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The Gazette of the Democratic Socialist Republic of Sri Lanka
EXTRAORDINARY

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PART I : SECTION (I) — GENERAL

Government Notifications

L.D.-B 4/98.

REGISTRATION OF TITLE ACT, No. 21 OF 1998

REGULATIONS made by the Minister of Land and Land Development by virtue of the powers vested in him under Section 67 of the Registration of Title Act, No. 21 of 1998.

Minister of Land and Land Development.

Colombo,
27th October, 2014.

Regulations

The Registration of Title Regulations, No. 1 of 1998 published in *Gazette Extraordinary*, No. 1050/10 of October 21, 1998 are hereby amended as follows :-

(1) by the repeal of regulation 2(1) thereof and the substitution therefor of the following paragraph :-

“2. (1) In case of the lands which are not state owned, each folio of the Title Register shall be substantially in Form 19 of the First Schedule to these regulations. The folios pertaining to state lands shall be substantially in Form 19(a) of the First Schedule to these regulations. The Register of Title shall comprise the following :-

- (a) Property Section - which shall include a brief description of the property, its encumbrances appurtenances, parcels and the cadastral map number of each parcel ;
- (b) Ownership Section - which shall include the names and addresses of the owners of lands, the number of the Title Certificate of each owner, the class of Title assigned to each owner and the respective law, where the owner of land is subject to any personal or special law ;
- (c) Encumbrance Section - which shall describe every liability, which unfavorably affects the land, and every ownership with in sequential affects. (Every right that stand against the ownership) ;
- (d) Miscellaneous Section - which shall include any other details as per subsections (2) and (3) of section 68 of the principal enactment” ;



(2) by the repeal of paragraph (2) of regulation 7 and the substitution therefor of the following paragraph :-

“(2) The Commissioner of Title Settlement shall cause the relevant *Gazette* to be displayed in conspicuous places”.

(3) by the repeal of paragraph (1) of regulation 13 thereof and the substitution therefor of the following paragraph :-

“(1) A request pertaining to amalgamation or subdivision of an allotment of land under subsection (2) of Section 36, shall be made substantially in Form 7 in First Schedule hereto.”;

(4) by the repeal of regulation 15(1) thereof and substitution therefor of the following paragraph :-

“15 (1) (a). The Format of the instruments [Section 43(1)] - which concerns any allotment of land where in registered in the Register of Title and is certified by a Notary Public shall be in such Forms as set out below :-

- (i) “Transfer or a Sale”, shall be substantially in Form No. 8 of the First Schedule to these regulations ;
- (ii) “Sales Agreement”, shall be substantially in Form No. 23 of the First Schedule to these regulations ;
- (iii) “Transfer made for Security Bonds”, shall be substantially in Form No. 24 of the First Schedule to these regulations ;
- (iv) “Registration of Certificate of Sale”, shall be substantially in Form No. 25 of the First Schedule to these regulations ;
- (v) “Cancellation of Sales Agreement”, shall be substantially in Form No. 26 of the First Schedule to these regulations ;
- (vi) “Gift, shall be substantially in Form No. 9 of the First Schedule to these regulations ;
- (vii) “Cancellation of Gift”, shall be substantially in Form No. 27 of the First Schedule to these regulations ;
- (viii) “Cancellation of Life Interest” shall be substantially in Form No. 28 of the First Schedule to these regulations ;
- (ix) “Lease”, shall be substantially in Form No. 10 of the First Schedule to these regulations ;
- (x) “Cancellation of Lease”, shall be substantially in Form No. 29 of the First Schedule to these regulations ;
- (xi) “Mortgage”, shall be substantially in Form No. 11 of the First Schedule to these regulations ;
- (xii) “Cancellation of Mortgage”, shall be substantially in Form No. 12 of the First Schedule to these regulations ;
- (xiii) “Caveat”, shall be substantially in Form No. 13 of the First Schedule to these regulations ;
- (xiv) “Cancellation of Caveat”, shall be substantially in Form No. 30 of the First Schedule to these regulations ;
- (xv) “Registration of an Address”, shall be substantially in Form No. 31 of the First Schedule to these regulations ;

- (xvi) "Request for Amalgamation/Subdivision of a land", shall be substantially in Form No. 7 of the First Schedule to these regulations ;
- (xvii) "Register a Condominium Property", shall be substantially in Form No. 21 of the First Schedule to these regulations ;
- (xviii) "Exchange of Land", shall be substantially in Form No. 32 of the First Schedule to these regulations ;

(b) The Registrar-General of Title may determine and accept where possible, for the purpose of the expeditious registering of lands in the Register of Title, formats prescribed under any other enactment for the registration of transactions relating to land.

(c) Notwithstanding anything contained in subparagraph (b) of paragraph (2) of this regulation, where the instrument for registration is a Cancellation of a Gift, the submission of the original Certificate of Title in respect of such Gift shall not be mandatory. The Registrar of Title shall in registering of such instrument, register the Cancellation of Gift and forthwith inform the Donee of such cancellation. Once the cancellation is so registered, the Registrar of Title shall not register in the Title Register any instrument submitted to him by the Donee of any transaction in respect of such Gift.

(d) A Notary Public who attests an instrument in terms of Section 23 of the Notaries Ordinance (Chapter 107) shall forward the attested instrument to the Registrar of Title within whose area of jurisdiction the land dealt with in such instrument is situated and a copy of such instrument shall be retained with the Notary Public who attests such instrument."

