

VALUATION REPORT  
ON  
COMMERCIAL PROPERTY  
AT  
“HALKANDAWILA & DUWEGODA VILLAGES”  
PAYAGALA.



**R.B.DUMINDA RANDANA, A.I.V. (Sri Lanka)**

B.Sc. Hons (Estate Management & Valuation)

ASSOCIATE MEMBER OF INSTITUTE OF VALUERS OF SRI LANKA

INCORPORATED VALUER

**BOUNDARIES:****Lot "A" is bounded as follows:**

- North by : Lot 01 of the same land,  
 East by : Pradeshiya Sabah Road from Halkandawila to Houses,  
 South by : Lot "B" in Plan No. 497 & Lot 5B, in Plan No. 1675 dated 15/12/2002,  
 made by D.R. Kumarage Licensed Surveyor,  
 West by : Part of Lot 03 in Plan No. 1182.

**Lot "B" is bounded as follows:**

- North by : Lot "A" hereof,  
 East by : Pradeshiya Sabah Road from Halkandawila to Houses,  
 South by : Lot "5A" in Plan No. 1675,  
 West by : Lot "5B" in Plan No. 1675.

All boundaries are in accordance with the above Survey Plan No. 497 and demarcated by cabook masonry boundary wall with two Iron Gates.

**EXTENT:**

Lot "A"	00A-03R-16.00P
Lot "B"	<u>05A-01R-20.00P</u>
Total	<u>06A-00R-36.00P</u>

**PLANNING REGULATION:**

The referred Survey Plan has not been approved by respective Local Authority.

**TITLE OF THE PROPERTY:**

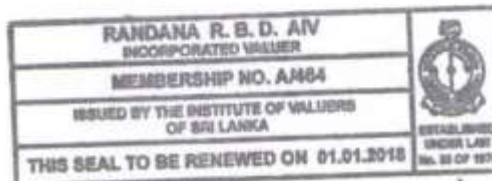
The ownership is claimed by **M/s. Noah's Ark Associates (Pvt) Limited**, by virtue of Deed of Transfer No. 264 dated 07 July 2004 and Deed of Transfer No. 265 dated 07 July 2004 both attested by Mrs. K.L.S. Karunanayake Attorney - at - Law & Notary public.

I have not investigated the title relating to this property. It is assumed that the present owner has a valid and marketable title and the valuation is done assuming that there are no legal encumbrances whatsoever in this property.

**SITUATION:**

This property is situated at Halkandawila and Duwegoda Villages within the administrative limits of Beruwala Pradeshiya Sabah, in Maggona Badda of Kalutara Totamune, in the District of Kalutara, Western Province.

Contd. 3/.



**ACCESS:**

From Kottawa Southern High Way Centre proceed along Southern Express Way up to Dodangoda Exit and turn left on to Mathugama Road and travel about 2.2 Kilometres up to Malaboda Junction. Then turn right on to Malaboda Road and travel about 4.7 Kilometres and turn left on to Payagala – Yatadola Road (About 200 metres before Halkandawila Junction) and proceed about 300 metres and finally turn right on to Carpet Road (Just before Buddha's Statue) and travel about 100 metres to reach the property which lies on the right hand side of the same road.

**RIGHT OF WAY:**

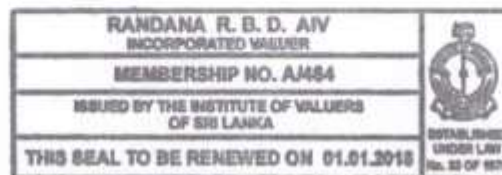
Lots "A & B" depicted in Plan No. 497 dated 21 May 2004 made by C. Gunawardene Licensed Surveyor, having right of way from Public Road.

**LOCALITY:**

This area can be described as rural residential and agricultural area located close to Halkandawila Junction which is located about 500 metres away from the subject property. Nearest towns are Payagala and Beruwala which are located about 7.5 & 7.8 Kilometres away respectively. The places of importance such as Police Station, Hospitals, and Local authority of ice, Post of ice, all leading Banks, Super markets, southern expressway dodangoda inter exchange centre and all other public and private institutions are available within close proximity. Convenient bus service is available in the vicinity. The local authority has provided adequate infrastructure facilities such as roadways, electricity and telephone services. Due to the situation, available facilities and good transport service the land values of this area have escalated and will continue to soar further in the future.

