



ශ්‍රී ලංකා මහ බැංකුව
இலங்கை மத்திய வங்கி
CENTRAL BANK OF SRI LANKA

දේශීය දෙපාර්තමේන්තුව
செயலகத் திணைக்களம்
SECRETARIAT DEPARTMENT

අංක 30, ජනාධිපති මාවත, කොළඹ 01, ශ්‍රී ලංකාව
இல. 30, சனாதிபதி மாவத்தை, கொழும்பு - 01, இலங்கை
No. 30, Janadhipathi Mawatha, Colombo 01, Sri Lanka

DOCUMENT A
INVITATION FOR TENDER

Ref: No. 09/04/124/2023/001

26 October 2023

Director/Manager

.....
.....
.....

Dear Sir/Madam,

**TENDER FOR
OBTAINING SERVICES OF A VALUER FOR THE VALUATION OF LAND & BUILDINGS FOR
FINANCIAL REPORTING PURPOSE AND THE VALUATION OF OTHER MOVABLE AND
IMMOVABLE ASSETS FOR INSURANCE PURPOSE OF THE CENTRAL BANK OF SRI LANKA**

Sealed quotations are invited for obtaining services of a valuer for the valuation of land & buildings for financial reporting purpose and the valuation of other movable & immovable assets for insurance purpose of the Central Bank of Sri Lanka (CBSL) as follows.

1. Eligibility Criteria:

1.1. Experience

The tenderer should have experience in providing professional services continuously for a period not less than five years as at 30 September 2023 and undertaken at least three valuation contracts during the last five years ending 30 September 2023 of which at least one contract should be in respect of property valued at Rs. 5.0 bn or more. (Annex I – a)

1.2. Qualifications

Team leader / chief valuer assigned to this assignment should be a fellow member of the Institute of Valuers of Sri Lanka or the Royal Institute of Chartered Surveyors.
(Annex I (b))

2. Technical Specifications:

Terms of Reference is in Annex II.

3. Price Schedule:

The tenderers shall quote prices as per the Annex IV– Price Schedule. Separate Price Schedules have to be provided for valuation of Land and Buildings and, Other Movable and Immovable Assets. The price quoted inclusive of all local taxes should be in Sri Lanka Rupees (Rs.) and valid until 30/11/2023. The price shall remain unchanged during the validity period of the tender.

4. Bid Guarantee:

The tenderer should furnish a Bid Guarantee amounting to a sum of Rs. 50,000.00 valid until 30/12/2023 by way of a Bank Guarantee substantially in the form of Annex V or a Bank Draft

in favor of the Central Bank of Sri Lanka, obtained from a Licensed Commercial Bank operating in Sri Lanka. The Bid Guarantee shall be available at the time of the tender opening.

5. Performance Guarantee:

Within 14 days from the date of letter of award of the contract by the CBSL, the successful tenderer shall furnish a Performance Guarantee substantially in the form of Annex VI in a sum equivalent to 10% of the total Contract Price for the due performance of the contract which should be valid for 150 days from the date of letter of award. Such Performance Guarantee shall be in the form of a Bank Guarantee issued in favor of the Central Bank of Sri Lanka obtained from a Licensed Commercial Bank operating in Sri Lanka and forwarded to the Secretary of the CBSL.

A successful tenderer who fails to furnish the required Performance Guarantee as specified above shall be deemed to be disinterested in accepting the award, and the Bid Guarantee shall be forfeited.

6. Pre-bid Meeting:

A pre-bid meeting to discuss any matters regarding the valuation of land & buildings and the other movable & immovable assets of the Central Bank of Sri Lanka will be held physically with an option to join online via MS Teams on the 31/10/2023. The meeting link will be shared to all the bidders prior to the meeting.

7. Delivery Period and Liquidated Damages:

The successful tenderer shall perform the duties assigned as per the Terms of Reference. Failure to deliver the required reports within this period would render the supplier liable to pay liquidated damages at the rate of Rs. 5000.00 per each day of delay and such amounts will be deducted from the payment due to the supplier.

Milestone 01 – Report on Valuation of land and buildings for financial reporting purpose

Due date of report submission 15 January 2024

Milestone 02 – Report on Valuation of other movable and immovable assets for insurance purpose

Due date of report submission 31 March 2024

8. Signing of Contract Agreement:

Successful Bidder shall enter into a contract agreement within 14 days from the letter of award.

