

Price Specifications

CPV Cod	Description of Services	Unit of Measurement	Quantity	Unit Price (excluding VAT)	Preț unitar (cu TVA)	Unit Price (including VAT)	Total (excluding VAT)	Service Delivery Term	Budget Classification (IBAN)
1	2	3	4	5	6	7	8	9	10
<i>Single lot</i>	<i>Study services for the development of the real estate market (Estate Moldova)</i>	Un serviciu	1	324 000	388 800	388 800	324 800	According to the Terms of Reference	MD98AGPGBB518430A00034A
Total									

Signed:  Name, Surname: Valeriu LAZĂR Position: CEO/Managing Partner

Tenderer: S.C. Business Intelligent Services S.R.L. Address: str. A. Bernardazzi 53, of.4, Chișinău, Republica Moldova, MD-2012

Financial Proposal

MTender ID: ocds-b3wdp1-MD-1760123281638

Consulting services

Real Estate Sector Analysis in the Republic of Moldova – 2025 Update

Market Trends and Investment Opportunities

Beneficiary: Invest Moldova Agency

Partners: Real Estate Developers and Investors Association from Moldova (REDIA) &
National Office for Tourism (ONT)

Government partners: Ministry of Economic Development and Digitalization (MDED)

Submitted by:

SC Business Intelligent Services SRL



BUSINESS
INTELLIGENCE
SERVICES

Contact Sheet

Full legal name of Organisation:	SC Business Intelligent Services SRL
Country of registration:	Republic of Moldova (MD)
Address of registered office:	53/4, A. Bernardazzi Street, Chisinau
Main contact person for this project:	Mr. Valeriu LAZAR
Main contact person's position in the organisation:	CEO & Managing Partner
Contact person's email address and telephone number:	valeriu.lazar@bis.md (+ 373) 69 012 345
Company website:	www.bis.md

October 27, 2025

To: Invest Moldova Agency

Chisinau, Republic of Moldova

E-mail: office@invest.gov.md

Subject: Submission of Technical Proposal for the " Real Estate Sector Analysis in the Republic of Moldova – 2025 Update | Market Trends and Investment Opportunities"

Dear Sir or Madam,

Following the submission of our Technical Proposal for the assignment “**Real Estate Sector Analysis in the Republic of Moldova – 2025 Update**”, **Business Intelligent Services SRL (BIS)** is pleased to present its **Financial Proposal** in accordance with the Terms of Reference and the related Request for Proposals.

Our Financial Offer has been prepared in line with the specified requirements and cost structure, ensuring full consideration of the scope of work, deliverables, and professional expertise required to achieve the objectives of the study.

We confirm that our proposed total price for the implementation of the assignment is: **MDL 324,000 (three hundred twenty-four thousand Moldovan lei)**. This amount is **exclusive of VAT** and **inclusive of all other applicable taxes, duties, and expenses**, as stipulated in the tender documentation.

We remain committed to delivering a high-quality and timely output, consistent with our proven track record in analytical and policy-support projects for Invest Moldova Agency and other national and international partners.

Yours sincerely,

Valeriu LAZAR
CEO & Managing Partner
SC Business Intelligent Services SRL

content

COST ESTIMATE OF SERVICES AND SCHEDULE OF RATES 5

Cost Breakdown by Project Phases5

Cost Breakdown by Category6

Payment Schedule6

Cost Estimate of Services and Schedule of Rates

Cost Breakdown by Project Phases

No.	Project Phase	Description	Estimated Cost (MDL)	% of Total
1	Phase 1 – Inception and Desk Review	Review of previous study, methodology finalization, data collection framework, stakeholder mapping	129,600	40%
2	Phase 2 – Data Collection and Market Mapping	Data collection from NBS, Cadaster, interviews with developers, FEZs, municipalities, site visits	27,000	8%
3	Phase 3 – Data Analysis and Synthesis	Data validation, market segmentation, regional comparisons, drafting analytical report	70,200	22%
4	Phase 4 – Validation and Finalization	Consultation workshop, revisions, final report and PowerPoint preparation, editing & design	64,800	20%
5	Project Management and Overheads	Coordination, communication with Invest Moldova, administration and accounting costs	32,400	10%
	TOTAL		324,000 MDL	100%

This amount is **exclusive of VAT** and **inclusive of all other applicable taxes, duties, and expenses**, as stipulated in the tender documentation.

Cost Breakdown by Category

Cost Category	Description	Amount (MDL)	% of Total
Personnel Costs	Fees for senior experts (Lazar, Furdui, Sahanovschi, Vulpe, Gumovschi) and research assistants	210,600	65%
Travel & Fieldwork	Regional visits, stakeholder interviews, logistics	25,920	8%
Data & Information Services	Purchase or access of real estate market data, statistical sources, cadastral information	19,440	6%
Editing, Layout & Design	Graphical preparation of report and presentation slides	16,200	5%
Workshops & Validation Meeting	Venue, logistics, communication materials	19,440	6%
Administrative & Overheads	Accounting, communication, office supplies, taxes	32,400	10%
TOTAL		324,000 MDL	100%

Payment Schedule

Payment Milestone	Deliverable	Amount (MDL)	%
First Payment (40%)	After approval of Inception Report and Study Structure	129,600	40%
Second Payment (60%)	After submission and acceptance of Final Report	194,400	60%
TOTAL		324,000 MDL	100%