**DISTANCE TO NEAREST TOWN CENTRES**

Payagala Town centre	- About 7.5 Kilometres
Maggona Junction of Galle Road	- About 6.9 Kilometres
Beruwala town centre	- About 7.8 Kilometres
Aluthgama town centre	- About 12.8 Kilometres
Mathugama town centre	- About 11 Kilometres
Kalutara town centre	- About 20 Kilometres
Dodangoda Exit of southern high way	- About 11 Kilometres



Contd. 4/.

**DESCRIPTION:**

The entire property to be valued is a regular shaped block of land having access along Carpet Road on its eastern boundary. The land is gradually slops from eastern boundary to western boundary. The soil is cabook mix gravel with small rocky area. Water table is about 10 – 20 ft. from the surface. The subject land demarcated by cabook masonry boundary wall about 06 ft. Height. There are lot of valuable trees available on the land such as coconut, Jak, Teak, Bread fruit, Mango, Mahogany, Karuwala, bamboo, Mangoosteen etc., two masonry well, motor rooms and overhead tank on the land.

The land contains Tile roofed historically important and solidly constructed building called "Walawwa" with lower ground loor kitchen & swimming pool and few ancillary buildings described in details below.

**Construction details of the "walawwa" building:**

**Roof** : Tile roofed on sawn timber frame work. Valance board, eaves gutters and down pipes etc, have been fixed. The entire roof is sealed with good timber ceiling.

**Walls** : Rubble and Brick masonry walls, plastered & colour washed. Of ice and kitchen area - brick masonry walls supported with R.C.C. columns and beams at load bearing positions. All the walls are plastered & colour washed.

**Floor** : Are of furnished with titanium cutting cemented and decorative cemented loor except kitchen area which is furnished with loor tiles.

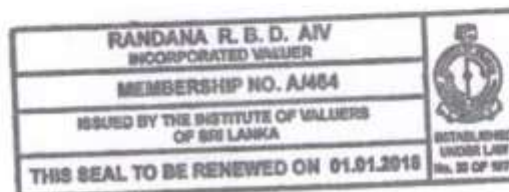
**Doors** : Are of class one timber fixed with quality locks.

**Windows** : Are of class one timber with glazed & framed and secured by iron grills.

**Conveniences:** Electricity, water service from well, telephone, timber ceiling, ceiling fans, hot water, overhead water tank, swimming pool, and attached toilet and bathrooms.

**Condition** : Fair. About 75 Yrs old.

Contd. 5/.



**Accommodation:** Living hall, two open veranda and veranda, of ice room, two master bed rooms, five bed rooms, two kitchen and eight toilet and bathrooms.

**Floor area :** Ground floor - 6,081 sq. ft.  
Lower Ground floor - 300 sq. ft.

**Occupation :** Occupied by the owner.



ACCESS ROAD



ENTRANCE GATE



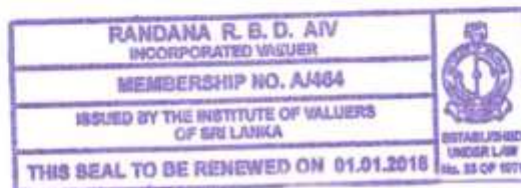
VIEW OF GARDEN



VIEW OF GARDEN



Contd. 6/.





FRONT VIEW



REAR VIEW



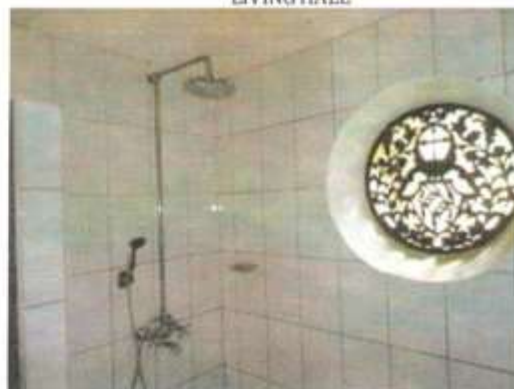
OPEN VERANDA



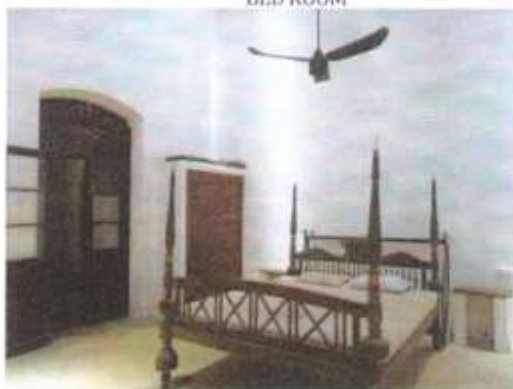
LIVING HALL



BED ROOM



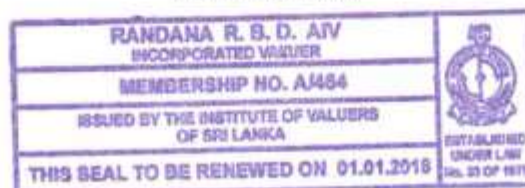
BATHROOM



MASTER BED ROOM



Contd. 7/.





