MySerendib
by Serendib B.V.

LAKE LAND · MAWELLA LAGOON · TANGALLE · SRI LANKA

Full Buying Guide

A complete reference for purchasing a villa unit
at Lake Land, Tangalle, Sri Lanka.

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Contents

This guide covers the entire process from initial inquiry to title transfer and handover. It is intended to give prospective buyers a clear, factual picture of what they are purchasing, who is eligible to buy, how the process works, and what documentation is involved at each stage.

SECTION 1

What You Are Buying

When you purchase a unit at Lake Land, you acquire a **specific, named off-plan condominium unit** — not a fund unit, not a financial product, and not a share in a collective scheme. You are buying real estate.

Each unit carries:

- **A defined unit reference** — your villa is identified by number in all documentation.
- **A documented specification** — materials, fittings, systems and finish level agreed in writing.
- **A fixed purchase price** — stated in the Sale and Purchase Agreement (SPA) in US dollars.
- **A milestone payment schedule** — eight stages tied to verified construction progress.
- **An undivided share in the common areas** of the condominium (site, infrastructure, shared facilities).
- **A titled interest upon completion** — the unit title is transferred to the buyer at handover, registered with the relevant Sri Lankan land registry.

Legal structure

Lake Land is structured as a **horizontal condominium** under Sri Lankan law. A Condominium Plan is registered with the relevant authority, creating separate titled units for each villa. The master title to the land is held by the Condominium Corporation on behalf of all unit owners collectively. Each buyer receives title to their specific unit upon meeting the conditions in their SPA.

The Sale and Purchase Agreement is **governed by Dutch law**, with exclusive jurisdiction of the courts in The Hague, Netherlands. The developer — Serendib B.V. — is registered in the Netherlands (KVK 97562645, Leiden). Conveyancing and title registration in Sri Lanka are handled by Sri Lankan-qualified legal counsel.

This is not an investment product.
Serendib B.V. does not offer investment services, financial products, or collective investment schemes. We sell real estate units under documented purchase agreements. We do not guarantee financial outcomes, rental income, or resale value.

SECTION 2

The Project — Lake Land

LOCATION	Nakulugamuwa village, Tangalle, Hambantota District, Southern Province, Sri Lanka
SITE	3 acres (Lot 1, Survey Plan No. 2008/158)
SETTING	Directly adjacent to the Mawella Lagoon (Maweli Kalapuwa) — a freshwater lagoon on the South Coast
TOTAL UNITS	11 privately owned villas
LEGAL FORMAT	Horizontal condominium under the Apartment Ownership Law of Sri Lanka
TITLE DEED	Deed of Transfer No. 403 (June 2021)
LAND REGISTRY	District Land Registry, Tangalle — Volume/Folio G 145/56
DEVELOPER	Serendib B.V. (NL), KVK 97562645
BUILD TIMELINE	Up to 3 years from Commencement Date (Building Permit issuance + Condominium Plan registration)

Setting

The South Coast of Sri Lanka remains one of the least densely developed stretches of Indian Ocean coastline accessible to international buyers. Tangalle district is known for its calm lagoons, uncrowded beaches and largely natural landscape. The Mawella Lagoon is a freshwater body — lotus-filled, calm, and largely untouched by commercial development.

The site itself (Lot 1, Doowehena land parcel, Nakulugamuwa) is bounded on two sides by the lagoon, providing direct waterfront orientation for the majority of units. A 20-foot right-of-way (Lot 2, same survey plan) provides road access from the main road. Mawella and Kudawella beaches are a short drive or walk from the site.

Architecture & specification

All eleven villas are architect-designed with a focus on natural ventilation, shaded outdoor living zones, coastal-grade materials and privacy. Each villa includes a private swimming pool. The build specification is agreed in writing at the point of reservation and confirmed in the SPA. Optional turn-key interior packages are available at additional cost.

SECTION 3

Villa Typologies & Pricing

Lake Land comprises three distinct villa typologies. Each has its own character, layout and position on the site. All units include a private pool, defined indoor and outdoor areas, and are delivered to a documented specification.

Sathuta from USD 350,000

Contemporary four-level villa — designed for sunlight, connection and easy living.

