

Client Legal Instruction Document

Law Firm: Bright & Co. Legal Associates

Date: 29 September 2025

1. Client Information

Full Name	Mr. Ashan Lokuge
Address	78 Lake Road, Colombo 05, Sri Lanka
Contact Number	+94 77 123 4567
Email	ashan.lokuge@example.com

2. Matter Reference

File Reference Number: BC-2025-PROP-0321

Type of Matter: Property Dispute

Date of Initial Consultation: 15 September 2025

3. Background of the Issue

The client has approached us regarding a dispute over ownership of a residential property. Mr. Lokuge purchased a house located at 78 Lake Road, Colombo 05, in January 2020. However, his cousin, Mr. Dinesh Perera, has recently filed a claim asserting partial ownership rights, alleging that he contributed financially to the purchase. The property title deed lists only Mr. Lokuge as the owner, but Mr. Perera has produced informal agreements and bank transfer slips.

4. Client's Concerns / Objectives

The client seeks legal assistance to: - Defend his sole ownership rights to the property. - Prevent any fraudulent or unsubstantiated ownership claims. - Seek court confirmation of exclusive ownership under Sri Lankan property law.

5. Preliminary Legal Issues Identified

- Determination of legal ownership rights based on the registered deed. - Validity of alleged financial contributions without written ownership agreements. - Possible fraudulent or undue claims.

6. Documentation Provided by Client

- Certified copy of the property title deed (2020). - Bank statements showing full payment by Mr. Lokuge. - Informal agreements and bank transfer slips submitted by Mr. Perera. - Correspondence between the two parties regarding ownership.

7. Next Steps

- Verify authenticity of all provided documents. - Draft legal response to Mr. Perera's claim. - File necessary documents in District Court of Colombo to affirm ownership. - Advise client on possible litigation process and risks involved.

8. Acknowledgement

The above summary reflects our current understanding of your matter. Please review and confirm the accuracy of this information. Any additional details should be communicated to us promptly.

Client Signature: _____

Date: _____

Attorney Signature: _____

Date: _____