

MINISTRY OF EDUCATION, HIGHER EDUCATION AND VOCATIONAL EDUCATION

Ocean University of Sri Lanka



Invitation of Quotations
For
Renting two buildings, student hostels
(Male & Female)
Tangalle

Procurement No. PROC/RENT/HOSTELS/TANGALLE

**OCEAN UNIVERSITY OF SRI LANKA,
CROW ISLAND,
MATTAKKULIYA,
COLOMBO - 15.
T.P. 011-4346991/993**

03.02.2026

1. Content of Bidding Documents

SECTION -1 : INVITATION FOR BID (IFB)

SECTION -2 : INSTRUCTION TO BIDDERS (ITB)

SECTION -3 : BIDDING DATA

SECTION -4 : FORMS

SECTION -5 : CONDITIONS OF CONTRACT (COC) FORM OF
AGREEMENT

2. INSTRUCTION TO BIDDERS (ITB)

2.1. CORRESPONDANCE ADDRESS

The contact number and the correspondence address for submitting the proposals are as follows.

File ref. : **PROC/RENT/HOSTELS/TANGALLE**
The Vice Chancellor, Ocean University of Sri Lanka. Crow Island,
Mattakkuliya, Colombo 15.
Contact: 0114346993

2.2. ELIGIBLE BIDDERS

All the bidders duly incorporated and based in Sri Lanka governed by rule, laws and statutes of Government of Sri Lanka shall be eligible.

2.3. PREPARATION OF BIDS

2.3.1. BIDDING PROCESS

This is the Single Stage one Envelope Procedure; the bid shall comprise a single package containing ELIGIBILITY CRITERIA (duly filled in all respect) and Financial Proposal.

2.3.2. COST OF BIDDING

The bidder shall bear all costs associated with the preparation and submission of its bid and Ministry will in no case be responsible or liable for those costs, regardless of the conduct or outcome of the bidding process.

2.3.3. LANGUAGE OF BID

The bid prepared by the bidders as well as all correspondence and documents exchanged by the bidder and university must be written in English.

2.3.4. FINANCIAL PROPOSAL

The financial proposal shall be prepared using the standard form attached, duly signed by the bidder or authorized representative. Standard Forms for Financial Proposal are available in Section [4].

Monthly rent should be comprised with building rent/ repair and periodical service and maintenance.

2.3.5. BID CURRENCIES

All prices quoted must be in Sri Lanka Rupees.

2.3.6 BID SECURITY

The University shall require the bidders to furnish the Bid Security of 2% of one year rent demanded of the shape of Pay Order or Irrevocable Bank guarantee acceptable to the which shall remain valid for a period of twenty-eight (28) days beyond the validity period for bids, in order to provide the University reasonable time to act, if the security is to be called. Bid Security should be attached with the bidding document.

Any Bid not accompanied by an acceptable Bid Security shall be rejected by the University as non – responsive.

Bid security shall be released to the unsuccessfully bidders once the contract will be signed with the successful bidder or the validity period has expired.

The bid security shall be forfeited:

- I. If a bidder withdraws its bid during the period of its validity specified by the Bidder on the Bid Form; or
- II. In the case of successful Bidder, if the Bidder fails to:
 - a. Sign the contract in accordance with ITB Section [2.6.4]; or
 - b. Does not abide by the terms of Contract Agreement.

2.3.7. BID VALIDITY

Bids shall remain valid for a period of ninety (90) days after the date of bid opening Prescribed by university.

2.4. SUBMISSION OF BIDS

2.4.1. SEALING AND MARKING OF BIDS

This is the Single Stage – One Envelope Procedure; the bid shall comprise a package containing ELIGIBILITY CRITERIA (duly filled in all respect) and FINANCIAL PROPOSAL.

