be responsible for the operation of the Kiosks for the duration of the lease term.

2. BUSINESS MODEL

- 2.1 The Business model is lease model, whereby the Lessee agrees to pay the proposed lease to the Lessor.
- 2.2 The lease for year 1 (one) will be fixed at MVR 5,000 (Maldivian Rufiyaa Five Thousand) per month.
- 2.3 The Lessee shall propose Lease from Year 2 (two) to Year 5 (five). The minimum acceptable lease per month is MVR 5,000.00 (Maldivian Rufiyaa Five Thousand).
- 2.4 The lease proposed for each following year shall be equal or higher than the previous year's lease. Proposed lease which is less than the said minimum acceptable lease shall be disqualified.

3. UNIT DETAILS

Unit Number	Usage	Area
KI03-01	Kiosk	52.42 sqft.
KI03-02	Kiosk	52.42 sqft.
KI03-03	Kiosk	52.42 sqft.
KI03-04	Kiosk	52.42 sqft.

Drawings and Guideline related to the unit will be included in the Section VII. Drawings and Guidelines.



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SECTION IV. SELECTION PROCESS

This Section contains all the stages that the Lessor shall complete to qualify, evaluate and select the proposals. The Proponent shall provide all the information requested in the Section V, Business Proposal Requirements.

1. STAGE 1 – QUALIFICATION AND EVALUATION

Part 1: Qualification

Proponents that meet the requirement set in Qualification Criteria will be evaluated according to evaluation criteria.

a) Outstanding Payment

- i. Proponent shall not have any due payment to Lessor on the date of Proposal submission. Proponents who have any payments due to Lessor shall be disqualified.

b) History of Non-Performing Contracts and Litigation History

- i. Proponents shall not have consistent history of court/arbitral award decisions against the Lessor for the last five (5) years.
- ii. Proponent shall not have occurrence of non-performance of a contract awarded by Lessor as a result of Proponent default for the last five (5) years.



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Part 2: Evaluation Criteria

Proposals that meet the requirement set in Qualification Criteria will be evaluated based on the following criteria and points will allocated as below:

Criteria	Allocated %
a) Lease	75%
b) Experience	5%
c) Neighborhood Preference	20%
Total	100%

a) Lease– 75%

- i. The Lease will be evaluated using the Net Present Value (NPV) of the proposed Lease by the Proponent for the first five years after grace period.
- ii. Proponents with highest NPV will be given the maximum score for the Lease, whereby points shall be given as prorated for other Proponents.
- iii. NPV will be calculated as per the following formula with the discount rate of 10%

$$\sum_0^n \frac{I}{(1+r)^n}$$

n= number of years

I = rent proposed per month for each year starting from first year

r= discount rate (10%)

- iv. Lease shall be proposed as per Section III Lessor's Requirement and proposals that are not in accordance with Section III shall result in disqualification.
- v. Procedure to Eliminate Outliers
 - In evaluation of Lease, procedure to Eliminate Outliers shall apply as follows:
 - Lower Quartile (LQ) – 25% percentile
 - Upper Quartile (UQ) – 75% percentile
 - Interquartile Range (IQR) = UQ – LQ
 - **Lower Boundary = Minimum Acceptable Net Present Value (NPV)**
 - Upper Boundary = UQ + (IQR × 0.5)
 - If the Net Present Value (NPV) of the proposed lease is higher than the Upper Boundary, the proposal shall be disqualified.



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Sample for Eliminating Outliers

The below is a sample of how outlier rates are eliminated.

Minimum Acceptable NPV per Square feet 470.65

Step 1: Comparison of NPV of acceptable proposals

Proponent Name	NPV	
Proponent 1	797.37	Accepted
Proponent 2	713.73	Accepted
Proponent 3	817.56	Accepted
Proponent 4	761.38	Accepted
Proponent 5	896.05	Rejected
Proponent 6	982.46	Rejected
Proponent 7	796.03	Accepted
Proponent 8	711.86	Accepted
Proponent 9	759.32	Accepted
Proponent 10	852.89	Accepted

Step 2: Calculating Quartile Range

Lower Quartile	759.84
Upper Quartile	844.06
Interquartile Range	84.22

Step 3: Calculating Acceptable Range

Lower Boundary	470.65
Upper Boundary	886.17

Note:

- Lower Quartile (LQ) - 25% percentile
- Upper Quartile (UQ) - 75% percentile
- Interquartile Range (IQR) = UQ - LQ
- **Lower Boundary = Minimum Acceptable Net Present Value (NPV)**
- **Upper Boundary = UQ + (IQR x 0.5)**



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b) Experience – 5%

- i. Proponents with 5 years of experience in similar operations such as retail, café, and take-away café will be given maximum score
- ii. Proponents with less than 5 years of experience will be given marks in pro-rata basis.

c) Neighbourhood Preference – 20%

- vi. Residents of Hiya will be awarded with 20%
- vii. Residents of Hulhumalé will be awarded with 10%
- viii. Proponents shall submit a document to prove the residency
- ix. For companies, scores will be allocated if all the shareholders of the company are either a resident of Hiya or Hulhumalé.

2. STAGE 2 – MANAGEMENT APPROVAL

Successful Proposal from Evaluation shall be presented to Urbanco's Management approval.

3. STAGE 3 – CONDITIONAL AWARD

- a) Upon approval of Urbanco's Management, conditional award letter shall be issued to the successful Proponent.
- b) The successful Proponent shall fulfill the obligations stipulated in conditional award letter. Failure to comply with all of the obligations set forth in the condition award letter may result in annulment of the conditional award and forfeiture of the bid security. The conditions required to fulfill in the award letter are:
 - i. Payment of security deposit, equivalent to 2 (two) months' rent of Year 1 (one) within the 07 (Seven) working days from the date of this conditional award letter.

4. STAGE 4 – CONTRACT SIGNING

- a) Promptly upon notification of the conditional award, the Lessor shall send the successful Proponent the Contract.
- b) Within 7 (seven) days of the success fulfilment of the obligation stipulated Stage 3 Proponent shall sign the Contract with Lessor.



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SECTION V. BUSINESS PROPOSAL REQUIREMENT

To establish its qualifications to perform the contract in accordance with *Section IV Selection Process* and to determine the proposal as substantially responsive proposal, Proponent shall provide the information requested in the corresponding documents included hereunder.

1. LETTER OF PRICE PROPOSAL AS IN FORM 01

2. LEGAL DOCUMENTS:

- 2.1 Copy of Business Registration Certificate
- 2.2 For Partnership; Partnership Deed / Agreement
- 2.3 For Company; Memorandum and Articles of Association of the Company
- 2.4 For Company; Board Resolution of the Company confirming Board of Director's approval for proposed work
- 2.5 Declaration of Immediate Family Members as in Form 02
- 2.6 Power of Attorney to sign on behalf of the Proponent
- 2.7 In the case of a Proposal submitted by a Joint Venture (JV), the JV agreement or letter of intent to enter into JV including but not limited to scope of works to be executed by respective partners and equity share percentage of the respective partners
- 2.8 Company Profile Information Sheet issued by Ministry of Economic Development.

3. FINANCIAL DOCUMENTS

3.1 Urbanco statement of the Due Clearance

- 3.1.1 Due clearance statement from Urbanco will be given upon request from the proponent via Due Clearance Form.
 - Due Clearance Form will be available to download via the following link: <https://urbanco.mv/downloads/>

4. Neighbourhood Preference

- 4.1 Flat or Row House or Land Owners
 - 4.1.1 Flat or Row House or Land Registration
 - 4.1.2 First and last page of flat / row house Agreement (Agreement signed with Urbanco)
 - 4.1.3 Owner's ID Card copy
- 4.2 If the Proponent is living for rent:
 - 4.2.1 First and last page of rental agreement
 - 4.2.2 Flat / House registration
 - 4.2.3 Letter from owner of the flat / house stating that the Proponent has been living in the house for rent and ID card copy of owner.



5. Experience

- 5.1 Declaration of experience as in Form 03
- 5.2 Business Activity Permit
- 5.3 Food Establishment Registration of Health Protection Agency (HPA) (If Applicable)

6. PROPOSAL CHECKLIST

- 6.1 Proposal Checklist as in Form 04 should be attached outside the sealed envelope.



Handwritten signature in blue ink

FORM 01: LETTER OF PRICE PROPOSAL

Date:

Name of the Project:

Proposal Reference No:

To: Housing Development Corporation Ltd.
Ground Floor, HDC Building
Hulhumalé, Maldives

We, the undersigned, declare that:

- (a) We have examined and have no reservations to the Expression of Interest (EOI) documents including all addenda issued in accordance with Section 1, Instruction to Proponents -II.
- (b) We have not been suspended nor declared ineligible by the Lessor.
- (c) We have no litigation history and non-performance of a contract in accordance with Section IV.
- (d) We, (insert *business name and business registry number*), offer to (insert name of the Project)
- (e) We undertake, to pay the proposed rent for 05 (five) years, where proposal is accepted. The proposed lease rent of our proposal is:
 - 01st Year (per month): MVR 5,000 L 00 (*amount in numbers*)
(Rufiyaa Five Thousand) (*amount in words*)
 - 02nd Year (per month): MVR L (*amount in numbers*)
(RufiyaaLaari.....) (*amount in words*)
 - 03rd Year (per month): MVR L (*amount in numbers*)
(RufiyaaLaari.....) (*amount in words*)
 - 04th Year (per month): MVR L (*amount in numbers*)
(RufiyaaLaari.....) (*amount in words*)
 - 05th Year (per month): MVR L (*amount in numbers*)
(RufiyaaLaari.....) (*amount in words*)
- (f) Our proposal shall be valid for a period of One Hundred and Fifty (150) days from the date of proposal submission deadline in accordance with EOI document and it shall remain binding upon us and may be accepted at any time before the expiration of that period.
- (g) We understand that this proposal, together with your written acceptance thereof included in your notification of award, shall constitute a binding contract between us, until a formal contract is prepared and executed; and
- (h) We understand that Lessor is not bound to accept the highest evaluated proposal or any proposal that may receive.

Proponents:

Name:

Address:

Name:

Signature:

Date:



Handwritten signature in blue ink.

FORM 02 – DECLARATION OF IMMEDIATE FAMILY MEMBERS

Date:

Name of the Project:

Proposal Reference Number:

Proponent Name:

Name of the Authorized Signatory:

We, **[insert business name and business registry number]**, hereby confirm and declare that;

1. has a relation (Immediate family members employed at Urbanco) that puts in a position to influence the proposal of the proponent, or influence the decisions of the Lessor regarding the EOI process, (Yes/No)
2. If yes, specify the details relating to the information pursuant to Clause 1 above are as follows;

NID No.	Family member / Relatives Name	Relationship	Position/Title

3. I hereby confirm the following;

- a. That the information above is true, accurate and if all or any part of them are found to be untrue, Urbanco shall have the right to disqualify and reject the bid/proposal/quotation or terminate the agreement/work order,
- b. I am also obliged to inform and disclose to Urbanco if there are any changes to the declaration herein, within ten (10) days from the occurrence of such changes.

Name:

Date:

Signature



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FORM 03 – DECLARATION OF EXPERIENCE

Date:

Name of the EO:

Proposal Reference No.

To: Housing Development Corporation Ltd.
Ground Floor, HDC Building
Hulhumalé, Maldives

1. Experience Details:

Business Name	Registered Date	HPA Food Establishment Registration Date (If Applicable)

We (insert business name and registration) hereby confirm and declare the above-mentioned details of the number of years in similar operation. We have submitted the documents mentioned in Section V. Business Proposal Requirement 6 as the proof for the declared number of years in a similar operation. We understand that if supporting documents mentioned in the Section V. Clause 6 are not submitted as the proof for the declared operational experience, we will not be given marks for the operational experience.

Proponent:

Name:

Address:

.....

Signature and Stamp



FORM 04 – PROPOSAL CHECKLIST

Proponents are required to submit Form 04 – Proposal Checklist outside the sealed envelope of the Proposal

Proponent	For HDC use	
<input type="checkbox"/>	<input type="checkbox"/>	1. Letter of Proposal as in FORM 01
<input type="checkbox"/>	<input type="checkbox"/>	2. Copy of Business Registration Certificate or Company profile info sheet
<input type="checkbox"/>	<input type="checkbox"/>	3. Board Resolution as in SECTION IV 2.4
<input type="checkbox"/>	<input type="checkbox"/>	4. Proposal Checklist in FORM 04 attached outside sealed proposal.

Authorized Representative:

Name:
Designation:
ID Number:
Contact Number:
Email Address:

NOTE:

- **Proposals without the specified documents stated in the Form 04 – proposal checklist will be rejected at the time of proposal opening.**



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SECTION VI. CONTRACT TERMS

1.	Type:	Commercial Unit Lease	
2.	Parties to Agreement	Lessor: Housing Development Corporation 3rd Floor, HDC Building, Hulhumalé, Maldives Tel: (960) 3353535, Fax: (960) 3358892 Email: sales@hdc.com.mv Reg No: C-793/2008	Lessee: [Name, Address, Contact Details and Registration number of the successful Proponent]
3.	Unit Details	Number of Kiosks: <hr/> 04	Area (sqft) <hr/> 52.42
4.	Objective of Agreement	4.1	The objective of this Agreement is to lease the urban kiosks located in the neighborhood 6 of Hulhumalé.
5.	Unit Usage	5.1	The unit should only be used for the operation of kiosks.
		5.2	Only snacks, packed foods, drinks and pre-cooked food shall be sold in the kiosk.
6.	Lease Term	6.1	The unit will be leased for a period of 05 (Five) years.
7.	Business Model & Lease Rate	7.1	The Business Model is Lease model, whereby the Lessee agrees to pay the proposed lease to the Lessor.
		7.2	The Lease per month for the first Year is MVR 5,000.00 (Maldivian Rufiyaa Five Thousand)
		7.3	The lease per month for year 2 to year 5 will be proposed lease of the successful Proponent.
		7.4	The lease will be effective from the date of unit handover.
8.	Conditions Precedent	8.1	Agreement will only be signed upon fulfilment of the following conditions precedent: <ul style="list-style-type: none"> • Payment of Lease deposit as per Clause 9.
9.	Lease Deposit	9.1	The Lease deposit amount shall be 02 (two) months' lease of the proposed lease of the successful Proponent.
		9.2	This amount should be paid within 05 (Five) working days from the date of conditional award.
		9.3	Lease Deposit will be paid back within 01 (one) Month upon expiration of the Agreement after adjusting for any unpaid lease, penalty or expenses that lessor may incur linked to the agreement and the unit, such as but not limited to unpaid utility bills.
		9.4	If the Agreement is terminated by the lessee before the expiration of the Agreement term without the notice period specified under clause 14.6, the lessor has the right to claim the lease deposit amount in full.
10.	Unit Handover	10.1	Unit shall be handed over to the Lessee within 07 (seven) working days from the date of agreement signing.