(5) by the repeal of paragraph (2) of regulation 16 thereof and the substitution therefor of the following :-

"(2) The registration of an instrument pertaining to a portion of land shall be effected by the inclusion of the particulars pertaining to Forms 19 and 19a of the First Schedule in the register which is maintained by the Land Registry of the registration division within which such portion of land is situated" ;

(6) by the repeal of regulation 17 thereof and the substitution therefor of the following :-

"17. An application for the registration of Horizontal sub division of building under subsection (1) of Section 50 shall be substantially in Form 21 of the First Schedule to these regulations." ;

(7) by the repeal of regulation 21 and the substitution therefor of the following new paragraph :-

"21. (1) The Certificate of Title issued by the Registrar of Title shall —

- (a) in case of a person registered with a First Class absolute ownership shall be substantially in Form No. 14 of the First Schedule ;
- (b) in case of a person registered with a Second Class ownership it shall be substantially in Form No. 14A of the First Schedule ;
- (c) in case of a co-owner registered with a First Class Title of absolute Ownership be substantially in the Form No. 14B of the First Schedule hereto ;
- (d) in case of a co-owner registered with a Second Class Title of co-ownership be substantially in the Form No. 14C of the First Schedule hereto ; and
- (e) in case of a state land registered with a First Class Title of absolute Ownership be substantially in the Form No. 14D of the First Schedule hereto.

- (2) The certificate of Title issued in respect of a land registered under this Act shall bear the signature of the Registrar of Title or his authorized representative.
- (3) any Grant issued under sub-section (4) of section 19 of the Land Development Ordinance (Chapter 464) and Special Grant issued under section 6 of the State Land Ordinance (Chapter 454) and any Document of Disposition issued under section 3 of the Land Grants (Special Provisions) Act, No. 43 of 1979 shall be treated as a Certificate of Title.”.

(8) by the repeal of the Second Schedule thereof and the substitution therefor of the following new Schedule.

“FIRST SCHEDULE

Form No. 08

INSTRUMENT OF TRANSFER OR SALE

REGISTRATION OF TITLE ACT, NO. 21 OF 1998

SECTION 43

For Office use only	
RECEIVED	REGISTRATION
Date : (Date stamp)	Registered in the Title
Time :	Register No.
No. :
Fees :
(a) Stamp Duty (Receipt No.) :	
(b) Registration fee (Receipt No.) :	
Certificate of Title No. :
..... Receiving Officer Registrar of Titles
	Date :

1. Particulars of Land Parcel :

- | | |
|---|--|
| (a) District : | (g) Cadastral Map No. : |
| (b) Divisional Secretary's Division : | (h) Block No. : |
| (c) Grama Niladhari Division : | (i) Parcel No. : |
| (d) Village or Town : | (j) Extent : |
| (e) Street : | (k) Extent transferred : |
| (f) Assessment No. : | (l) No. of the parcel, if condominium property |

2. Prior Registration Reference :

- (a) Place of Registration :
- (b) Title Certificate No. :
- (c) Class of Title :

3. Transferor :

- (a) Full Name :
- (b) National Identity Card No. :
- (c) Address :

4. Transferee :

- (a) Full Name :
- (b) National Identity Card No. :
- (c) Address :

5. Consideration :

- (a) Rs. (in figures) :
- (b) Rs. (in letters) :

6. Fees :

- (a) Registration Fee :
- (b) Stamp duty :

Receipt No. :

Receipt No. :

7. Conditions :

.....

.....

.....

8. Encumbrances / Rights over other land :

Nature	Particulars	Validity Period

The Transferor for the consideration herein expressed hereby transfers to the Transferee the title to the land parcel, title to the interest herein specified in the land parcel above described, subject to the encumbrances as shown hereon on this day of 20..... It is hereby request to register this "Instrument of Transfer" in the Title Register.

.....
Signature of the Transferor

Date :

.....
Signature of the Transferee

Date :

I, do hereby declare that the life interest pertaining to the land parcel indicated hereto was revoked. (Fill this part if relevant)

9. Declaration of Witnesses : - We certify that the instrument of transfer and sale was signed on at in our presence and transferor and transferee are well known to us.

Full Names of witnesses	N.I.C. No.	Address	Signature

Attestation

Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the 'Instrument' only after examining the particulars stipulated in under Section 44 of the Title Registration Act, No. 21 of 1998.

Date :

.....
Notary Public.
(Signature and Official Frank)

Form No. 09

INSTRUMENT OF GIFT

REGISTRATION OF TITLE ACT, NO. 21 OF 1998

SECTION 43

For Office use only	
RECEIVED	REGISTRATION
Date : (Date stamp)	Registered in the Title
Time :	Register No.
No. :	
Fees :	
(a) Stamp Duty (Receipt No.) :	
(b) Registration fee (Receipt No.) :	
Certificate of Title No. :	Registrar of Titles
..... Receiving Officer	Date :

1. Particulars of Land Parcel :

- (a) District : (g) Cadastral Map No. :
- (b) Divisional Secretary's Division : (h) Block No. :
- (c) Grama Niladhari Division : (i) Parcel No. :

- (d) Village or Town : (j) Extent :
(e) Street : (k) No. of the unit, if condominium property
(f) Assessment No. :

2. Prior Registration Reference :

- (a) Place of Registration :
(b) Title Certificate No. :
(c) Class of Title :

3. Donor :

- (a) Full Name :
(b) National Identity Card No. :
(c) Address :

4. If Life Occupancy Holder available :

- (a) Full Name :
(b) National Identity Card No. :
(c) Address :

5. Donee :

- (a) Full Name :
(b) National Identity Card No. :
(c) Address :

6. If any other person receives the Gift for the Donee, his/her ;

- (a) Full Name :
(b) National Identity Card No. :
(c) Address :

7. Consideration :

- (a) Rs. (in figures) (b) Rs. (in letters)

8. Fees :

- (a) Registration Fee : Rs. Receipt No. :
(b) Stamp duty : Rs. Receipt No. :

9. Conditions (if any) :

10. Encumbrances / Rights over other land :

<i>Nature</i>	<i>Particulars</i>	<i>Validity Period</i>

Delete unnecessary words :

I, of (Donor) hereby gift to of (Donee)
the land above described, subject to the life interest of of (If there is / are Life
Occupancy Holder/s) subject to the conditions and encumbrances specified above on this day of
20 It is requested to register this Instrument of Gift in the Title Register.

