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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

REGISTRATION OF TITLE ACT, No. 21 of 1998

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

HARIN FERNANDO,
Minister of Tourism and Lands.

At Colombo,
16th November, 2022.

Regulations

Amendments published in the *Gazette* No.1886/58 of 31st October 2014, made to the Registration of Title Regulations, No. 21 of 1998 published in *Gazette Extraordinary*, No. 1050/10 of 21st October 1998, are further hereby amended as follows:

1. By the repeal of Regulation 1(a) of the *Gazette* No.1886/58 of 31.10.2014 and the substitution therefor of the following paragraph :-



- (a) Property section:- Which shall adequate to include a brief description of the property, its encumbrances appurtenances, parcels and the cadastral map number, block number and sheet number of each parcel.
2. By the repeal of Regulation 07(1) of the *Gazette* No.1050/10 and dated 21.10.1998 and the substitution therefor of the following paragraph:-
- “Publishing of the determination of the Commissioner General of Land Title Settlement”
- “07) (1) A schedule containing the determination of the Commissioner made under Section 14 of the Principal Enactment in respect of such land parcel or land parcels, shall be published in the Government *Gazette* substantially in the Form 4 of the First Schedule hereto.
3. By imposing the following regulation as Regulation 28 to refer the claims to the District Court, in Section 21 of the Principal Enactment;
“In case of the opinion of the Commissioner General of Title Settlement that it is more suitable to carry out the investigation activities by the District Court due to nature of the disputes of claiming, the same dispute shall be forwarded to the District Court which is within whose area of jurisdiction the land dealt with by a transfer complaint and affidavit. The complaint and the affidavit forwarded to the Court by the Commissioner General for the same Regulation shall be substantially to the Form No.37 and 38 of the First Schedule to these regulations respectively”.
4. Regulation 15(1) (e) is included in to the *Gazette* No.1886/58 and dated 31.10.2014 and it shall be as follows:-
The file number or code number provided by the Registrar General with the signature and the Official stamp of the Notary Public shall be included in the forms mentioned 15 (1) (a) above.
5. Regulation 15(1) (f) is included in to the *Gazette* No.1886/58 and dated 31 .10.2014 and it shall be as follows:-
“Action should be taken to cancel if any prior registration sales agreements before applying for register in the Title Register by him /them for the same land /lands, on an application for amalgamation or Sub-division of a land which has been attested by a Notary Public/Acquisition Officer to a land parcel/land parcels which has been registered in the Title Register.”
6. In addition to the regulation 13 (I) and (II) for Section 36 thereof ,the *Gazette* No.1050/10 and dated 21.10.1998, the following regulation shall be included as (III) .
“ (III) Power is vested to the Surveyor to include the name/names of the holder/holders of new land parcels or original owner/owners in to the land tenement list ,for a land parcel or percentage which is allotted by a survey on the written sanction /agreement obtained from the owner/owners to the form 39 in the first schedule in the regulations hereto in an instance of transferring of a land with title certificate/certificates or Sub-divisions, amalgamation, sale, transferring”.
7. By the repeal of Regulation 04 of the *Gazette* No.1886/58 and dated 31.10.2014 and the substitution therefor of the following paragraph:-
“15(I)(a) The Format of the instruments (Section 43(I)) –which concerns any allotment of land where registered in the Register of Title and is certified by a Notary Public shall be in accordance with such Forms prepared in durable A4 size papers 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;
- (xix) "Cancellation of life interest when the life interest holder deceased" shall be substantially in Form No. 33 of the First Schedule to these regulations;
- (xx) "Cancellation of sales certificate" shall be substantially in Form No. 34 of the First Schedule to these regulations;
- (xxi) "Transfer of right of way/right to access with servitude "shall be substantially in Form No. 35 of the First Schedule to these regulations;
- (xxii)"Leasing out by the life interest holder" shall be substantially in Form No. 36 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 sub paragraph (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) (1) 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."

(2) A Notary Public who attests an instrument in terms of Sub-section 16(8)(15)(a)(1) of the Notaries Ordinance (amended) No.31 of 2022 shall make to place the signature and the left or right finger impression or any other finger or finger impression of a toe of parties or each person who prepared and signed , in the same instrument.

(3) A Notary Public who attests an instrument in terms of Sub-section 16(10)(b)(iii) of the Notaries Ordinance (amended) No.31 of 2022 shall forward the attested instrument to the Registrar of Title within whose area of jurisdiction the land dealt with in such instrument is situated , in duplicates of such instrument and in one copy of thereof shall be placed his official stamp by fixing certified photographs in passport size of the parties and the copy of the National Identity Card, Passport or the Driving License and the original copy of the receipt which is stamp fees paid shall be affixed to the other copy.

