



## People's Leasing & Finance PLC

### Key Facts Document Islamic

### Leases & Loans

#### Key Facts Document – Procedures to follow and further information

Following platforms can be utilized to inquire on our products and services we offer at People's Leasing.

Call us on: +94 112 631631

Email us on: [info@plc.lk](mailto:info@plc.lk)

Website: <https://www.plc.lk/>

Visit us: Head Office, No.1161, Maradana Road, Colombo 08, Sri Lanka.

You can visit any People's Leasing and Finance PLC Branches on weekdays from 8.30 a.m. to 5.15 p.m.

Please find your closest branch from the list below.

<https://www.plc.lk/branchLocator>

Our Social Media channels are readily available for further information and inquiry.

Facebook : <https://www.facebook.com/PeoplesLeasingFinancePLC>,

Instagram : <https://www.instagram.com/peoplesleasingandfinance>,

YouTube : [https://www.youtube.com/channel/UCG\\_bfhA3ImDP\\_4Wzd9GpRaA](https://www.youtube.com/channel/UCG_bfhA3ImDP_4Wzd9GpRaA),

LinkedIn : <https://www.linkedin.com/company/peoples-leasing>,

Twitter : <https://twitter.com/peoplesleasing>,

## 01.Key Facts Document- Ijarah /Islamic Leasing

<b>Description &amp; Purpose of the product</b>	<p><b>Description :</b> Ijarah /Islamic Leasing</p> <p>Ijarah, is to transfer the usage of a particular property by its owner (lessor) to another person in exchange of a rent claimed from the user (lessee).</p> <p><b>Purpose :</b></p> <p>Ijarah Lease can be offered for *unregistered vehicle , registered vehicle, machineries, equipment</p>
<b>Benefits to customers</b>	<ul style="list-style-type: none"> <li>* Flexible repayment</li> <li>* Insurance can be added to rental / or upfront</li> <li>* Asset replacement</li> <li>* Facility rescheduling</li> <li>* Lessee can be changed subject to management approval.</li> <li>*Capital Part settlement when the facility grant with floating Profit rates</li> </ul>
<b>Target Market</b>	<ul style="list-style-type: none"> <li>*Individuals/ professionals</li> <li>*corporates</li> <li>*businessmen</li> </ul>
<b>Main terms and conditions</b>	<p>*Ijarah is a contract which basically needs offer and acceptance. The offer may be from the lessor or hirer and the acceptance from the lessee or hire or vice versa.</p> <p>*The Ijarah contract is binding which neither party may terminate or alter without the other's consent</p> <p>*For the validity of Ijarah, the subject matter of lease must have a valuable use. Therefore, things having no usufruct at all cannot be leased</p> <p>*The Ijarah article in the possession of the lessee is held by him / her in a fiduciary capacity on behalf of the lessor. All the liabilities emerging from the ownership shall be borne by the lessor, but the liabilities referable to the use of the property shall be borne by the lessee.</p> <p><b>Required documents:</b></p> <ul style="list-style-type: none"> <li>a) A copy of his / her national identity card.</li> <li>(b) In case of a corporate, copies of national identity cards of directors, articles of association, forms 40, 41 and 20 and the resolution of the board of directors to request an Ijarah facility at the IFSU in case of a company.</li> <li>(c) Documentary Evidence to prove Residential Address such as billing proof.</li> <li>(d) Recently obtained valuation in respect of the movable asset.</li> <li>(e) If employed, letter from employer confirming salary particulars, deductions, net pay and the date of retirement.</li> <li>(f) Supporting documents to establish income (Bank Statements, Audited and Management Accounts).</li> <li>(g) If tax payer, file number and Payment Receipts for the last 3 years.</li> <li>(h) Copies of the constitution and the resolution of the board of management to request an Ijarah facility at the IFSU in case of an association / club / society.</li> <li>(i) Copies of the trust deed and the resolution of the board of trustees to request an Ijarah facility at the IFSU in case of a trust.</li> <li>(j) Completion of Customer Due Diligence (CDD) requirements</li> </ul>

