



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> 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> 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> 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> 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, 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, "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, 8th Floor, Sethsiripaya Stage I, Battaramulla.



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



Email: **directorred@uda.gov.lk**

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