8. By the repeal of Regulation (c) and (d) of the Paragraph 7.21(I) of the *Gazette* No.1886/58 and dated 31.10.2014 and the substitution therefor of the following paragraph;-

“(c) Title Certificate issued in registration of Temporary Condominium Property shall be substantially in Form No. 14 (b) of the First Schedule to these regulations;

(d) Title Certificate issued in registration of Partly- Condominium Property, shall be substantially in Form No. 14 (c) of the First Schedule to these regulations;”

9. Regulation (e) of the paragraph 7.21(I) is included into the *Gazette* No.1886/58 and dated 31.10.2014 and it shall be set out as below.

“(e) Title Certificate issued in Registration of Full Condominium Property, shall be substantially in Form No. 14 (d) of the First Schedule to these regulations.

10 By imposing of the following Regulation as Regulation 29 for format of instruments in relevant to registration in Sub Section 43(1) of the Principal Enactment;

“In case of transferred of the Title or Relationship on a document prepared under such Act, Law by a statutory institution under the same Law, relating to land parcel which is registered under Sub Section 43(1) of the Title Registration Act, No.21 of 1998, the aforesaid document shall be considered as a standard format.”

11. By the repeal of Second Schedule therein and the substitution therefor of the Second Schedule mentioned here.

Format (4)

Determination of the Commissioner General of Title Settlement

REGISTRATION OF TITLE ACT, No.21 Of 1998 (Section 14)

I hereby declare my determination as set out in the schedule appended hereto in accordance with the powers vested in me by Section 14 of the Registration of Title Act, No.21 of 1998, regarding the title to parcel of Land, mentioned in the duly published notice of the *Gazette* No.and datedas per Section 12 of the Registration of Title Act, No.21 of 1998 notifying to submit claims, situated in the Village of, within the Grama Niladhari Division/ Divisions of in the Divisional Secretary's Division of ..., in the District ofwhich depicted as parcel of land No..... Of the Sheet No.....of Block contained in the Cadastral Map No.

.....,
Commissioner General of Land Title Settlement
Land Title Settlement Department.

At the date

Schedule

Sheet No. and Land Parcel No.	Extent (Hectare)	Name/Names of the Owner/ Owners	National Identity Card No.	Extent Owned	Class and Nature of Title	Particulars regarding Mortgages Encumbrances pending Adjudication and Injunction	Particulars if subject to any form of special or personal law

Form No. 8

Instrument of Transfer or Sale

Registration of Title Act, No.21 of 1998

Section 43

For office use only	
<p style="text-align: center;">RECEIVED</p> <p>Date : _____ Date Stamp _____</p> <p>Time : _____</p> <p>No. : _____</p> <p>Fees : _____</p> <p>(a) Stamp Duty (Receipt No.) : _____</p> <p>(b) Registration Fee (Receipt No.) : _____</p> <p>Certificate of Title No. : _____</p> <p style="text-align: right;">..... Receiving Officer.</p>	<p style="text-align: center;">REGISTRATION</p> <p>Registered in the Title Register</p> <p>No.</p> <p style="text-align: right;">..... Registrar of Titles.</p> <p style="text-align: right;">Date:</p>

1. Particulars of Land Parcel :

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

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 : Rs. (b) Receipt No. :
(c) Stamp Duty : Rs. (d) Receipt No. :

7. Conditions:

8. Encumbrances/Rights over other lands:

Nature	Particulars	Validity Period

*Cut off the unnecessary words.

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 of20.....It is hereby request to register this “ Instrument of Transfer” in the Title Register.

.....
Signature of the Transferor.

.....
Signature of the Transferee.

Date:

Date:

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

Signature of Life Interest Holder.....

Date.....

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

Full Names of witnesses	National Identity Card No.	Address	Signature

Attestation

Prepared and certified in accordance with Section 44 of Registration of Title Act, No.21 of 1998.

Date:

.....
Notary Public
Signature and Official Stamp.

Note: Stakeholders and Witnesses shall place their signatures in the presence of their respective attesters and the Notary Public shall certify the “instrument” after examining the particulars stipulated in under Section 44 of the Title Registration Act, No.21 of 1998.