<p>11.</p>	<p>Duties and Obligations of Lessee</p>	<p>11.1 Utilize the leased Premises only for the specific usage detailed in Clause 5 and remain consistent in carrying out the work.</p> <p>11.2 Lessee shall be responsible for the cleaning of the surrounding areas of the kiosk identified by the Lessor as per the guidelines set forth by the Lessor for the duration of lease term.</p> <p>11.3 Lessee shall ensure to commence the operation within 07 calendar days from the date of unit handover.</p> <p>11.4 Lessee shall only employ local workers in the kiosk and the employment of expatriate workers for the operation of kiosk is prohibited.</p> <p>11.5 It is prohibited to cook and fry any kind of food in the kiosk. However, Lessee can prepare & re-heat snacks and drinks using electrical appliances in the kiosks.</p> <p>11.6 Lessee shall ensure that fire control measures are taken within the kiosk as per the guidelines set forth by MNDF.</p> <p>11.7 The Lessee shall be responsible for the maintenance of the unit for the lease term.</p> <p>11.8 The Lessee shall not store any flammable liquids, corrosive materials and/or gas cylinders at the leased space. Lessee shall not store any materials outside the kiosks including chairs and tables.</p> <p>11.9 The Lessee shall not store any unlawful material or substances (whether in direct or indirect contravention of the laws of the Republic of Maldives) on the Property and shall adhere to the rules and regulations enforced by the Government Authorities.</p> <p>11.10 The Lessee shall not, either intentionally or unintentionally cause any damage to the property or any other neighboring property or violate any rules and regulations pertained by Lessor. Such damage includes, but is not limited, to dumping garbage, pollution, unlawful entry, and waste disposal.</p> <p>11.11 The loading and unloading processes shall not cause any disturbances or congestions to any third party.</p> <p>11.12 The Lessee shall not be allowed to make any alteration, changes, replacements, improvements or additions (any of which is an alteration) in and to the premises at any time, unless approved by Lessor.</p> <p>11.13 Use the Premises to provide facilities or services that conform to the rules and regulations and Lessor's guidelines which may be issued and/or modified from time to time, and the rules and regulations enforced by the relevant Authority or any other institution in charge of issuing of permits or authorizations.</p> <p>11.14 Make payments to the relevant Authorities for all utility services consumed or supplied inclusive of electricity meters, water meters and telecommunication connections to the Premises during the Term. The Lessor and the Lessee confirm the readings for the electricity and water supply meters on the Premises at the time of occupation of the Premises. Trade permit will be issued once a Lessee submits all the required permits.</p>
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		11.15	Not to assign, sublet, charge or part with or share possession or otherwise dispose of the Premises or any of its rights, obligations, or responsibilities under the Agreement without the prior written consent of the Lessor.
12.	Obligation of Lessor	12.1	Lessor should handover the unit as per the clause 10.1
		12.2	Provide all the required information requested by the Developer, without unreasonably withholding or delaying the information. However, Lessor shall not be held responsible for any delay caused which is beyond the control of Lessor. Nevertheless, where possible, Lessor shall make the best of efforts to minimize the delay.
13.	Agreement Renewal	13.1	The Lessor may at its discretion give the Lessee option to renew or extend the Term, provided that the Lessee requests to renew or extend the Term at least 06 (Six) months prior to expiration of the Term. However, such renewal or extension may be granted based on the Lessee's performance under the Agreement. The Lessor and the Lessee shall negotiate the new extension of the Term. In the event that the Lessor and the Lessee fail to reach mutual agreement with regard to the terms and conditions for renewal or extension of the Term latest by 03 (Three) months prior to expiration of the Term, then the Agreement shall expire at the end of the Term.
14.	Termination	14.1	Lessor may serve 30 (thirty) calendar days written notice to the Lessee to terminate the agreement in the event the Lessee fails to pay the rent and/or penalty as per the terms of the agreement for a period of 03 (three) consecutive months.
		14.2	The Lessor may terminate the agreement without any compensation payable to the Lessee in the event the rent due and/or penalty remains unpaid as the end of 30 (thirty) calendar days written notice period.
		14.3	If the Lessee fails to perform any of its obligation under the agreement, the Lessee shall be granted a period to rectify the breach along with a fine amount between MVR 5,000 (Maldivian Rufiyaa Five Thousand) and MVR 100,000 (Maldivian Rufiyaa Hundred Thousand) considering the degree of the breach, to be determined by the sole discretion of the Lessor.
		14.4	If the Lessee fails to pay the fine and cure the breach within the extension period, the Lessor has the right to terminate the agreement and give the Lessee a duration of not less than 30 (thirty) calendar days to vacate the unit and handover the unit to the Lessor.
		14.5	The Lessor may terminate the agreement immediately without any prior written notice, if the Lessee fails to perform any of the fundamental obligations.
		14.6	The Lessee may terminate the agreement by serving 06 (six) months' written notice to the Lessor upon the Lessor of its intention to do so for any reason whatsoever.

DISCLAIMER:

- **This contract terms only includes the key points of the agreement. The agreement is not limited to the clauses included in this contract terms.**



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SECTION VII. DRAWINGS AND GUIDELINES

1. DRAWINGS

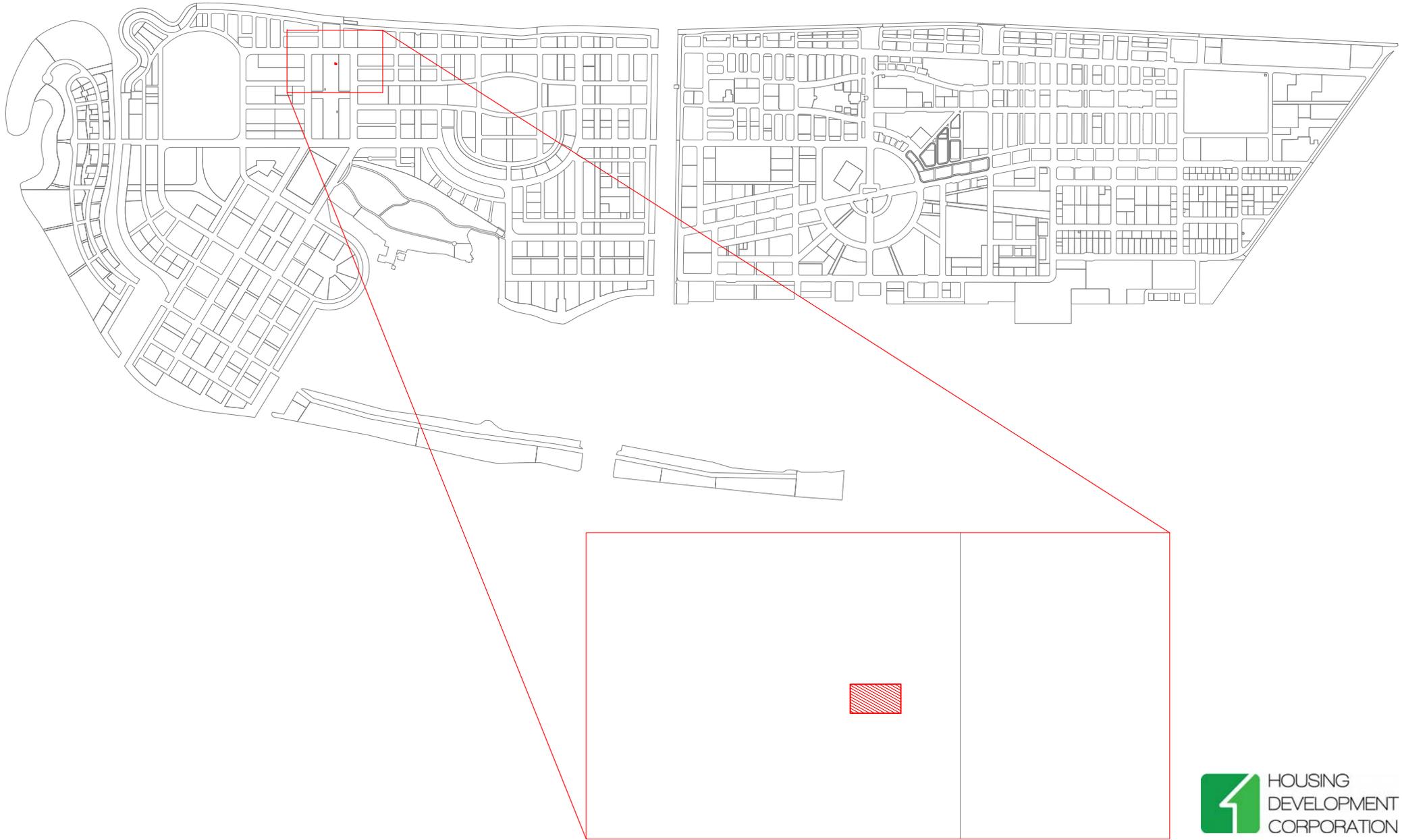
The drawing contains the location map and unit map of the unit to be allocated for the development.

* Areas in the drawings is subjected to minimal changes.

(Refer to next page)



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PROJECT: LOT 21677

Scale: N.T.S

Drawn by: Hassan Nadheem

Checked by: Muhammad Ibrahim

Date: 3rd August 2022

Remarks:

DRAWING: LOCATION MAP



**HOUSING
DEVELOPMENT
CORPORATION**
PLANNING AND DEVELOPMENT DEPARTMENT
3RD FLOOR, HDC BUILDING HULHUMALE'
REPUBLIC OF MALDIVES
TEL. +(960)3353535, FAX +(960)3358892
EMAIL : planning@hdc.com.mv



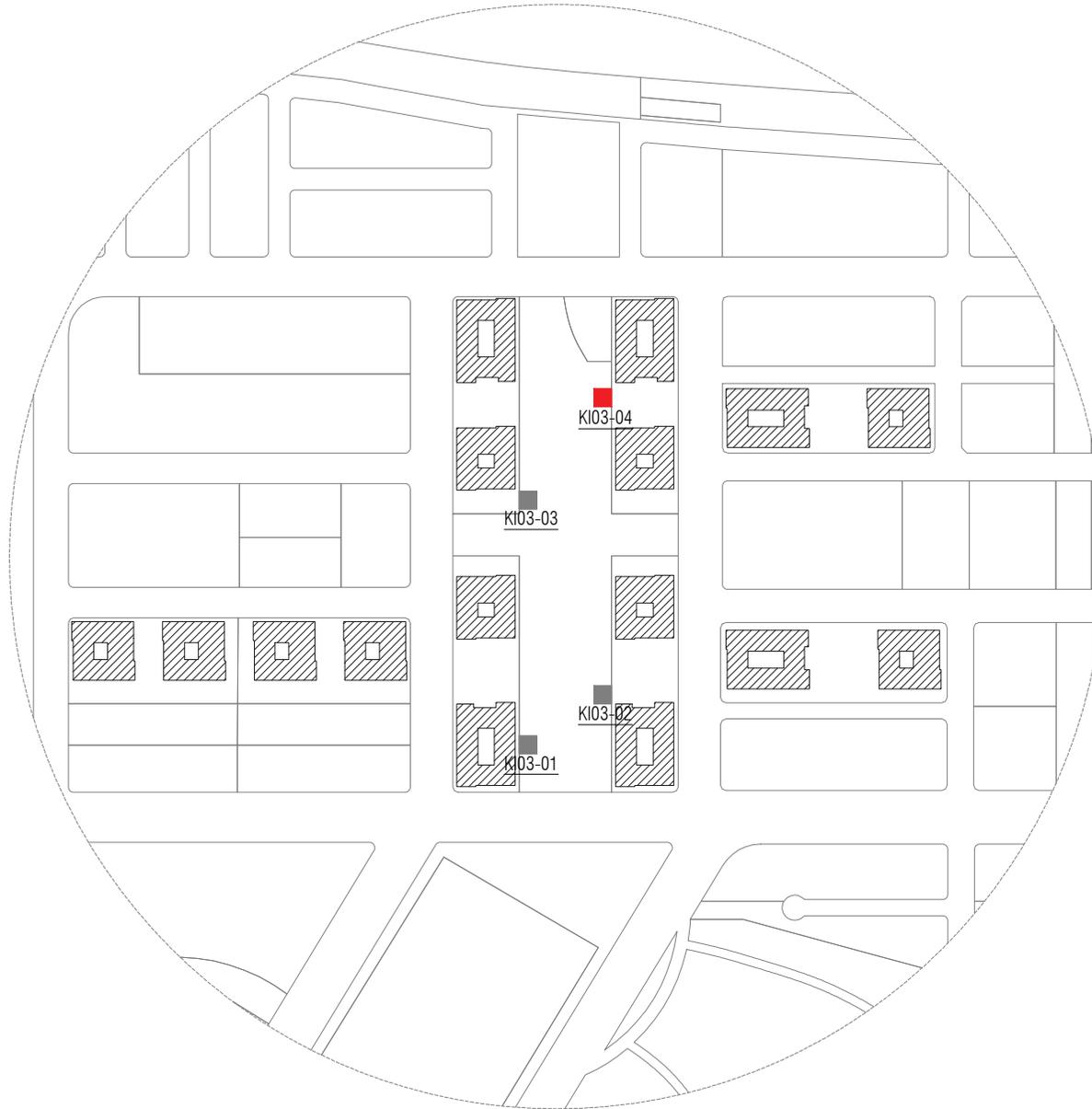
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PROPERTY : URBAN KIOSK (LOT 21677)

KI03-04
 AREA: 4.87 SQM/ 52.42 SQF

NTS

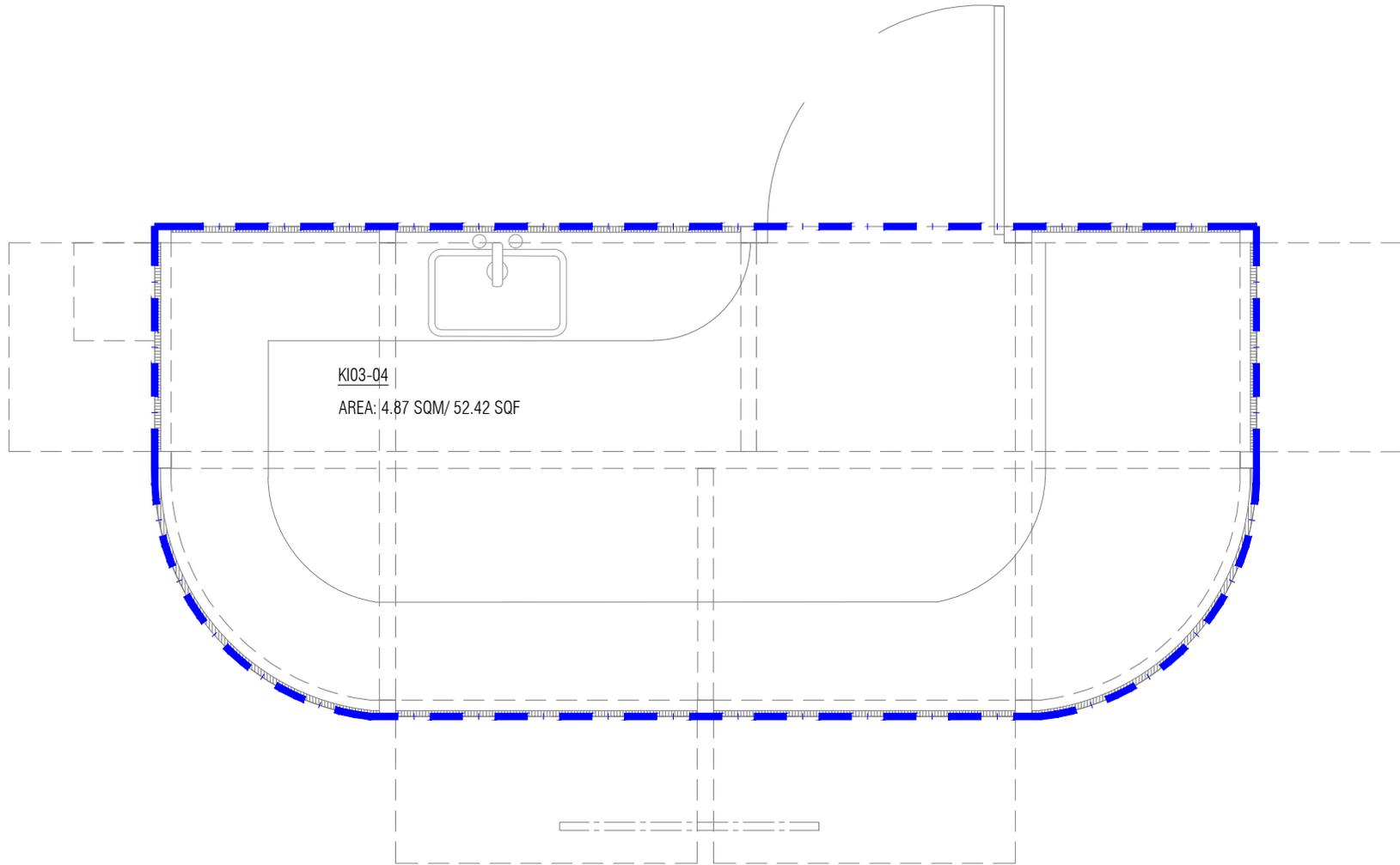
PROPERTY : URBAN KIOSK (LOT 21677)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th November 2022 Remarks:

SITE PLAN



SIDE ELEVATION



KI03-04
AREA: 4.87 SQM/ 52.42 SQF

FRONT ELEVATION

NOTE:
— — — — — TOTAL UNIT BOUNDARY

PROPERTY : URBAN KIOSK (LOT 21677)
KI03-04
AREA :4.87 SQM/ 52.42 SQF

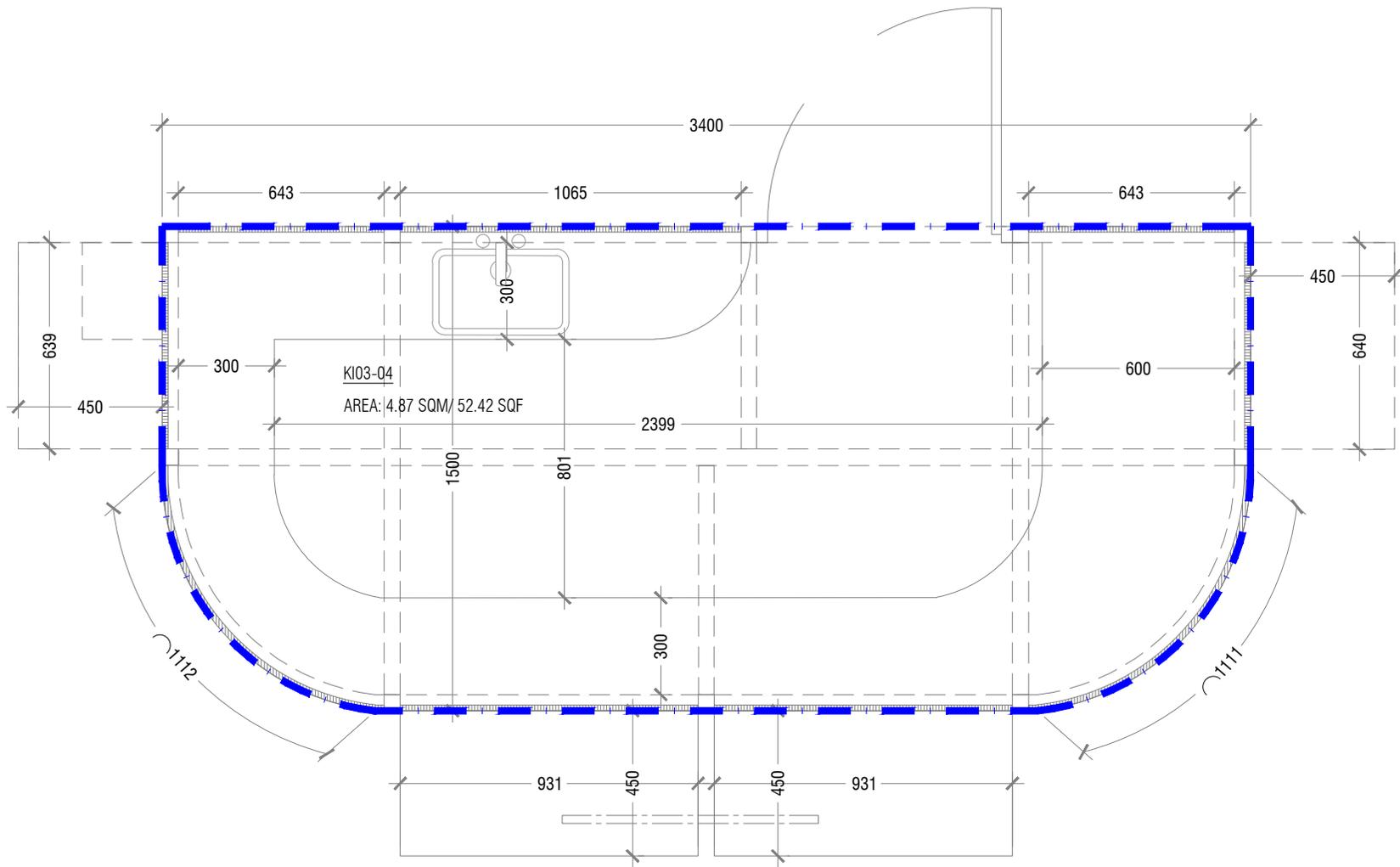
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PROPERTY : URBAN KIOSK (LOT 21677)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th December 2022 Remarks:

FLOOR PLAN





PROPERTY : URBAN KIOSK (LOT 21677)
 K103-Q4
 AREA : 4.87 SQM/ 52.42 SQF

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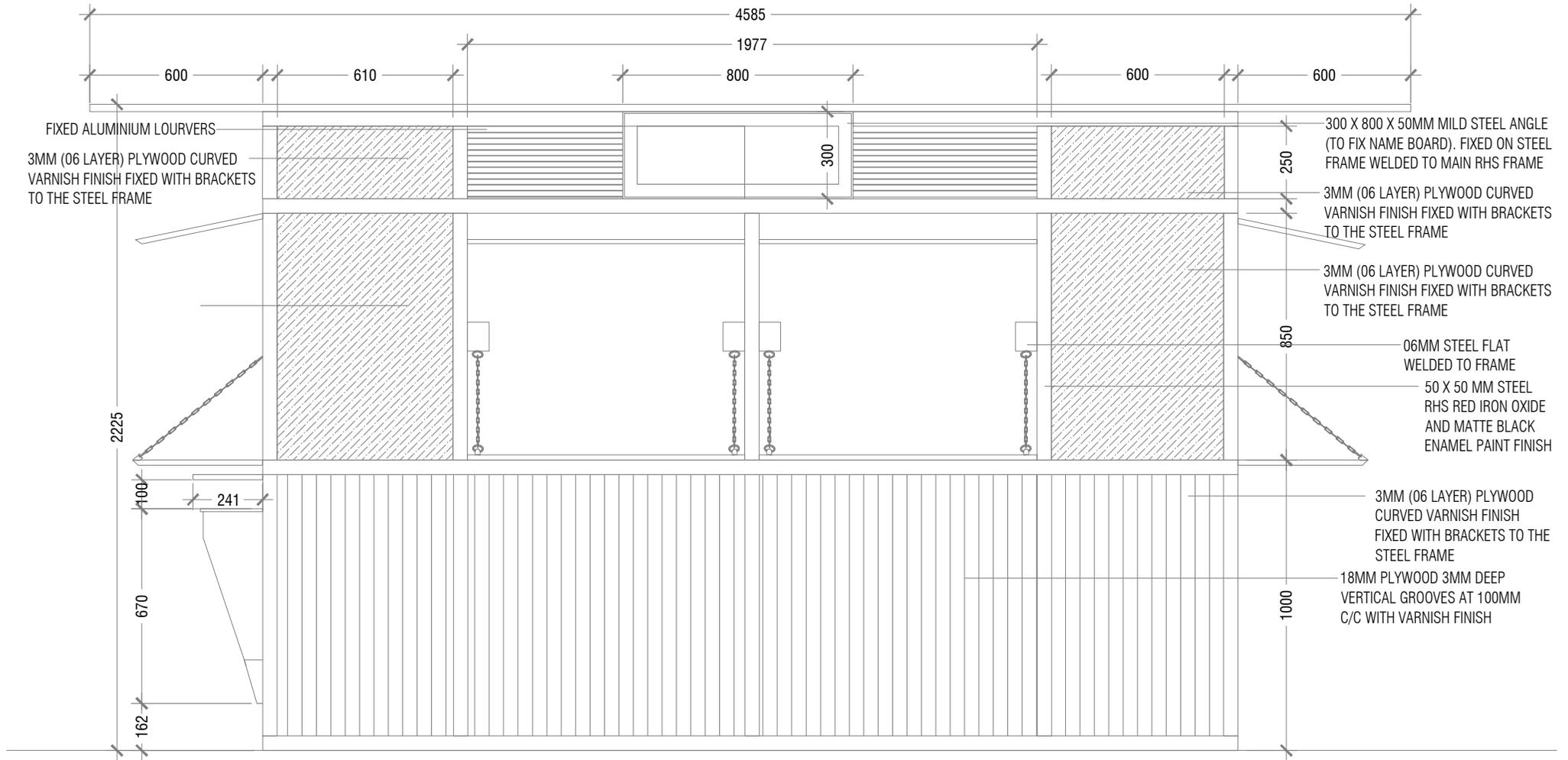
NOTE:
 ——— TOTAL UNIT BOUNDARY

PROPERTY : URBAN KIOSK (LOT 21677)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th December 2022 Remarks:

UNIT PLAN





PROPERTY : URBAN KIOSK (LOT 21677)
 KI03-04
 AREA : 4.87 SQM/ 52.42 SQF

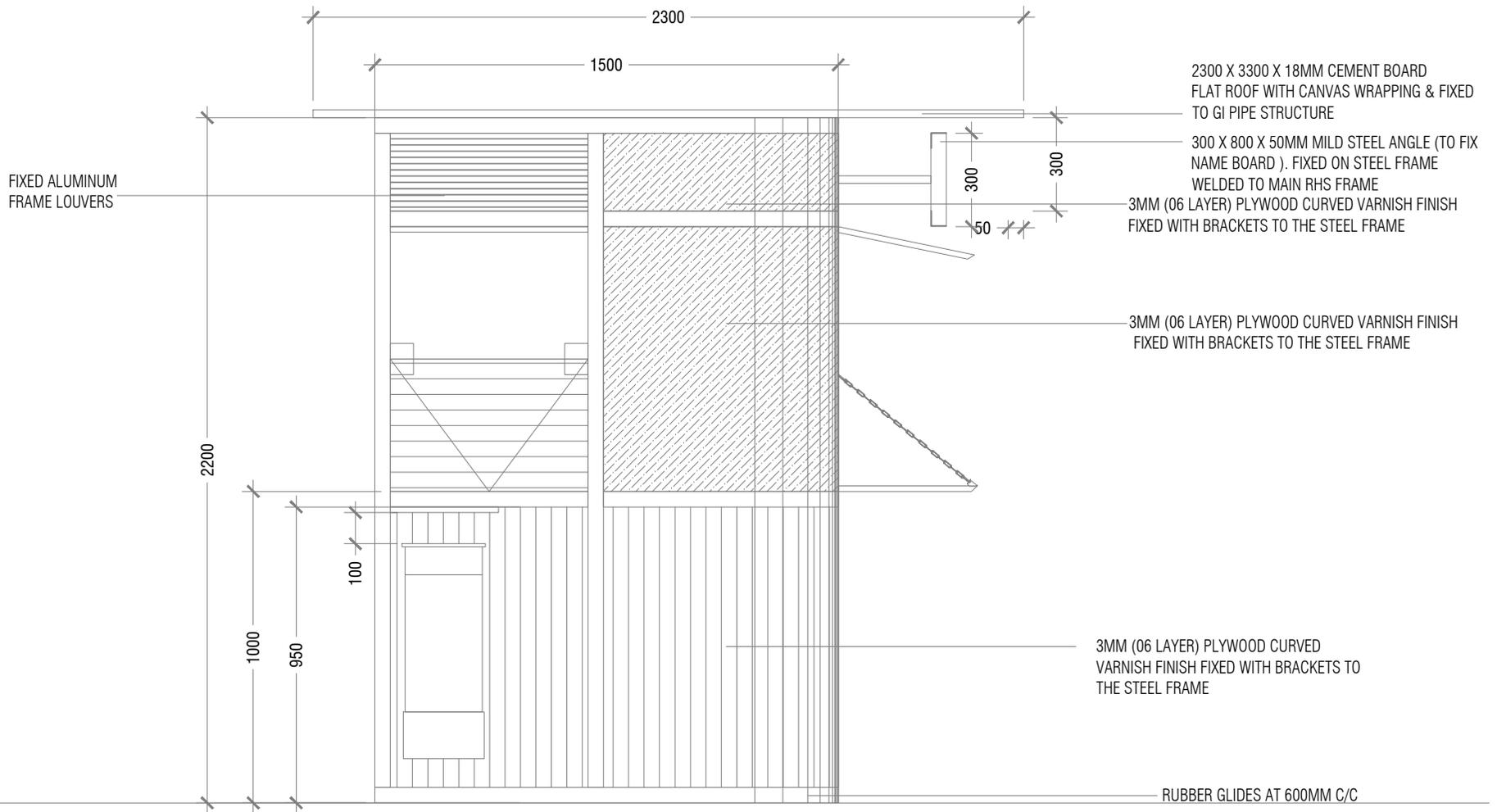
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PROPERTY : URBAN KIOSK (LOT 21677)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th December 2022 Remarks:

FRONT ELEVATION





PROPERTY : URBAN KIOSK (LOT 21677)
 KI03-04
 AREA :4.87 SQM/ 52.42 SQF

1:20

PROPERTY : URBAN KIOSK (LOT 21677)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th December 2022 Remarks:

SIDE ELEVATION





PROPERTY : URBAN KIOSK (LOT 21677)
K103-04
AREA :4.87 SQM/ 52.42 SQF

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PROPERTY : URBAN KIOSK (LOT 21677)