9. Payment Method:

All payments will be subject to existing taxes as applicable in terms of the Inland Revenue Acts and any subsequent amendments and notices issued by the Department of Inland Revenue, Sri Lanka. The conditions of the payments are as follows.

Payment will be made after the due recommendation of the services by the Chief Accountant (Milestone 01) and the Secretary (Milestone 02) of CBSL as per the TOR (Annex II). The Chief Accountant and the Secretary will give his / her recommendation after 14 working days of the receipt of the accepted final report.

10. Document Requirements:

Following information shall be furnished along with the bid:

- i. Duly completed Form of Tender (Document B)
- ii. Eligibility Report (Annex I (a), Annex I(b))

- iii. Price schedules (Annex IV)
- iv. Duly completed Bid Guarantee (Similar to Annex V)

11. Selection Method:

- i. The evaluation will be based on the least cost method subject to substantial compliance with Tender conditions.
- ii. The CBSL reserves itself the right to accept any or reject any or all tender(s) or any part of the tender received and is not bound to accept any tender/bid/offer merely on the basis that such is the lowest quotation. The decision of the CBSL shall be final regarding the award of the contract.
- iii. The successful tenderer shall not assign the contract or any part thereof to any other third party. The CBSL reserves the right to refuse to recognize a Power of Attorney issued by the successful firm to any person authorizing him to carry out the contract on the firm's behalf.
- iv. In conducting the functions, the staff of the selected firm shall exercise utmost secrecy of any information known to them by reason of this engagement and shall not communicate to any person or entity.

12. Submission of Bids and Tender Opening:

Duly perfected tender documents addressed to the to the Secretary, Central Bank of Sri Lanka, No 30, Janadhipathi Mawatha, Colombo should be;

- i. Sent via email to procsec@cbsl.lk with a copy to sec@cbsl.lk in the form of password-protected PDF, with the subject Tender for Obtaining Services of a Valuer for the Valuation of Land & Buildings for financial reporting purpose and the valuation of Other Movable and Immovable Assets for insurance purpose of the Central Bank of Sri Lanka (Please refer Annex VII for the guide on submitting documents via email) not later than 1430 hrs on 09 November 2023.
- ii. Tenders will be opened immediately after closing the tenders on 09 November 2023 virtually via MS Teams and tenderers or their authorized representatives may join the meeting virtually.

13. Contact Details:

For any further clarifications you may contact the following officer/s.

- i. Assistant Secretary / Secretariat (Procurement Matters and valuation of movable and immovable assets for the purpose of Insurance) - 0112477123
- ii. Deputy Chief Accountant (Technical Matters relating to the valuation of land and buildings for financial reporting purpose) - 0112398518

Yours faithfully

Sgd./Mrs. K N N M Bandara
Secretary
Central Bank of Sri Lanka

DOCUMENT B
FORM OF TENDER

To: Secretary
Central Bank of Sri Lanka
Tower 5, Level 11, Head Office Building
No.30, Janadhipathi Mawatha
Colombo 01.

TENDER FOR
OBTAINING SERVICES OF A VALUER FOR THE VALUATION OF LAND & BUILDINGS FOR
FINANCIAL REPORTING PURPOSE AND THE VALUATION OF OTHER MOVABLE AND
IMMOVABLE ASSETS FOR INSURANCE PURPOSE OF THE CENTRAL BANK OF SRI LANKA

Having examined the Invitation to Tender and all other requirements indicated in the tender documents, I/We.....of

.....
hereby offer to undertake valuation of land & buildings for financial reporting purpose and the other movable & immovable assets for insurance purpose of the Central Bank of Sri Lanka (CBSL) in accordance with the conditions and specifications indicated in the tender documents, at the rates quoted in the Price schedule (Annex IV) within the milestones given in the tender documents for the total sum of Rupees
.....
..... (Rs.).

If my/our Tender is accepted I/we agree to furnish a Performance Guarantee in accordance with the tender documents in a sum equivalent to 10% of the total Contract Price for the due performance of the contract. Such Performance Guarantee shall be in the form of a Bank Guarantee or a Bank Draft in favor of Central Bank of Sri Lanka obtained from a licensed commercial bank operating in Sri Lanka. The Performance Guarantee shall be valid for 150 from the date of letter of award by the CBSL. I/We understand that my/our Tender together with your written acceptance thereof shall form a binding contract between us.