.....
Signature of the Donor

.....
Signature of the Life Occupancy Holder

.....
Signature of the Donee
(If relevant)

Date :

Date :

Date :

11. Declaration of Witnesses : - We certify that this instrument of gift was signed on at
..... in our presence and Donor and the Donee are well known to us.

<i>Full Names of witnesses</i>	<i>N.I.C. No.</i>	<i>Address</i>	<i>Signature</i>

Attestation

Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the 'Instrument' only after examining the particulars stipulated in under Section 44 of the Title Registration Act, No. 21 of 1998.

Date :

.....
Notary Public.
(Signature and Official Frank)

Form No. 10

INSTRUMENT OF LEASE

REGISTRATION OF TITLE ACT, NO. 21 OF 1998

SECTION 43

For Office use only	
RECEIVED	REGISTRATION
Date :	Registered in the Title
(Date stamp)	Register No.
Time :	
No. :	
Fees :	
(a) Stamp Duty (Receipt No.) :	
(b) Registration fee (Receipt No.) :	
Certificate of Title No. : Registrar of Titles
..... Receiving Officer	Date :

1. Particulars of Land :

- | | |
|---|--|
| (a) District : | (g) Cadastral Map No. : |
| (b) Divisional Secretary's Division : | (h) Block No. : |
| (c) Grama Niladhari Division : | (i) Parcel No. : |
| (d) Village or Town : | (j) Extent : |
| (e) Street : | (k) Extent of land subject to lease : |
| (f) Assessment No. : | (l) No. of the unit, if condominium property : |

2. Prior Registration Reference :

- (a) Place of Registration :
- (b) Title Certificate No. :
- (c) Class of Title :

3. Lessor :

- (a) Full Name :
- (b) National Identity Card No. :
- (c) Address :

4. Lessee :

(a) Full Name :

(b) National Identity Card No. :

(c) Address :

5. Term of Lease :

For years months commencing from the day of 20
to the day of 20

6. Lease amount :

(a) Rs. (in figures)

(b) Rs. (in letters)

7. Fees :

(a) Registration Fee : Rs.

Receipt No. :

(b) Stamp duty : Rs.

Receipt No. :

8. Conditions (if any) :

9. Encumbrances / Rights over other land :

<i>Nature</i>	<i>Particulars</i>	<i>Validity Period</i>

Delete unnecessary words :

I, of (Lessor) hereby lease to of (Lessee)
the land above described, for the consideration herein stated subject to the conditions and encumbrances specified above
on this day of 20

.....
Signature of the Lessor

.....
Signature of the Lessee

Date :

Date :

10. Declaration of Witnesses : - We certify that this instrument of lease was signed on at
..... in our presence and Lessor and Lessee are well known to us.

Full Names of witnesses	N.I.C. No.	Address	Signature

Attestation

Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the 'Instrument' only after examining the particulars stipulated in under Section 44 of the Title Registration Act, No. 21 of 1998.

Date :

Notary Public.
(Signature and Official Frank)

Form No. 11

INSTRUMENT OF MORTGAGE

REGISTRATION OF TITLE ACT, NO. 21 OF 1998

SECTION 43

For Office use only	
RECEIVED	REGISTRATION
Date : (Date stamp)	Registered in the Title
Time :	Register No.
No. :	
Fees :	
(a) Stamp Duty (Receipt No.) :	
(b) Registration fee (Receipt No.) :	
Certificate of Title No. :	Registrar of Titles
Receiving Officer	Date :

1. Particulars of Land :

- | | |
|---|--|
| (a) District : | (g) Cadastral Map No. : |
| (b) Divisional Secretary's Division : | (h) Block No. : |
| (c) Grama Niladhari Division : | (i) Parcel No. : |
| (d) Village or Town : | (j) Extent : |
| (e) Street : | (k) No. of the unit, if condominium property : |
| (f) Assessment No. : | |

2. Prior Registration Reference :

- (a) Place of Registration :
- (b) Title Certificate No. :
- (c) Class of Title :

3. Mortgagor :

- (a) Full Name :
- (b) National Identity Card No. :
- (c) Address :

If the Mortgagor is a Company / Joint Venture / Business Enterprise

- (a) Name of the Institution :
- (b) Registration Number :
- (c) Registered Address :

4. Bond holder :

- (a) Full Name :
- (b) National Identity Card No. :
- (c) Address :

If the Bond holder is a Company / Joint Venture / Business Enterprise

- (a) Name of the Institution :
- (b) Registration Number :
- (c) Registered Address :

5. Mortgagee :

- (a) Full Name :
- (b) National Identity Card No. :
- (c) Address :

6. Principal sum (a) (in figures)
- (b) (in figures)

7. Method of re-payment of principal sum :

8. Rate of interest :
9. Payment of interest :
10. Fees :

(a) Registration Fee : Rs.

Receipt No. :

(b) Stamp duty : Rs.

Receipt No. :

11. Conditions (if any) :

12. Encumbrances / Rights over other land :

<i>Nature</i>	<i>Particulars</i>	<i>Validity Period</i>

Delete unnecessary words :

I of (mortgagor) hereby mortgage to of (mortgagee), the land above described, for the consideration herein stated subject to the conditions and encumbrances specified above on this day of 20 It is requested to register this Instrument of Mortgage in the Title Register."

.....
Signature of the Mortgagor

.....
Signature of the Mortgagee

Date :

Date :

13. Declaration of Witnesses : - We certify that the instrument of mortgage was signed on at in our presence and Mortgagor and the Mortgagee are well known to us.

<i>Full Names of witnesses</i>	<i>N.I.C. No.</i>	<i>Address</i>	<i>Signature</i>

Attestation

Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the 'Instrument' only after examining the particulars stipulated in under Section 44 of the Title Registration Act, No. 21 of 1998.

