



CALLING REQUEST FOR PROPOSALS (RFP)



Mixed Development Project at Kadawatha

- Period of Lease 99 Years
- Land Extent 00A-1R-18.2P
- Bid Bond LKR 1,500,000/-
- Pre-Bid Meeting 10/03/2025 @ 10.00 a.m.
- Bid Closing 20/05/2025
- Base Value LKR 116,200,000/-

Mixed Development Project at Pannipitiya



- Pre-Bid Meeting 11/03/2025 @ 10.00 a.m.
- Bid Closing - 21/05/2025

Mixed Development Project at Rajagiriya



- Pre-Bid Meeting 12/03/2025 @ 10.00 a.m.
- Bid Closing - 22/05/2025



Mixed Development Project At Sir Chittampalam A Gardiner Mawatha, Colombo 02.

- Period of Lease 99 Years
- Land Extent 03A-0R-34.06P
- Bid Bond LKR 93,150,000/-
- Pre-Bid Meeting 12/03/2025 02.00 p.m.
- Bid Closing 23/05/2025
- Base Value LKR 9,315,000,000/-

Location	Pannipitiya	Rajagiriya	
Extent	02A-2R-23.25P	0A-3R-22.00P	
Lease period	99 Years		
Bid bond (LKR)	8,000,000/-	10,000,000/-	
Payment Methods (Figures in LKR)			
Option 01 Under the payment option 01, bidders are required to make the offer for both (i) & (ii). Investor required to pay offered amount for initial payment (25%) within 30 days from the LOI and the balance 75% offered amount within 03 months from the date of the initial payment.	(i) Base Value for Initial Payment (25%)	195,964,750/-	239,834,000/-
	(ii) Base Value for balance Payment (75%)	596,712,663.75	730,294,530/-
Option 02 Under the payment option 02, bidders are required to make the offer for both (i) & (ii). Investor required to pay offered amount for the initial payment within 30 days from the LOI and the offered value of annual installments within the period selected by the bidder	(i) Base Value for Initial Payment (25%)	195,964,750/-	239,834,000/-
	1	630,648,934/-	771,827,874/-
	2	324,043,117/-	396,584,370/-
	3	221,945,331/-	271,630,671/-
	4	170,974,433/-	209,249,276/-
	5	140,454,157/-	171,896,641/-
	6	120,159,049/-	147,058,210/-
	7	105,706,746/-	129,370,572/-
	8	94,906,043/-	116,151,991/-
	9	86,539,583/-	105,912,591/-
10	79,876,936/-	97,758,424/-	

Interested investors/bidders may purchase the RFP document from the Real Estate Management & Development Division, Urban Development Authority, 8th Floor, Sethsiripaya Stage I, Battaramulla, from 09.30 a.m. to 03.00 p.m. on working days from 05/02/2025 to 04/04/2025 upon a payment of non-refundable fee of Sri Lankan Rupees One Hundred Thousand (LKR 100,000/-) to the Finance Division of the UDA at 6th Floor, Sethsiripaya Stage I, Battaramulla.

Accepting of Proposals will be closed and the Technical Proposal will be opened immediately after the closing date as mentioned above, at 02.30 p.m. in the Technical Division of the Ministry of Urban Development, Construction & Housing, 04<sup>th</sup> Floor, Sethsiripaya Stage I, Battaramulla. The bidder or his / her authorized representative could participate at the time of bid opening.