Form No. - 9

Instrument of Gift

Registration of Title Act, No.21 of 1998

Section 43

For office use only	
<p style="text-align: center;">RECEIVED</p> <p>Date : _____ Date Stamp _____</p> <p>Time : _____</p> <p>No. : _____</p> <p>Fees : _____</p> <p>(a) Stamp Duty (Receipt No.) : _____</p> <p>(b) Registration Fee (Receipt No.) : _____</p> <p>Certificate of Title No. : _____</p> <p style="text-align: right;">..... Receiving Officer.</p>	<p style="text-align: center;">REGISTRATION</p> <p>Registered in the Title Register</p> <p>No.</p> <p style="text-align: right;">..... Registrar of Titles.</p> <p style="text-align: right;">Date:</p>

1. Particulars of Land Parcel:

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

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 there is a life interest holder:

- (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; (If someone else accepts the gift on behalf of the Donee, his/her written consent should be attached with the instrument. This consent does not apply when the Donee is a minor.)

- (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. (b) Receipt No. :
(c) Stamp Duty : Rs. (d) Receipt No. :

9. Conditions (if any):

10. Encumbrances/Rights over other lands:

Nature	Particulars	Validity Period

*Cut off the unnecessary words.

I, of (Donor) hereby gift to of (Donee) the land/ land part above described, (subject to the life interest of of (If there is /are Life Interest 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.
Date:

.....
Signature of the Life Interest Holder.
Date:

.....
Signature of the Donor.
Date:

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

Full Names of witnesses	National Identity Card No.	Address	Signature

Attestation

Prepared and certified in accordance with Section 44 of Registration of Title Act, No.21 of 1998.

Date:

.....
Notary Public
Signature and Official Stamp.

Note: Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the “instrument” after examining the particulars stipulated in under Section 44 of the Title Registration Act, No.21 of 1998.

Instrument of Lease**Registration of Title Act, No.21 of 1998****Section 43**

For office use only	
<p style="text-align: center;">RECEIVED</p> <p>Date : _____ Date Stamp _____</p> <p>Time : _____</p> <p>No. : _____</p> <p>Fees : _____</p> <p>(a) Stamp Duty (Receipt No.) : _____</p> <p>(b) Registration Fee (Receipt No.) : _____</p> <p>Certificate of Title No. : _____</p> <p style="text-align: right;">..... Receiving Officer</p>	<p style="text-align: center;">REGISTRATION</p> <p>Registered in the Title Register No.</p> <p style="text-align: right;">..... Registrar of Titles</p> <p style="text-align: right;">Date:</p>

1. Particulars of Land Parcel:

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

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 theday
of.....20.....

6. Lease Amount:

(a) Rs.(in figures) :

(b) Rs.(in letters) :

7. Fees:

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

(c) Stamp Duty : Rs. (d) Receipt No. :

8. Conditions (if any):

9. Encumbrances/Rights over other lands:

Nature	Particulars	Validity Period

*Cut off the unnecessary words.

Iof..... (Lessor) hereby lease toof..... (Lessee) the land above described,
for the consideration herein stated subject to the conditions and encumbrances specified above. It is requested to register this
Instrument of lease in the Title Register.

.....
Signature of the Lessor.

.....
Signature of the Lessee.

Date:

Date:

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

Full Names of witnesses	National Identity Card No.	Address	Signature

Attestation

Prepared and certified in accordance with Section 44 of Registration of Title Act, No.21 of 1998.

Date:

.....
Notary Public
Signature and Official Stamp

Note: Stakeholders and Witnesses shall place their signatures in the presence of their respective attesters and the Notary Public shall certify the “instrument” after examining the particulars stipulated in under Section 44 of the Title Registration Act, no.21 of 1998.

Form No. 11

Instrument of Mortgage

Registration of Title Act, No.21 of 1998

Section 43

For office use only	
<p style="text-align: center;">RECEIVED</p> <p>Date : Date Stamp</p> <p>Time :</p> <p>No. :</p> <p>Fees :</p> <p>(a) Stamp Duty (Receipt No.) :</p> <p>(b) Registration Fee (Receipt No.) :</p> <p>Certificate of Title No. :</p> <p style="text-align: right;">..... Receiving Officer.</p>	<p style="text-align: center;">REGISTRATION</p> <p>Registered in the Title Register</p> <p>No.....</p> <p style="text-align: right;">..... Registrar of Titles.</p> <p style="text-align: right;">Date:</p>

1. Particulars of Land Parcel:

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

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. Total Sum:

(a) Rs. (in figures).

(b) Rs. (in letters).