<b>Legal provision</b>	Finance Leasing Act No. 56 of 2000
<b>Rate</b>	Profit rates based on the customer risk profile and ranges from 16% to 32%
<b>Fees &amp; Charges</b>	<ul style="list-style-type: none"> <li>* Documentation charges(Postage- LKR 2000/-3750/-, CRIB- LKR 750/- 2,500/-,Inspection- LKR 3000/- 4500/-, RMV Excess LKR 470)</li> <li>* RMV charges - Prescribed fees imposed by Government</li> <li>* Insurance Charges</li> <li>* Stamp Duty 1% of the total receivable</li> <li>• Follow up charges on default is calculated at 24% % Per Annum</li> </ul>

- For customer complaint handling procedure, refer the last page of the document

## 02. Key Facts Document- Murabaha & TM

<b>Description &amp; Purpose of the product</b>	<p><b>Description :</b></p> <p>Murabaha &amp; TM</p> <p><b>Purpose :</b></p> <p>The sale of a property in such a way, that the seller (PLC) discloses the actual cost incurred in acquiring the commodity and informs the buyer (client) of the amount of profit that is made.</p> <p>salient features:</p> <ul style="list-style-type: none"> <li>*Asset to be sold must exist</li> <li>*Sale price should be determined</li> <li>*Sale must be unconditional</li> <li>* Murabahah to the Purchase Ordered is Murabahah with a prior promise to buy, submitted by a person or institution interested in acquiring goods through another person or institution.</li> <li>*There shall be three parties involved in a Murabahah to the purchase Orderer transaction. They are the purchase orderer, buyer and seller.</li> <li>*The Murabahah to the Purchase Orderer consists of two separate sale contracts. The first one is between the buyer and the seller and the second one is between the buyer and the purchase orderer. All the rules governing a sale shall naturally apply to both sales here. The second sale shall take place after the first sale is fully complete.</li> </ul> <p><b>Purpose :</b></p> <ul style="list-style-type: none"> <li>*purchase of commodity</li> <li>*purchase of asset</li> <li>*purchase of goods for trading purpose</li> <li>*unregistered vehicle</li> <li>*registered vehicle</li> <li>*machineries</li> </ul>
<b>Benefits to customers</b>	<ul style="list-style-type: none"> <li>* Flexible repayment</li> <li>* Security replacement</li> </ul>
<b>Target Market</b>	<ul style="list-style-type: none"> <li>*Corporates</li> <li>*Businessmen</li> <li>* Individuals</li> </ul>
<b>Main terms and conditions</b>	<ul style="list-style-type: none"> <li>(a) A copy of his / her national identity card.</li> <li>(b) Copies of national identity cards of directors, articles of association, forms 40, 41 and 20 and the resolution of the board of directors to request a Murabahah to the Purchase Ordered facility at the IFSU in case of a company.</li> <li>(c) Documentary Evidence to prove Residential Address</li> <li>(d) If employed, letter from employer confirming salary particulars, deductions, net pay and the date of retirement.</li> <li>(e) Supporting documents to establish income(Bank Statements, Audited and Management Accounts)</li> <li>(f) If tax payer, file number and Payment Receipts for the last 3 years</li> <li>(g) Copies of the constitution and the resolution of the board of management to request a Murabahah to the Purchase Orderer facility at the IFSU in case of a trust</li> <li>(h) Completion of Customer Due Diligence (CDD) requirements</li> </ul>

<b>Legal provision</b>	Mortgage Act no 6 of 1949 as amended by Act No. 3 of 1990
<b>Rate</b>	Profit rates based on the customer risk profile and ranges 19.25 % to 30.00 %
<b>Fees &amp; Charges</b>	<p>Murabaha Vehicle</p> <p>* Documentation Charges (Postage- LKR 2000/-3750/-, CRIB- LKR 750/- 2,500/-,Inspection- LKR 3000/- 4500/-, RMV Excess LKR 470)</p> <p>* Stamp Duty of 0.1% if applicable only</p> <p>* RMV Charges - Prescribed fees imposed by Government - If applicable</p> <p>* Insurance Charges Trading Murabaha</p> <p>*If the collateral is an immovable property Mortgage charges &amp; Legal charges</p> <p>* Stamp Duty of 0.1% if applicable only</p> <p>* property Inspection charges- LKR 6000/- 23000/-</p> <p>Follow up charges on default is calculated at 24 % Per Annum</p>