Sathuta opens toward warm evenings and invites both shared living and peaceful solitude. A smart layout across four levels with a private pool, generous outdoor terraces and a roof level. Well-suited to families and long-stay owners.

5 units available · Four levels (ground, first, second, roof terrace) · private pool · excl. VAT & charges

Samma Vihāra from USD 470,000

A balanced layout for longer stays and family comfort — space that breathes without overwhelming.

Samma Vihāra offers a thoughtful layout designed for extended residency. Three layout variations are available within this typology, allowing buyers to select the configuration that best fits their lifestyle and requirements.

5 units available · Three layout variations · private pool · excl. VAT & charges

Padma Mandira from USD 750,000

The signature villa. Expanded living zones, refined natural finishes, complete privacy.

Padma Mandira is the flagship unit of the collection — a single villa occupying the most private position on the site. Expanded living zones, a larger pool, premium natural finishes and full lagoon orientation. Designed for those who value depth, stillness and quality of space.

1 unit only · Extended specification · private pool · excl. VAT & charges

Pricing notes

All prices are quoted exclusive of VAT and other applicable statutory charges (stamp duty, registration fees, government levies). Prices are in US dollars. Payment may be accepted in USD, EUR or GBP subject to bank routing and transaction structure — confirmed at onboarding. Prices are as at the date of this document and may be subject to change. The purchase price for your specific unit is fixed in your executed SPA.

SECTION 4

The Purchase Process

The purchase follows a defined sequence of eight steps — from initial inquiry through to title transfer and handover. Each step is documented and confirmed in writing. No payment falls due until the preceding milestone has been formally confirmed.

1 Initial Inquiry & Information Review

Request the project presentation, review available units, specifications, floor plans and this buying guide. Book a call with the project team to ask questions. Site visits can be arranged on request, subject to availability and local conditions.

Outcome: *You have a clear picture of what is on offer and which unit interests you.*

2 Reservation

To secure your chosen unit while purchase documentation is prepared, you sign a Reservation Agreement and pay a reservation fee. The fee is credited in full toward your purchase price — it is not an additional charge. The unit is held exclusively for you during the reservation period.

Outcome: *Your unit is reserved. Documentation preparation begins.*

3 Independent Legal Due Diligence

You appoint your own independent legal counsel (we can provide referrals to Sri Lanka-qualified lawyers if needed). Your counsel reviews all project documentation: title deed, survey plan, condominium plan, building permit status, developer credentials and the draft SPA. We provide a full documentation pack.

Outcome: *Your legal team confirms the title position and purchase structure to your satisfaction.*

4 KYC / AML Onboarding

Standard know-your-customer and anti-money-laundering checks apply before the SPA is executed. You will be asked to provide identity documents and source-of-funds documentation. All payments must originate from your own verified bank account. No third-party payments are accepted.

Outcome: *KYC cleared. You are confirmed as a buyer.*

5 Sale and Purchase Agreement (SPA)

The SPA is your primary purchase contract. It identifies your specific unit by reference number, states the full purchase price, sets out the milestone payment schedule, confirms the specification and defines the build timeline. The SPA is governed by Dutch law; jurisdiction is the courts of The Hague. You review the SPA with your own legal counsel before signing.

Outcome: *SPA signed by both parties. Your unit is contractually yours.*

6 Milestone Payments

Payments are made in tranches, each linked to a confirmed construction stage. Before each payment falls due, you receive a written milestone notice with supporting evidence (photographs, certifications). The full schedule of eight tranches is set out in Section 5. You may appoint a representative to inspect on your behalf at any stage.

Outcome: *Each payment is traceable to a verified construction event.*

7	**Pre-Handover Inspection & Snag List** Before handover, you (or your appointed representative) carry out a site inspection. A formal snag list is completed — all items identified must be rectified before the handover is completed and signed off. This step is contractually required; handover cannot proceed with open snag items. ***Outcome:*** *All defects remedied. Unit ready for handover.*

8	**Handover & Title Transfer** At handover you receive: keys, owner documentation pack, all applicable warranties, and a practical guide to your property. Title to the unit is registered in your name (or the entity you designate) at the relevant Sri Lankan land registry. For foreign buyers, the deed value enters Sri Lanka by inward foreign remittance through your IIA at this stage (see Section 7). ***Outcome:*** *You are the registered owner of a titled villa unit.*

SECTION 5

Milestone Payment Schedule

Your purchase price is paid in eight tranches, each triggered by a verified construction milestone. No payment falls due before the relevant milestone has been formally confirmed in writing. The cumulative percentages below are of the total unit purchase price.