7. Method of re-payment of total sum:

8. Rate of interest:.....

9. Payment of interest :

10. Fees:

- (a) Registration Fee : Rs. (b) Receipt No. :
(c) Stamp Duty : Rs. (d) Receipt No. :

11. Conditions (if any):

12. Encumbrances/Rights over other lands:

Nature	Particulars	Validity Period

*Cut off the unnecessary words.

Iof..... (Mortgagor) hereby mortgage toof..... (Mortgagee), the land above described, for the consideration herein stated subject to the conditions and encumbrances specified above on thisday of20..... It is requested to register this Instrument of lease in the Title Register.

.....
Signature of the Mortgagor

.....
Signature of the Mortgagee

Date:

Date:

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

Full Names of witnesses	National Identity Card No.	Address	Signature

Attestation

Prepared and certified in accordance with Section 44 of Registration of Title Act, No.21 of 1998.

Date:

.....
Notary Public
Signature and Official Stamp

Note: Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the “instrument” after examining the particulars stipulated in under Section 44 of the Title Registration Act, no.21 of 1998.

Form No. - 12

Instrument for Cancellation of Mortgage

Registration of Title Act, No.21 of 1998

Section 43

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

1. Particulars of Land Parcel:

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

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. (b) Receipt No. :

*Cut off the unnecessary words.

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

.....
Signature of the owner.

.....
Signature of the Mortgagee.

Date:

Date:

10. Declaration of Witnesses: We certify that this instrument of mortgage was signed onat.....in our presence and Mortgagor and Mortgagee are well known to us.

Full Names of witnesses	National Identity Card No.	Address	Signature

Attestation

Prepared and certified in accordance with Section 44 of Registration of Title Act, No.21 of 1998.

Date:

.....
Notary Public
Signature and Official Stamp.

Note: Stakeholders and Witnesses shall place their signatures in the presence of their respective attesters and the Notary Public shall certify the “instrument” after examining the particulars stipulated in under Section 44 of the Title Registration Act, no.21 of 1998

Form No. 13

Instrument of Caveat Injunction
Registration of Title Act, No.21 of 1998
Section 43

For office use only	
<p style="text-align: center;">RECEIVED</p> <p>Date : _____ Date Stamp _____</p> <p>Time : _____</p> <p>No. : _____</p> <p>Fees : _____</p> <p>(a) Stamp Duty (Receipt No.) : _____</p> <p>(b) Registration Fee (Receipt No.) : _____</p> <p>Certificate of Title No. : _____</p> <p style="text-align: right;">_____, Receiving Officer.</p>	<p style="text-align: center;">REGISTRATION</p> <p>Registered in the Title Register</p> <p>No.</p> <p style="text-align: right;">_____, Registrar of Titles.</p> <p style="text-align: right;">Date:</p>

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 title certificate is submitted herewith

1. Particulars of Land Parcel:

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

2. Prior Registration Reference:

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

3. Fees:

- (a) Registration Fee : Rs. (b) Receipt 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 Injunction in the Title Register.

Postal address at which the documents to be sent:

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

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

Full Names of witnesses	National Identity Card No.	Address	Signature

Attestation

Prepared and certified in accordance with Section 44 of Registration of Title Act, No.21 of 1998.

Date:
.....,
Notary Public
Signature and Official Stamp

Note: Stakeholders and Witnesses shall place their signatures in the presence of their respective attesters and the Notary Public shall certify the “instrument” after examining the particulars stipulated in under Section 44 of the Title Registration Act, no.21 of 1998.

Form No. 29

Instrument of cancellation of Lease Registration of Title Act, No.21 of 1998 Section 43

For office use only	
<p style="text-align: center;">RECEIVED</p> <p>Date : Date Stamp</p> <p>Time :</p> <p>No. :</p> <p>Fees :</p> <p>(a) Stamp Duty (Receipt No.) :</p> <p>(b) Registration Fee (Receipt No.) :</p> <p>Certificate of Title No. :</p> <p style="text-align: right;">....., Receiving Officer.</p>	<p style="text-align: center;">REGISTRATION</p> <p>Registered in the Title Register</p> <p>No:.....</p> <p style="text-align: right;">....., Registrar of Titles.</p> <p style="text-align: right;">Date:</p>

1. Particulars of Land Parcel:

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

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:

Fromto
.....years..... months..... dates

6. Date of cancellation:

7. Lease amount paid back: Rs:.....

8. Fees:

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

I(Lessee) of hereby cancel the lease bond, as per the conditions thereon from
registered under the.....day book No. on effective from toto.....
(Lessor). of It is hereby requested to register this Cancellation in the Title Register.

.....,
Signature of the Lessor Party.

Date:

.....,
Signature of the Lessee Party.