2.4.2. CLARIFICATION OF BIDDING DOCUMENTS

An interested bidder, who has obtained bidding document, may request for clarification of contents of the bidding documents in writing, and University shall respond to such

queries in writing within three calendar days provided they are received at least five (5) calendar days prior to the date of opening of bid.

It should be noted that any clarification to any query by a bidder shall also be communicated to all parties, who have obtained bidding documents.

2.4.3 WITHDRAWAL OF BIDS

The bidder may withdraw their bids after it has been submitted by sending a written withdrawal Notice, duly signed by the Bidder and / or by an authorized representative, and shall include a copy of the authorization. Provided that, written notice of Withdrawal shall be received by (University) prior to the opening of bids.

No bid shall be withdrawn in the interval between the opening of Bids and the expiration of the period of Bid validity specified in ITB section [2.4.8].

2.4.4 CANCELTION OF BIDDING PROCESS

- i. University may cancel the bidding process at any time prior to the acceptance of a bid or proposal.
- ii. Intimation of the cancellation of bidding process shall be given promptly to all bidders and bid security shall be returned along with such intimation.
- iii. University shall, upon requested by any of the bidders, communicate to such bidder, grounds for the cancellation of bidding process, but is not required to justify such grounds,

2.5 OPENING AND EVALUATION OF BIDS

2.5.1 OPENING OF BIDS

The opening of bids shall be as per the procedure set down in Section 2.3.1 dealing with Bidding Process.

2.5.2 CLARIFICATION OF BIDS

No Bidder shall be allowed to modify his bids after the expiry of deadline for the receipt of the bids unless, University may, at its discretion, ask a Bidder for a clarification of bid for evaluation propose. The request for clarification and the response shall be in writing and no change in the prices or substance of bid shall be sought, offered or permitted.

2.5.3 ELIGIBILTY / SELECTION CRITERIA

Bidder must have property of the following characteristics for meeting the minimum requirement as follows:

Accommodation Required for	Area / requirement
Location of the building	The distance from the Tangalle Fisheries and Maritime Academy, Mahawela Road, Tangalle. should not exceed 2.5 km.
The entrance road	should be 12 feet or more.
Nature of the building -	Two no of single-story or two-story building with adequate space The building's roof, walls, windows, doors, bathrooms and fixtures must be constructed in accordance with proper standards.
Square feet	The building must be more than 1500 sqft (Each)
Required room size and amenities	
No. of Rooms	There should be enough rooms to accommodate 25 bunk beds for 50 students.
Other Facilities	<ul style="list-style-type: none"> • There should be a room with a sink and water supply for food preparation • There should be a space of more than 250 square feet for study activities inside the building • There should be at least 07 bathrooms/toilets with 1 toilet for every 07 students • Water tanks should be installed to store 3000 liters of water. • The roof, walls, windows, doors, bathrooms and fittings of the building should be constructed in accordance with proper standards. • Water drainage systems should be in order. • An electric fan should be installed for each room and 02 electric fans should be installed for the study premises. • 02 plugs should be installed for each room and at least 10 plugs should be installed for the study premises. • There should be doors for every room and keys to be able to lock them.
Security related facilities.	<ul style="list-style-type: none"> • There should be a security gate to enter the building premises and there should be a wall or wire fence around the land.
Others	<ul style="list-style-type: none"> • Items and accessories required for the hostel furniture and equipment will be <u>provided by the University</u>

