

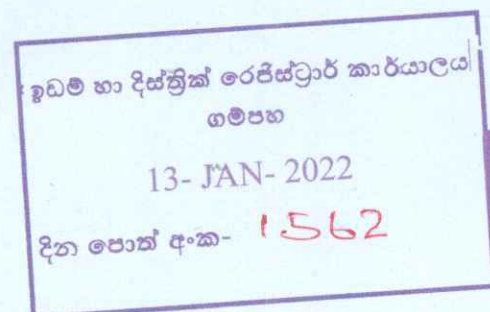
M. S. AMARASIRI (BA, LLB)  
Attorney At Law, Notary Public,  
155/3, Minuwangoda Road  
Gampaha

PRIOR REGISTRATION:  
C 346/27 Gampaha L/R

DEED OF TRANSFER

Rs. 8,000,000/=

NO :4325



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KNOW ALL MEN BY THESE PRESENTS SHALL COME

I RANASINGHE ARACHIGE UDAYA RANASINGHE, (NIC No 780124631 V) of No. 67/1, Kandy Road, Kelaniya, in the District of Gampaha,, Western Province, Democratic Socialist Republic of Sri Lanka ( hereinafter called and referred to as the Vendor)

-: SEND GREETINGS -:

WHEREAS the said VENDOR under and by virtue of Deed of Transfer bearing No. 2345, dated 14.08.2011, attested by A.K.Amarathunga Notary Public of Gampaha, is the lawful owner and proprietor of and seized and possessed of or otherwise well and sufficiently entitled to the lands and premises more fully described in the schedules hereunder

AND WHEREAS the said Vendor his agreed with (1) DORAIRAJ BRIAN ALFRED THOMAS (NIC No 196315900250 ), and (2) JOHAN ALFRED THOMAS (NIC No 200208300382 ) both are No. 160B, Averiwatta Road, Wattala, in the District of Gampaha, Western Province , Democratic Socialist Republic of Sri Lanka (hereinafter called and referred to as the "PURCHASER" which term or expression as herein used shall where the context so requires or admits mean and include the said DORAIRAJ BRIAN ALFRED THOMAS and, JOHAN ALFRED THOMAS in the said VENDOR has agreed with the PURCHASER for the absolute sale and assignment of the said Land and Premises described in the FIRST SCHEDULE hereto hereunder free from all encumbrance at the price or sum of RUPEES EIGHT MILLION (Rs. 8,000,000/=) of lawful money of the Republic of Sri Lanka.

*NOW KNOW YE AND THESE PRESENTS WITNESSETH* that in pursuance of the said agreement and in consideration of the said sum of RUPEES EIGHT MILLION (Rs.8,000,000/=) of lawful money of the Republic of Sri Lanka well and truly

paid to the Vendor by the said Purchaser (the receipt whereof the said Vendor doth hereby expressly admit and acknowledged ) the said

Vendor doth hereby sell grant convey assign transfer set over and assure unto the said Purchaser all that land and premises together with the right of way and other similar users over road reservation together with all other rights, ways privileges easements servitudes advantages and appurtenances whatsoever thereunto belonging or in anywise appertaining thereto or held or used or enjoyed therewith or reputed or known as part and parcel or member thereof and all the estate right title interest property possession claim and demand whatsoever of the said Vendor into out or upon the same ( all of which are hereinafter



referred to the said land and premises ) and all deeds documents and other writings therewith held or relating thereto.

*TO HAVE AND TO HOLD* the said land and the premises more-fully described in the FIRST Schedule hereto together with the right of way the said Plan No. 122 hereby conveyed and assured or expressed or intended so to with all and singular the right and appurtenances thereto belonging or appertaining thereto unto the said Purchaser and to successors and assigns absolutely and forever.