Scale : AS GIVEN

Drawn by: Shaama

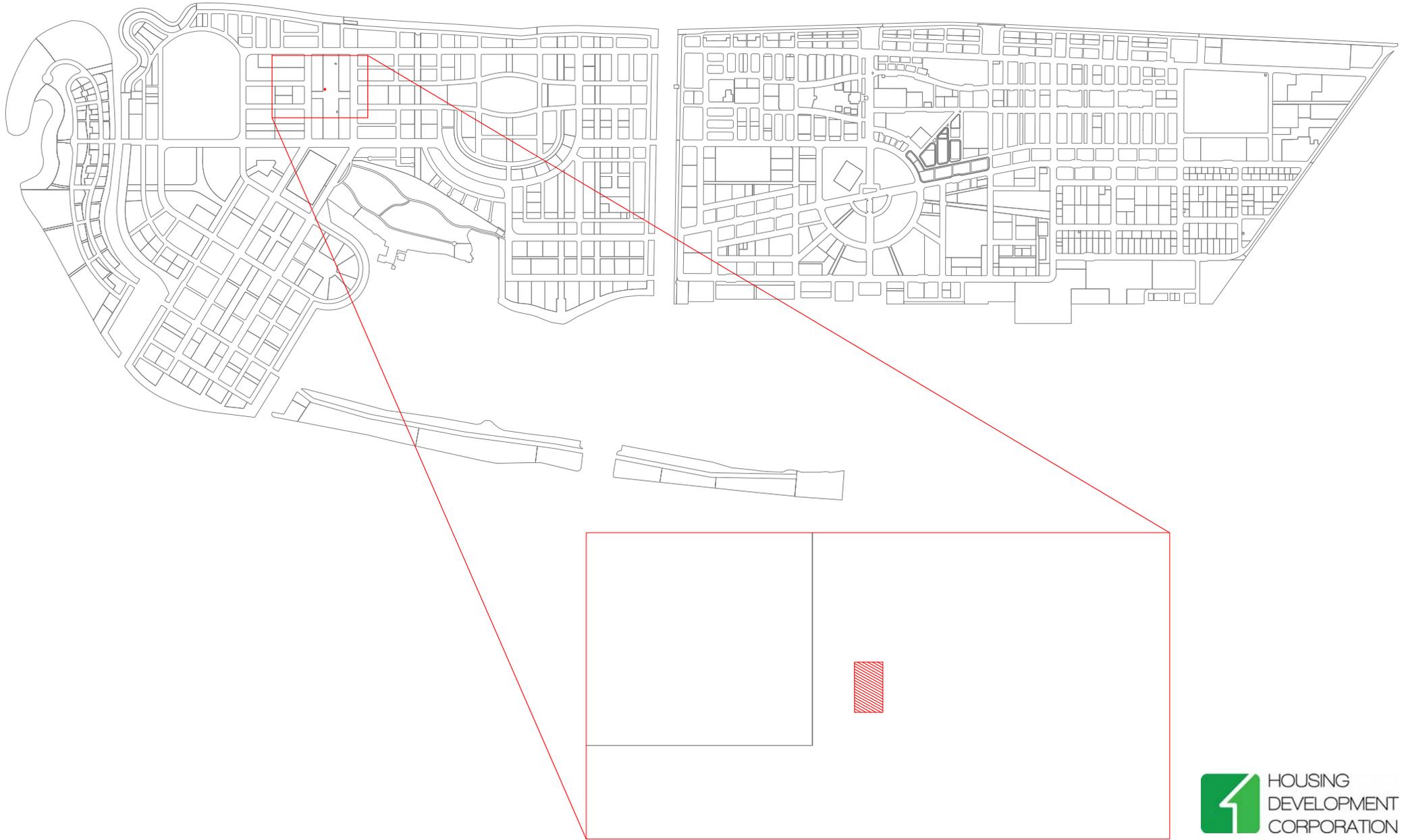
Checked by:-

Date: 12th December 2022

Remarks:

3D VISUAL





PROJECT: LOT 21678

Scale: N.T.S

Drawn by: Hassan Nadheem

Checked by: Muhammad Ibrahim

Date: 3rd August 2022

Remarks:

DRAWING: LOCATION MAP



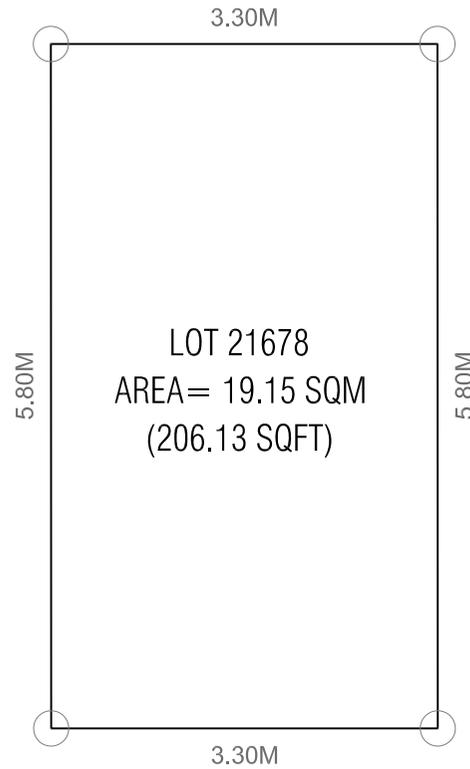
**HOUSING
DEVELOPMENT
CORPORATION**
PLANNING AND DEVELOPMENT DEPARTMENT
3RD FLOOR, HDC BUILDING HULHUMALE'
REPUBLIC OF MALDIVES
TEL. +(960)3353535, FAX +(960)3358892
EMAIL : planning@hdc.com.mv





E 338840.0417
N 467894.6719

E 338839.1426
N 467891.4947



E 338834.4602
N 467896.2475

E 338833.5611
N 467893.0704

PROJECT: LOT 21678

Scale: N.T.S

Drawn by: Hassan Nadheem

Checked by: Muhammad Ibrahim

Date: 3rd August 2022

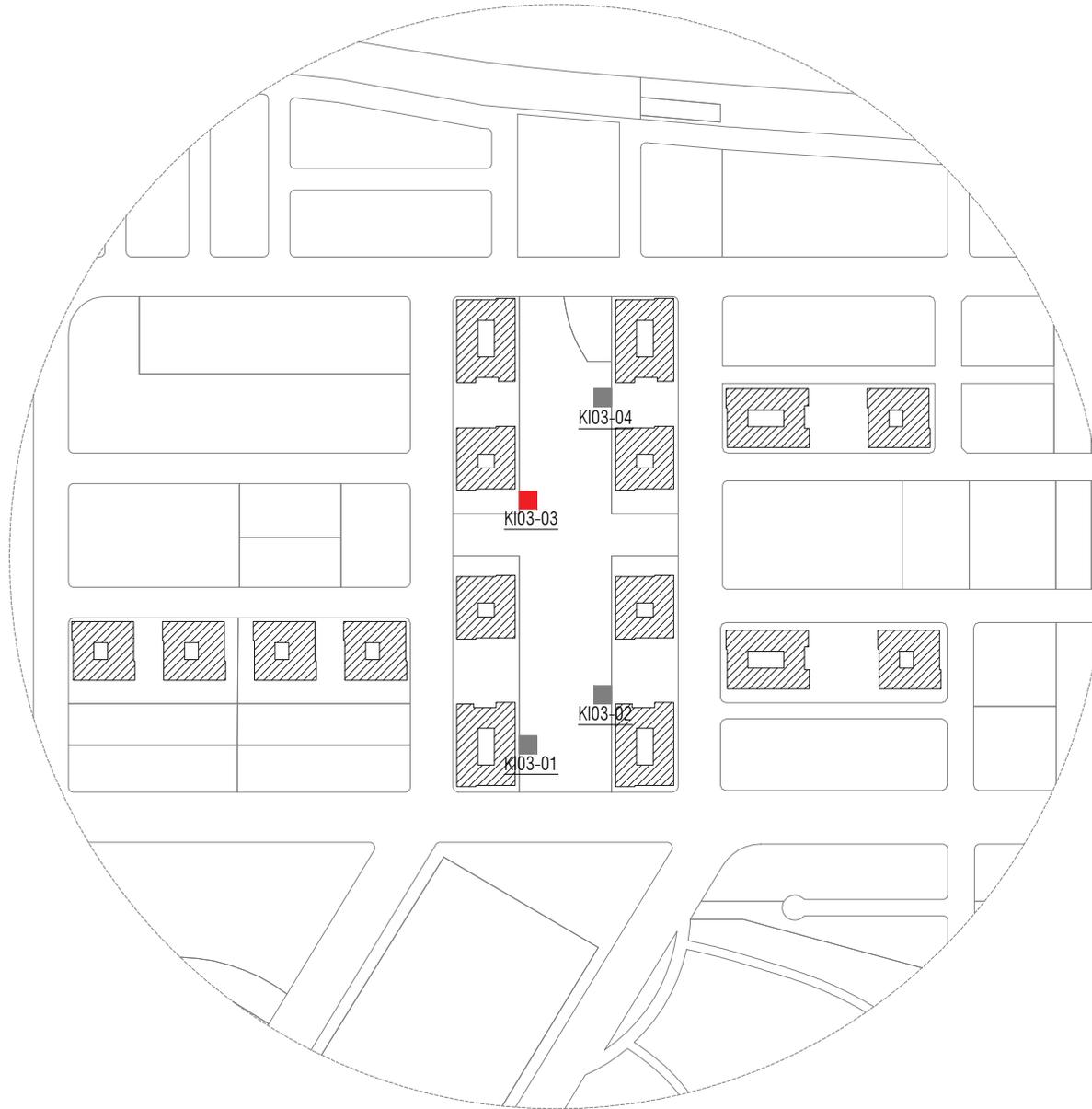
Remarks:

DRAWING: PLOT MAP



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PROPERTY : URBAN KIOSK (LOT 21678)

KI03-03
 AREA: 4.87 SQM/ 52.42 SQF

NTS

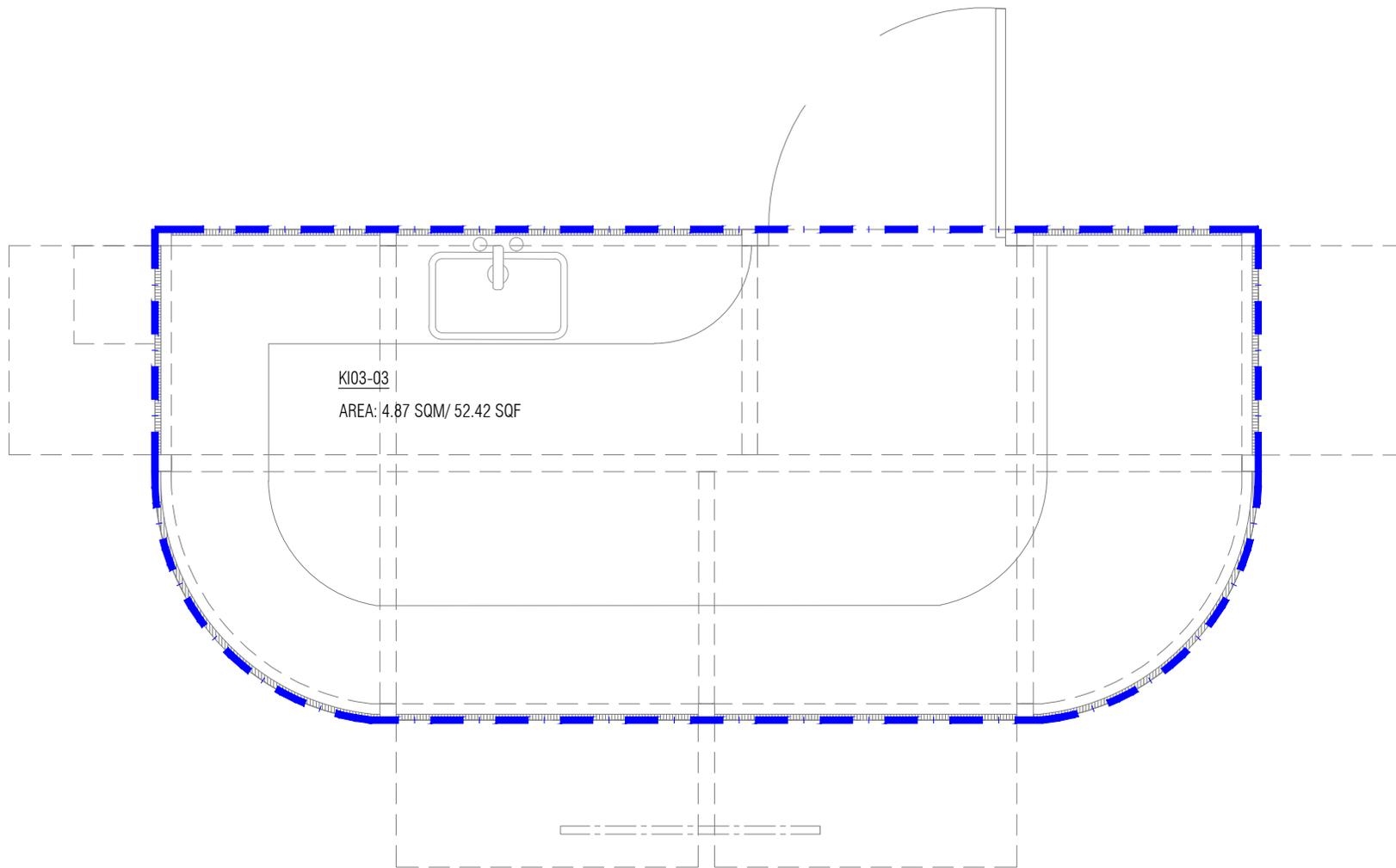
PROPERTY : URBAN KIOSK (LOT 21678)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th November 2022 Remarks:

SITE PLAN



SIDE ELEVATION



KI03-Q3
AREA: 4.87 SQM/ 52.42 SQF

FRONT ELEVATION

NOTE:
— — — — — TOTAL UNIT BOUNDARY

PROPERTY : URBAN KIOSK (LOT 21678)
KI03-Q3
AREA :4.87 SQM/ 52.42 SQF

1:20

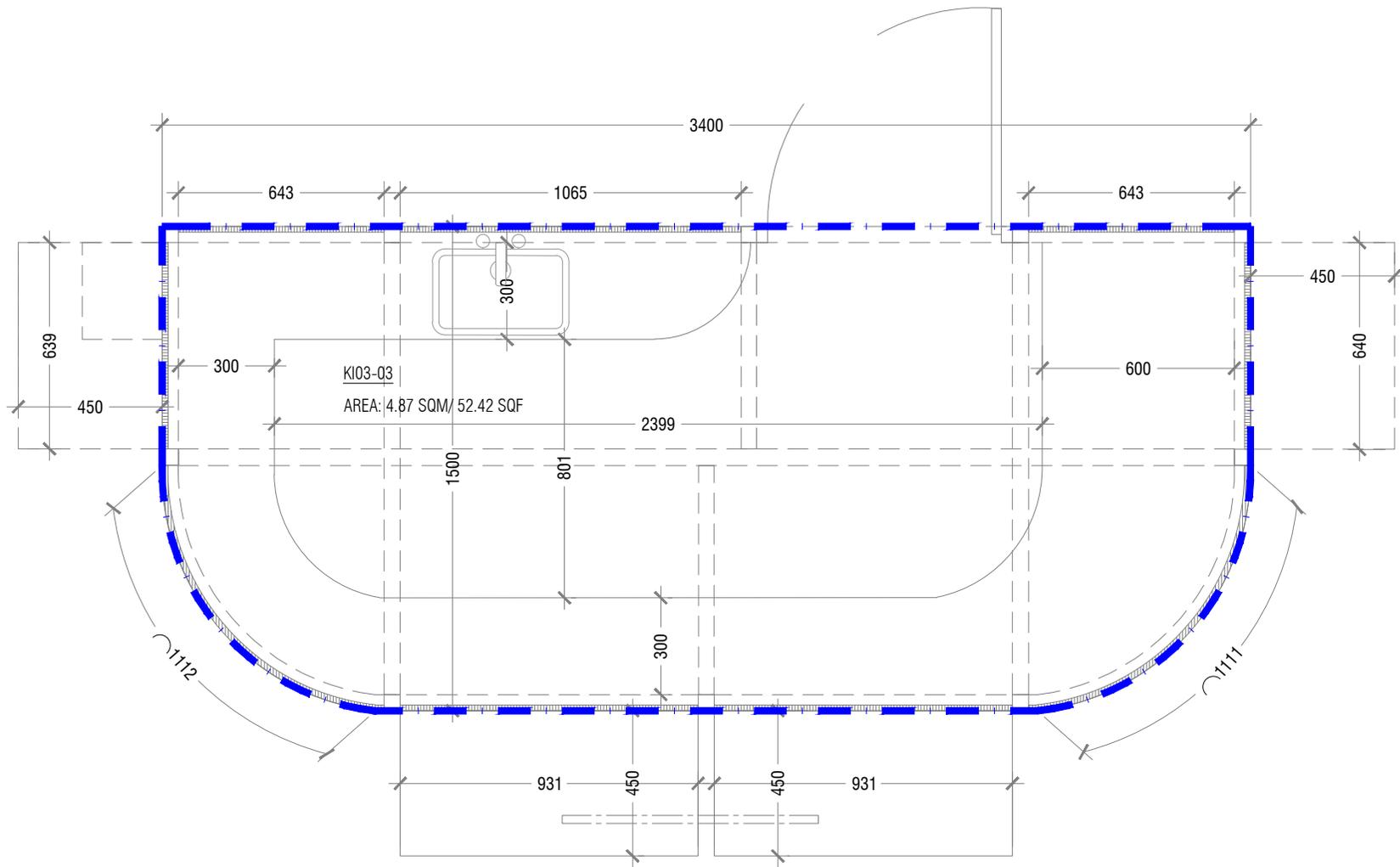
PROPERTY : URBAN KIOSK (LOT 21678)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th December 2022 Remarks:

FLOOR PLAN

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3RD FLOOR, HDC BUILDING HULHUMALE'
REPUBLIC OF MALDIVES
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EMAIL : mail@hdc.com.mv





PROPERTY : URBAN KIOSK (LOT 21678)
 K103-Q3
 AREA : 4.87 SQM/ 52.42 SQF

1:20

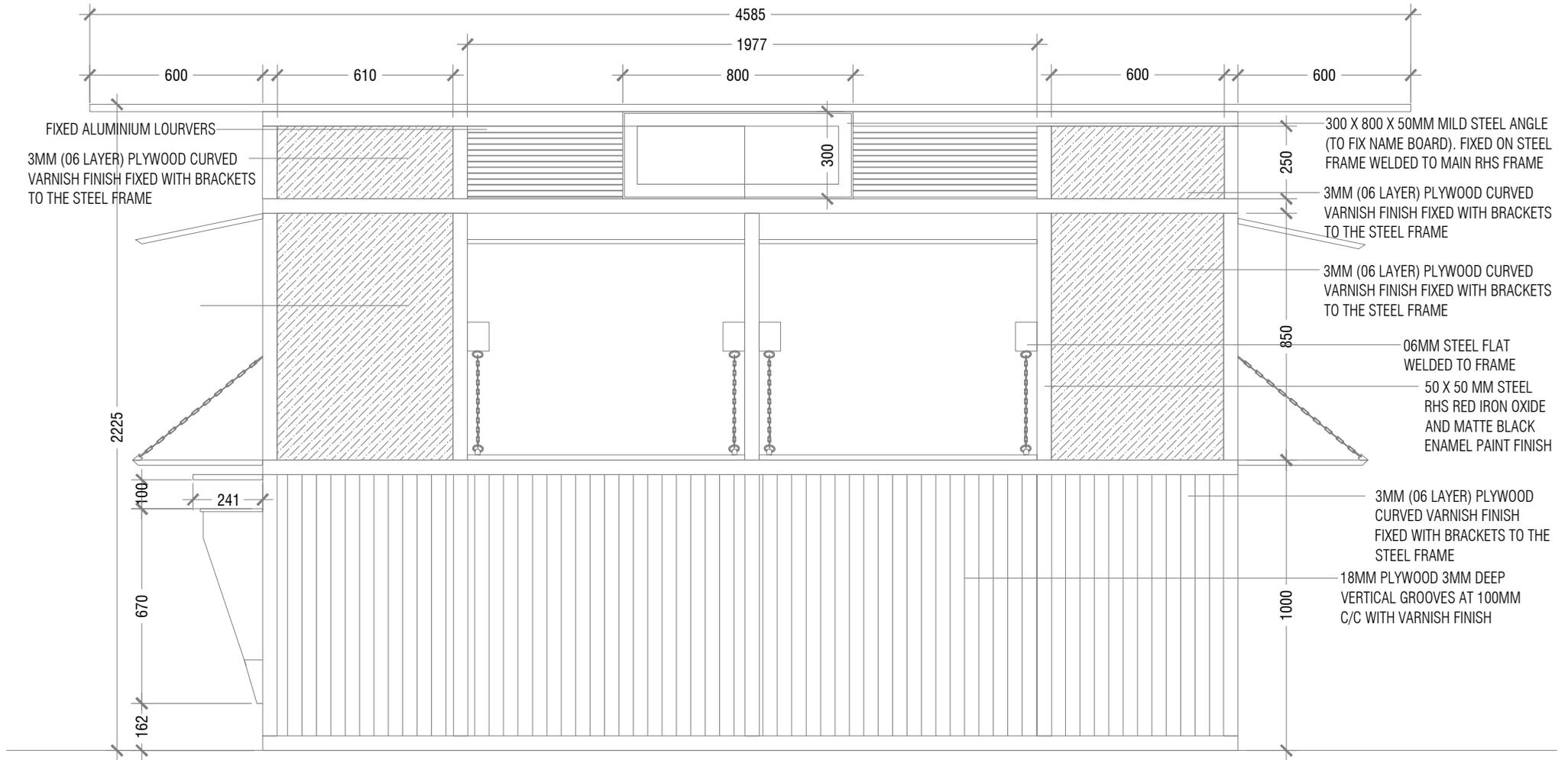
NOTE:
 ——— TOTAL UNIT BOUNDARY

PROPERTY : URBAN KIOSK (LOT 21678)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th December 2022 Remarks:

UNIT PLAN





PROPERTY : URBAN KIOSK (LOT 21678)
 KI03-03
 AREA : 4.87 SQM/ 52.42 SQF

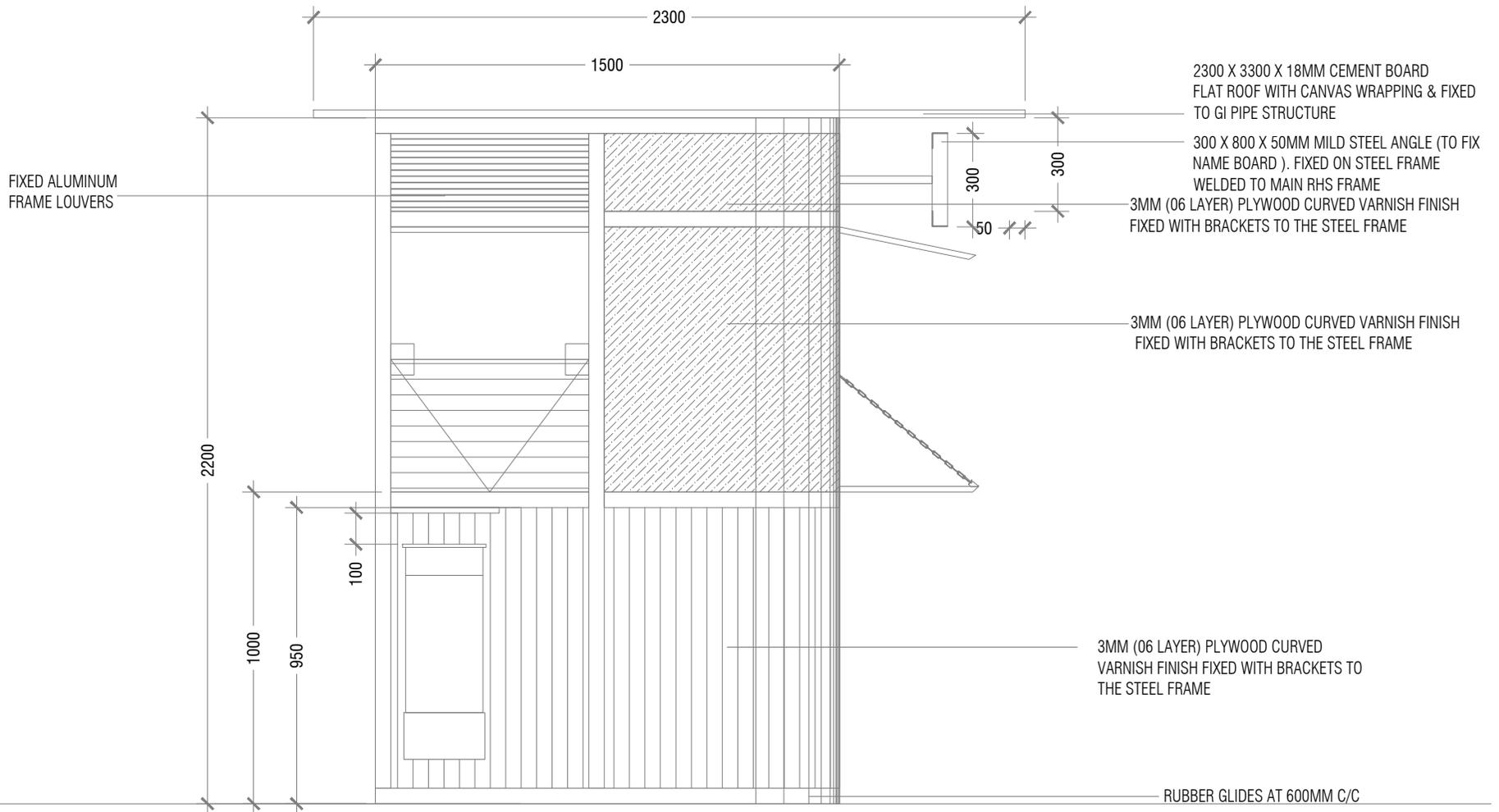
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PROPERTY : URBAN KIOSK (LOT 21678)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th December 2022 Remarks:

FRONT ELEVATION





PROPERTY : URBAN KIOSK (LOT 21678)
 KI03-03
 AREA :4.87 SQM/ 52.42 SQF

1:20

PROPERTY : URBAN KIOSK (LOT 21678)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th December 2022 Remarks:

SIDE ELEVATION



PROPERTY : URBAN KIOSK (LOT 21678)
KI03-03
AREA :4.87 SQM/ 52.42 SQF

1:20

PROPERTY : URBAN KIOSK (LOT 21678)

Scale : AS GIVEN

Drawn by: Shaama

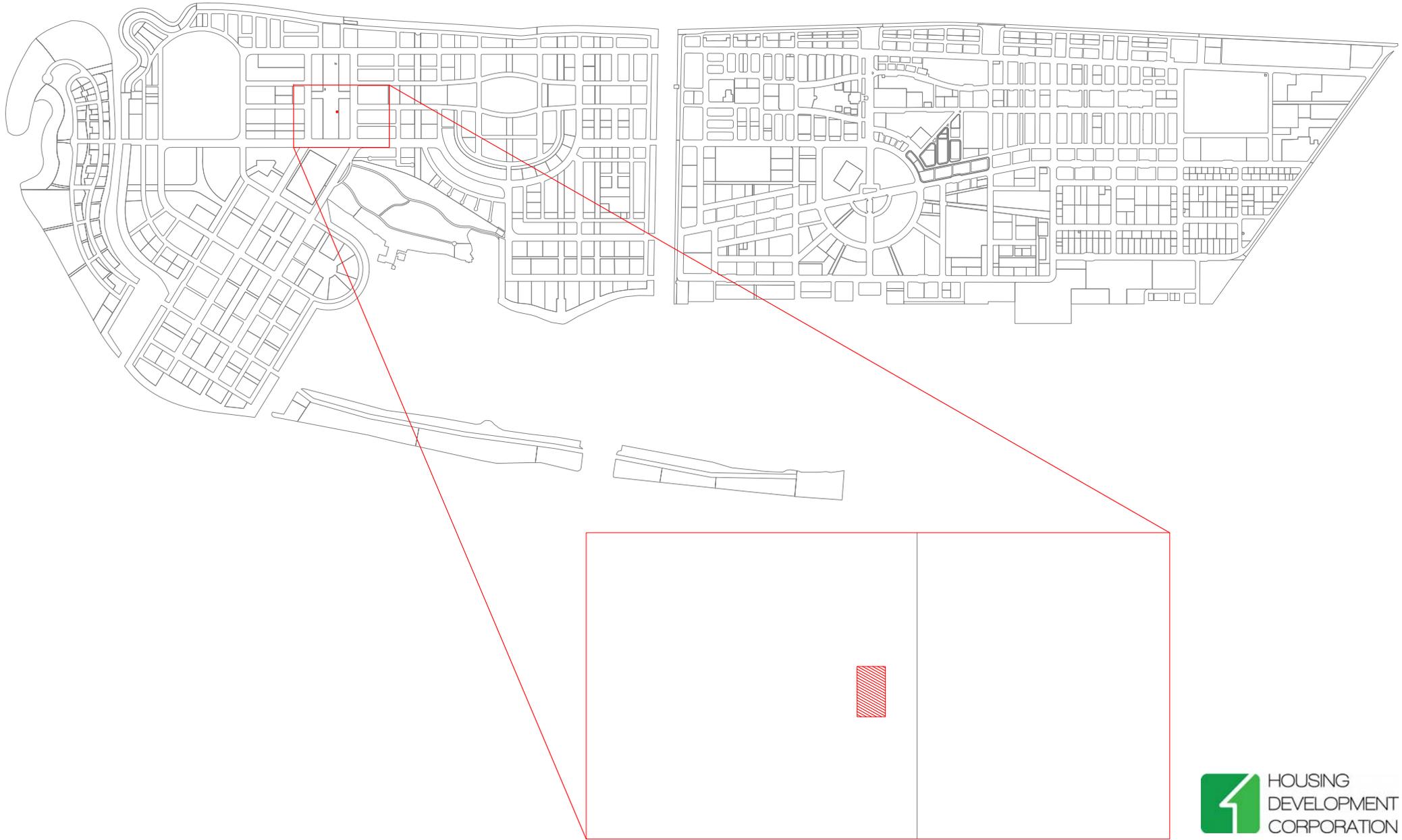
Checked by:-

Date: 12th December 2022

Remarks:

3D VISUAL





PROJECT: LOT 21679

Scale: N.T.S

Drawn by: Hassan Nadheem

Checked by: Muhammad Ibrahim

Date: 3rd August 2022

Remarks:

DRAWING: LOCATION MAP

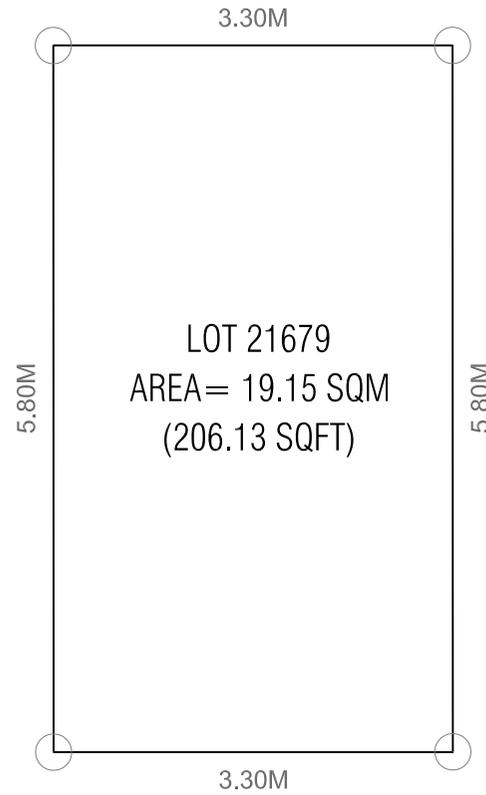


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REPUBLIC OF MALDIVES
TEL. +(960)3353535, FAX +(960)3358892
EMAIL : planning@hdc.com.mv



E 338758.2333
N 467876.1317

E 338757.3362
N 467872.9540



E 338752.6537
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PROJECT: LOT 21679

Scale: N.T.S

Drawn by: Hassan Nadheem

Checked by: Muhammad Ibrahim

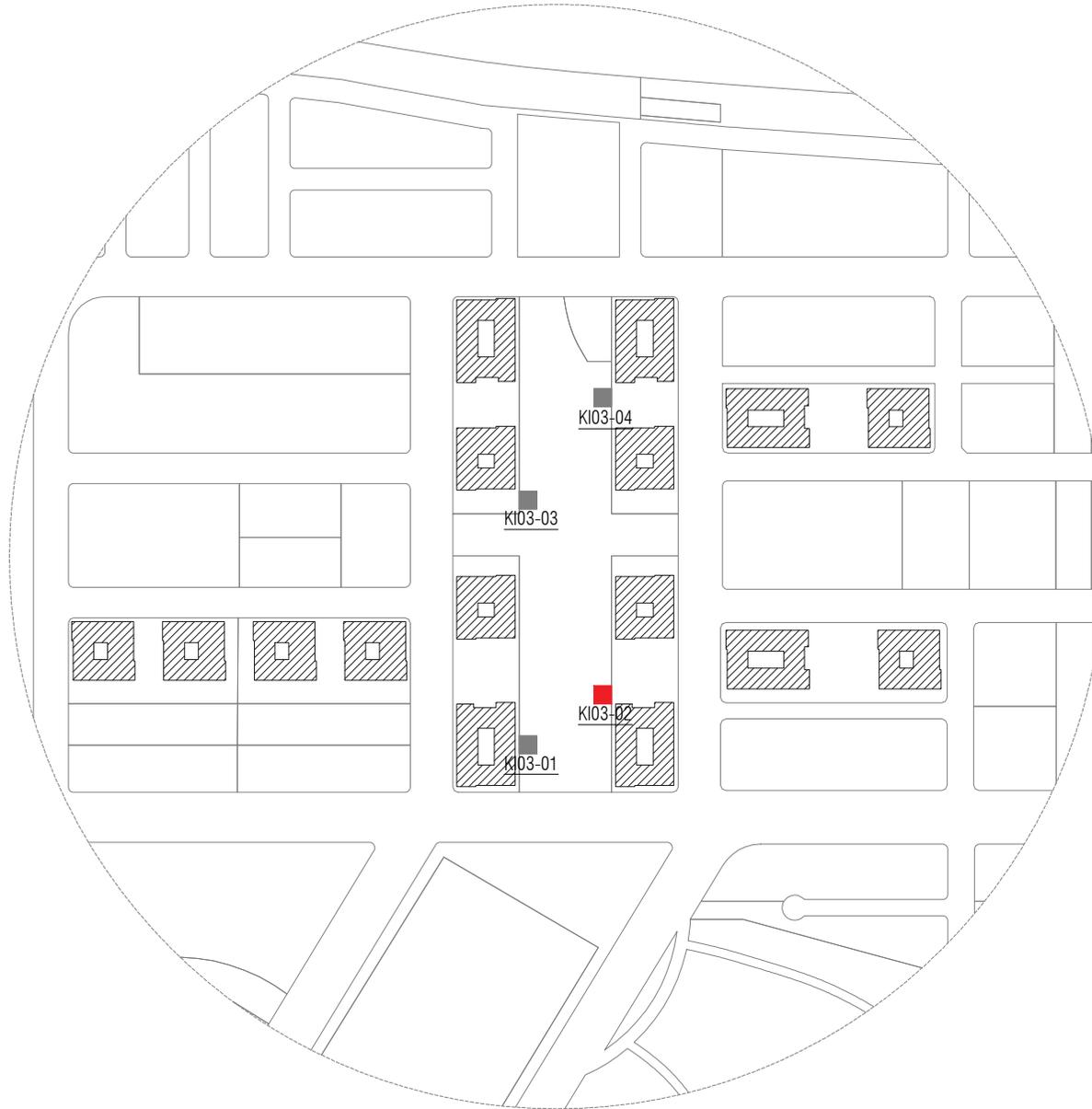
Date: 3rd August 2022

Remarks:

DRAWING: PLOT MAP



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PROPERTY : URBAN KIOSK (LOT 21679)

KI03-02
 AREA: 4.87 SQM/ 52.42 SQF

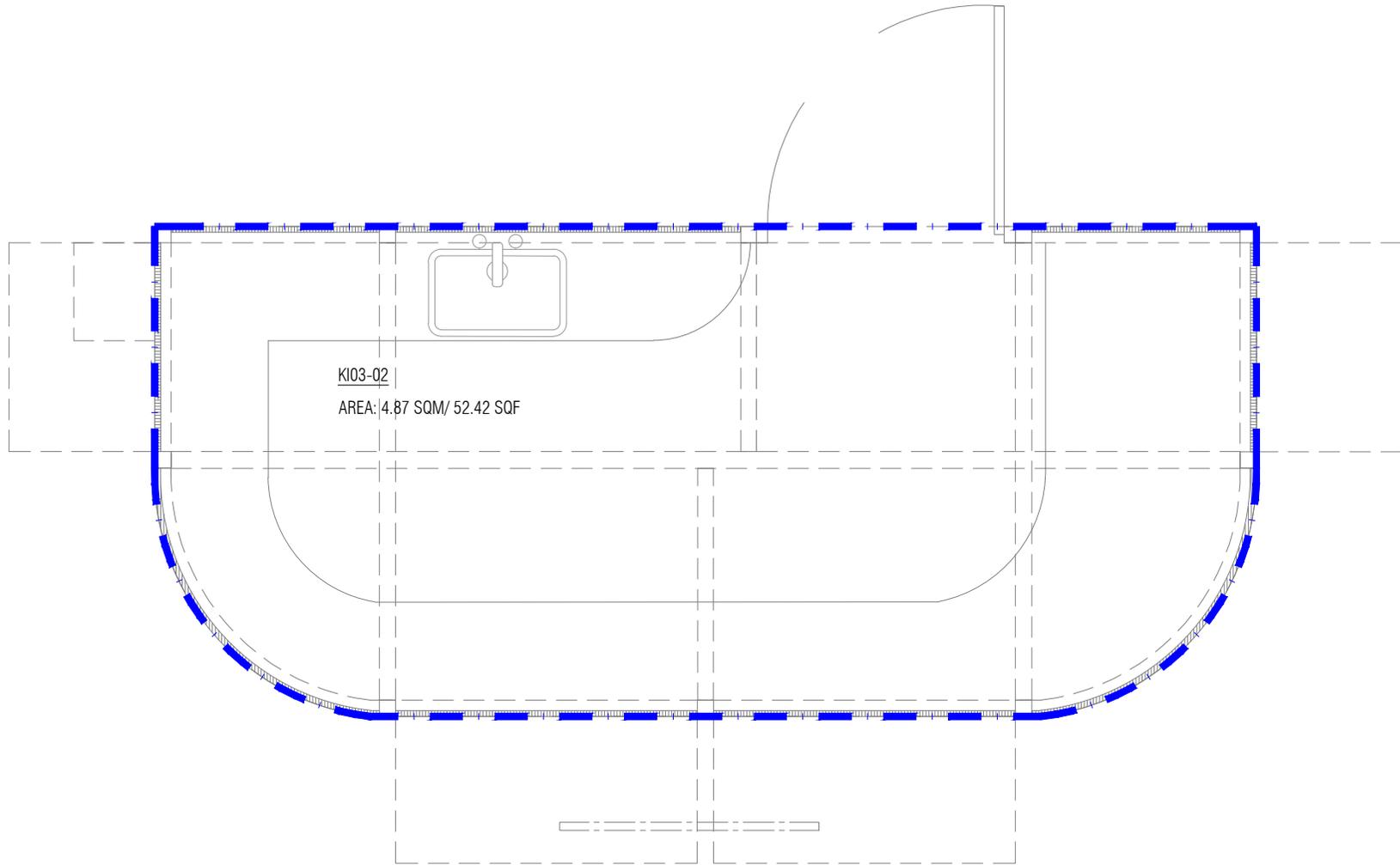
NTS

PROPERTY : URBAN KIOSK (LOT 21679)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th November 2022 Remarks:

SITE PLAN

SIDE ELEVATION



K103-Q2
AREA: 4.87 SQM/ 52.42 SQF

FRONT ELEVATION

NOTE:
— — — — — TOTAL UNIT BOUNDARY

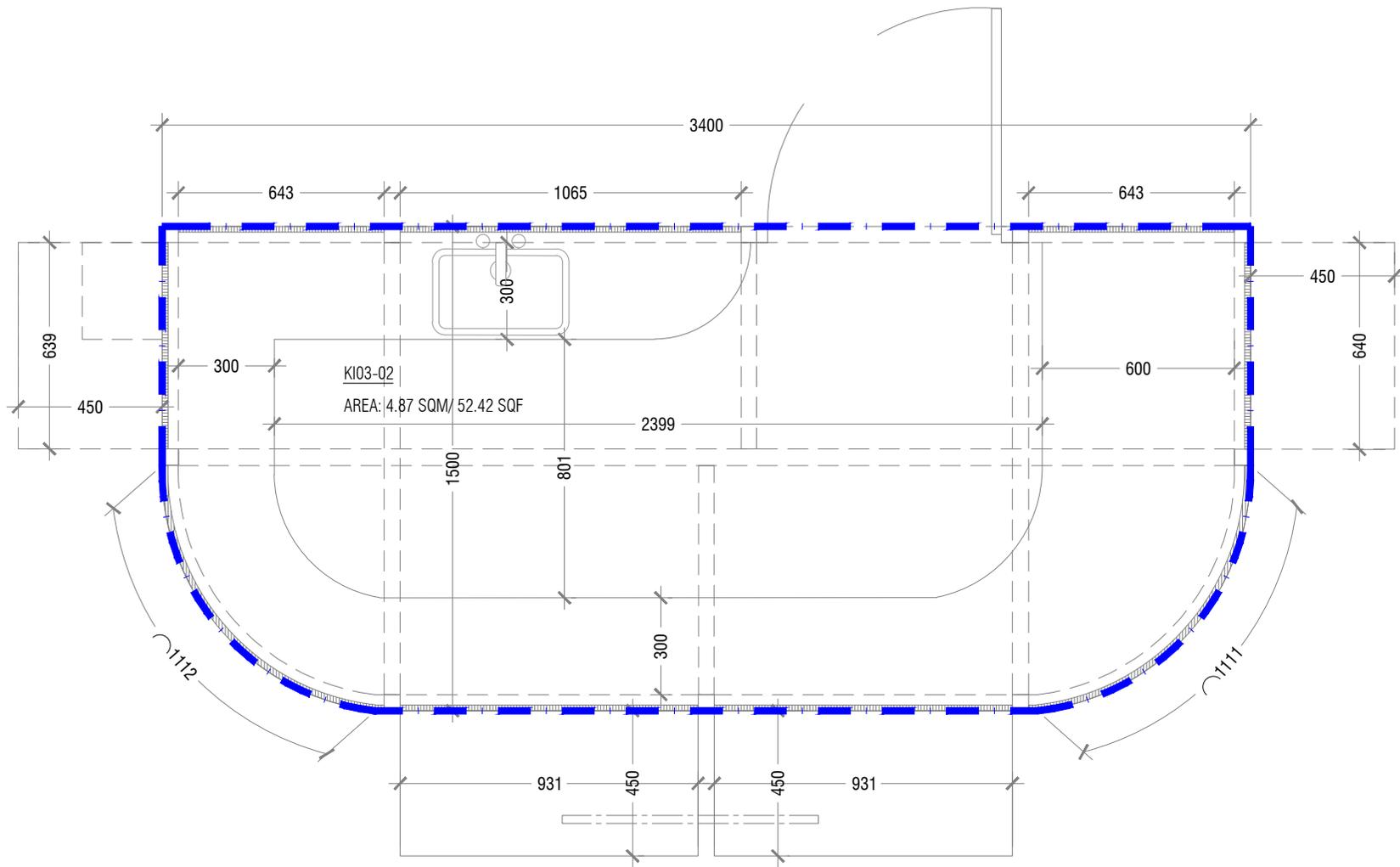
PROPERTY : URBAN KIOSK (LOT 21679)
K103-Q2
AREA :4.87 SQM/ 52.42 SQF

1:20

PROPERTY : URBAN KIOSK (LOT 21679)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th December 2022 Remarks:

FLOOR PLAN



PROPERTY : URBAN KIOSK (LOT 21679)
 K103-Q2
 AREA :4.87 SQM/ 52.42 SQF

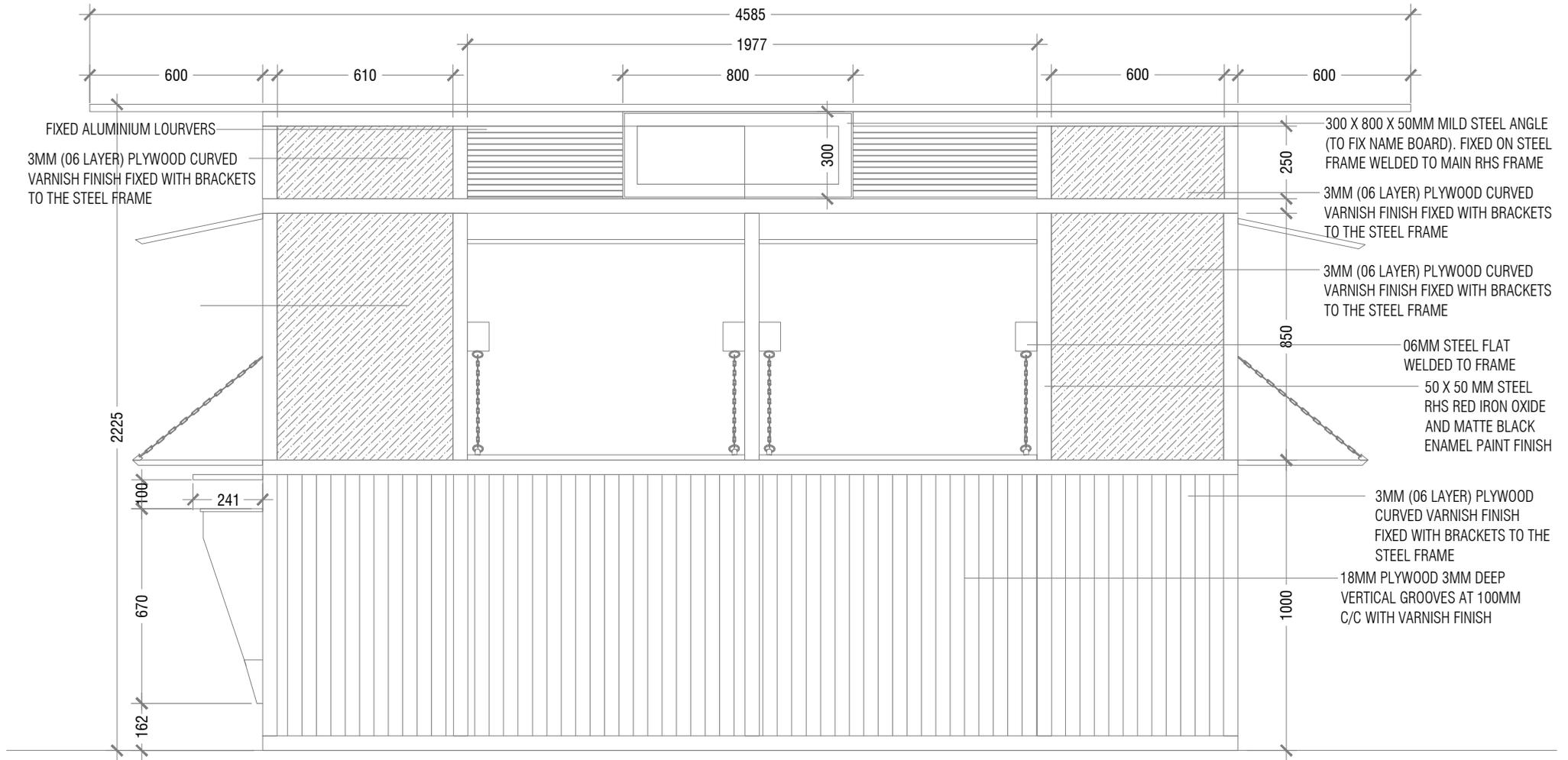
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NOTE:
 TOTAL UNIT BOUNDARY

PROPERTY : URBAN KIOSK (LOT 21679)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th December 2022 Remarks:

UNIT PLAN



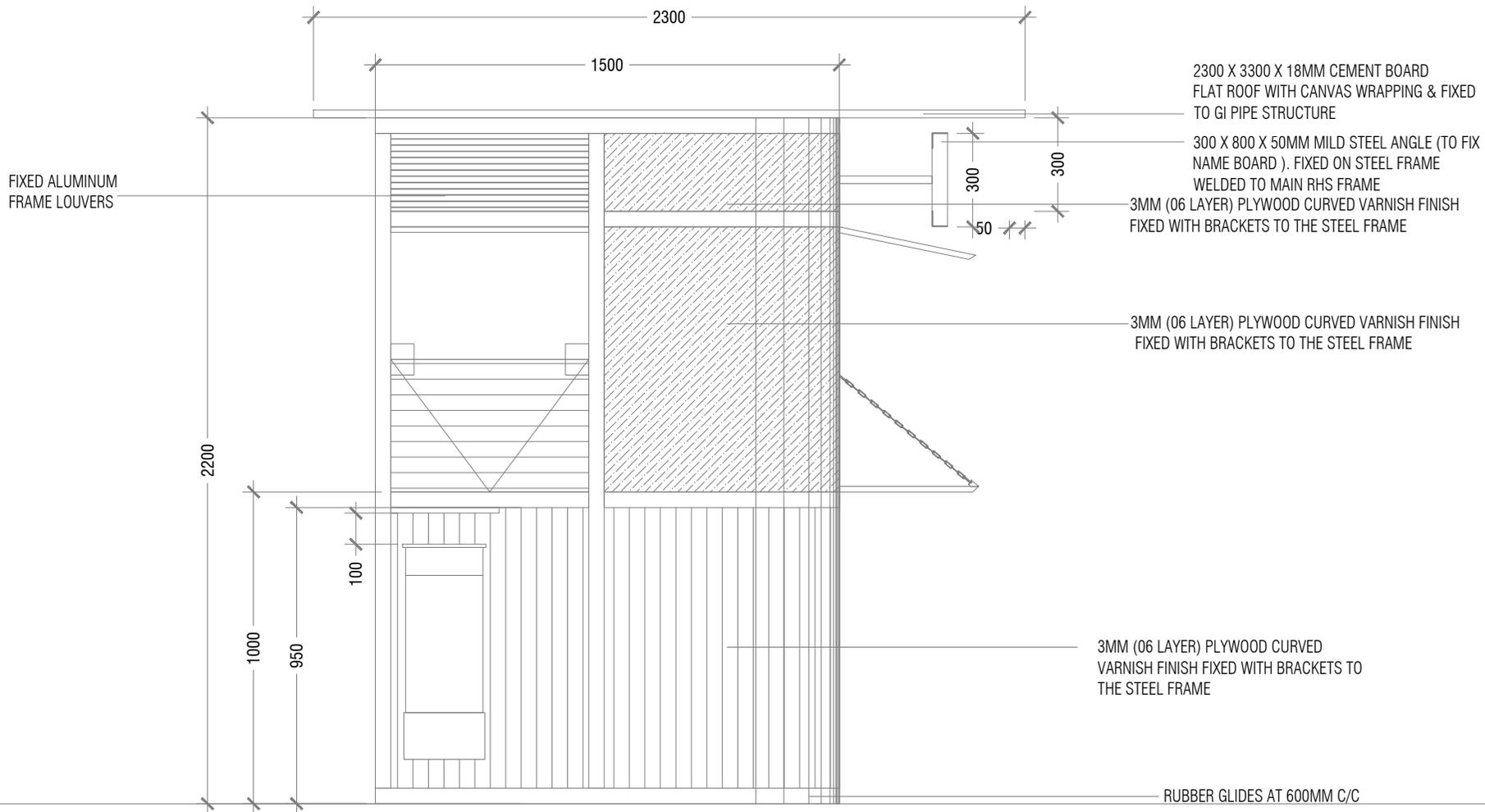
PROPERTY : URBAN KIOSK (LOT 21679)
 KI03-02
 AREA : 4.87 SQM/ 52.42 SQF

1:20

PROPERTY : URBAN KIOSK (LOT 21679)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th December 2022 Remarks:

FRONT ELEVATION



PROPERTY : URBAN KIOSK (LOT 21679)
 KI03-02
 AREA :4.87 SQM/ 52.42 SQF

1:20

PROPERTY : URBAN KIOSK (LOT 21679)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th December 2022 Remarks:

SIDE ELEVATION



PROPERTY : URBAN KIOSK (LOT 21679)
KI03-02
AREA :4.87 SQM/ 52.42 SQF

1:20

PROPERTY : URBAN KIOSK (LOT 21679)

Scale : AS GIVEN

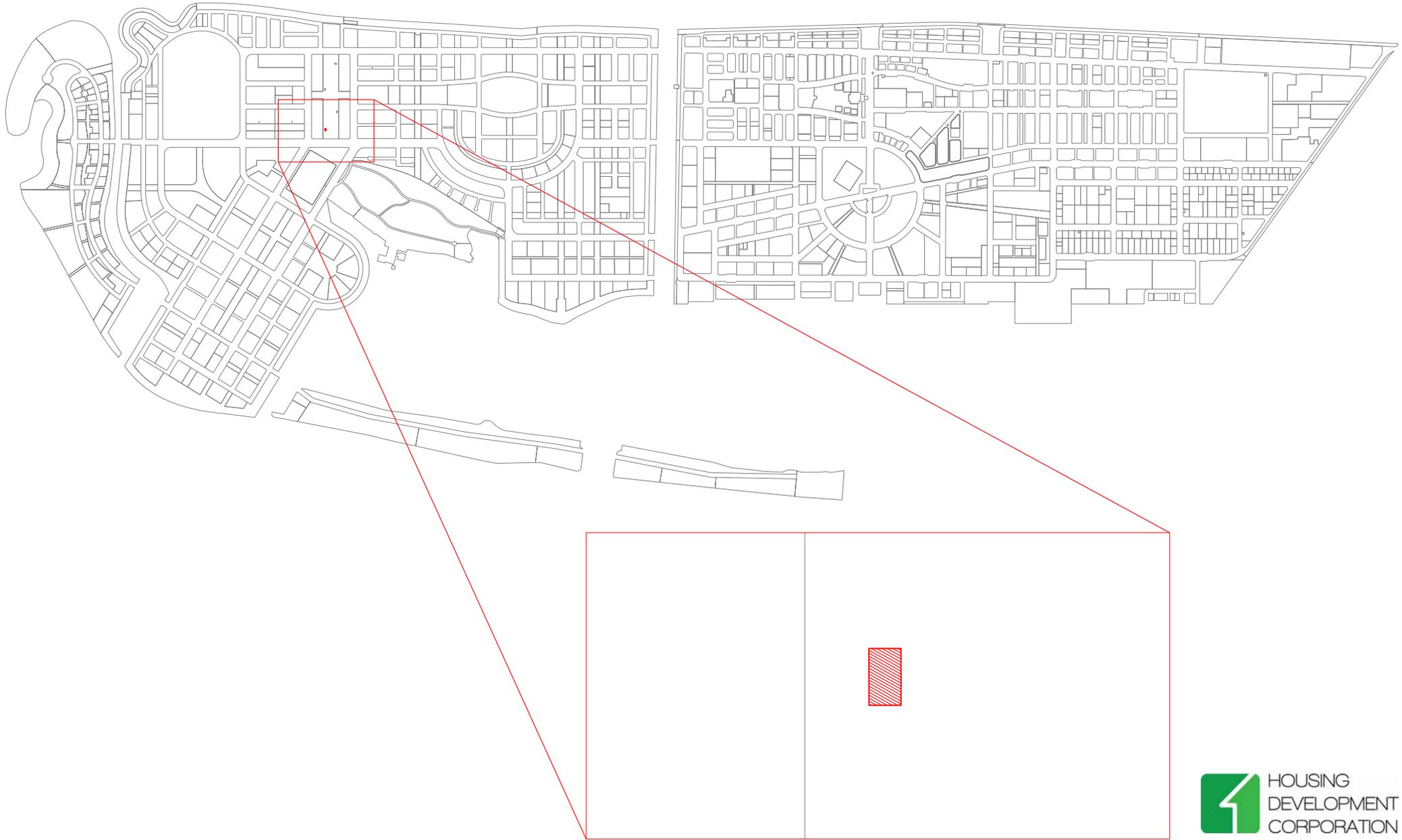
Drawn by: Shaama

Checked by:-

Date: 12th December 2022

Remarks:

3D VISUAL



PROJECT: LOT 21680

Scale: N.T.S

Drawn by: Hassan Nadheem

Checked by: Muhammad Ibrahim

Date: 4th August 2022

Remarks:

DRAWING: LOCATION MAP



HOUSING
DEVELOPMENT
CORPORATION

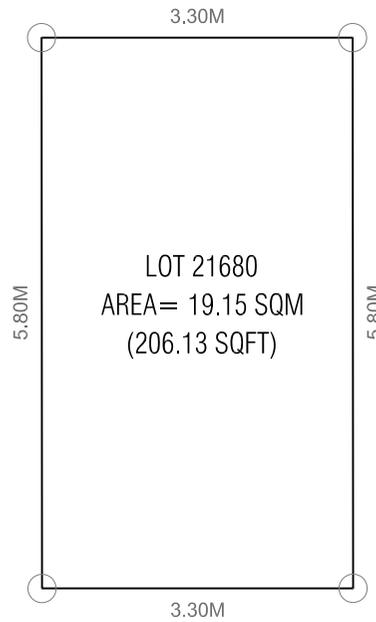
PLANNING AND DEVELOPMENT DEPARTMENT
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REPUBLIC OF MALDIVES
TEL. +(960)3353535, FAX +(960)3358892
EMAIL : planning@hdc.com.mv





E 338712.6904
N 467928.9552

E 338711.7913
N 467925.7780



E 338707.1069
N 467930.5314

E 338706.2098
N 467927.3537

PROJECT: LOT 21676

Scale: N.T.S

Drawn by: Hassan Nadheem

Checked by: Muhammad Ibrahim

Date: 4th August 2022

Remarks:

DRAWING: PLOT MAP



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EMAIL : planning@hdc.com.mv





PROPERTY : URBAN KIOSK (LOT 21680)

KI03-01

AREA: 4.87 SQM/ 52.42 SQF

NTS

PROPERTY : URBAN KIOSK (LOT 21680)