2.5.4 Other Terms & conditions to be followed.

- i. Meeting the eligibility criteria will make a bidder qualify for the visit of the property by the Procuring Entity for verification of the information given by the bidder, which meets the requirement of the Procuring Agency after due inspection will be considered qualified and responsive bidder.
- ii. Both the parties shall enter to a lease agreement.
- iii. Legal clearances shall produce If observed differences between the name of the lessor and name of the owner in the title deed.
- iv. Electricity, Water, Telephone, WIFI bills will be borne by the university.
- v. Bids should be submitted (in the prescribed format only) indicating the extent of the building, expected monthly rent / lease, terms and condition, existing facilities, contact details for visiting the premises, proof of ownership (copy of the deed).
- vi. If needful university should have the right to perform interior designing, cubicle construction, additional wiring, cabling etc. Therefore, building owner should willing to give a permit for those kinds of arrangements.
- vii. The bidder should be submitted the list of repairs categorizing as Major & Minor and who should take the responsibility and the both the parties to be discussed and to take a decision.
- viii. Both parties should be compelled to follow/bear any rules & regulations implementing by the government time to time.
- ix. Both parties should be compelled to follow/bear any taxes imposed by the government time to time.
- x. Initial agreement signed for two (02) years and monthly payments will be agreed to be paid. University has the authority to terminate the agreement by giving prior notice of 3 months. The owner should agree to do major repairs during the rent/ lease period. University will attend to minor repairs only. If University requires extending the agreement period for more than three years, as per the consent of the Procurement Committee the bidder would be informed of the desire to extend one month prior to expiry of the agreed period.
- xi. The University shall reserve the right to terminate the agreement by giving one-month notice if the terms and conditions of the agreement are violated and on reasonable or situational grounds.

2.5.5 SELECTION CRITERIA

Responsive Bidder, who agreed the terms and conditions of the bidding documents and also offered the lowest monthly rent, will be considered for award of Contract.

2.5.6 DISCUSSIONS PRIOR TO EVALUATION

If required prior to evaluation of the bid university may within 6-7 days of the receipt of the bid, call

Upon any of the Bidders to discuss or to ask for clarification about anything contained in the bidding document.

2.6 AWARD OF CONTRACT

2.6.1 AWARD CRITERIA

University will award the contract to the successful Bidder, whose bid has been determined to be substantially responsive and has been determined is on ground verified by the Procurement committee of university.

2.6.2 UNIVERSITY'S RIGHT TO ACCEPT ANY BID AND TO REJECT ANY OR ALL BIDS

University annul the bidding process and reject all bids at any time prior to contract award without thereby incurring any liability to the bidder(s).

2.6.3. NOTIFICATION OF AWARD

Prior to the expiration of the period of bid validity, University will notify the successful bidder in writing by letter or by facsimile, to be confirmed in writing by letter, that his/her bid has been accepted.

The notification of award will constitute the formation of the Contract.

University will promptly notify each unsuccessful Bidder and will discharge his /her bid security.

SIGNING OF CONTRACT

Within 5 days from the date of notification of the award the successful shall finish to university particulars as may be asked by the university.

The contract may be signed by the parties at university within 14 days of award of contract and copy of contract enclosed as Annexure "A" required to be signed by the lessor at this stage.

BIDDING DATA

- (A). Name of Procuring Entity** : Ocean University of Sri Lanka
- (B). Brief Description of Works** : Bidding document for acquiring of Student Hostels at on rent basis for Ocean University of Sri Lanka at Tangalle
- (C). Procuring Entity's address** : **Crow Island, Mattakkuliya, Colombo 15.**
- (D). Advance Payment Security** : If required advance payment maximum three month of rent value. (Without VAT)
- (E). Amount of Bid Security** : Not Relevant
- (F). Period of Bid Validity (days)** : (90 days)
- (G). Deadline for Submission of Bids along with time:** 27th February 2026 at 11.00 a.m.
- (H). Venue, Time, and Date of Bid Opening:** At the Ocean University of Sri Lanka, Crow Island, Mattakkuliya, Colombo 15.
27.02.2026, 11.00am.
- (I). Eligibility and Selection Criteria:** As per Clause No. 2.5.3 of the ITB Bidding Documents
- (J). Other Terms & Conditions:**
- (a) Under following conditions bid can be rejected;**
1. Conditional and telegraphic bids/tenders.
 2. Bids received after specified date and time.
 3. Bid must be signed, named & stamped by the authorized person of the firm / Companies along with authorized letter.
 4. Blacklisted firms/companies
 5. If bid quoted without government taxes and duties etc. (if available)
 6. Bidders are advised that before filling the bidding documents all pages of bidding documents should carefully be rechecked. If any page(s) / paper(s) of bidding documents are missing that can be downloaded from the official website of this University, and also can be obtained from the office of the Procurement Division, University. Bid(s) with incomplete bidding documents will straightaway be rejected.
 7. Bidders are required to provide
 - a. Their valid E-mail Ids and Contact
 - b. Numbers for effective and timely communication.