#	Payment Event	Trigger / Confirmation	Cumulative %
1	**Reservation / Booking**	Reservation Agreement signed	up to 5%
2	**SPA Signing**	Sale and Purchase Agreement executed by both parties	up to 20%
3	**Start on Site**	Commencement of permanent construction works confirmed	up to 40%
4	**Structure & Roof Complete**	Roof complete certificate issued by contractor / architect	up to 60%
5	**MEP & Windows**	MEP rough-in and windows installation certified	up to 70%
6	**Internal Finishes**	Finishes certified — walls, floors, joinery	up to 80%
7	**Practical Completion**	PC certificate issued — unit ready for inspection	up to 95%
8	**Title Transfer & Handover**	Title registered in buyer's name, keys handed over	100%

Each payment notice issued to you will state: the milestone reached, the amount due, payment instructions (bank account, reference), and the deadline for payment. Payments must originate from your own verified bank account.

Reservation fee: The reservation fee paid at Step 1 is credited in full toward the purchase price. It does not represent an additional charge. In the event that the SPA is not executed for reasons attributable to the developer, the reservation fee is returned in accordance with the Reservation Agreement.

SECTION 6

Legal Framework

DEVELOPER	Serendib B.V., KVK 97562645, Leiden, the Netherlands. Director: Gleb Mamaev, on behalf of MG Nexus Capital B.V.
SPA GOVERNING LAW	Dutch law (Kingdom of the Netherlands).
JURISDICTION	Exclusive jurisdiction of the courts of The Hague, Netherlands.
SPA LANGUAGE	English. Russian translation available on request.
SRI LANKAN LAW	The condominium structure, title registration and conveyancing are subject to the laws of Sri Lanka, including the Apartment Ownership Law and the Land (Restrictions on Alienation) Act No. 38 of 2014 (as amended).
TITLE DOCUMENTATION	Deed of Transfer No. 403 (executed June 2021, Colombo); Survey Plan No. 2008/158; District Land Registry, Tangalle — Volume/Folio G 145/56.
CONDOMINIUM PLAN	To be registered with the relevant Sri Lankan authority upon issuance of the Building Permit. Unit titles release to buyers upon meeting their respective payment thresholds under the SPA.

Independent legal counsel

You are required to appoint your own independent legal counsel for due diligence, title verification, SPA review and conveyancing formalities. We will not proceed to SPA signing until you confirm that you have had the opportunity to review the documentation with your own advisors.

If you do not already have a Sri Lanka-qualified lawyer, we can provide a referral to independent counsel. Referrals are provided for convenience — referred lawyers act for you, not for us.

Documentation pack provided to buyers

- Project title documentation (Deed of Transfer, Survey Plan)
- Draft Sale and Purchase Agreement with all schedules
- Reservation Agreement
- Construction specification for your unit
- Milestone payment schedule with trigger events
- Condominium plan documentation (upon registration)
- Building permit (upon issuance)
- Developer's company registration documents (KvK extract)
- AML / KYC Notice, Privacy Policy and Terms & Conditions

SECTION 7

Who Can Buy — Buyer Categories

Eligibility to own a villa unit at Lake Land depends on the buyer's citizenship or, for companies, their shareholding structure. Because Lake Land is registered as a **horizontal condominium under the Apartment Ownership Law**, it opens specific, legally recognised routes to ownership for citizens, foreign individuals and companies alike. The governing statute is the **Land (Restrictions on Alienation) Act No. 38 of 2014**, as amended by Act No. 3 of 2017 and Act No. 21 of 2018.

Please read this carefully.
This section sets out the general legal framework only. Eligibility, structure and the exact process for your specific situation must be confirmed with your own Sri Lanka-qualified legal counsel before reservation. Serendib B.V. does not provide legal advice and does not guarantee any particular tax or ownership outcome.

