



MINISTRY OF URBAN DEVELOPMENT & HOUSING URBAN DEVELOPMENT AUTHORITY



CALLING TENDER - MIXED DEVELOPMENT PROJECT AT KOLONNAWA

Land Extent	: 00A 01R 10.04P	
Lease Period	: 30 Years	
Bid Bond	: Rs. 1,200,000.00	
Pre Bid Meeting	: 10.10.2024 @ 10.00 a.m.	
Bid Closing	: 14.11.2024 @ 2.30 p.m.	
Document Fee	: Rs. 25,000/- + Govt. Taxes	

Interested parties (Investors/Developers) may purchase the Tender document from the Real Estate Management & Development Division, Urban Development Authority, 8th Floor, Sethsiripaya Stage I, Battaramulla, from 9.00 a.m. to 3.00 p.m. on working days from 06.09.2024 to 31.10.2024.

Tenders will be opened immediately after the closing time mentioned above, at the Finance Division, Urban Development Authority, 6th Floor, "Sethsiripaya-Stage I", Battaramulla. Tenderer or his/her authorized representative could be present at the time of bid opening.

Payment Option 01 : Base Value for 30 years lease premium: Rs. 93,257,475.00

Investor required to pay 25 % of the offered amount within 30 days from the date of Letter of Intent (LOI) & Balance 75 % within 03 months from the date of the initial payment.

Payment Option 02:

(i) Base Value for Initial Payment: Rs. 23,055,000.00

(ii) Base Value for the Annual Installments

No. of Installments and Base value for the annual installments		No. of Installments and Base value for the annual installments	
10	Rs. 9,397,418.00	5	Rs. 16,524,250.00
9	Rs. 10,181,270.00	4	Rs. 20,114,921.00
8	Rs. 11,165,573.00	3	Rs. 26,111,581.00
7	Rs. 12,436,262.00	2	Rs. 38,123,254.00
6	Rs. 14,136,557.00	1	Rs. 74,195,033.00

Under the payment option 02, bidders are required to make the offeres for both (i) and (ii). Investor required to pay offered amount for the initial payment within 30 days from the date of Letter of Intent (LOI) & the offered value of annual installments within the period selected by the bidder.

Chairman, Revenue Tender Board (Minor)), Urban Development Authority. 6th Floor, Sethsiripaya Stage I, Battaramulla.

CALLING REQUEST FOR PROPOSALS (RFP) REST HOUSE DEVELOPMENT PROJECT AT KATARAGAMA

Land Extent	: 01A 00R 24.00P	
Lease Period	: 30 Years	
Base Value	: Rs. 30,500,000.00	
Bid Bond	: Rs. 350,000.00	
Pre Bid Meeting	: 10.10.2024 @ 2.00 p.m.	
Bid Closing	: 14.11.2024 @ 2.30 p.m.	
Document Fee	: Rs. 25,000/- + Applicable taxes	

Potential bidders (Investors/Developers) may purchase the Tender document from the Real Estate Management & Development Division, Urban Development Authority, 8th Floor, Sethsiripaya Stage I, Battaramulla, from 9.00 a.m. to 3.00 p.m. on working days from 06.09.2024 to 31.10.2024.

Technical proposal will be opened immediately after bid closing time of the RFP as mentioned above, at the Ministry of Urban Development and Housing, 12th Floor, Sethsiripaya Stage II, Battaramulla. Bidder or his/her authorized representative could be present at the time of bid opening.

Further details :

Director,
Real Estate
Management &
Development Division,
UDA, 8th Floor,
Sethsiripaya Stage I
Battaramulla.

Tel :
011 2875921, 011-3611950,
or 011-2875916-20.
Ext: 2960-2967.
Fax: 011-2875900

Email:
directorred@uda.gov.lk
Web: www.uda.gov.lk

Chairman, Standing Cabinet Appointed Negotiating Committee (SCANC),
Ministry of Urban Development & Housing, 12th Floor, Sethsiripaya Stage II, Battaramulla.