Date:

9. Declaration of Witnesses: We certify that the instrument for cancellation of lease was signed onat.....in our presence and the above mentioned parties are well known to us.

Full Names of witnesses	National Identity Card No.	Address	Signature

Attestation

Prepared and certified in accordance with Section 44 of Registration of Title Act, No.21 of 1998.

Date:

.....,

Notary Public.

Signature and Official Stamp

Note: Stakeholders and Witnesses shall place their signatures in the presence of their respective attesters and the Notary Public shall certify the “instrument” after examining the particulars stipulated in under Section 44 of the Title Registration Act, No.21 of 1998.

Form No. 31

Instrument for Registration of an Address

Registration of Title Act, No.21 of 1998

Section 43

For office use only	
<p style="text-align: center;">RECEIVED</p> <p>Date : Date Stamp</p> <p>Time :</p> <p>No. :</p> <p>Fees :</p> <p>(a) Stamp Duty (Receipt No.) :</p> <p>(b) Registration Fee (Receipt No.) :</p> <p>Certificate of Title No. :</p> <p style="text-align: right;">....., Receiving Officer.</p>	<p style="text-align: center;">REGISTRATION</p> <p>Registered in the Title Register</p> <p>No:.....</p> <p style="text-align: right;">....., Registrar of Titles.</p> <p style="text-align: right;">Date:</p>

1. Particulars of Land Parcel:

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

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

Iof..... (Mortgagor) hereby mortgage to..... (Mortgagee), the land above described, for the consideration herein stated and the address to be registered shall be.....It is requested to register this Instrument of lease in the Title Register.

.....,
Signature of the Mortgagor.
Date:

.....,
Signature of the Mortgagee.
Date:

6. Declaration of Witnesses: We certify that this instrument of mortgage was signed onat.....in our presence and Mortgagor and Mortgagee are well known to us.

Full Names of witnesses	National Identity Card No.	Address	Signature

Attestation

Prepared and certified in accordance with Section 44 of Registration of Title Act, No.21 of 1998.

Date:

.....,
Notary Public.
Signature and Official Stamp

Note: Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the “instrument” after examining the particulars stipulated in under Section 44 of the Title Registration Act, No.21 of 1998.

Instrument for Cancellation of Caveat**Registration of Title Act, No.21 of 1998****Section 43**

For office use only	
<p style="text-align: center;">RECEIVED</p> <p>Date : _____ Date Stamp _____</p> <p>Time : _____</p> <p>No. : _____</p> <p>Fees : _____</p> <p>(a) Stamp Duty (Receipt No.) : _____</p> <p>(b) Registration Fee (Receipt No.) : _____</p> <p>Certificate of Title No. : _____</p> <p style="text-align: right;">..... Receiving Officer.</p>	<p style="text-align: center;">REGISTRATION</p> <p>Registered in the Title Register</p> <p>No:</p> <p style="text-align: right;">..... Registrar of Titles.</p> <p style="text-align: right;">Date:</p>

1. Particulars of Land Parcel:

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

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

4. Registration Date of Caveat: Day Book No:

5. Period for which caveat is registered: From..... to.....

6. Cancellation date of caveat:

7. Fees:

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

I.....of..... the caveator, hereby notify the cancellation of the caveat as it is not necessary to enforce the Instrument of caveat from which is registered under Day Book No..... For the period of ToIt is requested to register this Instrument for cancellation of caveat in the title register. The original Title Certificate is submitted herewith.

.....
Date

.....
Signature of the caveator

8. Declaration of Witnesses: We hereby certify that this Instrument of caveat was signed onat.....in our presence and Caveator is well known to us.

Full Names of witnesses	National Identity Card No.	Address	Signature

Attestation

Prepared and certified in accordance with Section 44 of Registration of Title Act, No.21 of 1998.

Date:

.....
Notary Public
Signature and Official Stamp.

Note: Stakeholders and Witnesses shall place their signatures in the presence of their respective attesters and the Notary Public shall certify the “instrument” after examining the particulars stipulated in under Section 44 of the Title Registration Act, No.21 of 1998.

Form No. 23

Instrument of Sales Agreement

Registration of Title Act, No.21 of 1998

Section 43

For office use only	
<p style="text-align: center;">RECEIVED</p> <p>Date : Date Stamp</p> <p>Time :</p> <p>No. :</p> <p>Fees :</p> <p>(a) Stamp Duty (Receipt No.) :</p> <p>(b) Registration Fee (Receipt No.) :</p> <p>Certificate of Title No. :</p> <p style="text-align: right;">..... Receiving Officer</p>	<p style="text-align: center;">REGISTRATION</p> <p>Registered in the Title Register</p> <p>No.....</p> <p style="text-align: right;">..... Registrar of Titles.</p> <p style="text-align: right;">Date:</p>

1. Particulars of Land Parcel:

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

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. Total Amount: (in letters) Rs. (in figures).....

