



MINISTRY OF URBAN DEVELOPMENT, CONSTRUCTION AND HOUSING

URBAN DEVELOPMENT AUTHORITY



Land Extent:	Lease Period:	Bid Bond (LKR):
0A-3R-13.85P (0.3385 Ha.)	99 Years	25,000,000/-



Inviting Investment Proposals (IIPs)

MIXED DEVELOPMENT PROJECT FOR UDA LAND AT ASST. NO. 40, D. R. WIJEWARDANE MAWATHA, COLOMBO 10

Payment Method (Figures LKR)		
Option 01 Bidders are required to make the offers above the base value for both (i) & (ii) & required to pay offered amount for initial payment (25%) within 30 days from the Letter of Intent (LOI) and the offered amount for the balance payment (75%) within 03 months from the date of the initial payment.	(i) Base Value for Initial Payment (25%)	464,794,125/-
	(ii) Base Value for Balance Payment (75%)	1,415,298,111/-
Option 02 Bidders are required to make the offers above the base value for both (i) & (ii) & required to pay offered amount for the initial payment within 30 days from the Letter of Intent (LOI) and the offered value of annual installment to be paid in equal annual installments during the period selected by the bidder.	(i) Base Value for Initial Payment (25%)	464,794,125/-
	(ii) Number of Installments and Base Value for the Annual Installments	1 1,495,789,010/-
		2 768,573,618/-
		3 526,415,520/-
		4 405,521,461/-
		5 333,132,703/-
		6 284,996,256/-
		7 250,717,920/-
		8 225,100,541/-
		9 205,256,762/-
		10 189,454,127/-

Interested bidders may purchase the IIP 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 01.10.2025 to 21.11.2025 upon a payment of non-refundable fee of LKR 100,000/- to the Finance Division of the Urban Development Authority at 6th Floor, Sethsiripaya Stage I, Battaramulla.

Pre bid meeting will be held on 12.11.2025 at 2.00 p.m. at the Urban Development Authority Auditorium, 9th Floor, Sethsiripaya Stage I, Battaramulla.

Accepting of Proposals will be closed on 17.12.2025 at 2.00 p.m. and the Technical Proposals will be opened immediately in the Environmental Protection and Technical Division of the Ministry of Urban Development, Construction & Housing, 4th Floor, Sethsiripaya Stage I, Battaramulla. The bidder or his / her authorized representative could participate at the time of bid opening.

**All the Government taxes should be paid in addition to all the amounts mentioned above.*

For further details please contact:

Director (Real Estate Development),
Real Estate Management &

Development Division,
Urban Development Authority, 8th Floor,
Sethsiripaya Stage I, Battaramulla.

Telephone Number:
011 2875921 Or 011 2875916-20, 076 7661080,
Ext; 2960 – 2968 Fax:011 2875900

Email: directorred@uda.gov.lk

Web: www.uda.gov.lk

The Chairman, Standing High Level Procurement Committee (SHLPC),
Ministry of Urban Development, Construction and Housing, 12th Floor, Sethsiripaya Stage II, Battaramulla