Date :

.....
Notary Public.
(Signature and Official Frank)

Form No. 12

CANCELLATION OF MORTGAGE

REGISTRATION OF TITLE ACT, NO. 21 OF 1998

SECTION 43

For Office use only	
RECEIVED	REGISTRATION
Date : (Date stamp)	Registered in the Title
Time :	Register No.
No. :	
Fees :	
(a) Stamp Duty (Receipt No.) :	
(b) Registration fee (Receipt No.) :	
Certificate of Title No. : Registrar of Titles
..... Receiving Officer	Date :

1. Particulars of Land :

- | | |
|---|--|
| (a) District : | (g) Cadastral Map No. : |
| (b) Divisional Secretary's Division : | (h) Block No. : |
| (c) Grama Niladhari Division : | (i) Parcel No. : |
| (d) Village or Town : | (j) Extent : |
| (e) Street : | (k) Extent of land subject to mortgage : |
| (f) Assessment No. : | (l) No. of the unit, if condominium property : |

2. Prior Registration Reference :

- (a) Place of Registration :
- (b) Title Certificate No. :
- (c) Class of Title :

3. Mortgagor :

- (a) Full Name :
- (b) National Identity Card No. :
- (c) Address :

4. Mortgagee :

(a) Full Name :

(b) National Identity Card No. :

(c) Address :

5. Instrument of Mortgage :

Day book number	Date	Principal Amount	Attester

6. Fees :

(a) Registration Fee : Rs. Receipt No. :

(b) Stamp duty : Rs. Receipt No. :

I of (mortgagee) hereby discharge the land belonging to of (mortgagor) as the principal and interest in respect of the above mortgage, has completely been paid. It is requested to register this cancellation of mortgage in the Title Register.

.....
Signature of the Mortgagor

.....
Signature of the Mortgagee

Date :

Date :

7. Declaration of Witnesses : - We certify that this cancellation of mortgage was signed on at in our presence and Mortgagor and the Mortgagee are well known to us.

Full Names of witnesses	N.I.C. No.	Address	Signature

Attestation

Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the 'Instrument' only after examining the particulars stipulated in under Section 44 of the Title Registration Act, No. 21 of 1998.

Date :

.....
Notary Public.
(Signature and Official Frank)

Form No. 13

INSTRUMENT OF CAVEAT

REGISTRATION OF TITLE ACT, NO. 21 OF 1998

SECTION NO. 43

For Office use only	
RECEIVED	REGISTRATION
Date : (Date stamp)	Registered in the Title
Time :	Register No.
No. :	
Fees :	
(a) Stamp Duty (Receipt No.) :	
(b) Registration fee (Receipt No.) :	
Certificate of Title No. : Registrar of Titles
..... Receiving Officer	Date :

To the Registrar of title,

..... District.

Please take notice that I,

.....
.....
..... (Caveator's Full Name, National Identity Card No. and Address)
am required to be served with notice of the presentation of any instrument affecting the land described below :
The original of the certificate is submitted herewith

1. Particulars of Land :

- | | |
|---|--|
| (a) District : | (g) Cadastral Map No. : |
| (b) Divisional Secretary's Division : | (h) Block No. : |
| (c) Grama Niladhari Division : | (i) Parcel No. : |
| (d) Village or Town : | (j) Extent : |
| (e) Street : | (k) No. of the unit, if condominium property : |
| (f) Assessment No. : | |

2. Prior Registration Reference :

(a) Place of Registration :

(b) Title Certificate No. :

(c) Class of Title :

3. Fees :

(a) Registration Fee : Rs. Receipt No. or receipts No. :

(b) Stamp duty : Rs. Receipt No. or receipts No. :

This caveat is to remain in force for a period of effective from day of 20.....

And I give below the place at which notices relating hereto should be sent. (here state the postal address in Sri Lanka) : It is requested to register this Instrument of Caveat in the Title Register.

Postal address at which the documents to be sent :

.....
Signature of the Caveator or his Attorney-at-Law or
Notary Public.

Date :

4. Declaration of Witnesses : - We hereby certify that this Caveat was signed on at
in our presence and Caveator is well known to us.

Full Names of witnesses	N.I.C. No.	Address	Signature

Attestation

Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the 'Instrument' only after examining the particulars stipulated in under Section 44 of the Title Registration Act, No. 21 of 1998.

Date :

.....
Notary Public.
(Signature and Official Frank)

INSTRUMENT OF CANCELLATION OF LEASE

REGISTRATION OF TITLE ACT, NO. 21 OF 1998

SECTION 43

For Office use only

RECEIVED	REGISTRATION
Date : (Date stamp)	Registered in the Title
Time :	Register No.
No. :	
Fees :	
(a) Stamp Duty (Receipt No.) :	
(b) Registration fee (Receipt No.) :	
Certificate of Title No. :	Registrar of Titles
Receiving Officer	Date :

1. Particulars of Land :

- | | |
|---|--|
| (a) District : | (g) Cadastral Map No. : |
| (b) Divisional Secretary's Division : | (h) Block No. : |
| (c) Grama Niladhari Division : | (i) Parcel No. : |
| (d) Village or Town : | (j) Extent : |
| (e) Street : | (k) Extent of land leased : |
| (f) Assessment No. : | (l) No. of the unit, if condominium property : |

2. Prior Registration Reference :

- (a) Place of Registration :
- (b) Title Certificate No. :
- (c) Class of Title :

3. Lessor :

- (a) Full Name :
- (b) National Identity Card No. :
- (c) Address :

4. Lessee :

(a) Full Name :

(b) National Identity Card No. :

(c) Address :

5. Term of Lease :

From to

..... years months dates

6. Date of cancellation :

7. Lease amount paid back : Rs.

8. Fees :

(a) Registration Fee : Rs.

Receipt No. :

(b) Stamp duty : Rs.