AND THE SAID VENDOR doth hereby covenant and declare with and to the said Purchaser shall may and as all times hereafter peacefully and quietly possess and enjoy the said land and premises and receive rents and profits thereof without any eviction disturbance or interruption by the said Vendor or any other person or persons whomsoever claiming any right or title thereto and the Vendor has Good Valid Legal and unimpeachable title to the said land and premises and the said Vendor has Good Right and full Power and Lawful and absolute authority to transfer and convey the said land and premises in manner aforesaid and that the same are free from all encumbrances whatsoever and are not subject to any mortgage charge lien seizure sequestration partition or other proceedings or encumbrances whatsoever and that the said Vendor has not at any time hereto or before made done or committed or been party or privy to any act deed or matter or thing whereof the said land and premises or any part or portion thereof are is can shall or may be impeached or encumbered in title charge or otherwise however whereby the Purchaser shall or may lose the full benefit and advantage of the absolute sale and assignment hereby effected and that the said Vendor shall and will at all times hereafter warrant and defend title to the said land and premises and every part or portion thereof unto the said Purchaser against any and every person or persons whomsoever and that the said Vendor shall and will at all times hereafter at the request and the cost of the said Purchaser make do and execute or cause or procure to be done and executed and perfected all such further and other Acts Deeds Assurances Matters and Things for the better and more perfectly satisfying and effectually conveying assuring and vesting the said land and premises unto and in the said Purchaser as by it shall or may be reasonably required.

*IN WITNESS WHEREOF* I the said Vendor do set my hand hereunto and to Two (2) others of the same tenor and date as these presents set my hand at Colombo on this (11<sup>th</sup>) day of January Two Thousand and Twenty Two (2022)

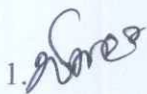
#### **THE SCHEDULE ABOVE REFERRED TO**

All that divided defined allotment of land marked Lot 01. depicted in Plan No.122, Dated 06<sup>th</sup> December 2015 made by A.H.C. Mahanama Licensed Surveyor containing in extent Nine Decimal Two Perches ( 00A. 00R. 9.2P.) out of all those contiguous allotments of land called "AVARIYA WATTE" (Assessment No 234/1), in Mabile Wattala, Vijaya Road Mabile Gramaniladari Wasama, Wattala Divisional Secretary Office within the Wattala Pradesiya Sabha Limits and in Gagabada Pattu, Siyane Koralaya, District of Gampaha, Western Province and which said Lot 01 is bounded according to the said Plan on the NORTH by- Land owned by B.M. C. Nandana, EAST by- Vijaya Road, SOUTH by- Imangoda Watte , WEST by-Lot No 02 in the said above Plan, together with One stair 1000 sqf Commercial Building,, Used to Road Reservation everything Standing thereon.

**WITNESSES**

Signed in our presence and we do )  
Hereby declare that we are well )  
acquainted with the Executant and )  
know his proper name, occupation )  
and residence. )

  
.....

1. 

2. 

  
NOTARY PUBLIC



I MAHAGE SUGATH AMARASIRI of Gampaha in the Democratic Socialist Republic of Sri Lanka Notary Public do hereby certify and attest that the foregoing instrument having been duly read over and explained by me, the Notary to the within named executant **RANASINGHE ARACHIGE UDAYA RANASINGHE**, in the presence of Saliya Bandara (N.I.C No-871923566 V) of No. 1/2, Veyamgoda Road, Npittambuwa Singed in English and Devaka Ranasinghe (NIC No 712123741 v) of No 80, Meerigama Road, Pasyala Singed in English subscribing witnesses thereto all of whom are known to me, the same was signed by the said executant and by the said witnesses in the presence and in the presence of one another all being present together at the same time at Colombo this (11<sup>th</sup>) day of January Two Thousand and Twenty Two (2022).

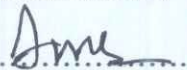
AND I FURTHER CERTIFY AND ATTEST that the consideration hereof was acknowledged to have been received prior to the execution of these present.

I ALSO FURTHER CERTIFY AND ATTEST that the duplicate of this Instrument bears the copy of the receipt of payment of the value of **Three Hundred Nineteen Thousands of Rs. (319,000/-)** to Paid Commissioner of Revenue Western Province Deed No-4325 Credit Bank of Ceylon Gampaha Branch and the original of this instrument bears one stamp to the value of Rs. 1/= which stamps were supplied by me.

DATE OF ATTESTATION

11<sup>th</sup> Day of January 2022

WHICH I ATTE

.....

NOTARY PUBLIC