FINANCIAL PROPOSAL/CONSIDERATION

01	Monthly Rental (for first 03 years) Comprised with building rent / repair and Periodical service and maintenance	Male Hostel	Female Hostel
		(in figures) Rs.	(in figures) Rs.
		(In words) Rupees (in figures)	(In words) Rupees (in figures)
02	Taxes	(in figures) Rs.	(in figures) Rs.
		Rs. (In words) Rupees	Rs. (In words) Rupees
03	Total cost for 03 years	(in figures) Rs.	(in figures) Rs.
04	Monthly Rental (if any increases after 03 years rent / lease period)		
05	Payment Terms (please specify)		
06	Any comments		

Owner Shall be liable to pay all municipal, government non-government and other rates, taxes, stamp duty stamped on the contract agreement and assessment which may be levied in respect of the Demised Premises

Name of bidder :

Signature :

Date :

Section V

Quotation Submission Form

(The Vendor shall fill in this Form in accordance with the instructions indicated No alterations to its format shall be permitted and no substitutions will be accepted.)

Date:

To: [insert complete name of lessee] We, the undersigned, declare that:

- a. We have examined and have no reservations to the document issued;
- b. We offer to lease the building situated at
.....
to locate the Ocean University of Sri Lanka.
- c. The total cost for 03 years rentals offered is:
[Insert the total quoted price in words and figure];
- d. Our quotation shall be valid for the period of time specified in Clause 1, from the date fixed for the quotation submission deadline, and it shall remain binding upon us and may be accepted at any time before the expiration of that period;
- e. We understand that this quotation, together with your written acceptance thereof included in your notification of award, shall constitute a binding contract between us.
- f. We understand that you are not bound to accept the lowest evaluated quotation or any other quotation that you may receive.

Signed: *[insert signature of person whose name and capacity are shown]* Name: *[insert complete name of person signing the Bid Submission Form]* Dated

Signed:

Name:

Date:

DETAILED BID SUBMISSION

FORM A. Details of the lesser

1	Name of the lessor	
2	Permanent address of the lessor	
3	Contact Telephone numbers	

B. Details of the proposed building (for rent or lease)

4	Postal Address of the location	
5	Name of the owner (appeared in the title deed)	
6	Name of Municipal / Pradeshiya sabha area	
7	Telephone numbers (if available)	
8	How old this building (no. of years)	
9	Building designed for a House/Commercial or any other	
10	Current status of the building (whether the possibility for immediate occupy)	
11	Clear floor height from floor to ceiling	
12	Closest main city	
13	Distance to the closest main city (km)	
14	Total numbers of floors in the building	
	Sqft area of each floor (Copy of approved plan should attached)	Ground Floor :
		1 st Floor :
		2 nd Floor :
		3 rd Floor :
15	Sqft area and numbers of floors, that proposes for rent or lease	
16	Whether portion/s or floor/s of same buildings are occupied by others	
17	Do you agree that the building lease out for period of 03 years (Yes/No) <i>If no, explain the reason</i>	