Receipt No. :

I of (lessor) hereby cancel the lease bond registered under book No. effective from to to of (lessee). It is hereby requested to register this discharge in the Title Register.

Signature of the Lessor

Signature of the Lessee

Date :

Date :

9. Declaration of Witnesses : - We certify that the instrument for cancellation of lease was signed on at in our presence and Lessor and Lessee are well known to us.

Full Names of witnesses	N.I.C. No.	Address	Signature

Attestation

Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the 'Instrument' only after examining the particulars stipulated in under Section 44 of the Title Registration Act, No. 21 of 1998.

Date :

Notary Public.
(Signature and Official Frank)

Form No. 31

INSTRUMENT FOR REGISTRATION OF AN ADDRESS

REGISTRATION OF TITLE ACT, NO. 21 OF 1998

SECTION 43

For Office use only	
RECEIVED	REGISTRATION
Date : (Date stamp)	Registered in the Title
Time :	Register No.
No. :	
Fees :	
(a) Stamp Duty (Receipt No.) :	
(b) Registration fee (Receipt No.) :	
Certificate of Title No. :	Registrar of Titles
Receiving Officer	Date :

1. Particulars of Land :

- | | |
|---|--|
| (a) District : | (g) Cadastral Map No. : |
| (b) Divisional Secretary's Division : | (h) Block No. : |
| (c) Grama Niladhari Division : | (i) Parcel No. : |
| (d) Village or Town : | (j) Extent : |
| (e) Street : | (k) No. of the unit, if condominium property : |
| (f) Assessment No. : | |

2. Prior Registration Reference :

- (a) Place of Registration :
- (b) Title Certificate No. :
- (c) Class of Title :

3. Mortgagor :

- (a) Full Name :
- (b) National Identity Card No. :
- (c) Address :

4. Mortgagee :

(a) Full Name :

(b) National Identity Card No. :

(c) Address :

4.1. Address which should be registered on legal matters

5. Fees :

(a) Registration Fee : Rs.

Receipt No. :

(b) Stamp duty : Rs.

Receipt No. :

I of (Mortgagee) hereby mortgage the land described above on behalf of the aforesaid consideration and the address to be registered shall be It is requested to register this Registration of address in the Title Register.

.....
Signature of the Mortgagor.

.....
Signature of the Mortgagee.

Date :

Date :

6. Declaration of Witnesses : - We certify that the instrument of Registration of address was signed on at in our presence and Mortgagor and the Mortgagee are well known to us.

Full Names of witnesses	N.I.C. No.	Address	Signature

Attestation

Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the 'Instrument' only after examining the particulars stipulated in under Section 44 of the Title Registration Act, No. 21 of 1998.

Date :

.....
Notary Public.
(Signature and Official Frank)

Form No. 30

INSTRUMENT FOR CANCELLATION OF CAVEAT

REGISTRATION OF TITLE ACT, NO. 21 OF 1998

SECTION 43

For Office use only	
RECEIVED	REGISTRATION
Date : (Date stamp)	Registered in the Title
Time :	Register No.
No. :	
Fees :	
(a) Stamp Duty (Receipt No.) :	
(b) Registration fee (Receipt No.) :	
Certificate of Title No. :	Registrar of Titles
Receiving Officer	Date :

1. Particulars of Land :

- | | |
|---|--|
| (a) District : | (g) Cadastral Map No. : |
| (b) Divisional Secretary's Division : | (h) Block No. : |
| (c) Grama Niladhari Division : | (i) Parcel No. : |
| (d) Village or Town : | (j) Extent : |
| (e) Street : | (k) No. of the unit, if condominium property : |
| (f) Assessment No. : | |

2. Prior Registration Reference :

- (a) Place of Registration :
- (b) Title Certificate No. :
- (c) Class of Title :

3. Caveator :

- (a) Full Name :
- (b) National Identity Card No. :
- (c) Address :

4. Registration Date of Caveat : Day Book No. :

5. Period of caveat in force : From to

6. Cancellation date of caveat :

7. Fees :

(a) Registration Fee : Rs.

Receipt No. :

(b) Stamp duty : Rs.

Receipt No. :

I of the Caveator, hereby request to cancel the Instrument for caveat registered under Day Book No. dated issued for the period from to as the said caveat is no longer useful to me. It's requested to register this cancellation in the Title Register. The original Title Certificate is submitted herewith.

.....
Signature of the Caveator.

Date :

8. Declaration of Witnesses : - We certify that the instrument for Cancellation of Caveat was signed on at in our presence and Caveator is well known to us.

Full Names of witnesses	N.I.C. No.	Address	Signature

Attestation

Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the 'Instrument' only after examining the particulars stipulated in under Section 44 of the Title Registration Act, No. 21 of 1998.

Date :

.....
Notary Public.
(Signature and Official Frank)

INSTRUMENT OF SALES AGREEMENT

REGISTRATION OF TITLE ACT, NO. 21 OF 1998

SECTION 43

For Office use only	
RECEIVED	REGISTRATION
Date : (Date stamp)	Registered in the Title
Time :	Register No.
No. :	
Fees :	
(a) Stamp Duty (Receipt No.) :	
(b) Registration fee (Receipt No.) :	
Certificate of Title No. : Registrar of Titles
..... Receiving Officer	Date :

1. Particulars of Land :

- | | |
|---|--|
| (a) District : | (g) Cadastral Map No. : |
| (b) Divisional Secretary's Division : | (h) Block No. : |
| (c) Grama Niladhari Division : | (i) Parcel No. : |
| (d) Village or Town : | (j) Extent : |
| (e) Street : | (k) No. of the unit, if condominium property : |
| (f) Assessment No. : | |

2. Prior Registration Reference :

- (a) Place of Registration :
- (b) Title Certificate No. :
- (c) Class of Title :

3. Grantor :

- (a) Full Name :
- (b) National Identity Card No. :
- (c) Address :

4. Vendee :

- (a) Full Name :
- (b) National Identity Card No. :
- (c) Address :

5. Initial amount, (in letters) (in figures)
6. Period of Agreement :
7. Fees :
- (a) Registration Fee : Rs. Receipt No. :
- (b) Stamp duty : Rs. Receipt No. :
8. Conditions (if any) : (i)
(ii) (If space is not enough annexure should be annexed)
9. Encumbrances :

<i>Nature</i>	<i>Particulars</i>	<i>Validity Period</i>

Delete unnecessary words

I of (The Grantor) hereby certify that Agreement has been made to sell the ownership of the land above described to of (Vendee) subject to the encumbrances specified hereon on or before subject to consideration mentioned above. It is requested to register this sales agreement in the Title Register. I also agree to vest the said sale through respective instrument.