Dated this of Two Thousand and Twenty-Three.

Duly authorized to sign the bid for and on behalf of
..... (Company name and address).

Name:
.....

Designation:
.....

Signature: Official Seal:
.....

ANNEX I (a) – ELIGIBILITY REPORT

OBTAINING SERVICES OF A VALUER FOR THE VALUATION OF LAND & BUILDINGS FOR FINANCIAL REPORTING PURPOSE AND THE VALUATION OF OTHER MOVABLE AND IMMOVABLE ASSETS FOR INSURANCE PURPOSE OF THE CENTRAL BANK OF SRI LANKA

01. Number of years of firm experience in providing continuous professional services as at 30 September 2023.

02. Details of similar assignments during the last five years ending 30 September 2023.

Serial No.	Nature of the Valuation	Name and Address of the Client	Value of the Property (Rs. 'Mn)	Date of Completion of the Assignment	Name and Contact Details of the Contact Person
01					
02					
03					

Note:

- CBSL will be contacting any of the given company personnel for testimonials if required.
- Please expand the form if more than five valuation details are to be included.

ANNEX I (b)- Qualifications

Experience and Qualifications of the Team Leader/s to be involved in the valuation.

Name	Project Position	Team	Qualifications	Related Experiences (Years)

Note:

- The bidder is required to attach the necessary documentary proof for the above experiences.

**TERMS OF REFERENCE
TENDER FOR
OBTAINING SERVICES OF A VALUER FOR THE VALUATION OF LAND & BUILDINGS FOR
FINANCIAL REPORTING PURPOSE OF THE CENTRAL BANK OF SRI LANKA**

1. Background

The Central Bank of Sri Lanka (CBSL) prepares its financial statements in accordance with International Financial Reporting Standards (IFRS) and is therefore required to revalue its land and buildings periodically. Accordingly, the CBSL wishes to call for tenders to procure the services of a valuation firm to carry out the valuation of CBSL's land and buildings as at 31.12.2023.

The relevant details of land and buildings owned by the CBSL are given in Annex III (a).

2. Scope

2.1 Valuation of land & buildings

- I. The successful tenderer is strictly required to comply with the disclosure requirements as required by International Accounting Standards (IAS) 16 on Property, Plant and Equipment and International Financial Reporting Standards (IFRS) 13 on Fair Value Measurement in submitting the final valuation report.
- II. The team is required to have a preliminary understanding and knowledge of the requirements of IAS 16 and IFRS 13.
- III. Leasehold lands are not expected to be revalued under this assignment.
- IV. Value of the buildings excluding plant and integrals should be identified and disclosed.
- V. A preliminary discussion with the officers handling the fixed assets module in the Finance Department will be arranged for the successful tenderer to facilitate the revaluation process.
- VI. A report on the valuation of land and buildings as at 31.12.2023 should be submitted on the completion of the valuation as specified under deliverables.

3. Deliverables

- 3.1 The draft valuation reports in relation to each property mentioned in the Annex III (a) subject to para 2.1.iii & 2.1.iv (in Annex II (a)) should be submitted in soft form by 1 January 2024 and the final reports should be submitted on or before 15 January 2024 together with two sets of hard copies and one set of soft copy each. All the reports should be submitted in English language.
- 3.2 The valuer should address the issues raised by the Chief Accountant/ External Auditor on the draft report and must provide all necessary clarifications and amendments to the draft reports within 5 working days from the date on which such clarifications and amendments are requested.
- 3.3 The final valuation report prepared by the independent valuer in compliance with disclosure requirements as per IAS 16 on Property, Plant and Equipment and IFRS 13 on Fair Value Measurement should include the following:
 - I. The effective date of the valuation.
 - II. The valuation methodology / techniques used in estimating the fair values and the assumptions underlying each methodology.
 - III. Quantitative information about the significant unobservable inputs used in the fair value measurements under the selected technique.
 - IV. The results of each methodology.
 - V. A sensitivity analysis of each of the unobservable inputs to the fair value measured under each technique.
 - VI. Summary of valuation results.

4. CBSL will provide:

- 4.1 A detailed list of all the land and buildings in hard and soft forms obtained from the fixed asset module.
- 4.2 Deeds and survey plans of the properties listed in Annex III (a).
- 4.3 Access to all land and buildings and relevant personnel to facilitate the assignment.