C.	Details of the amenities in the proposed building (for rent or lease)	
18	Parking facilities for how many vehicles	
19	Availability of pipe borne water	
20	Availability of Three phase electricity for entire building	
21	Availability of Lift service	
22	Availability of Stair case	
23	Availability of Pantry area (describe)	
24	Nos. of Toilets /Wash rooms available and where these are located (describe the fittings and sizes <i>sqft area</i> of washrooms)	
25	Nos. of wash basins available and where these are located (describe the places)	
26	Nos. 13 AMP Plug outlets are fitted Nos. 15 AMP Plug outlets are fitted Nos. 5 AMP Plug outlets are fitted	
27	Generator availability	
28	Other facilities available (Please specify)	
29	Boundary of the property (Copy of plan & deed) a. North b. East c. South d. West	

Attachments: 1. Certificate of non-destruction of street lines

I hereby confirm that, all the terms and conditions specified with respect to this Expression of Interest are acceptable to me. I further confirm that all the required details have been furnished and if this Expression of Interest form is incomplete in any respect on my part, then the same is liable to be rejected.

I am aware that Ministry of Education is not bound to accept the Expression of Interest and will not be required to give any reason for rejecting this Expression of Interest.

I further certify that I am an authorized signatory of my company and am, therefore, competent to submit the details towards this Expression of Interest.

Yours faithfully,

(Signature of the Property Owner)

Date:

Annexure A

5. CONTRACT (As will be executed if the bid qualifies) –

5.1 CONDITIONS OF CONTRACT

5.1.2 LAW GOVERNING CONTRACT

The contract, its meaning and interpretation, and the relation between the Parties shall be governed by the laws of the Government of Sri Lanka.

5.1.3 NOTICE

Any notice, request or consent required or permitted to be given or made pursuant to this Contract shall be in writing. Any such notice, request or consent shall be deemed to have been given

or made when delivered in person to an authorized representative of the Party to whom the communication is addressed, or when sent to such Party at the address specified in the bidding document.

A Party may change its address for notice hereunder by giving the other Party notice in writing of such change to the address specified in the bidding document.

5.1.4 AUTHORIZED

5.1.5 REPRESENTATIVE

Any action required or permitted to be taken, and any document required or permitted to be executed under this Contract by the university or the supplier may be taken or executed by the officials.

5.1.6 TAXES AND DUTIES

The lesser shall pay such direct or indirect taxes, duties, fees and other impositions levied under

the Applicable law as specified in the bidding document, the amount of which is deemed to have been included in the Contract Price.

5.1.7 EFFECTIVENESS OF CONTRACT

This Contract shall come into effect on the date the Contract is signed by both Parties. The date the Contract comes into effect is defined as the Effective Date.

5.1.8 EXPIRATION OF CONTRACT

Unless terminated earlier pursuant to Lease agreement, this Contract shall expire at the end of such time period after the Effective Date as specified in the lease agreement.

5.1.9 MODIFICATIONS OR VARIATIONS

Any modification or variation of the terms and condition of this contract, including any modification or variation of the scope of the Services, may only be made by written agreement between the Parties. However, each Party shall give due consideration to any proposals for modification or variation made by the other Party.

5.1.10 FORCE MAJEURE

The failure on the part of the parties to perform to their obligation under the contract will be considered a default if such failure is the result of natural calamities, disasters and circumstances beyond the control of the parties.

5.1.11 NO BREACH OF CONTRACT

The failure of a Party to fulfil any of its obligations under the contract shall not be considered to be a breach or default under this contract insofar as such inability arises from an event of Force Majeure provided that the party affected by such an event (a) has taken all reasonable precautions, due care and reasonable alternative measures in order to carry out the terms and conditions of this Contract and (b) has informed the other party as soon possible about the occurrence of such an event.

5.1.12 EXTENSION OF TIME

Any period within which a party shall, pursuant to this contract, complete any action or task, shall be extended for a period equal to the time during which such party was unable to perform such action as a result of force Majeure.

5.1.10 TERMINATION OF CONTRACT BY LESSOR/LESSEE. As per clause 5

5.1.11 GOOD FAITH

The parties undertake to act in good faith with respect to each other's rights under this contract and to adopt all reasonable measures to ensure the realization of the objective of this contract.