.....
Signature of the Grantor.

.....
Signature of the Vendee.

10. Declaration of Witnesses : - We certify that the instrument of Sales Agreement was signed on at in our presence and Grantor and Vendee are well known to us.

<i>Full Names of witnesses</i>	<i>N.I.C. No.</i>	<i>Address</i>	<i>Signature</i>

Attestation

Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the 'Instrument' only after examining the particulars stipulated in under Section 44 of the Title Registration Act, No. 21 of 1998.

Date :

.....
Notary Public.
(Signature and Official Frank)

REQUEST FOR AMALGAMATIONS / SUB DIVISION OF A LAND

REGISTRATION OF TITLE ACT, NO. 21 OF 1998

SECTION 36

For Office use only	
RECEIVED	REGISTRATION
Date : (Date stamp)	Registered in the Title
Time :	Register No.
No. :	
Fees :	
(a) Stamp Duty (Receipt No.) :	
(b) Registration fee (Receipt No.) :	
Certificate of Title No. : Registrar of Titles
..... Receiving Officer	Date :

(Registered owner/owners of the land shall fill this in duplicates)

To the Registrar of Title, District

Name/Names of the Owner/Owners	National Identity Card No.	Address / Addresses

1. Particulars of Land to be amalgamated/subdivided :

- | | |
|---|--|
| (a) District : | (g) Cadastral Map No. : |
| (b) Divisional Secretary's Division : | (h) Block No. : |
| (c) Grama Niladhari Division : | (i) Parcel No. : |
| (d) Village or Town : | (j) Extent : |
| (e) Street : | (k) No. of the unit, if condominium property : |
| (f) Assessment No. : | |

2. Prior Registration Reference :

- (a) Place of Registration :
- (b) Title Certificate/Certificates No./ Nos. (attach certificates) :
- (c) Extent of land :

3. Encumbrances to land / lands :

<i>Nature of Encumbrance</i>	<i>Validity Period</i>

4. Rights over other lands :

5. Plan for amalgamation / subdivision : (Plan should be attached)

(a) Name of the Surveyor :

(b) Plan No. :

(c) Date of Plan :

6. Fees :

(a) Registration Fee : Rs.

Receipt No. :

(b) Stamp duty : Rs.

Receipt No. :

7. We / I undersigned hereby declare that the land/lands subject to the encumbrances described above and described in Para 2 has/have registered in the Title Register under Registration of Title Act, No. 21 of 1998 and the bank receipt/ receipts obtained by paying fees stipulated in para 6 above and relevant Title Certificates and Survey Plan are annexed. Accordingly I/We request to register this amalgamation/sub division of land as per Survey Plan in Para 5 above, in the Title Register.

<i>Full name/names of the owner/owners</i>	<i>Signature/s and date</i>

8. Declaration of Witnesses : - We certify that the instrument of amalgamation/sub division of land was signed onat in our presence and respective owners are well known to us.

<i>Full Names of witnesses</i>	<i>N.I.C. No.</i>	<i>Address</i>	<i>Signature</i>

Attestation

Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the 'Instrument' only after examining the particulars stipulated in under Section 44 of the Title Registration Act, No. 21 of 1998.

Date :

.....
Notary Public.
(Signature and Official Frank)

Copies :- To Snr. Supdt. of Surveys of the District

INSTRUMENT FOR CANCELLATION OF LIFE INTEREST

REGISTRATION OF TITLE ACT, NO. 21 OF 1998

SECTION 43

For Office use only	
RECEIVED	REGISTRATION
Date : (Date stamp)	Registered in the Title
Time :	Register No.
No. :	
Fees :	
(a) Stamp Duty (Receipt No.) :	
(b) Registration fee (Receipt No.) :	
Certificate of Title No. : Registrar of Titles
..... Receiving Officer	Date :

1. Particulars of Land :

- | | |
|---|--|
| (a) District : | (g) Cadastral Map No. : |
| (b) Divisional Secretary's Division : | (h) Block No. : |
| (c) Grama Niladhari Division : | (i) Parcel No. : |
| (d) Village or Town : | (j) Extent : |
| (e) Street : | (k) Extent of land gifted : |
| (f) Assessment No. : | (l) No. of the unit, if condominium property : |

2. Prior Registration Reference :

- (a) Place of Registration :
- (b) Title Certificate No. :
- (c) Class of Title :
- (d) Folio No. :

3. Life Interest holder :

- (a) Full Name :
- (b) National Identity Card No. :
- (c) Address :

4. Registration date of Life Interest :

Day book No. :

5. Cancellation date of life interest :

6. Reasons for cancellation of life interest :

7. Fees :

(a) Registration Fee : Rs.

Receipt No. :

(b) Stamp duty : Rs.

Receipt No. :

Delete unnecessary words :

I of (the life interest right, I kept through the instrument of gift / Instrument of sale registered in the title register No. on under Day book No. is hereby cancelled effective from on the said life interest no longer needed. It is requested to register the said condition in the Title Register.

.....
Signature of the Life interest holder.

.....
Signature of the owner.

