

Expression of Interest Terms of Reference

Transfer of the Legal Ownership of lands and buildings occupied by the Sri Jayewardenepura University, Gangodawila, Nugegoda.

The University of Sri Jayewardenepura, Sri Lanka invites expressions of interest from a specialist or a company to undertake/provide legal and related services in respect of transfer of legal ownerships of lands and buildings currently occupied by the University of Sri Jayewardenepura, in compliance with the legal framework, government regulations and circulars of the Government of Sri Lanka.

The required services include:

1. Investigation of all the deeds, Government rules and regulations and documentation and verification thereof to establish devolution of title for a period of over thirty (30) years;
2. Ascertain and advise on reconciliation of shortfalls and anomalies in title and registration documentation;
3. Carry out searches at all relevant Government Organizations, bodies and provincial authorities to establish, verify and source documentation;
4. Sourcing and selecting an efficient Licensed Surveyor and prepare a survey plan for the land and buildings proposed to be transferred to in this assignment;
5. Ascertain and advise a suitable mechanism for the transfer of the land and buildings situated at different location to the Client including settlement, release and leverage of any encumbrances affecting the said lands and buildings;
6. Advise on preparation and submission of application to obtain prior approval from relevant Government authorities and bodies in compliance with the legal framework of Sri Lanka for the proposed transfer and the related documentation;
7. Advise on drafting and preparation of legal Opinions (if necessary) Pedigree(s), Report on Title, and relevant deeds and documents for this assignment;
8. Effect registration of title documentation and any interests of the University of Sri Jayewardenepura pursuant to the completion of this assignment at the relevant registries and authorities of Sri Lanka;

9. Coordinating, dealing with and responding to queries and correspondence for and on behalf of the University of Sri Jayewardenepura, Surveyor, local and other Government institutions from inception to post-completion to ensure the smooth and efficient conclusion of this assignment;
10. Organizing and attending to meetings with and between the Council of governing body of the University of Sri Jayewardenepura, Surveyor, local and other Government institutions as and when necessary and to review progress of assignment; and
11. All necessary post transaction reviews, documentation and registration verification and any other ancillary matters to ensure the complete and efficient attainment of the objectives of the Assignment.

Details of Lands:

Parcel No.	Name of Land	Present Land Use	Village	Extent Hectare
1.	Karapinchagaha-Kurunduwatta	Garden Contains eighty four permanent buildings	Gangodawila and Boralessgamuwa	20.5482
2.	Dawatagahalanda	Garden Contains eight permanent buildings	Gangodawila	0.8142
3.	Dawatagahalanda	Garden Contains four permanent buildings	Gangodawila	0.2571
4.	Pelengahakanaththa&Kekunagahawatta	Garden Contains ten permanent buildings	Boralessgamuwa	1.9378
5.	Assessment No.70/2, Rattanapitiya, Boralessgamuwa	Garden Contains a permanent building and a toilet	-	0.0520
6	Assessment No.136, G.H.PereraMawatha	Garden Contains two permanent buildings	-	0.0510
7.	BoralessgamuwaSchool Land	Garden Contains four permanent buildings	-	0.1041
8.	Assessment No.112 S.D.S	Garden	-	0.1680

	JayasingheMawatha	Contains two permanent buildings		
9.	Assessment No.6/12, SirigalMawatha	Garden Contains four permanent buildings	-	0.0510
Total				<u>23.9834</u>

Closing of Expression of Interest:

Expression of Interest (EOI) submissions close at 2.30 p.mon 21st November, 2016 and must be lodged in the Tender Box at the Capital Works and Planning Division, University of Sri Jayewardenepura, Gangodawila, Nugegoda.

Enquiries:

All enquiries regarding the Expression of Interest or details regarding the project should be directed to:

**Senior Assistant Registrar,
Planning and Capital Works Division,
University of Sri Jayewardenepura,
Gangodawila,
Nugegoda.
Telephone :011-2758209 / 011-2758210**

**Chairman,
Procurement Committee**

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