BATHROOM



OFFICE ROOM



INNER VIEW OF KITCHEN



EXTERNAL VIEW OF KITCHEN & OFFICE AREA



OPEN SHED



STAFF RESIDENCE




SWIMMING POOL

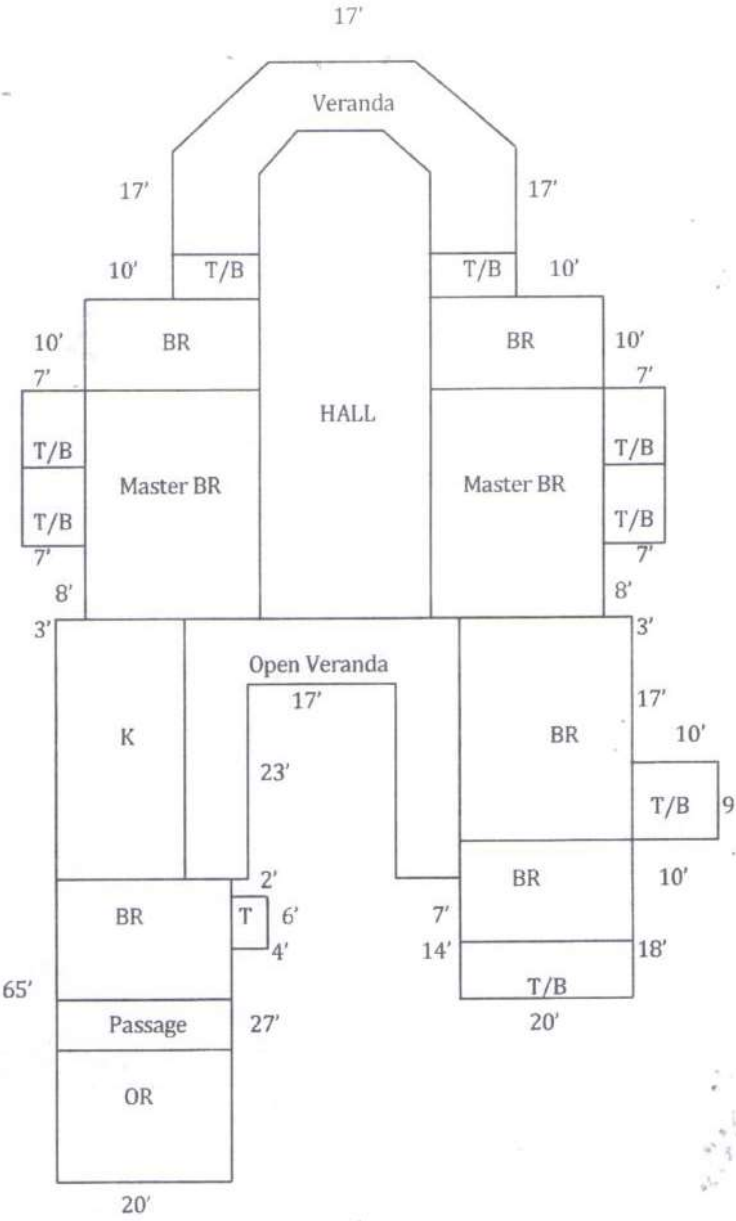


STORE ROOM

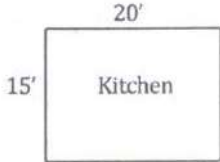
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<b>RANDANA R. B. D. AN</b> INCORPORATED VALUER	 ESTABLISHED UNDER LAW No. 33 OF 1979
<b>MEMBERSHIP NO. A484</b>	
ISSUED BY THE INSTITUTE OF VALUERS OF SRI LANKA	
<b>THIS SEAL TO BE RENEWED ON 01.01.2018</b>	

SKETCH OF THE WALAWWA BUILDING



GROUND FLOOR



LOWER GROUND FLOOR

SCALE 1:20

<b>RANDANA R. B. D. AIV</b> INCORPORATED VALUER		
MEMBERSHIP NO. A/464		
ISSUED BY THE INSTITUTE OF VALUERS OF SRI LANKA		ESTABLISHED UNDER LAW No. 53 OF 1975
THIS SEAL TO BE RENEWED ON 01.01.2018		