Date :

Date :

8. Declaration of Witnesses : - We certify that the instrument for cancellation of life interest was signed on at in our presence and Life interest holder and the owner are well known to us.

Full Names of witnesses	N.I.C. No.	Address	Signature

Attestation

Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the 'Instrument' only after examining the particulars stipulated in under Section 44 of the Title Registration Act, No. 21 of 1998.

Date :

.....
Notary Public.
(Signature and Official Frank)

INSTRUMENT FOR THE CANCELLATION OF SALE AGREEMENT

REGISTRATION OF TITLE ACT, NO. 21 OF 1998

SECTION 43

For Office use only	
RECEIVED	REGISTRATION
Date : (Date stamp)	Registered in the Title
Time :	Register No.
No. :	
Fees :	
(a) Stamp Duty (Receipt No.) :	
(b) Registration fee (Receipt No.) :	
Certificate of Title No. : Registrar of Titles
..... Receiving Officer	Date :

1. Particulars of Land :

- | | |
|---|---|
| (a) District : | (g) Cadastral Map No. : |
| (b) Divisional Secretary's Division : | (h) Block No. : |
| (c) Grama Niladhari Division : | (i) Parcel No. : |
| (d) Village or Town : | (j) Extent of land Subject to the sales agreement : |
| (e) Street : | (k) No. of the unit, if condominium property : |
| (f) Assessment No. : | |

2. Prior Registration Reference :

- (a) Place of Registration :
- (b) Title Certificate No. :
- (c) Folio No. :

3. Contract period :

Year From To

4. Cancellation date :

5. Vendor :

- (a) Full Name :
- (b) National Identity Card No. :
- (c) Address :

6. Vendee :
(a) Full Name :
(b) National Identity Card No. :
(c) Address :

7. Total Amount paid :
..... (In figures)
..... (In letters)

8. Amount paid back :

9. Reason for canceling the Agreement :

10. Date of cancellation :

11. Fees :

(a) Registration Fee : Rs.

Receipt No. :

(b) Stamp duty : Rs.

Receipt No. :

It is hereby informed that the Instrument for Agreement of Sale registered in the Day Book under No. dated effective from to between I, the Vendor of and the Vendee of was cancelled with effect from as the conditions stipulated in the said agreement had not been adhered to. It is requested to register this cancellation in the Title Register.

.....
Vendee.

.....
Vendor.

12. Declaration of Witnesses : - We certify that the instrument for Cancellation of Sale Agreement was signed on at in our presence and Vendee and the Vendor are well known to us.

Full Names of witnesses	N.I.C. No.	Address	Signature

Attestation

Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the 'Instrument' only after examining the particulars stipulated in under Section 44 of the Title Registration Act, No. 21 of 1998.

Date :

.....
Notary Public.
(Signature and Official Frank)

INSTRUMENT TO REGISTER A CONDOMINIUM PROPERTY

REGISTRATION OF TITLE ACT, NO. 21 OF 1998

SECTION 50

Prior Registration : Division Volume Folio

For Office use only	
RECEIVED	REGISTRATION
Date : (Date stamp)	Registered in the Title
Time :	Register No.
No. :	
Fees :	
(a) Stamp Duty (Receipt No.) :	
(b) Registration fee (Receipt No.) :	
Certificate of Title No. :	
(c) No. of the condominium Plan :	
(d) Declaration :	Registrar of Titles
Receiving Officer	Date :

The Owner/Owners of the land of which the building is located shall fill this in duplicate

To Title Registrar of the District

1. Full Name of Applicant :
2. National Identity Card No. :
3. Address :
4. Details of the land where the building is located :
5. Nature of condominium property :
(State whether it is Temporary / Partly / General)
6. Particulars of Location :

(a) District :	(g) Cadastral Map No. :
(b) Divisional Secretary's Division :	(h) Block No. :

- (c) Grama Niladhari Division : (i) Parcel No. :
(d) Village or Town : (j) Extent :
(e) Street : (k) Assessment No. :

(l) If it is a condominium property No, should be removed.

7. Prior Registration Reference :

- (a) Place of Registration :
(b) Title Certificate No. :

8. Details of condominium property :
(Annex the condominium plan)

- (a) Name of the Surveyor :
(b) Number of the Condominium Plan :
(c) Date :
(d) Number of the Cadastral Plan :

9. Fees :

- (a) Registration Fee : (b) Receipt No. :

I/We hereby request the Registrar of title to register the horizontal sub division of the building mentioned above in respect of the condominium plan described in the 07 paragraph above.

10. I/We herewith submit the declaration (together with other documents) certified on under Section 5(ii) of Apartment Ownership Law No. 11 of 1973 and section of amended Act, No. of 2003 of the National Public Council by Notary Public.

11. Copy of an application to Title Certificate is annexed.

Date :

.....
Signature/s of applicant/s

Form No. 25

INSTRUMENT FOR THE REGISTRATION OF CERTIFICATE OF SALE

REGISTRATION OF TITLE ACT, NO. 21 OF 1998

SECTION 43

For Office use only	
RECEIVED	REGISTRATION
Date : (Date stamp)	Registered in the Title
Time :	Register No.
No. :	
Fees :	
(a) Stamp Duty (Receipt No.) :	
(b) Registration fee (Receipt No.) :	
Certificate of Title No. : Registrar of Titles
..... Receiving Officer	Date :

1. Particulars of Land :

- | | |
|---|--|
| (a) District : | (g) Cadastral Map No. : |
| (b) Divisional Secretary's Division : | (h) Block No. : |
| (c) Grama Niladhari Division : | (i) Parcel No. : |
| (d) Village or Town : | (j) Extent : |
| (e) Street : | (k) Extent of land gifted : |
| (f) Assessment No. : | (l) No. of the unit, if condominium property : |

2. Prior Registration Reference :

- (a) Place of Registration :
- (b) Title Certificate No. :
- (c) Class of Title :

3. Total consideration :

4. Amount in the Certificate of sale : (In letters) (In figures)

5. Licensed Auctioneer :

- (a) Full Name :
- (b) National Identity Card No. :
- (c) Address :

6. Creditor's:

(a) Full Name :

(b) National Identity Card No. :

(c) Address :

7. Debtor's:

(a) Full Name :

(b) National Identity Card No. :

(c) Address :

8. Fees:

(a) Registration Fee : Rs.