6. Period of Agreement:

7. Fees:

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

8. Conditions (if any):

- (1)
- (2)

9. Encumbrances:

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 the consideration mentioned above. I also agree to transfer the said sale through respective instrument.

10. Declaration of Witnesses: We certify that the instrument for cancellation of lease was signed onat.....in our presence and the above mentioned parties are well known to us.

Full Names of witnesses	National Identity Card No.	Address	Signature

Attestation

Prepared and certified in accordance with Section 44 of Registration of Title Act, No.21 of 1998.

Date:

.....
Notary Public
Signature and Official Stamp.

Note: Stakeholders and Witnesses shall place their signatures in the presence of their respective attesters and the Notary Public shall certify the “instrument” after examining the particulars stipulated in under Section 44 of the Title Registration Act, No.21 of 1998.

Form No. 07

Request for Amalgamations / Sub Division of a Land

Registration of Title Act, No.21 of 1998

Section 36

For office use only	
<p style="text-align: center;">RECEIVED</p> <p>Date : Time : No. : Fees : (a) Stamp Duty (Receipt No.) : (b) Registration Fee (Receipt No.) : Certificate of Title No. : Receiving Officer</p>	<p style="text-align: center;">REGISTRATION</p> <p>Registered in the Title Register No. Registrar of Titles. Date:</p>

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

2. Prior Registration Reference:

- (a) Place of Registration :
- (b) Title Certificate No./Nos. :
(Attach the certificate/certificates)
- (c) Extent / Extents of the land :

3. Encumbrances to land/lands:

Nature of Encumbrance	Validity Period

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:
- (d)

Parcel No.	Claimant

6. Fees:

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

7. We/I undersigned hereby declare that the land /lands subject to the encumbrances described in para 3 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 stipulate in para 6 above and relevant Title Certificates and Survey Plan are annexed. The plots of land will be divided as per the sheet No. of block No. of cadastral map No..... certified by Senior Superintendent of Surveys(Area) dated..... and I/We hereby request that each of the undersigned shall have no further claim in relation to the shares other than the shares owned by each of the undersigned and I /We hereby request that the said land amalgamation, sub division be registered in the Register of Title.

Full Name/Names of the Owner/ Owners	Signature / s	Date

8. Declaration of Witnesses: We certify that the instrument for Amalgamations / Sub Division of a Land was signed onat.....in our presence and the owner / owners are well known to us.

Full Names of witnesses	National Identity Card No.	Address	Signature

Attestation

Prepared and certified in accordance with Section 44 of Registration of Title Act, No.21 of 1998.

Date:

.....
Notary Public or Acquisition Officer
Signature and Official Stamp.

Note: Stakeholders and Witnesses shall place their signatures in the presence of their respective attesters and the Notary Public shall certify the “instrument” after examining the particulars stipulated in under Section 44 of the Title Registration Act, No.21 of 1998.

Form No. - 28

Instrument for Cancellation of Life Interest

Registration of Title Act, No.21 of 1998

Section 43

For office use only	
<p style="text-align: center;">RECEIVED</p> <p>Date : Date Stamp</p> <p>Time :</p> <p>No. :</p> <p>Fees :</p> <p>(a) Stamp Duty (Receipt No.) :</p> <p>(b) Registration Fee (Receipt No.) :</p> <p>Certificate of Title No. :</p> <p style="text-align: right;">..... Receiving Officer.</p>	<p style="text-align: center;">REGISTRATION</p> <p>Registered in the Title Register</p> <p>No.</p> <p style="text-align: right;">..... Registrar of Titles</p> <p style="text-align: right;">Date:</p>

1. Particulars of Land Parcel:

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

2. Prior Registration Reference:

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

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. (b) Receipt No. :

I.....of....., hereby cancel the life interest right , which I kept through the Instrument of Gift/ Instrument of Sales , registered under Day Book No..... in the Title Register No....., as the life interest right is not necessary to be effective furthermore from It is requested to register the said cancellation of Life Interest in the title register.

.....
Signature of the life interest holder......
Signature of the owner......
Date.....
Date

8. Declaration of Witnesses: We hereby certify that the Instrument for cancellation of life interest was signed on at.....in our presence and life interest holder is well known to us.

