## **URBAN DEVELOPMENT AUTHORITY**

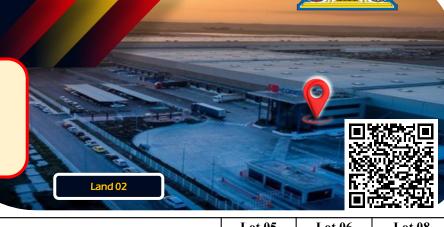
CALLING REQUEST FOR PROPOSALS (RFP)

## **Invest with UDA**

Logistic & Associated

Development

Projects at Ekala



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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)									
Option 01  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/-			
Option 02	(i) Base Value for Initial Payment		61,250,000/-	58,750,000/-	55,000,000/-	63,250,000/-			
	(ii) Number of Installments and Base	1	197,112,979/-	189,067,787/-	176,998,898/-	203,549,202/-			
Under the payment option 02, bidders are required to		2	101,281,555/-	97,147,730/-	90,946,252/-	104,588,548/-			
make the offer for both (i) & (ii).Investor required to pay		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/-			
offered amount for the initial payment within 30		5	43,899,761/-	42,107,979/-	39,419,764/-	45,333,031/-			
days from the LOA and the		6	37,556,408/-	36,023,530/-	33,723,690/-	38,782,542/-			
offered value of annual installments within the period selected by the bidder		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/-			

			TO NOME OF THE OWNER.								
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 – Ba</u>											
The investor is required to pay 2	113,830,000/-	113,830,000/-	211,300,000/-								
within 30 days from the date of the											
& Balance 75 % within 03 months											
paymen											
	(i) Base Value Paymer		28,454,400/-	28,454,400/-	52,818,500/-						
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 LOA and the offered value of annual installments within the period selected by the bidder	(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, 8th 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 6th 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, 9th 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, 7th Floor, "Sethsipipaya-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, 8th Floor, Sethsiripaya Stage I, Battaramulla.



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



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