Buyer eligibility at a glance

Buyer type	Freehold land	Condominium parcel (villa)	IIA required
Sri Lankan citizen / dual citizen	Yes	Yes	No
Foreign individual	No	Yes — full value upfront via inward remittance	Yes
Sri Lankan company, ≤49% foreign	Yes	Yes	No
Foreign company / ≥50% foreign-owned	No	Yes — same condition as foreign individual	Yes

7.1 Sri Lankan citizens (including dual citizens)

- Citizens of Sri Lanka — including those holding dual citizenship granted by the Sri Lankan government — face **no restriction** on owning real property. They may acquire freehold title to land and to condominium parcels without limitation.
- **No inward foreign remittance is required.** A citizen may fund the purchase through ordinary domestic banking channels, in Sri Lankan rupees if preferred.
- **Process:** standard — reservation, SPA, independent legal due diligence, milestone payments, then title transfer and registration. Stamp duty and registration fees apply on the deed of transfer.
- A Sri Lanka-qualified lawyer / notary is still required to conduct the title search and to prepare and register the deed.

7.2 Foreign individual buyers (non-citizens)

Under Sri Lankan law a foreigner **cannot acquire freehold title to ordinary land**. However, the law provides a specific, well-established exception for condominium parcels — which is exactly the asset class Lake Land offers.

- A foreign national may acquire **freehold title to a condominium parcel** registered under the Apartment Ownership Law. Since the 2018 amendment (Act No. 21 of 2018), this applies to a parcel on any floor — the earlier “fourth floor and above” restriction has been removed.
- **Strict condition:** the entire purchase value must be paid up front through an inward foreign remittance into Sri Lanka before the deed of transfer is executed.

- The buyer opens an **Inward Investment Account (IIA)** at a licensed Sri Lankan commercial bank, routes the funds in through the IIA, and pays from a Sri Lankan account. Cash is not accepted; overseas-origin funds must first enter the IIA.
- The IIA also **protects the right to repatriate** the sale proceeds (including any gain) out of Sri Lanka through the same account if the unit is sold later.
- A Sri Lanka-qualified lawyer is required to sign at SPA stage and at deed transfer.
- This is the standard, recognised route by which a non-citizen takes clean freehold title to property in Sri Lanka.

7.3 Companies & legal entities (local and foreign)

A company's eligibility turns on its shareholding:

- **Sri Lankan company with majority local ownership** (foreign shareholding of 49% or less): treated as a local entity. It may acquire freehold land and condominium parcels without the foreigner restrictions.
- **Foreign company, or a Sri Lankan company with foreign shareholding of 50% or more**: treated as a "foreigner" under the Act. It cannot take freehold title to ordinary land, but may acquire a condominium parcel under the same exception that applies to foreign individuals — full value paid up front via inward foreign remittance before the deed, routed through the company's IIA.
- A separate statutory restriction prevents land transferred to a foreigner / foreign-owned company from being mortgaged to a licensed Sri Lankan bank for five years from the transfer date. Whether and how this affects a condominium parcel should be confirmed with counsel.
- Corporate buyers should take their own tax, structuring and legal advice in both Sri Lanka and their home jurisdiction before reserving.

7.4 What this means at Lake Land — the IIA route

- Lake Land is registered as a horizontal condominium under the Apartment Ownership Law. **Each villa is a condominium parcel** — exactly the asset class the statutory exception permits foreign individuals and foreign-owned companies to own in freehold.
- During construction, **milestone payments are made to Serendib B.V. in the Netherlands** under the Dutch-law SPA (see Section 5). This is the contractual purchase of your unit.
- At the title-transfer stage, **the deed value enters Sri Lanka by inward foreign remittance through the buyer's IIA** immediately before the deed of transfer, to satisfy the Land Alienation Act condition and preserve full repatriation rights under Central Bank of Sri Lanka Direction No. 15 of 2021. The project's completion and conveyancing mechanics are structured to accommodate this sequence.

> **In short**
> Citizens buy directly. Foreign individuals and foreign-owned companies buy the same villa as a condominium parcel, with the deed value remitted into Sri Lanka through an IIA before transfer. Your Sri Lanka-qualified counsel will confirm the exact steps, timing and documentation for your situation. We coordinate the process and provide all project documentation; we do not provide legal advice.