Full Names of witnesses	National Identity Card No.	Address	Signature

Attestation

Prepared and certified in accordance with Section 44 of Registration of Title Act, No.21 of 1998.

Date:

.....

Notary Public
Signature and Official Stamp.

Note: Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the “instrument” after examining the particulars stipulated in under Section 44 of the Title Registration Act, No.21 of 1998.

Instrument for the Cancellation of Sales Agreement

Registration of Title Act, No.21 of 1998

Section 43

For office use only	
<p style="text-align: center;">RECEIVED</p> <p>Date : _____ Date Stamp _____</p> <p>Time : _____</p> <p>No. : _____</p> <p>Fees : _____</p> <p>(a) Stamp Duty (Receipt No.) : _____</p> <p>(b) Registration Fee (Receipt No.) : _____</p> <p>Certificate of Title No. : _____</p> <p style="text-align: right;">Receiving Officer.</p>	<p style="text-align: center;">REGISTRATION</p> <p>Registered in the Title Register</p> <p>No.</p> <p style="text-align: right;">.....</p> <p style="text-align: right;">Registrar of Titles.</p> <p style="text-align: right;">Date:</p>

1. Particulars of Land Parcel:

- | | |
|-------------------------------------|---|
| (a) District : | (b) Divisional Secretary's Division: |
| (c) Grama Niladhari Division: | (d) Village or Town : |
| (e) Street : | (f) Assessment No. : |
| (g) Cadastral Map No. : | (h) Block No. : |
| (i) Sheet No. : | (j) Parcel No. : |
| (k) Extent : | (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. Period of Agreement: Year.....From To.....

4. Date of Cancellation:.....

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 letters) Rs. (in figures).....

8. Amount paid back:.....

9. Reason for cancelling the agreement:

10. Date of cancellation:

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

.....
Vendee

.....
Date

.....
Vendor

.....
Date

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

Full Names of witnesses	National Identity Card No.	Address	Signature

Attestation

Prepared and certified in accordance with Section 44 of Registration of Title Act, No.21 of 1998.

Date:

.....

Notary Public
Signature and Official Stamp.

Note: Stakeholders and Witnesses shall place their signatures in the presence of their respective attestors and the Notary Public shall certify the “instrument” after examining the particulars stipulated in under Section 44 of the Title Registration Act, No.21 of 1998.

12. 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

Prepared and Certified in accordance with Section 44 of the Title Registration Act, No. 21 of 1998.

Date :

Note: 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.

Form No.-21

For office use only	
<p style="text-align: center;">RECEIVED</p> <p>Date : _____ Date Stamp _____</p> <p>Time : _____</p> <p>No. : _____</p> <p>Fees : _____</p> <p>(a) Stamp Duty (Receipt No.) : _____</p> <p>(b) Registration Fee (Receipt No.) : _____</p> <p>Certificate of Title No. : _____</p> <p style="text-align: right;">..... Receiving Officer.</p>	<p style="text-align: center;">REGISTRATION</p> <p>Registered in the Title Register</p> <p>No.</p> <p>.....</p> <p style="text-align: right;">Registrar of Titles.</p> <p style="text-align: right;">Date:</p>

(Registered owner/owners of the land which the building is located shall fill this in duplicates.)

To the Title Registrar of District.

1. Name of the applicant:

.....

- 2.National Identity Card No. :

.....

3. Address:.....

- 4 Details of the land where the building is located

5. Nature of the Condominium Property : (State whether it is Temporary / Partly / General) .

6 .Particulars of Location:

- (a) District:----- (b) Divisional Secretary's Division:-----
 (c) Grama Niladhari Division----- (d) Village or Town:-----
 (e) Street : ----- (f) Assessment No: -----
 (g) Cadastral map No: ----- (h) Block No: -----
 (i) Sheet No:----- (j) Parcel No./Nos.-----
 (k) Extent /Extents-----

7. Reference of the Prior registration

- a. Place of Registration.....
 b. No. of the Title Certificate.....
 c. Class of the Title

8. Particulars of Condominium Plan (Annex the condominium plan)

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

9. Registration Fee: Rs.------(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 07th 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. An application to Title Certificate is annexed here with.

Date:-----

Signature/signatures of applicant/applicants.

12. Declaration of the Witnesses :

We certify that the Instrument to register a condominium property was signed on -----at -----in our presence and applicant party is well known to us.

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

Attestation

Prepared and Certified in accordance with Section 44 of the Title Registration Act, No. 21 of 1998.

Date :

.....

Notary Public
Signature and Official Frank

Note: 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.