5. Team Requirements

- 5.1 Team leader / chief valuer assigned to this assignment should be a fellow member of the Institute of Valuers of Sri Lanka or the Royal Institute of Chartered Surveyors.

- 5.2 The tenderer should have experience in providing professional services continuously for a period not less than five years as at 30 September 2023 and undertaken at least three contracts of valuation of land and building for financial reporting purpose during the last five years ending 30 September 2023 out of that, one contract should be in respect of assets valued at Rs. 5.0 bn or more.

6. Reporting Line

All valuation reports in relation to land and buildings mentioned in Annex III (a) should be submitted to the Chief Accountant of CBSL.

**TERMS OF REFERENCE
TENDER FOR
THE VALUATION OF ALL RELEVANT MOVABLE & IMMOVABLE ASSETS OF THE CENTRAL
BANK OF SRI LANKA FOR INSURANCE PURPOSES**

1. Background

Having considered the importance of reflecting their reinstatement values for the purpose of insurance, it is expected to value all relevant movable & immovable assets to reflect their reinstatement costs as at 31.12.2023.

The details of all relevant movable and immovable assets owned by CBSL are given in Annex III (b).

2. Scope of Valuation of buildings and other movable and immovable assets

- i. The successful tenderer is required to complete the valuation of all movable & immovable assets at Annex III (b) to reflect their reinstatement costs for the purpose of insurance.
- ii. The Report should be acceptable for the insurance service providers registered under the Insurance Regulatory Commission of Sri Lanka.
- iii. Reinstatement values of all relevant movable & immovable assets for each asset category should be provided by the successful tenderer as per Annex III (b).
- iv. A preliminary discussion with the officers handling the fixed assets module in the Finance Department and the officials of the Secretariat Department will be arranged for the successful tenderer to facilitate the revaluation process.
- v. A report on the reinstatement valuation of all relevant movable and immovable assets as at 31.12.2023 should be submitted on the completion of the valuation as specified under deliverables.

3. Deliverables

- 3.1 The final valuation reports in relation to each asset category mentioned in Annex III (b) should be submitted on or before 31.03.2024 with two sets of hard copies and one set of soft copy each. All the reports should be submitted in English language. The service provider shall keep the soft version of all valuation reports saved for a further period of 6 months from the date of completion of the job.
- 3.2 The final valuation report prepared by the independent valuer for the purpose of insurance should include the reinstatement values of the categories given in Annex III (b) including relevant sub schedules of items under each category.

4. Facilities Provided by the CBSL

- 4.1 A detailed list of all relevant movable & immovable assets in hard and soft forms obtained from the fixed asset module.
- 4.2 Deeds and survey plans of the buildings listed in Annex III (b).
- 4.3 Access to all buildings and relevant personnel to facilitate the assignment.

5. Reporting Line

All reports related to the valuation of all relevant movable & immovable assets for insurance purposes should be submitted to the Secretary of CBSL.

Annex III(a)**Details of Land and Buildings**

No.	Name of Property	Address
1	Head Office 1.1 Land 1.2 Buildings (i) Central Bank Head Office Building Complex (a) Extension Building Towers 1 and 2 (b) Rehabilitated Building Towers 3,4 and 5 (ii) Multi-storey Car Park Building including the Gymnasium	No. 30, Janadhipathi Mawatha, Colombo 01
2	Rajagiriya 2.1 Land 2.2 Buildings (i) Rajagiriya Building Complex (a) Centre for Banking Studies (CBS) (b) Hostel Block (c) Auditorium (d) Security Office - Guard room (e) STF rented Building - Rajagiriya (Rear Land) (ii) Generator room (iii) Sovereign Study Centre and Guard room (iv) Storage Facility	No. 58, Sri Jayawardenapura Mawatha, Rajagiriya
3	Bank House 3.1 Land 3.2 Buildings (i) Governor's Bungalow (Bank House) (a) Governor's Quarters (b) Kitchen and servant's room (c) Security Office - Guard room (ii) Building Ancillary to the Bank House	No. 206, Baudhaloka Mawatha, Colombo 07
4	Central Point Building 4.1 Land 4.2 Building	No. 54, Chatham Street, Colombo 01
5	Whiteaways Building 5.1 Land 5.2 Building	No. 21-25, Sir Baron Jayathilake Mawatha, Colombo 01
6	Regional Office Matara 6.1 Land 6.2 Buildings (i) Regional Office Complex (a) Regional Office (b) Guard room (c) Regional Manager's Quarters (ii) Generator room	No. 35, Anagarika Dharmapala Mawatha, Matara
7	Regional Office Matale 7.1 Land 7.2 Building	No. 805, Trincomalee Street, Aluwihare, Matale

