

# NOTICE TO REAL ESTATE DEALERS

## BE CAUTIOUS !

### REAL ESTATE PROPERTIES MAY BE USED FOR TERRORIST ACTIVITIES



#### STF probes Panadura house rented by bombers

Police believe that the house had been used in the attack.

A police STF team with the Panadura South Police, on the night, visited the house at the Panadura South Police station which was rented by the two suspects, according to a report by the Sunday Mirror.



If you have any reasonable ground to suspect that a real estate transaction with a person/group of persons/an entity may relate to commission of any unlawful activity (including financing of terrorism), your duty is to report it to the Financial Intelligence Unit (FIU) immediately.

#### PAY ATTENTION TO THE FOLLOWING IMPORTANT ASPECTS WHEN ENGAGING IN REAL ESTATE PROPERTY RELATED TRANSACTIONS.

- Know your customer engaged in buying/selling real estate property.
- Collect the person's/group of persons' or the entity's details and verify the identity using a legally valid document.
- Obtain the reason for selling/buying the real estate property.
- Ascertain the source of funds used to purchase the real estate property.
- Be cautious if the buyer offers a higher value than the market price.
- Identify whether the purchase matches with the known profile of the customer or his/her economic capacity of purchasing the real estate property.
- If the relevant person/group of persons/the entity refuses to provide the required information you are obliged to report it to the FIU.

#### Address:

Director,  
Financial Intelligence Unit,  
Central Bank of Sri Lanka,  
No. 30, Janadhipathi Mawatha,  
Colombo 01.

**Tel:** +94 11 2477125/509

**Fax:** +94 11 2477692

**E-mail:** [fiu@cbsl.lk](mailto:fiu@cbsl.lk)

**Web:** [www.fiusrilanka.gov.lk](http://www.fiusrilanka.gov.lk)

#### Download Schedule V to report suspicious transactions:

[http://www.fiusrilanka.gov.lk/docs/Regulations/2015-56/2015-56\(E\).pdf](http://www.fiusrilanka.gov.lk/docs/Regulations/2015-56/2015-56(E).pdf)

- The above obligations are brought to your attention under the legal provisions of the Financial Transactions Reporting Act, No.6 of 2006 (FTRA).
- The protection for persons reporting suspicious transactions is provided by Section 12 of the FTRA.



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இலங்கை மத்திய வங்கி  
CENTRAL BANK OF SRI LANKA



இலாச ஐ.டி. யூ  
நிதியியல் உளவறிதல் பிரிவு  
FINANCIAL INTELLIGENCE UNIT