



Project Outline for Retail Selling of Residential Land Plots near Bandarawela - Uva - Sri Lanka



Submitted for Investor/Partners Consideration



Investment Facilitator
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Work Plan & Budget Proposal

This proposal outlines the key steps, action plans, and estimated budget for the development and sales operation of a 2.5-acre land in Bandarawela. The project will be structured under a new company to ensure legal compliance, transparent management, and smooth execution.

Objectives

- Establish a legally compliant company to manage the land project.
- Develop essential infrastructure (roads, water, electricity, drainage, boundary walls).
- Secure all approvals and legal clearances.
- Implement a professional marketing strategy to attract investors and buyers.
- Ensure maximum returns while complying with local taxation and regulatory requirements.

Work Plan & Action Items

Item No	Description of Work	Action Plan	Anticipated Cost (LKR)
01	Tri-party Agreement	Engage lawyer to draft agreement between Mr. Manoj, Mr. Susantha & Mr. Vijay.	LKR 40,000
02	Company Incorporation Form a company (Directors: Mr. Manoj & Mr. Susantha).	Legal & tax consultation required.	LKR 100,000
03	Project Partner Quotations	Obtain quotations for infrastructure, design, utilities, and security.	LKR 8,000,000
04	Legal Documentation	Finalize ownership documents (S&P Agreement), enabling issuance of deeds.	LKR 300,000
05	Regulatory Approvals	Obtain approvals: Survey, NBRO, UDA, RDA, Environmental Authority.	All included
06	Marketing & Promotion	Budget for social media, web, and newspaper campaigns.	LKR 300,000
07	Tax & Compliance	Engage consultant for VAT, CGT, council taxes, and obligations.	LKR 100,000
08	Contingency	Provision for unforeseen expenses.	+10 of total budget
	Total		LKR 9,724, 000



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