Details of Land and Buildings

No.	Name of Property	Address
8	Regional Office & Holiday Home Anuradhapura 8.1 Buildings (i) Regional Office Complex (a) Staff Quarters (b) Regional Manager's Quarters (c) Guard room (ii) Holiday Home Complex (a) Governor's Bungalow (b) Staff Holiday Home	No. 1, Stage 1, New Town, Anuradhapura No. 395/1, Harischandra Mawatha, Anuradhapura
9	Holiday Home Kataragama 9.1 Land 9.2 Buildings (i) Old Holiday Home Complex (a) Governor's Bungalow (b) Staff Holiday Home (c) Non Staff Holiday Home (d) Caretakers / Security Unit (ii) New Holiday Home Complex (a) Holiday Home (3 multi storey buildings) (b) Guard room (c) Boundary Wall (iii) Generator room	Pussadewa Mawatha (Hospital Road), Katharagama
10	Holiday Home Nuwara Eliya 10.1 Land 10.2 Buildings (i) Holiday Home Complex (a) Governor's Bungalow (b) Asst. Governor's Bungalow (c) Holiday Home (d) Drivers' quarters with common dining hall (ii) Generator room	No 19, Grand Hotel Road, Nuwara Eliya
11	Holiday Home Somawathiya 11.1 Buildings (i) Holiday Home 1 (ii) Holiday Home 2 - each floor requires a separate valuation	Circuit Bungalow, Sungawila, Somawathiya
12	Regional Office Kilinochchi 12.1 Buildings (i) Regional Office Complex (a) Regional Office (b) Holiday home (c) Regional Manager's Quarters (d) Bachelor Quarters (Gents) (e) Bachelor Quarters (Ladies) (f) Guard room	Ariviyalnagar, Kilinochchi

Details of the Movable and Immovable Properties of the Central Bank of Sri Lanka

	Composition	Price (Rs.)
	Buildings*	
1	Head Office Building Complex, Colombo 01	
2	Building Complex – Rajagiriya (Centre for Banking Studies (CBS), Sovereign Hostel Building, Sovereign Study Center & Currency Storage Building).	
3	Central Point Building, Colombo 01	
4	Whiteaways Building, Colombo 01	
5	Bank House, Colombo 07	
6	Building Complex- Anuradhapura (Regional Office, Holiday Home & Governor's Bungalow)	
7	Regional Office Building Complex - Kilinochchi	
8	Regional Office Building Complex - Matale	
9	Regional Office Building Complex - Matara (Including Regional Manager's Quarters)	
10	Holiday Home Building Complex - Kataragama	
11	Holiday Home Building Complex - Nuwara Eliya	
12	Holiday Home Building Complex - Somawathiya	
	(*Coverage for buildings shall include all buildings and structures within the designated premises and all the boundary walls and structures at the perimeter of the premises.)	
	Furniture	
	Head Office Building Complex, Colombo 01	
	CBSL Building Complex – Rajagiriya (Centre for Banking Studies (CBS), Sovereign Hostel Building, Sovereign Study Center & Currency Storage Building).	
	Central Point Building	
	Whiteaways Building	
	Bank House, Colombo 07	
	Building Complex- Anuradhapura (Regional Office, Currency Museum, Holiday Home & Governor's Bungalow)	
	Regional Office Building Complex - Kilinochchi	
	Regional Office Building Complex - Matale	
	Regional Office Building Complex - Matara (Including Regional Manager's Quarters)	
	Regional Office Building Complex - Trincomalee	
	Regional Office Building Complex - Nuwara Eliya	
	Holiday Home Building Complex - Kataragama	
	Holiday Home Building Complex - Nuwara Eliya	
	Holiday Home Building Complex - Somawathiya	