5.1.12 SETTLEMENT OF DISPUTES

5.1.12.1 AMICABLE SETTLEMENT

The Parties agree that the avoidance or early resolution of disputes is crucial for a smooth execution of the contract and the success of the assignment. The Parties shall use their best efforts to settle amicably all disputes arising out of or in connection with this contract or its interpretation.

5.1.12.2 ARBITRATION

If the Ministry and the Supplier fail to amicably settle any dispute arising out of or in connection with the contract within ten (10) days of commencement of such informal negotiation, the dispute shall be referred to arbitration of two arbitrators, one to be appointed by each party, in accordance with the Arbitration Act. Venue of arbitration shall be Colombo and proceedings of arbitration shall be conducted in English.

RENT AGREEMENT BY AND BETWEEN

This agreement of tenancy is made at [city name], on this [date] day of [Month] 2020. BETWEEN [Owner's Name], son of _____ resident of NIC No. _____ (hereinafter called "the lessor", which expression shall, unless repugnant to the context and meaning include his heirs, successors, administrators and assigns) of the ONE PART.

AND

Ministry of Education, (hereinafter called "the lessee". (Which expression shall where the context so admit shall include it administrator, official, successors-in- interest and any person or person through or under it) of the OTHER PART.

WHEREAS, LESSOR is absolutely seized and possessed or otherwise well and sufficiently entitled to the building bearing No. _____ situated at _____.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, LESSOR and LESSEE hereby covenant and witness as under:-

1. TERMS.

a. LESSOR hereby leases the leased Premises to LESSEE, and LESSEE hereby leases the same from LESSOR. The LESSOR has agreed to grant lease in respect of the demised premises for a term of t h r e e years, commencing from _____ to _____.

b. Lessee may renew the Lease for one extended term of [years] . Lessee shall exercise such renewal option, if at all, by giving written notice to Lessor not less than ninety (90) days prior to the expiration of the Initial Term. The renewal term shall be at the rental set forth below and otherwise upon the same covenants, conditions and provisions as provided in this Lease.

2. RENTAL

- a. The monthly rent payable by the Lessee to the Lessor from the date of possession in respect of the said premises shall be [monthly rent] (Rupees).
- b. Lessee shall also pay to Lessor one month rent as "Security Deposit"; besides, advance rent of six months

3. The LESSEE Covenants with LESSOR as under:-

3.1 UTILITIES: To be liable for payment of electric, gas, water, sewerage, telephone and any other conservancy charges, as per monthly bills/consumption, without fail from

the occupation of demised premises earlier all dues, default, arrears of electricity or any other charges if any the Lessee not liable thereof.

3.2 SUBLEASE OF HIRED PREMISES: Not to assign, sublease wholly or partially with the possession of the premises without prior consent of the Lessor, in writing.

3.3 NON-CONFIRMATION USE OF HOUSE: Not to use the premises for any other purpose except for running an office, as per requirements of its functioning.

3.4 ALTERATION AND IMPROVEMENTS IN PREMISES: The Lessee will be entitled to carry out, at its expenses, such temporary alteration and to install such fixtures and fittings as may be required by the Lessee, and it will be removable at the time of vacation of rented premises, on the option of lessee.

3.5 STRUCTURAL ALTERATION: Not to make any structural alterations into or upon the demised premises or make any alterations or addition to the external appearance or any part of the demised premises without the previous consent of the Lessor in writing.

3.6 HANDING OVER OF THE PREMISES: Upon expiry of the lease period to remove all such fixtures and fittings installed by the Lessee and to hand over vacant possession of the said premises in the same condition to the Lessor, normal wear and tear expected, as at the time the Lessee took over possession of the premises pursuant to this agreement.

4. The LESSOR covenants with LESSEE as under:-

4.1 STRUCTURAL AND MAJOR REPAIR. To carry out all structural and major repairs to the premises as may require from time to time.