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

Invest with UDA

Logistic facilities & Associated Development Projects at Ekala

Land 01



- Pre-Bid Meeting 10/03/2025 @ 02.00 p.m.
- Bid Closing- 20/05/2025

Land 02



Land No.	Land 01 (Plan No. 7115)				Land 02 (Plan No. 69)			
Lot No.	Lot 01	Lot 02	Lot 03	Lot 05	Lot 05	Lot 06	Lot 08	
Extent	02A-2R-14P	02A-1R-10P	02A-0R-26P	02A-0R-00P	01A-0R-20P	01A-0R-20P	01A-2R-27.3P	
Lease period	50 Years							
Bid bond (LKR)	2,500,000/-	2,500,000/-	2,500,000/-	2,500,000/-	1,000,000/-	1,000,000/-	2,000,000/-	
Payment Methods (Figures in LKR)								
Option 01 Under the payment option 01, bidders are required to make the offer for both (i) & (ii). Investor required to pay offered amount for initial payment (25%) within 30 days from the LOI and the balance 75% offered amount within 03 months from the date of the initial payment.	(i) Base Value for Initial Payment (25%)	61,250,000/-	58,750,000/-	55,000,000/-	63,250,000/-	Base Value 113,830,000/-	Base Value 113,830,000/-	Base Value 211,300,000/-
	(ii) Base Value for balance Payment (75%)	186,506,000/-	178,893,750/-	167,475,000/-	192,596,250/-	Option 01 - 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.		
Option 02 Under the payment option 02, bidders are required to make the offer for both (i) & (ii). Investor required to pay offered amount for the initial payment within 30 days from the LOI and the offered value of annual installments within the period selected by the bidder	(i) Base Value for Initial Payment (25%)	61,250,000/-	58,750,000/-	55,000,000/-	63,250,000/-	28,454,400/-	28,454,400/-	52,818,500/-
	1	197,112,979/-	189,067,787/-	176,998,898/-	203,549,202/-	90,495,327/-	90,495,327/-	167,984,863/-
	2	101,281,555/-	97,147,730/-	90,946,252/-	104,588,548/-	46,564,855/-	46,564,855/-	86,437,432/-
	3	69,370,300/-	66,538,936/-	62,291,263/-	71,635,277/-	31,937,905/-	31,937,905/-	59,285,659/-
	4	53,439,050/-	51,257,921/-	47,985,656/-	55,183,814/-	24,636,815/-	24,636,815/-	45,732,760/-
	5	43,899,761/-	42,107,979/-	39,419,764/-	45,333,031/-	20,266,046/-	20,266,046/-	37,619,368/-
	6	37,556,408/-	36,023,530/-	33,723,690/-	38,782,542/-	17,360,411/-	17,360,411/-	32,225,683/-
	7	33,039,257/-	31,690,747/-	29,667,469/-	34,117,887/-	15,291,971/-	15,291,971/-	28,386,067/-
	8	29,663,434/-	28,452,709/-	26,636,114/-	30,631,829/-	13,746,750/-	13,746,750/-	25,517,695/-
	9	27,048,449/-	25,944,454/-	24,287,959/-	27,931,452/-	12,550,314/-	12,550,314/-	23,296,768/-
10	24,966,000/-	23,947,000/-	22,418,000/-	25,781,000/-	11,598,000/-	11,598,000/-	21,529,000/-	

Mixed Development Project at Awissawella

Extent	12A-3R-22.08P	
Lease period	99 Years	
Bid bond (LKR)	3,300,000/-	
Payment Method (Figures LKR)		
Option 01 - 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.		
Option 02 Under the payment option 02, bidders are required to make the offer for both (i) & (ii). Investor required to pay offered amount for the initial payment within 30 days from the LOI and the offered value of annual installments within the period selected by the bidder	(i) Base Value for Initial Payment (25%)	83,330,625/-
	1	264,992,031/-
(ii) Number of Installments and Base Value for the Annual Installments	2	136,355,284/-
	3	93,524,859/-
	4	72,145,954/-
	5	59,347,587/-
	6	50,839,416/-
	7	44,782,709/-
	8	40,258,088/-
	9	36,754,776/-
	10	33,966,300/-

\*\*All the figures in this advertisements are exclusive of Government Taxes

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Pre bid meeting will be held on the dates mention in the above at 02.00 p.m. at the Urban Development Authority Auditorium, 9th Floor, "Sethsiripaya" Stage I, Battaramulla.

Tenders will be closed on the dates mentioned above, at 02.00 p.m. and opened immediately after the closing time at the Procurement Division, Urban Development Authority, 7th Floor, "Sethsiripaya-Stage I", Battaramulla. Tenderer or his/her authorized representative could be present at the time of bid opening.

Additional information could be obtained from,

The Director, Real Estate Management and Development Division, Urban Development Authority, 8<sup>th</sup> Floor, Sethsiripaya Stage I, Battaramulla.

Telephone: 011-2875921, 011-2875916-20 Ext: 2960-2967, Fax: 0112875900

Email: directorred@uda.gov.lk