	Plant & Plant Integral	
	Head Office Building Complex, Colombo 01	
	CBSL Building Complex – Rajagiriya (Centre for Banking Studies (CBS), Sovereign Hostel Building, Sovereign Study Center & Currency Storage Building)	
	Central Point Building	
	Whiteaways Building	
	Bank House, Colombo 07	
	Building Complex- Anuradhapura (Regional Office, Holiday Home & Governor's Bungalow)	
	Regional Office Building Complex - Kilinochchi	
	Regional Office Building Complex - Matale	
	Regional Office Building Complex - Matara (Including Regional Manager's Quarters)	
	Regional Office Building Complex - Trincomalee	
	Holiday Home Building Complex - Kataragama	
	Holiday Home Building Complex - Nuwara Eliya	
	Holiday Home Building Complex - Somawathiya	
	Electronic & Other Equipment	
	Head Office Building Complex, Colombo 01	
	CBSL Building Complex – Rajagiriya (Centre for Banking Studies (CBS), Sovereign Hostel Building, Sovereign Study Center & Currency Storage Building).	
	Central Point Building	
	Whiteaways Building	
	Bank House, Colombo 07	
	Building Complex- Anuradhapura (Regional Office, Currency Museum, Holiday Home & Governor's Bungalow)	
	Regional Office Building Complex-Kilinochchi	
	Regional Office Building Complex-Matale	
	Regional Office Building Complex-Matara (Including Regional Manager's Quarters)	
	Regional Office Building Complex-Trincomalee	
	Regional Office Building Complex -Nuwara Eliya	
	Holiday Home Building Complex-Kataragama	
	Holiday Home Building Complex-Nuwara Eliya	
	Holiday Home Building Complex-Somawathiya	
	Stock value at the Stores in Head Office Building	
	Engineering Stores	
	Stationary Stores	
	Currency Museums	
	Centre Point Building	
	Regional Office - Anuradhapura	
	Regional Office - Matara	
	Library Books	
	Paintings	

**PRICE SCHEDULE
TENDER FOR
OBTAINING SERVICES OF A VALUER FOR THE VALUATION OF LAND & BUILDINGS FOR
FINANCIAL REPORTING PURPOSE AND THE VALUATION OF OTHER MOVABLE AND
IMMOVABLE ASSETS FOR INSURANCE PURPOSE OF THE CENTRAL BANK OF SRI LANKA**

Item Description	Total Price Excluding Taxes (Rs.) (a)	VAT (Rs.) (b)	Other Taxes (Rs.) (c)	Total Price including taxes (Rs.) (a+b+c) (d)
Milestone - 01 Valuation of Land and Buildings Listed in Annex III (a)				
Milestone - 02 Valuation of other movable and immovable assets Annex III (b)				
Total				
Grand Total (Sum of Column d)				

Total price including taxes (in words)

Note: The price quoted should be based on the prevailing Government Levies.

VAT Registration No (If any) - _____

The successful tenderer shall submit a copy of VAT Registration Certificate and SSCL registration certificate (if any).

Authorized Officer's Name

Designation

Signature

Company Seal

Date

**BID GUARANTEE
TENDER FOR THE
OBTAINING SERVICES OF A VALUER FOR THE VALUATION OF LAND & BUILDINGS FOR
FINANCIAL REPORTING PURPOSE AND THE VALUATION OF OTHER MOVABLE AND
IMMOVABLE ASSETS FOR INSURANCE PURPOSE OF THE CENTRAL BANK OF SRI LANKA**

Beneficiary: The Central Bank of Sri Lanka
 No: 30, Janadhipathi Mawatha
 Colombo 01.

WHEREAS <Name of the Service Provider/Joint Venture> of <Address of the Service Provider > (hereinafter referred to as “the Tenderer”) has tendered for the <Name of Tender> for the Central Bank of Sri Lanka (hereinafter referred to as “the Purchaser”) of No. 30, Janadhipathi Mawatha, Colombo 01.

AND WHEREAS in terms of the invitation to the Tender, the Tenderer is required to furnish to the Purchaser a Bank Draft/Bank Guarantee obtained from a licensed commercial bank operating in Sri Lanka in a sum of <Amount in Rs..... > (In word) as security for the due observance by the Tenderer of the Conditions of the Tender.