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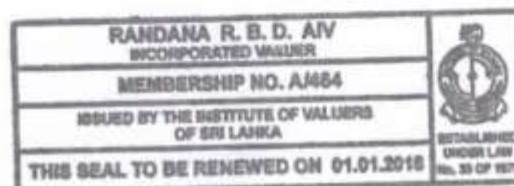


**Construction details of the staff residence building:**

<b><u>Roof</u></b>	:	Tile roofed on coconut timber frame work.
<b><u>Walls</u></b>	:	Brick and cement block masonry walls, plastered & colour washed.
<b><u>Floor</u></b>	:	Are of cement rendered.
<b><u>Doors</u></b>	:	Are of normal timber panel doors.
<b><u>Windows</u></b>	:	Are of normal timber panel window.
<b><u>Conveniences:</u></b>		Common Electricity & water service from well and separate toilet.
<b><u>Condition</u></b>	:	Fair. About 10 Yrs old.
<b><u>Accommodation:</u></b>		Staff residence.
<b><u>Floor area</u></b>	:	652 sq. ft.
<b><u>Occupation</u></b>	:	Occupied by the owner.

**Construction details of the store building:**

<b><u>Roof</u></b>	:	Asbestos roofed on coconut timber frame work.
<b><u>Walls</u></b>	:	Cement block masonry walls, plastered & colour washed.
<b><u>Floor</u></b>	:	Are of cement rendered.
<b><u>Doors</u></b>	:	Are of normal timber panel doors.
<b><u>Windows</u></b>	:	Are of normal timber panel window.
<b><u>Conveniences:</u></b>		Common Electricity.
<b><u>Condition</u></b>	:	Fair. About 10 Yrs old.
<b><u>Accommodation:</u></b>		Store.
<b><u>Floor area</u></b>	:	143 sq. ft.
<b><u>Occupation</u></b>	:	Occupied by the owner.



Contd. 10/.

**SWIMMING POOL**

The subject land contains solidly constructed swimming pool with good water supply system from electric motors.

**LEGAL ASPECTS:**

- (1) The area comes under the administrative limits of Beruwala Pradeshiya Sabah.
- (2) This property is not affected by street line and the building limit.
- (3) This property is not assessed for levying of rates yet.
- (4) There is no evidence of the subject property being affected by Rent Act, Land Reform Law, Agrarian Services, Coast reservation, River Reservation or any other legislature.

**EVIDANCE OF LAND VALUES:**

This property is located on rural residential and agricultural area located very closer to Halkandawila junction and close to Dodangoda exit of southern express way. The subject property is located with easy access to Mathugama, Payagala, Beruwala, Kalutara & Aluthgama town centres.

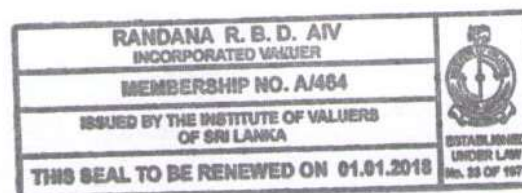
As per the letter dated 28 June 2004 issued by Board of Investment of Sri Lanka has been given to approval for this property to develop as Hotel or Restaurant based on the "Heritage Homes" concept of Ceylon Tourism Board. So it is a special advantage for local and overseas investors.

According to the information gathered popular size residential blocks of land have been sold in this area change hand at the rate between Rs. 30,000/= and Rs. 50,000/= per perch depending on the situation lie of the land, facilities available in the area etc. And large extent commercial blocks of land have been sold in this area change hand at the rate between Rs. 40,000/= and Rs. 75,000/= per perch depending on the situation lie of the land, facilities available in the area etc