4.2 PERMISSION FOR RENOVATION. To permit the Lessee to install or affix fixtures or fitting in the premises and to detach and repossess the same at the expiration or termination of the lease.

4.3 PAYMENT OF TAXES: To pay the property tax leviable on the premises. Also to pay all other future taxes and charges arising out of the said premises imposed by the Government from time to time.

4.4 USAGE OF THE PREMISES: To ensure that Lessee shall peacefully enjoy use of the premises without any hindrance or interference from the Lessor or any quarters / co-owner/neighbors/bodies person.

4.5 PROVISION OF ELECTRIC UTENSILS: The lessor shall provide 100 KV electric load with 3-Phase electric meter (or as per requirement) for Lessee's use. Another meter will be made available with owner consent, if required. The lessor shall provide the sufficient space for generator on the front side of the demise premises, any tax imposed on such space, the same shall be payable by the lessor. (As all the taxes is responsibility of the owner).

4.6 WHITE WASH/COLOUR OF THE PREMISES: The lessor shall bear white wash/color expenses every year in the demise premises.

5. THE LESSOR WARRANTS THAT: -

5.1 NECESSARY APPROVALS FROM AUTHORITIES: That there are no restriction or impediments in the Lessor's rights/entitlement to lease the premises to the Lessee for the purpose mentioned and that if all necessary Approvals/permission/consents of the relevant Government Department/Municipal Authority/Development Authority etc, are required, at the Lessor will not hesitate to extent all their support in this regards to ensure free, smooth and unrestricted use of the premises by the Lessee for the purpose of running a office and to provide copies of entitlement and documents for such purpose, whenever required.

5.2 UNDERTAKING OF THE BUILDING: The premises at the time of handing over, is structurally sound in every respect and may be used for the purpose which is leased and the Lessor undertakes that the structure has been erected in accordance with the necessary approvals/premises/consents / plants / permits of the relevant Government Department/Municipal Authority /Development Authority/Housing Authority.

5.3 EFFECTS OF NATURAL DISASTERS ON PREMISES: "If, during the period of this lease agreement, the premises is destroyed or damaged due to structural defects or damages by an earthquake, civil commotion, nots, war, political disturbance, storm or any other disaster beyond the control of the Lessee, the Lessee at its sole discretion shall have the right to terminate this lease agreement on one month notice and upon such termination no further rent shall be payable by the Lessee. In case the advance rent already paid to the Lessor (owner of the building) it will be returned for remaining period of time to the Lessee by the owner of the building.

5.4 PAYMENT OF TAXES: That property tax or any other taxes levied on the Demised Premises by the Central and /or Provincial or Local Government shall be paid and born by the Lessor. In the event of the Lessor being declared a defaulter thereof by, and in response to a legal notice in this context received by the LESSEE from, the relevant tax authorities, the Lessee shall so inform the Lessor in writing. If the Lessor fails to pay the said tax within the period stipulated in the notice, the Lessee may elect to pay the outstanding taxes accruing against the Lessor and deduct the paid amount from next future rental payments.

6. **HANDING TAKING OVER OF THE BUILDING:** Upon expiry of the lease or upon its earlier termination, the parties at time of handing over possession will carry out a joint survey of the premises to confirm that the premises is being handed over in good condition, normal wear and tear expected. In case any damages is identified and agreed by the parties during the joint inspection, the Lessee will have this repaired at its own cost.
7. **TERMINATION OF THE CONTRACT:** The Lessor and Lessee agree to strictly abide by the terms and conditions as laid down in this agreement. Contract termination period by the Lessor shall be depended on the cost of renovation. The Lessee may terminate the lease after giving (90 days) written notice to this effect.

IN WITNESS WHEREOF the parties here unto have set and subscribed their respective hands at [city name]. On the day month and year first, mentioned above.