SECTION 8

The Contractor

The EPC (Engineering, Procurement and Construction) contractor for Lake Land is **Squire Mech Engineering (Pvt) Ltd**, a subsidiary of Arinma Holdings.

FULL NAME	Squire Mech Engineering (Pvt) Ltd
PARENT GROUP	Arinma Holdings
CIDA CLASSIFICATION	C1 — the highest category under the Construction Industry Development Authority of Sri Lanka, qualifying for large-scale civil and building contracts.
QUALITY MANAGEMENT	ISO 9001 certified
MEMBERSHIPS	NCASL (National Construction Association of Sri Lanka) and MCSL (Master Contractors of Sri Lanka)
SCALE	Approximately 400 employees

Construction follows a staged programme with milestone confirmations at each step. At every milestone, the buyer receives a written notice, progress photographs and next-step instructions. Buyers may appoint an independent representative or inspection firm to attend site at any stage.

SECTION 9

Documentation You Receive

At each construction milestone

- Written milestone notice confirming the stage reached
- Progress photographs of your unit
- Next-step payment instructions and deadline
- Running construction log (updated quarterly)

At pre-handover inspection

- Formal snag list for your review and sign-off
- Access arrangements for your appointed inspector

At handover

- Signed and completed snag list
- All applicable contractor warranties
- Utility connection details (water, power, drainage)
- Owner onboarding pack — practical guide to your property
- Keys and access credentials
- Final title documentation confirming registration in your name

SECTION 10

KYC / AML Requirements

Serendib B.V. applies standard Know Your Customer (KYC) and Anti-Money Laundering (AML) procedures to all buyers before executing the SPA. These checks are non-negotiable and apply regardless of the buyer's country of residence or the payment amount.

What you will be asked to provide

- Valid government-issued identity document (passport)
- Proof of residential address (utility bill or bank statement, issued within 3 months)
- Source-of-funds documentation — evidence that the funds originate from legitimate sources (bank statements, payslips, company accounts, sale proceeds)
- Beneficial ownership declaration (where applicable, for corporate buyers)

Payment requirements

- **Own account only.** Payments must originate from the buyer's own verified bank account. Third-party payments are not accepted under any circumstances.
- **Bank transfer.** Bank transfer is the accepted payment method. Payment instructions are provided at each milestone.
- **Currency.** Payments are accepted in USD, EUR or GBP, subject to bank routing and transaction structure, confirmed at onboarding.
- **No cash.** Cash payments are not accepted.

If KYC checks cannot be completed to our satisfaction, the reservation fee is returned and the reservation cancelled. This is a compliance requirement, not a credit assessment.

SECTION 11

Tax Considerations

This section is for general orientation only and is not tax advice.
Tax treatment depends on your personal situation, country of residence, and applicable law at the time of assessment. You must consult a qualified tax advisor in your country of residence before proceeding with any purchase.

Sri Lanka — acquisition costs

When a unit is transferred to a buyer in Sri Lanka, government charges typically apply. These usually include stamp duty on the deed of transfer and land registration fees. VAT may apply to new condominium purchases. The applicable rates and basis depend on the structure and timing of the transaction. Your Sri Lanka-qualified legal counsel will confirm the current applicable charges.

Foreign buyers — repatriation

Funds remitted into Sri Lanka through an Inward Investment Account (IIA) may be repatriated out of the country through the same account, including capital proceeds on a future sale, subject to applicable tax being settled and proper documentation being retained. Using the IIA channel is what preserves this repatriation right — informal transfers do not.

Netherlands residents — annual property position (Box 3)

Dutch resident buyers should be aware that a foreign real property interest may be relevant to their annual Box 3 position under the Dutch Income Tax Act (Wet inkomstenbelasting 2001). Treatment may differ between the pre-completion contractual stage and post-title ownership. A double taxation treaty between the Netherlands and Sri Lanka was concluded in 1984.

The Dutch Box 3 system is currently subject to legislative revision. The rules applicable at the time of your ownership may differ from current rules. We recommend consulting a Dutch belastingadviseur.