- For customer complaint handling procedure, refer the last page of the document

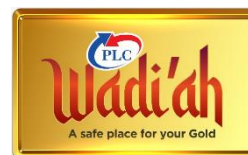
### 03.Key Facts Document- Musharakah

<b>Description &amp; Purpose of the product</b>	<b>Description :</b> Musharakah is a profit and loss sharing contract based on a partnership in which parties Contribute to the financing and management of a Shari’ah compliant project. This is a form of joint ownership in an asset or property in which any of the joint owners undertakes /promises to buy the ownership of share of the joint owner gradually until the ownership of the joint asset or property is completely transferred to the purchasing joint owner.  <b>Purpose:</b> * unregistered vehicle, registered vehicle, *machineries *working capital requirement, purchasing of housing /property
<b>Benefits to customers</b>	* Flexible repayment *Registered vehicle *Machineries *Working capital requirement *Purchasing of housing /property
<b>Target Market</b>	*Corporates *Businessman * Individuals
<b>Main terms and conditions</b>	(a)Musharakah Application Form- This should be filled in by the client and signed by him / her. This document shall not be filled in by employees of the IFSU. (b) A copy of customers’ national identity card. (c) Copies of National identity cards of directors, articles of association, forms 40, 41 and 20 and the resolution of the board of directors to request a Musharakah facility at the IFSU in case of a company. (d) Documentary Evidence to prove Residential Address. (e) Recently obtained valuation in respect of the movable asset. (f) If employed, letter from employer confirming salary particulars, deductions, net pay and the date of retirement. (g) Supporting documents to establish income(Bank Statements, Audited and Management Accounts) (h) If tax payer, file number and Payment Receipts for the last 3 years. (i) Copies of the constitution and the resolution of the board of management to request a Musharakah facility at the IFSU in case of an association / club / society. (j) Copies of the trust deed and the resolution of the board of trustees to request a Musharakah facility at the IFSU in case of a trust. (k) Completion of Customer Due Diligence (CDD) requirements  <b>Documents of housing or property:</b>  a) Survey Plan And copy of the Title Deeds of the property offered as security to examine at least 25 years of title. b) Extracts of encumbrances obtained from the District Land Registry for the last 25 years together with the copy of the Title Deed. c) Following documents from the Local Authority -Certificate of Non- Vesting -Certificate of Street Lines/ Building Limits -Certificate of Ownership

	-Rates/ loan paid receipts for the property d) If for a purchase, a letter from the current owner to sell the property, price agreed, advance paid, conditions if any e) If for construction, Bill of Quantities/ Approved Building Plan
<b>Legal provision</b>	Mortgage Act no 6 of 1949 as amended by Act No. 3 of 1990
<b>Rate</b>	Profit rates based on the customer risk profile and ranges from 19.25% to 30.00%
<b>Fees &amp; Charges</b>	<ul style="list-style-type: none"> <li>*Documentation Charges (Postage- LKR 2000/-3750/-, CRIB- LKR 750/- 2,500/-,Inspection- LKR 3000/- 4500/-, RMV Excess LKR 470)</li> <li>*Stamp Duty of 0.1%</li> <li>* RMV Charges - Prescribed fees imposed by Government</li> <li>*Insurance Charges</li> <li>* A service fee/ processing fee will be charged based on the value of the facility -LKR2000-10000</li> <li>* Vehicle property Inspection charges- LKR 6000/- 23000/-</li> <li>* Mortgage bond Registration Fee</li> <li>• Follow up charges on default is calculated at 24 % Per Annum</li> </ul>