Scale : AS GIVEN

Drawn by: Shaama

Checked by:-

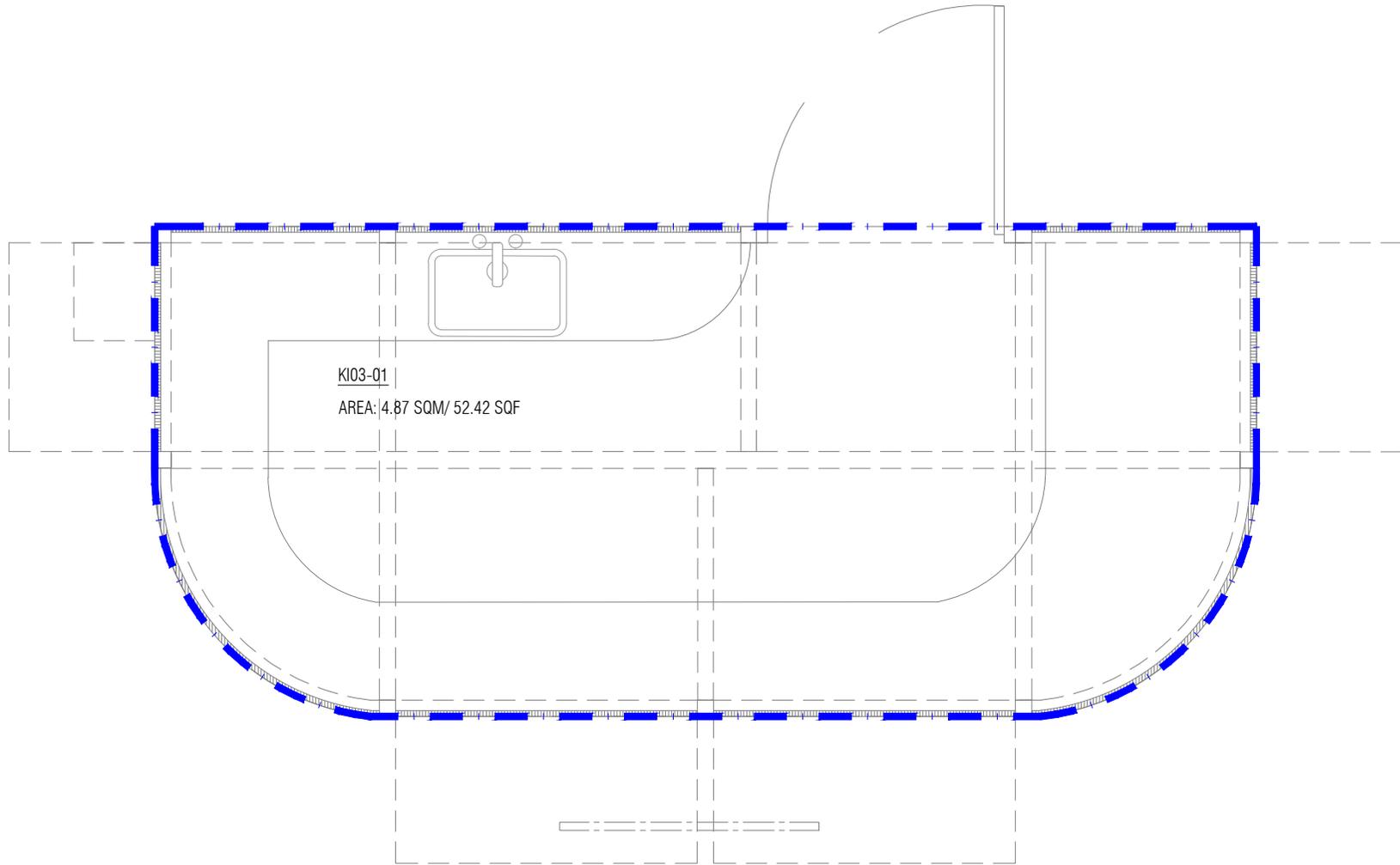
Date: 12th November 2022

Remarks:

SITE PLAN



SIDE ELEVATION



KI03-01
AREA: 4.87 SQM/ 52.42 SQF

FRONT ELEVATION

NOTE:
— — — — — TOTAL UNIT BOUNDARY

PROPERTY : URBAN KIOSK (LOT 21680)
KI03-01
AREA :4.87 SQM/ 52.42 SQF

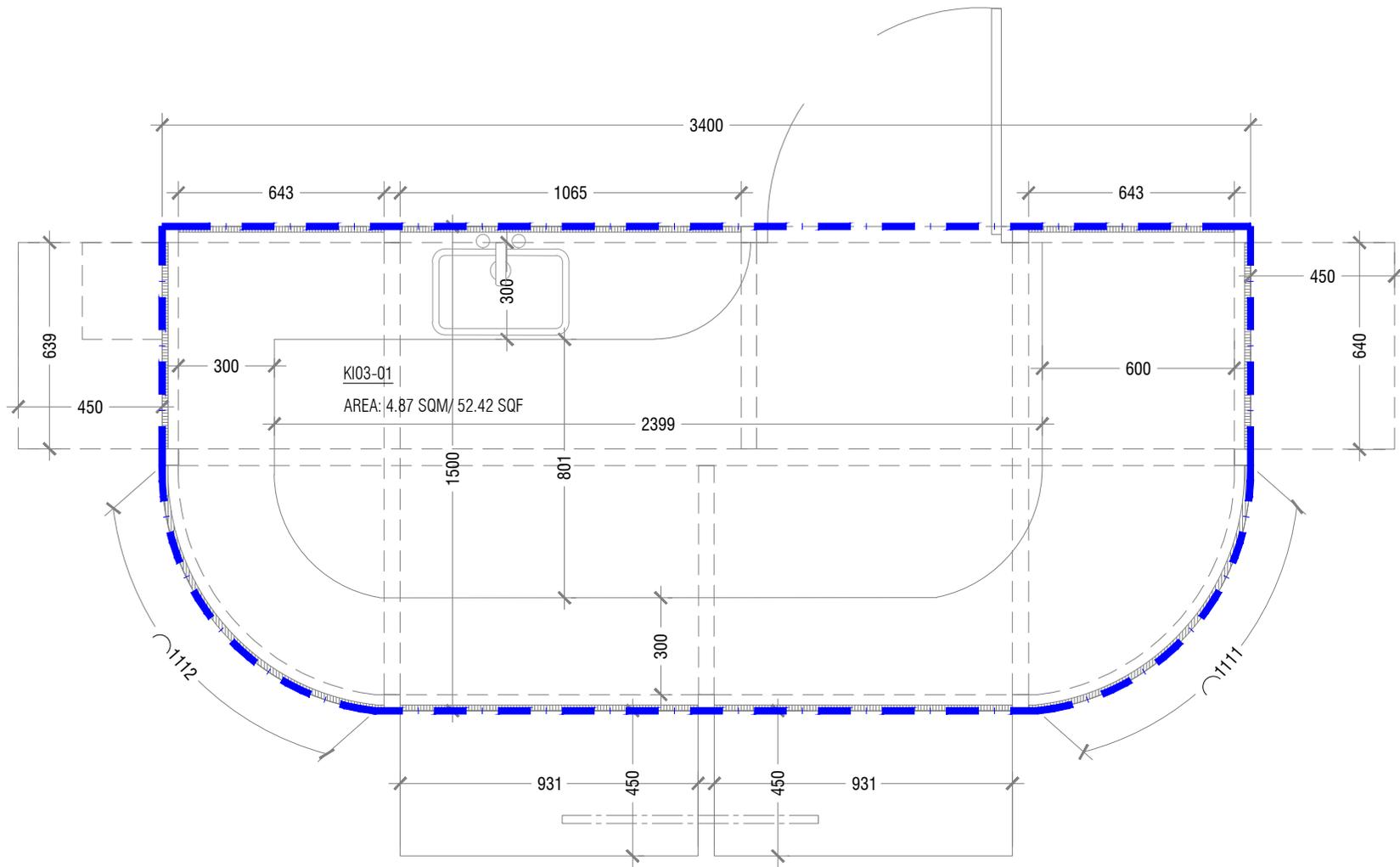
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PROPERTY : URBAN KIOSK (LOT 21680)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th December 2022 Remarks:

FLOOR PLAN





PROPERTY : URBAN KIOSK (LOT 21680)
 K103-01
 AREA :4.87 SQM/ 52.42 SQF

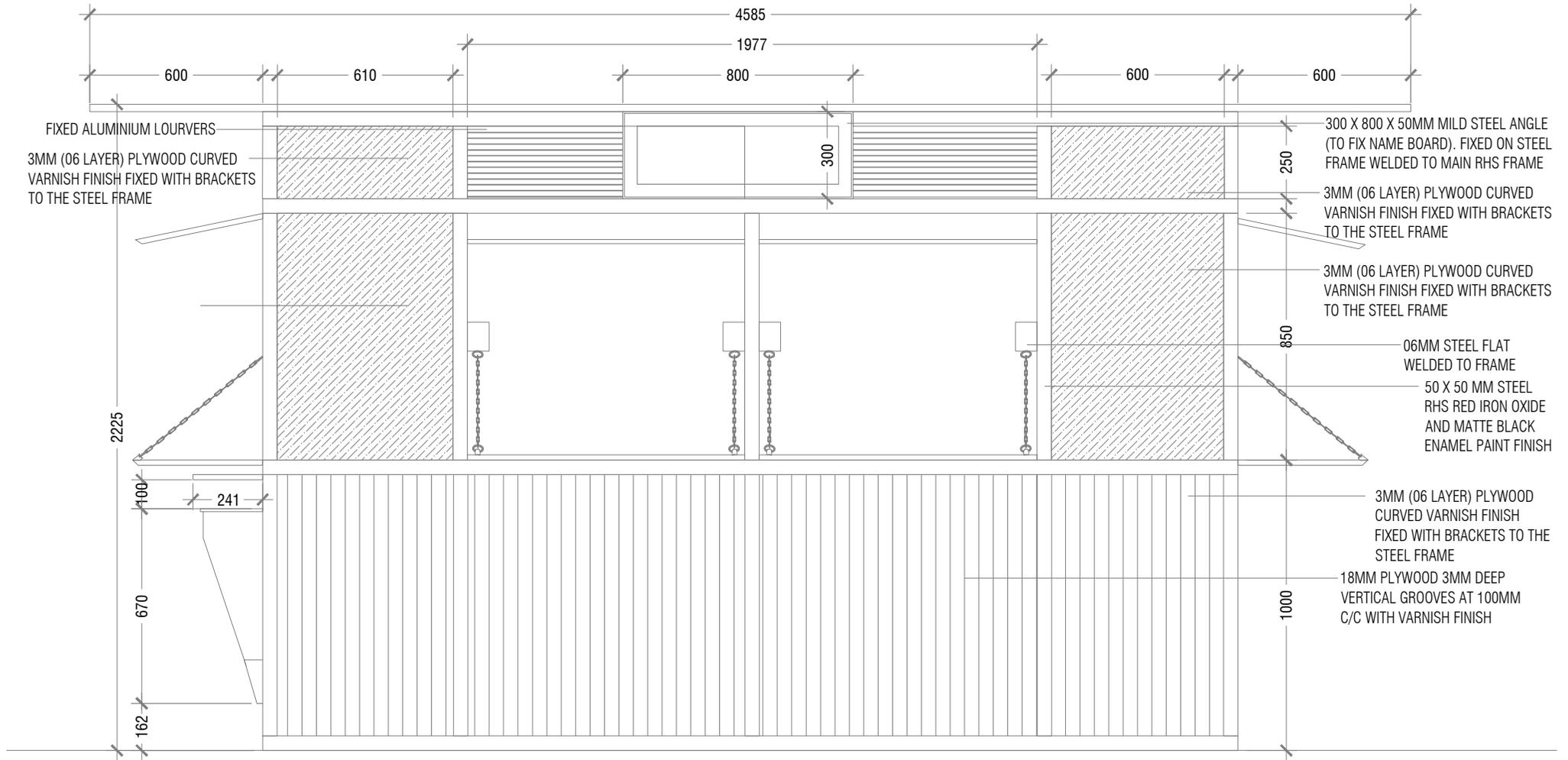
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PROPERTY : URBAN KIOSK (LOT 21680)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th December 2022 Remarks:

UNIT PLAN





PROPERTY : URBAN KIOSK (LOT 21680)
 KI03-01
 AREA : 4.87 SQM/ 52.42 SQF

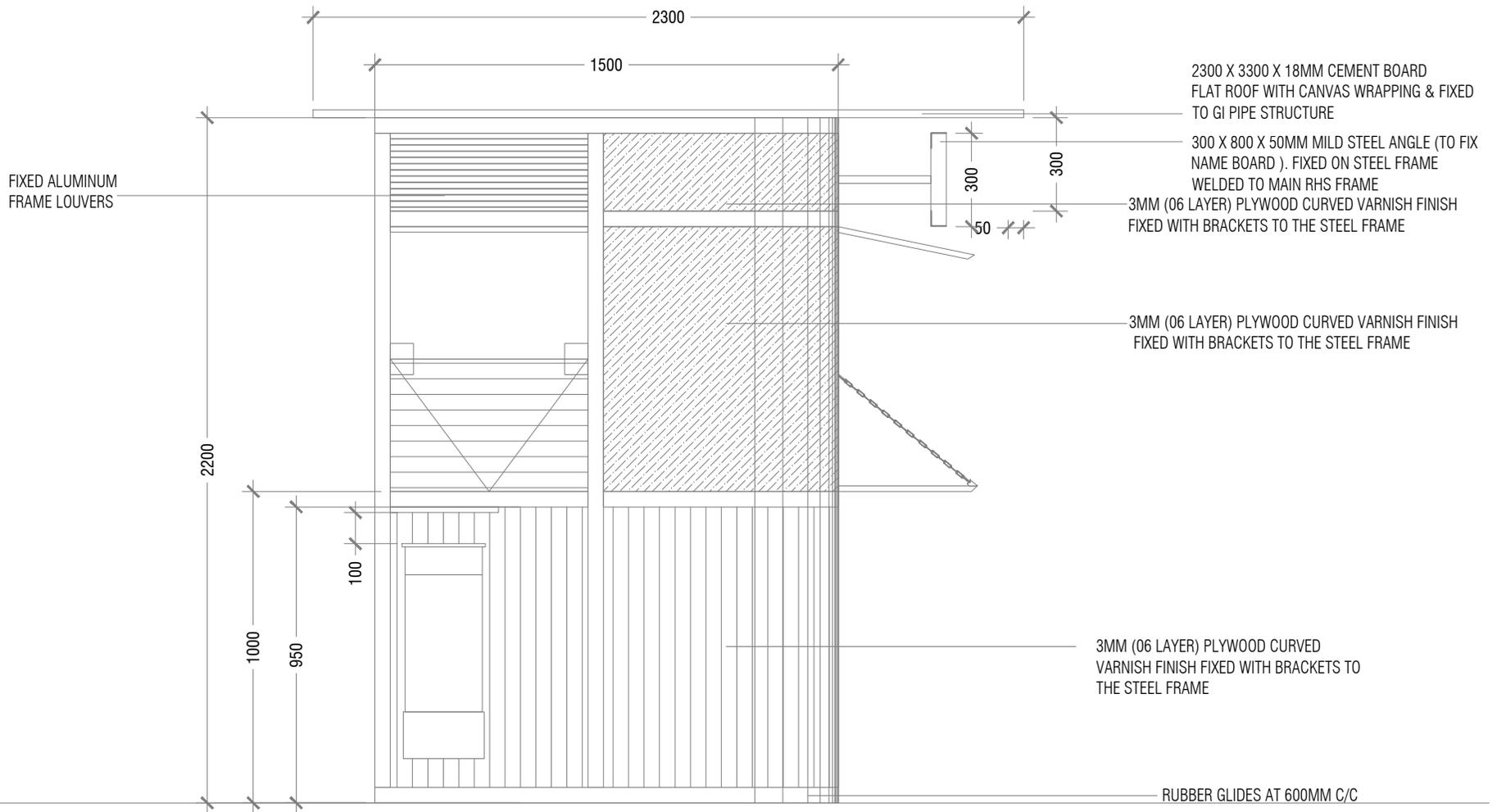
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PROPERTY : URBAN KIOSK (LOT 21680)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th December 2022 Remarks:

FRONT ELEVATION





PROPERTY : URBAN KIOSK (LOT 21680)
 KI03-01
 AREA :4.87 SQM/ 52.42 SQF

1:20

PROPERTY : URBAN KIOSK (LOT 21680)

Scale : AS GIVEN Drawn by: Shaama Checked by:- Date: 12th December 2022 Remarks:

SIDE ELEVATION





PROPERTY : URBAN KIOSK (LOT 21680)
KI03-01
AREA :4.87 SQM/ 52.42 SQF

1:20

PROPERTY : URBAN KIOSK (LOT 21680)

Scale : AS GIVEN

Drawn by: Shaama

Checked by:-

Date: 12th December 2022

Remarks:

3D VISUAL