LESSEE:

For and on behalf University

Name:

Designation:

NIC No:

In the presence of:

Signature of WITNESSES

LESSORE:

For and on behalf of lessor

Name:

Designation:

NIC No:

In the presence of:

Signature of WITNESSES

1- Name :

Address :

NIC No :

1-Name:

Address:

NIC No:

2- Name :

Address :

NIC No :

2- Name:

Address :

NIC No :



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ලංසු ආරාධනාවයි

ශ්‍රී ලංකා සාගර විශ්වවිද්‍යාලය

තංගල්ල ධීවර හා සමුද්‍රීය විද්‍යාපීඨ සිසුන් සඳහා ශිෂ්‍ය නේවාසිකාගාර දෙකක් කුලියට ගැනීම වෙනුවෙන් ලංසු කැඳවනු ලැබේ.

IFB NO: OCU/PROC/RENT/HOSTELS/TANGALLE

ශ්‍රී ලංකා සාගර විශ්වවිද්‍යාලයේ ධීවර හා සමුද්‍රීය විද්‍යාපීඨ සිසුන් සඳහා ශිෂ්‍ය නේවාසිකාගාර දෙකක් (කාන්තා/පිරිමි) කුලියට ගැනීම වෙනුවෙන් මුද්‍රා තැබූ ලංසු කැඳවනු ලැබේ.

ශ්‍රී ලංකා සාගර විශ්වවිද්‍යාලයේ ප්‍රසම්පාදන අංශයෙන් 2026.02.09 සිට 2026.02.26 දක්වා ලංසු පරීක්ෂාකර බැලීම සිදුකළ හැකි අතර www.ocu.ac.lk යන වෙබ් අඩවියෙන්ද ලබාගත හැක. ආපසු නොගෙවනු ලබන රු. 1000.00 ක මුදලක් විශ්වවිද්‍යාලයේ ගිණුම් අංශයේ සරප් වෙත ගෙවා ඉංග්‍රීසි භාෂාවෙන් සම්පූර්ණ කරන ලද අදාළ ලංසු ලේඛණ කට්ටලයක් 2026.02.09 වන දින සිට 2026.02.26 වන දින දක්වා කාලය තුළදී ප්‍රසම්පාදන අංශය, ශ්‍රී ලංකා සාගර විශ්වවිද්‍යාලය, කාකුදුපත, මට්ටක්කුලිය, කොළඹ 15. යන ලිපිනයෙන් පෙ.ව 09.30 සිට ප.ව. 03.00 දක්වා කාලය අතරතුර ලබාගත හැකිය.

මේ පිළිබඳවා උනන්දුවක් දකවන ලංසුකරුවන්ට 2026.02.17 වන දින පෙ.ව. 10.00ට ශ්‍රී ලංකා සාගර විශ්වවිද්‍යාලයේ කාකුදුපත පරිශ්‍රයේ පිහිටි ප්‍රධාන ශ්‍රවණාගාරයේදී පැවැත්වීමට නියමිත පූර්ව ලංසු රැස්වීමට සහභාගී විය හැක.

මුද්‍රා තබන ලද ලංසු 2026.02.27 වන දින 11.00 පැයට හෝ ඊට පෙර ලැබෙන පරිදි සභාපති, ප්‍රසම්පාදන කමිටුව, ශ්‍රී ලංකා සාගර විශ්වවිද්‍යාලය, මට්ටක්කුලිය, කොළඹ 15 යන ලිපිනයට ලියාපදිංචි තැපෑලෙන් එවිය යුතුය. නැතහොත් අතින් ගෙනවිත් ටෙන්ඩර් පෙට්ටියේ බහාලිය හැකිය.

සභාපති (ප්‍රසම්පාදන කමිටුව)

ශ්‍රී ලංකා සාගර විශ්වවිද්‍යාලය,

මට්ටක්කුලිය, කොළඹ 15.

දු.ක: 0114346993 , විද්‍යුත් තැපෑල: df@ocu.ac.lk