Residents of other EU / EEA countries

If you are resident in Germany, Belgium, France, the Nordic countries or elsewhere in the EU/EEA, your tax position is governed by the tax laws of your country of residence and any applicable double taxation treaty between your country and Sri Lanka. Consult a tax advisor qualified in your country of residence.

Future resale

If you sell your unit in the future, capital gains tax or equivalent charges may apply in Sri Lanka and/or your country of residence. Applicable rules, exemptions and treaty provisions should be confirmed with qualified advisors at the time of any planned sale.

SECTION 12

Frequently Asked Questions

What exactly am I buying?

A specific, named off-plan condominium villa unit at Lake Land — identified by unit reference, specification, purchase price and milestone payment schedule in the SPA. This is a sale of real estate, not a financial product.

Is this an investment product or collective scheme?

No. Serendib B.V. sells real estate units under purchase documentation. We do not offer investment services, securities, fund units or collective investment schemes, and we do not guarantee financial outcomes, rental income or resale value.

Can a foreigner own one of these villas?

Yes. Each villa is a condominium parcel under the Apartment Ownership Law, and Sri Lankan law permits foreign individuals and foreign-owned companies to take freehold title to a condominium parcel, provided the full value is remitted into Sri Lanka via inward foreign remittance (through an IIA) before the deed of transfer. See Section 7.

Do I need a Sri Lankan bank account?

Foreign buyers need an Inward Investment Account (IIA) at a licensed Sri Lankan commercial bank to route the deed value into the country and to preserve repatriation rights. Sri Lankan citizens do not require an IIA. Your counsel and bank will assist with opening one.

Can I visit the site before buying?

Yes. We can arrange a site visit subject to availability and local conditions. We recommend visiting before signing the SPA.

Can I change the finishes or layout after signing?

Limited customisation may be possible depending on the construction stage and technical constraints. Changes must be agreed in writing and may affect timeline and cost. Requests must be made before the relevant construction stage commences.

What if construction takes longer than planned?

Off-plan construction can be affected by permit timings, weather and supply logistics. The planned delivery window is up to three years from the Commencement Date. The SPA sets out the process for progress notices and remediation; delays do not automatically trigger termination.

Can someone else make the payment on my behalf?

No. All payments must originate from the buyer's own verified bank account. Third-party payments are not accepted.

What legal support do you provide?

We provide the full documentation pack and coordinate the purchase process. We do not provide legal advice. You appoint your own independent Sri Lanka-qualified counsel; we can refer you on request.

What taxes and fees should I budget for?

In addition to the unit price: your own legal fees; Sri Lankan stamp duty and registration fees on title transfer; possibly VAT on a new unit; and any applicable tax in your country of residence. Your advisors will confirm current rates.

Can I rent the villa when I am not using it?

Property management and rental arrangements may be available through local partners under a separate agreement. We do not guarantee rental outcomes, occupancy or income. Any rental activity is subject to Sri Lankan law and your own tax position.

Can I resell my unit?

Resale is generally possible subject to the SPA terms, Sri Lankan legal requirements and market conditions. For foreign buyers, routing the original purchase through an IIA is what enables clean repatriation of sale proceeds. Your counsel can advise on the process.

SECTION 13

Next Steps & Contact

1. Review this guide and the project presentation.
2. Book a call with the project team — no obligation.
3. Identify the unit that interests you.
4. Confirm your buyer category and route with Sri Lanka-qualified counsel.
5. Complete KYC / AML onboarding.
6. Sign the Reservation Agreement and reserve your unit.

Book a consultation call	calendly.com/mgnexuscapital
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No representation or warranty, express or implied, is given as to the accuracy or completeness of the information contained in this document. All statements regarding construction timelines, specifications, processes, eligibility and pricing are subject to the terms of executed agreements and to applicable Sri Lankan and Netherlands law at the relevant time. Prices quoted are exclusive of VAT and applicable statutory charges and are subject to change.

Statements concerning Sri Lankan property law, foreign ownership and taxation reflect the general legal framework and may change. They are not legal or tax advice. Prospective buyers are strongly advised to seek independent legal counsel (for due diligence, SPA review, eligibility and conveyancing), independent tax advice in their country of residence, and independent financial advice before proceeding.

Off-plan real estate purchases carry risks, including construction delays, changes in applicable law, and market conditions. The value of real property may go up or down.