Receipt No. :

I the Auctioneer of hereby certify to sell the ownership of the land described above to the (Vendee) subject to the consideration hereto. It is requested to Register this Certificate of Sale in the Title Register.

.....
Auctioneer.

.....
Creditor / Financial Institution.

Date :

Date :

(b) Stamp duty : Rs.

Bank Receipt No. :

9. Declaration of Witnesses : - We certify that the instrument for the Registration of Certificate of Sale was signed on at in our presence and Auctioneer and Creditor are well known to us.

Full Names of witnesses	N.I.C. No.	Address	Signature

Attestation

Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the 'Instrument' only after examining the particulars stipulated in under Section 44 of the Title Registration Act, No. 21 of 1998.

Date :

.....
Notary Public.
(Signature and Official Frank)

Land No :

Form No. 14
Title No :



DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA
TITLE CERTIFICATE

Title Registration Act No. 21 of 1998 (Section 37)

Province :	Cadastral Map No :
District :	Block No :
Divisional Secretary's Division :	Parcel No :
Grama Niladhari Division :	Extent of the Land :
Village :	Share of ownership :
Assessment Number :	Nature of the Land :

First Schedule (Ownership)

Name of the Owner :
Address :
National Identity Card No :

Second Schedule (Plan of the Land)



I do hereby certify that the person stipulated in the First Schedule above has a
First Class ownership to the Land depicted in the Second Schedule.

Date of Registration :

Office :

.....
Registrar of Title

Warning :

- (1). It is a punishable offence under Section 65 of the Registration of Title Act to prepare a duplicate of this certificate or tamper with or alter in any manner this certificate.
- (2). Before dealing with this land please search the current folio of the Register.

THIRD SCHEDULE

[illegible]

Land No :

Form No. 14(a)
Title No :

DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA
TITLE CERTIFICATE

Title Registration Act No. 21 of 1998 (Section 37)

Province :

Cadastral Map No :

District :

Block No :

Divisional Secretary's Division :

Parcel No :

Grama Niladhari Division :

Extent of the Land :

Village :

Share of ownership :

Assessment Number :

Nature of the Land :

First Schedule (Ownership)

Name of the Owner :

Address :

National Identity Card No :

Second Schedule (Plan of the Land)

I do hereby certify that the person stipulated in the First Schedule above has a
 Second Class ownership to the Land depicted in the Second Schedule.

Date of Registration :

Office :

.....
Registrar of Title**Warning :**

- (1). It is a punishable offence under Section 65 of the Registration of Title Act to prepare a duplicate of this certificate or tamper with or alter in any manner this certificate.
- (2). Before dealing with this land please search the current folio of the Register.

THIRD SCHEDULE

[illegible]

DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA

Form No. 19

TITLE REGISTER

REGISTRATION OF TITLE ACT, NO. 21 OF 1998

Prior Registration :

Division : Volume : Folio :

1. Information on Land

District :	Cadastral Map No. :
Divisional Secretaries' Division :	Parcels No. :
Grama Niladhari Division :	Block No. :
Street / Village / Town :	Extent :
Assessment No. :	

First Schedule

2. Information of Ownership : Notes can be made by subsequent endorsements.

Full Name Address and N.I.C. No. of the Owner	Nature of the Instrument and No.	Ownership	Ownership to other Lands	Nature and Class of the Title	Registration Date and Time	Registrar's Signature and stamp	Other Particulars

Second Schedule

3. Encumbrances

Note : Notes could be made by subsequent endorsements

Legal Document			Nature of the Encumbrances		Registration			Cancellation			Other details
Nature of Instrument	Number	Certifying officer			Date and Time	Signature	Stamp	Certifying officer	Date and time	Signature	Stamp

Third Schedule

4. Other Details :

1. Payments made to the government or to the Local Authority :
2. Natural property available in the land or Development made to the Land :
3. Other details concerned :
4. Cross References :

.....
Registrar of Lands

Prior Registration :

Division : Volume : Folio :

District :

Divisional Secretary's Division :

Grama Niladhari Division :

Street / Village / Town :

Cadastral Map No. :

Parcels No. :

Extent :

2. Owner - The State

[illegible]

Third Schedule

Second Schedule

Application Fees

<i>Section Description</i>	<i>Fee (Rs.)</i>
(1) 34(1) Application to inspect the Title Register	100
(2) 34(1) Application to inspect the Cadastral Map	100
(3) 34(2) Application to obtain an extract of the Title Register	250
(4) 34(3) Application to issue a copy of the Cadastral Map	500
(5) 36(1) Application to apply for Registration of a subdivision or an amalgamation	100
(6) 37(1) Application to issue a Title Certificate	500
(7) 50(1) Application to register horizontal sub-division of a building	100
(8) 15(4) To issue a copy of the Title Certificate	500

Registration Fees

<i>Description</i>	<i>Fee (Rs.)</i>
(1) Instrument of Mortgage	200
(2) Address	25
(3) Instrument of Lease	200
(4) Instrument of Caveat (for each six months period)	200
(5) Instruments of Cancellation	200
(6) Instrument of Transfer	500
(7) Instrument of Gift	500
(8) Instrument for Registration of Horizontal subdivision of a building	1000
(9) Instrument for Registration of Amalgamation or subdivision	1000
(10) Instrument of Sales Agreement	500
(11) Instrument of Sales Certificate	500
(12) Other Instruments enacted under the Registration of Title Act	500
(13) Instruments which are stipulated in other Acts that can be registered in the Title Register	500