NOW THIS WRITING WITNESSETH that we <Name of the Bank which issued the Bid Guarantee> having our registered place of business at <Address of the Bank that issue the Bid Guarantee> (hereinafter referred to as “the Bank”) do hereby guarantee, undertake, bind and oblige ourselves that in the event of the Tenderer,

- (a) withdrawing the Tender at any time after the opening of Tenders; or
- (b) failing to execute an Agreement as stipulated in the Conditions of Tender, and/or to furnish security for the due performance of the contract as required under the Conditions of Tender in the event the Tender is awarded to the Tenderer,

the Bank shall and will pay to the said Purchaser a sum not exceeding the total of < Amount of the Guarantee in words> (In numerically) on demand and without cavil or argument and without the Purchaser having to prove or show grounds or reason for the demand for the sums specified therein. We hereby waive the necessity of the Purchaser demanding the said sum from the Tenderer before presenting us with the said demand.

WE FURTHER AGREE that no change or addition to or other modification which may be agreed between the Purchaser and the Tenderer shall in any way release us from the liability under this Guarantee and we hereby waive notice of any such change addition or modification.

THIS GUARANTEE is valid and in full effect until 30/12/2023.

Seal of the Guarantor
and authorized signature

Date:

**PERFORMANCE GUARANTEE
TENDER FOR THE
OBTAINING SERVICES OF A VALUER FOR THE VALUATION OF LAND & BUILDINGS FOR
FINANCIAL REPORTING PURPOSE AND THE VALUATION OF OTHER MOVABLE AND
IMMOVABLE ASSETS FOR INSURANCE PURPOSE OF THE CENTRAL BANK OF SRI LANKA**

Beneficiary: The Central Bank of Sri Lanka
No: 30, Janadhipathi Mawatha
Colombo 01.

WHEREAS <Name of the Service provider> having its registered office at <Address of the Service provider> (hereinafter referred to as “the service provider”) has been awarded a contract for <Name of Tender> to the Central Bank of Sri Lanka by the letter of award dated <DD/MM/YYYY> and has entered into a contract with the said Central Bank of Sri Lanka for such purpose.

AND WHEREAS it is a condition of the said contract that a Bank Guarantee from a licensed commercial bank acceptable to the said Central Bank of Sri Lanka be furnished as a security for the due performance in accordance with the conditions of Bids.

AND WHEREAS we have agreed to furnish such a Bank Guarantee.

NOW THEREFORE we <Name of the Bank which issue the Bank Guarantee> having our registered office at <Address of the Bank that issue the Bank Guarantee> hereby affirm confirm and undertake that we are responsible to the Central Bank of Sri Lanka under this Guarantee up to a total of Sri Lankan Rupees <Amount of the Guarantee in words> (In figures) and undertake to pay you upon your first written demand signed by the <Secretary/ Relevant Department Head/ Authorized officer> of the Central Bank and without cavil or argument, any sum or sums within the limit of Sri Lanka Rupees <Amount of the Guarantee in words> (In numerically) as aforesaid without you having to prove or show grounds or reasons for your demand for the sum specified therein.

We hereby waive the necessity of your demanding the said sum from the service provider before presenting us with the demand.

We further agree that no change or addition or other modification of the terms of the contract or of the works to be performed there under or of the Bid Documents which may be made between you and the service provider shall in any way release us from any liability under this guarantee and we hereby waive notice of such change addition or modification.

This Guarantee is valid and in full effect for <Number of days to be specified by the CBSL, which includes 28 (twenty eight) days beyond the scheduled completion date of work or the supply of goods> from the date of the letter of award/acceptance.

Authorized Signature and seal of the Guarantor:

Date:

Annex VII

**TENDER FOR
OBTAINING SERVICES OF A VALUER FOR THE VALUATION OF LAND & BUILDINGS FOR
FINANCIAL REPORTING PURPOSE AND THE VALUATION OF OTHER MOVABLE AND
IMMOVABLE ASSETS FOR INSURANCE PURPOSE OF THE CENTRAL BANK OF SRI LANKA**

INSTRUCTIONS FOR SUBMITTING THE TENDER DOCUMENTS VIA EMAIL

1. The subject of the email should be <Name of the Tender>
2. The maximum file size should be less than 8 MB. If the tender documents exceed this size, separate emails could be sent with the relevant name of the tender followed by the version of the email (e.g.: <Name of the Tender> 1 of 2, <Name of the Tender> 2 of 2)
3. All PDFs should be password-protected, and the password shall be sent within 10 minutes of closing of the tender.
4. The tenderers shall provide the contact details (email) of their authorized representatives in the body of the email in order for the CBSL to send the invitation to the virtual bid opening meeting.
5. Any concerns/issues regarding the submission of the documents shall be informed before the deadline of the submission of the documents as late bids will not be accepted.