- For customer complaint handling procedure, refer the last page of the document

#### 04.Key Facts Document – PLC Wadi’ah (Islamic Gold Product)



Description & Purpose of the product	<p>Utilize your gold safe keeping certificate to the maximum value by applying for a PLC Wadi’ah Gold Safekeeping against them as a speedy and convenient solution to your financial needs.</p> <p><b>Purpose:</b></p> <p>Provided financial solution for urgent cash need</p>
Benefits to customers	<ul style="list-style-type: none"> <li>- Highest cash advances against gold safe keeping certificate Safekeeping charges at the lowest anticipated rates in the PLC Wadi’ah at the Islamic Gold Product market</li> <li>- Absolutely no hidden/additional charges. Able to settle the advance and the safekeeping charges in easy installments at your discretion</li> <li>- Gold Safekeeping Facility period 10 days/30 days 60 days / 90 days / 180 days / 365 days</li> <li>- Free Takaful Insurance cover for Gold Articles</li> <li>- Extend the safekeeping period by paying minimum amount at the end of the period</li> <li>- Ability redeem individual article when you have several facilities with us</li> <li>- You are served by well-trained, experienced and friendly staff members</li> <li>- SMS notifications prior to the maturity date</li> </ul>
Target Market	<p>This service is designed for both the Investment and Retail customer segments comprising of jewelry manufacturers, jewelry store owners and Businessmen</p>
Main terms and conditions	<ul style="list-style-type: none"> <li>- The gold mixture of the article should not be less than 16 carat or 67% purity. Gold coins, gold biscuits, gold bars, “Katty” or “moozed gold” also acceptable with utmost care and due diligence</li> <li>- Wadi’ah Safekeeping Application and Gold Facility Mortgage Bond</li> <li>- Copy of National Identity Card</li> </ul>
Legal provision	<p>Mortgage Act no 6 of 1949 as amended by Act No. 3 of 1990</p>
Charges	<p>Safekeeping charges based on the customer risk profile and it ranged from 11.00 % to 16.50%</p>



## **Complaint Management Procedure**

The following methods are available to **customers to lodge complaints.**

- Through the Respective Branch Manager
- Complaint in person - A customer can lodge a complaint in person during working hours at Head Office to Customer Service and Dispute Resolution Department, No.1161, Maradana Road, Colombo 08 by submitting a written letter and giving full details.
- E mail: [customerservices@plc.lk](mailto:customerservices@plc.lk)
- Through the call center (0112206300)
- Write to: Customer Service and Dispute Resolution Department, No.1161, Maradana Road, Colombo 08.
- Download the Submission form via below link/path

<https://www.plc.lk/wp-content/uploads/2023/02/Customer-Complaint-Grievance-Handling-Form.pdf>

[www.plc.lk](http://www.plc.lk) ---> Quick Links ----> Stakeholder Feedback ----> Complaint & Grievances ----> Complaint & Grievances Submission Form (Download)

In the event, a satisfactory solution is not provided by the finance company, customer can escalate the matter to the below mentioned external dispute resolution schemes;

### **Financial Consumer Relations Department (FCRD)**

The Director  
Financial Consumer Relations Department (FCRD)  
Central Bank of Sri Lanka (CBSL),  
No 30,  
Janadhipathi Mawatha,  
Colombo 01.

Telephone: 011 247 7966  
Hotline for Inquiries: 1935  
Fax : +94 11 247 7744  
Email : [fcrd@cbsl.lk](mailto:fcrd@cbsl.lk)  
Web : <https://www.cbsl.gov.lk/en/fcrd>

### **The Financial Ombudsman**

The Financial Ombudsman  
143A, Vajira Road,  
Colombo 05.

Telephone: 011 259 5624  
Telefax: (+94)11 259 5625  
Email: [fosril@sltnet.lk](mailto:fosril@sltnet.lk)  
Website: [www.financialombudsman.lk](http://www.financialombudsman.lk)