**VALUATION:**

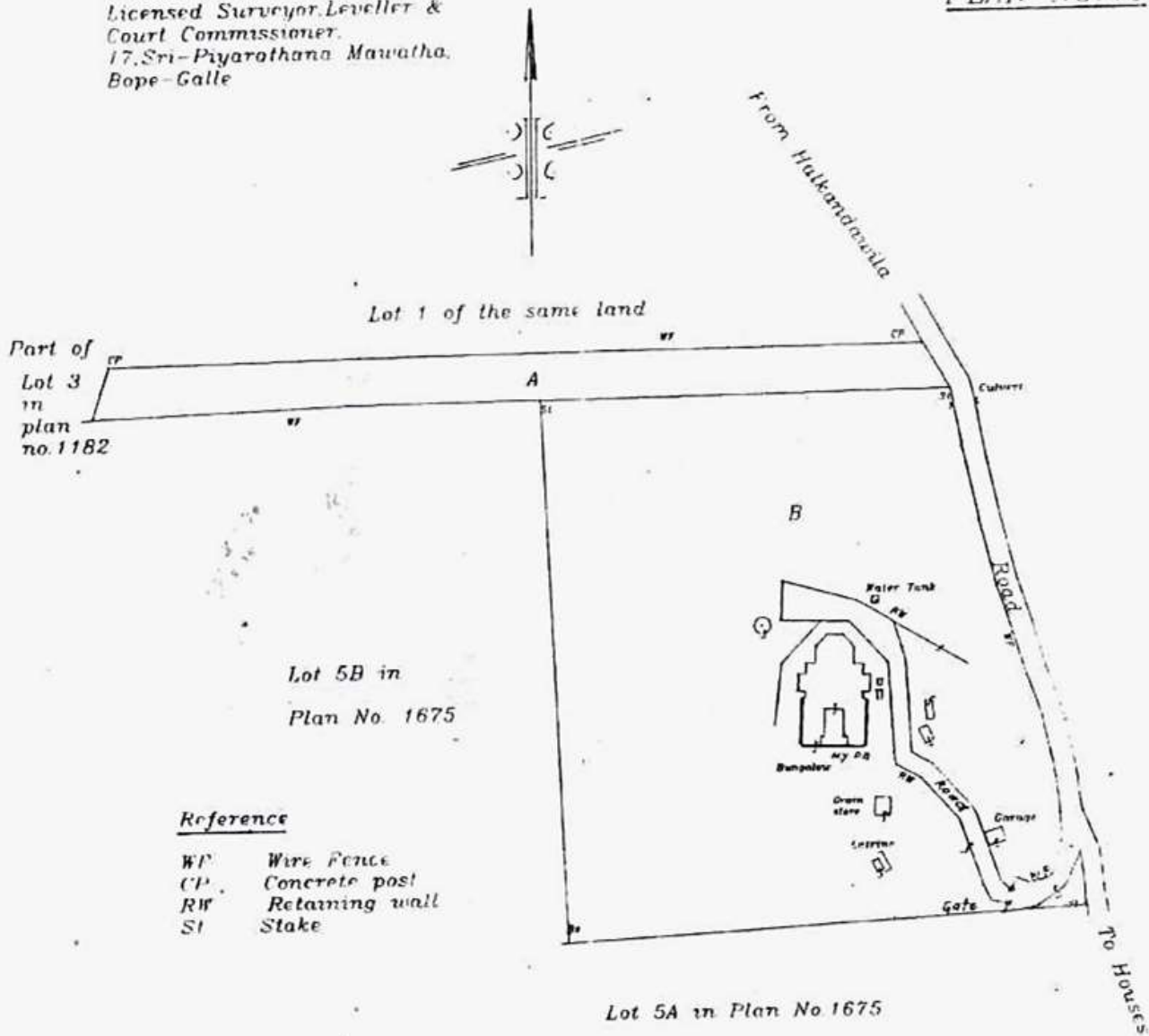
Taking into consideration the proximity of the property to be valued with Halkandawila junction and Dodangoda exit of southern express way and its' immediate environment along with the transactions that have taken place in the recent past in this area this property can be valued as under.

Contd. 11/.



C. Gunawardena  
 Licensed Surveyor, Leveller &  
 Court Commissioner,  
 17, Sri-Piyarathana Mawatha,  
 Bope-Galle

PLAN NO 497



Reference

- WF Wire Fence
- CP Concrete post
- RW Retaining wall
- St Stake

Scale 1: 2000

PLAN

of two allotments of land marked (1) Lot A called Llewellyns Estate being resurvey of Lot 2 in Plan No 995 dated 2000-10-15 made by Mr. S.G.Ranasinghe Licensed Surveyor (2) Lot B called Llewellyns Estate being resurvey of Lot 5C in Plan No. 1675 dated 2002-12-15 made by Mr. D.R.Kumarage Licensed Surveyor situated at Halkandawala and Duwegoda in Maggona Badda of Kalutara Totamune

KALUTARA DISTRICT  
 SOUTHERN PROVINCE

Bounded as shown above.

Containing in extent.

Lot No	Heclares	A	R	P
A	0.3439	0	5	16.0
B	2.1749	5	1	20.0
<u>Total</u>	<u>2.5188</u>	<u>6</u>	<u>6</u>	<u>36.0</u>

*C. Gunawardena*  
 Licensed Surveyor  
 2004-05-21

Surveyed on 2004-05-19