



MINISTRY OF TRANSPORT, HIGHWAYS & URBAN DEVELOPMENT

# URBAN DEVELOPMENT AUTHORITY

CALLING REQUEST FOR PROPOSALS (RFP)



## Invest with UDA

### Logistic & Associated Development Projects at Ekala

Land 01

Land 02

| Lot No.   |  | Lot 01        | Lot 02        | Lot 03        | Lot 05        |               |
|---|--|---------------|---------------|---------------|---------------|---------------|
| Extent  |  | 02A-2R-14P    | 02A-1R-10P    | 02A-0R-26P    | 02A-0R-00P    |               |
| Lease period  |  | 50 Years      |               |               |               |               |
| Bid bond (LKR)  |  | 2,500,000/-   | 2,500,000/-   | 2,500,000/-   | 2,500,000/-   |               |
| Payment Methods (Figures in LKR)  |  |               |               |               |               |               |
| <u>Option 01</u><br>The investor is required to pay the offered 25 % within 30 days from the date of the Letter of Awarding (LOA) & Balance offered 75 % within 03 months from the date of the initial payment.   | 25%  | 61,250,000/-  | 58,750,000/-  | 55,000,000/-  | 63,250,000/-  |               |
|   | 75%  | 186,506,000/- | 178,893,750/- | 167,475,000/- | 192,596,250/- |               |
| <u>Option 02</u><br><br>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 LOA and the offered value of annual installments within the period selected by the bidder | (i) Base Value for Initial Payment                                     | 61,250,000/-  | 58,750,000/-  | 55,000,000/-  | 63,250,000/-  |               |
|   | (ii) Number of Installments and Base Value for the Annual Installments | 1             | 197,112,979/- | 189,067,787/- | 176,998,898/- | 203,549,202/- |
|   |  | 2             | 101,281,555/- | 97,147,730/-  | 90,946,252/-  | 104,588,548/- |
|   |  | 3             | 69,370,300/-  | 66,538,936/-  | 62,291,263/-  | 71,635,277/-  |
|   |  | 4             | 53,439,050/-  | 51,257,921/-  | 47,985,656/-  | 55,183,814/-  |
|   |  | 5             | 43,899,761/-  | 42,107,979/-  | 39,419,764/-  | 45,333,031/-  |
|   |  | 6             | 37,556,408/-  | 36,023,530/-  | 33,723,690/-  | 38,782,542/-  |
|   |  | 7             | 33,039,257/-  | 31,690,747/-  | 29,667,469/-  | 34,117,887/-  |
|   |  | 8             | 29,663,434/-  | 28,452,709/-  | 26,636,114/-  | 30,631,829/-  |
|   |  | 9             | 27,048,449/-  | 25,944,454/-  | 24,287,959/-  | 27,931,452/-  |
| 10  | 24,966,000/-   | 23,947,000/-  | 22,418,000/-  | 25,781,000/-  |               |               |

| Lot No.   | Lot 05   | Lot 06        | Lot 08        |               |               |
|---|--|---------------|---------------|---------------|---------------|
| Extent  | 01A-0R-20P   | 01A-0R-20P    | 01A-2R-27.3P  |               |               |
| Lease period  | 50 Years   |               |               |               |               |
| Bid bond (LKR)  | 1,000,000/-  | 1,000,000/-   | 2,000,000/-   |               |               |
| Payment Method (Figures LKR)  |  |               |               |               |               |
| <u>Option 01 – Base Value</u><br>The investor is required to pay 25 % of the offered amount within 30 days from the date of the Letter of Awarding (LOA) & Balance 75 % within 03 months from the date of the initial payment.  |  | 113,830,000/- | 113,830,000/- | 211,300,000/- |               |
| <u>Option 02</u><br><br>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 LOA and the offered value of annual installments within the period selected by the bidder | (i) Base Value for Initial Payment                                     | 28,454,400/-  | 28,454,400/-  | 52,818,500/-  |               |
|   | (ii) Number of Installments and Base Value for the Annual Installments | 1             | 90,495,327/-  | 90,495,327/-  | 167,984,863/- |
|   |  | 2             | 46,564,855/-  | 46,564,855/-  | 86,437,432/-  |
|   |  | 3             | 31,937,905/-  | 31,937,905/-  | 59,285,659/-  |
|   |  | 4             | 24,636,815/-  | 24,636,815/-  | 45,732,760/-  |
|   |  | 5             | 20,266,046/-  | 20,266,046/-  | 37,619,368/-  |
|   |  | 6             | 17,360,411/-  | 17,360,411/-  | 32,225,683/-  |
|   |  | 7             | 15,291,971/-  | 15,291,971/-  | 28,386,067/-  |
|   |  | 8             | 13,746,750/-  | 13,746,750/-  | 25,517,695/-  |
|   |  | 9             | 12,550,314/-  | 12,550,314/-  | 23,296,768/-  |
| 10  | 11,598,000/-   | 11,598,000/-  | 21,529,000/-  |               |               |

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

Interested investors/bidders may purchase the RFP document from the Real Estate Management & Development Division, Urban Development Authority, 8<sup>th</sup> Floor, Sethsiripaya Stage I, Battaramulla, from 09.30 a.m. to 02.30 p.m. on working days from 18/11/2025 to 29/12/2025 upon a payment of non- refundable fee of Sri Lankan Rupees One Hundred Thousand LKR 100,000/- inclusive of taxes to the Finance Division of the UDA at 6<sup>th</sup> Floor, Sethsiripaya Stage I, Battaramulla.

Pre bid meeting will be held on 16/12/2025 at 10.00 a.m. at the Urban Development Authority Auditorium, 9<sup>th</sup> Floor, "Sethsiripaya" Stage I, Battaramulla.  
Tenders will be closed 21/01/2026 at 02.00 p.m. and opened immediately after the closing time at the Procurement Division, Urban Development Authority, 7<sup>th</sup> Floor, "Sethsiripaya-Stage I", Battaramulla. Tenderer or his/her authorized representative could be present at the time of bid opening.



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



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Chairman, Revenue Tender Board (Major), Urban Development Authority, 6<sup>th</sup> floor, "Sethsiripaya"- Stage I, Battaramulla