

Description of property.

1.NO 400 R.A De Mel Mw. Colombo 03.

The subject property is an allotment of land marked Lot 3B1 on Plan No 2018/3814 dated 22.03.2018 made by S.S. Jayalath L.S &L., situated at R.A. De Mel Mawatha in Kollupitiya, In Bambalapitiya Ward No 38, within Colombo Municipal Council Limits, in the Districts of Colombo, Western Province of the Democratic Socialist Republic of Sri Lanka.

Lot 3b1 is bounded on;

North: By Premises bearing assmt. Nos. G18/1-4 & 18/6, Kollupitiya Lane.

East: By R.A De Mel Mawatha.

South: By Road 6.1M wide (Lot 4 in plan No. 903)

West: By Lot X in plan No. 5082 (Premises bearing Assmt. No 400/8, R.A De Mel Mawatha.

Extent: 0A-0R- 09.50P. or 0.0240 Ha.

2.NO 400/8 R.A De Mel Mw. Colombo 03.

The subject property is an allotment of land marked Lot X1 on Plan No 2018/3813 dated 22.03.2018 made by S.S. Jayalath L.S , bearing Assmt, No 400/8, situated along a private road 6.1m wide (Lot 4 in plan No 903) off R.A. De Mel Mawatha in Kollupitiya, In Bambalapitiya Ward No 38, within Colombo Municipal Council Limits, in the Districts of Colombo, Western Province of the Democratic Socialist Republic of Sri Lanka.

Lot X1 is bounded on;

North: By Premises bearing assmt. No. 70, St Anthony`s Mawatha and No 390 R.A De Mel Mawatha.

East: By Lot 3B in plan No 2169 bearing assmt. No 400A R.A De Mel Mawatha.

South: By Road 6.1M wide (Lot 4 in plan No. 903)

West: By Lot 2B1 in plan No. 903B bearing Assmt. No 400/6, R.A De Mel Mawatha.

Extent: 0A-0R- 07.15P. or 0.0181 Ha.

***Conditions**

- I. A cash deposit of LKR 100000.00 from each bid should be paid at the time of BID submission. Unsuccessful bids will be refunded.
- II. the closing date is 2021.02.15. at 3.p.m. Bids Should reach PSL before the closing date to qualify.
- III. The Bid winner should make a non-refundable deposit of LKR 5 Million within 5 working days of confirmation of bid winning which will be set off against the final sale price.
- IV. If a bid winner is unable to honor the balance total payment within the given timeline, the awarding will be passed on to the next highest bidder.
- V. The entire transaction should be completed within 45 days from the date from deciding the winning bidder unless PSL management decides otherwise.
- VI. In case the winning bidder requests an extension to complete the full transaction and if PSL management agrees to such request, an agreement to sell must be signed along with a LKR 25 million advance payment within 30 days from the date of awarding the winning bid.
- VII. Incomplete bids will be rejected.
- VIII. PSL Management has the right to accept or reject bids at any stage of the process without providing any reason.
- IX. Bids should be submitted for both properties combined. Bids for individual lots will not be accepted.
- X. If this transaction takes place via a real estate agent or broker, the net value after deducting the brokerage or real estate agent fee will be considered the final bid value.
- XI. All transactions should be either deposited to the below account or to be paid using a pay order.

Commercial Bank-Narahenpita

1220003346 Ref-# RADMEL

Population Services Lanka

17/13, Jasmine Park

Nawala