1. SCOPE OF WORK

Housing Development Corporation (Lessor) is seeking interest parties for the Development and Operation of Boutique Hotels in Urban Isle. The selected party (Lessee) will be responsible for the design, development, and operation of the land for the duration of the lease term.

2. LEASE RATE

2.1   The lease rate per square feet per month for the first five years will be the proposed lease rate of the successful Proponent.

2.2   The lease rate should be proposed separately for the first 5 (five) years.

2.3   The minimum acceptable lease rate per square feet per month is USD 1.5 (One Dollar and Fifty Cents) for the first 5 (Five) years.

2.4   The lease rate will be revised after the first 5 (five) years based on market inflation $P(1+i+15\%)$ where; P = monthly lease rate for the preceding year and i = cumulative inflation for the five years, which will be real estate inflation for the Male' area in the MMA statistics reports.

2.5   The lease rate proposed for each following year shall be equal to or higher than the previous year's rental rate. Proposed lease rate which is less than the said minimum acceptable lease rate shall be disqualified.

3. ACQUISITION FEE

3.1   The minimum acceptable Acquisition Fee per square feet is USD 22.15 (Twenty-Two Dollars and Fifteen Cents)

3.2   The Acquisition Fee proposed less than the said minimum acceptable rate shall be disqualified.

3.2.1   Clause 8; Declaration of No Pending Litigations as per Form 2

4. LAND DETAILS

Lot Number	Plot Number	Plot Area (Sqft)
21732	GH-01	6,965.97
21740	GH-09	4,685.53
21742	GH-11	4,246.04
21743	GH-12	3,807.94
21747	GH-16	4,926.64
21748	GH-17	5,413.38
21751	GH-20	3,928.93

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5. EVALUATION CRITERIA

Proposals will be evaluated based on the following criteria and points will allocated as below:

Criteria	Allocated %
a) Lease Rate and Acquisition Fee	100%
Total	100%

5.1 Lease Rate and Acquisition Fee – 100%

5.1.1   The Lease Rate and Acquisition Fee will be evaluated using the Net Present Value of the proposed Lease Rate and Acquisition Fee by the Proponent for the first five years after the grace period.

5.1.2   Proponents with the highest acceptable NPV and Acquisition Fee will be given the maximum score for the Lease rate and Acquisition Fee, whereby points shall be given as prorated for other Proponents.

5.1.3   NPV will be calculated as per the following formula with a 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%)