Form No.-25

INSTRUMENT TO REGISTER SALES CERTIFICATES
REGISTRATION OF TITLE ACT, NO. 21 OF 1998
SECTION 43

For office use only	
<p style="text-align: center;">RECEIVED</p> <p>Date : Date Stamp</p> <p>Time :</p> <p>No. :</p> <p>Fees :</p> <p>(a) Stamp Duty (Receipt No.) :</p> <p>(b) Registration Fee (Receipt No.) :</p> <p>Certificate of Title No. :</p> <p style="text-align: right;">..... Receiving Officer.</p>	<p style="text-align: center;">REGISTRATION</p> <p>Registered in the Title Register</p> <p>No.</p> <p style="text-align: right;">..... Registrar of Titles.</p> <p style="text-align: right;">Date:</p>

1. Particulars of the Land

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

2. Reference of the Prior registration

- a. Place of Registration.....
- b. No. of the Title Certificate.....
- c. Class of the 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.

Date :

Creditor / Financial Institution.

Date :

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

Prepared and Certified in accordance with Section 44 of the Title Registration Act, No. 21 of 1998.

Date :

.....

Notary Public

Signature and Official Frank.

Note: 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.

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 :
District :
Divisional Secretary's Division :
Grama Niladhari Division :
Name :
Assessment No. :
Cadastral Map No. :

Block No.
Sheet No.
Parcel No.
Extent of the land
Nature of the land
Share of Ownership

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:

Title Registrar

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 of this certificate.

(2) Before dealing with this land please search the current folio of the Register.

Third Schedule

Legal Document (Instrument)			Descriptions	Registered			Cancelled		
Nature	Number and Date	Name of the Notary Public		Date and Time	Day Book Number	Signature and Seal	Date and Time	Day Book Number	Signature and Seal
<div>Other Particulars</div>									

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 :
District :
Divisional Secretary's Division :
Grama Niladhari Division :
Name :
Assessment No. :
Cadastral Map No. :

Block No.
Sheet No.
Parcel No.
Extent of the land
Nature of the land
Share of Ownership

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:

Title Registrar

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 of this certificate.

(2) Before dealing with this land please search the current folio of the Register.

Third Schedule

Legal Document (Instrument)			Descriptions	Registered			Cancelled		
Nature	Number and Date	Name of the Notary Public		Date and Time	Day Book Number	Signature and Seal	Date and Time	Day Book Number	Signature and Seal
Other Particulars									

Condominium unit:

Format No. -14 (b)



Democratic Socialist Republic of Sri Lanka

Title Certificate

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

Province	:	Cadastral Map Number	:
District	:	Block Number	:
Divisional Secretary's Division	:	Sheet Number	:
Grama Niladhari Division	:	Unit Number	:
Village	:	Extent of the Unit	:
Assessment Number	:	Extent of the Title	:

First Schedule (Title)

Owner's Name :
Address :
NIC number :

Second Schedule (Plan of the Land)

I do hereby certify that those who stated in the First Schedule have a Temporary Title of Condominium to the unit mentioned in the Second Schedule above.

.....
Title Registrar.

Date of Register :
Office :

Condominium unit:**Format No. 14 (c)**

Democratic Socialist Republic of Sri Lanka

Title Certificate

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

Province	:	Cadastral Map Number	:
District	:	Block Number	:
Divisional Secretary's Division	:	Sheet Number	:
Grama Niladhari Division	:	Unit Number	:
Village	:	Extent of the Unit	:
Assessment Number	:	Extent of the Title	:

First Schedule (Title)

Owner's Name :
Address :
NIC number :

Second Schedule (Plan of the Land)

I do hereby certify that those who stated in the First Schedule have a Partly Title of Condominium to the unit mentioned in the Second Schedule above.

.....
Title Registrar.

Date of Register :
Office :

Condominium unit:

Format No. 14 (d)



Democratic Socialist Republic of Sri Lanka

Title Certificate

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

Province	:	Cadastral Map Number	:
District	:	Block Number	:
Divisional Secretary's Division	:	Sheet Number	:
Grama Niladhari Division	:	Unit Number	:
Village	:	Extent of the Unit	:
Assessment Number	:	Extent of the Title	:

First Schedule (Title)

Owner's Name :
Address :
NIC number :

Second Schedule (Plan of the Land)

I do hereby certify that those who stated in the First Schedule have a Title of Condominium to the unit mentioned in the Second Schedule above.

.....
Title Registrar

Date of Register :
Office :

Democratic Socialist Republic of Sri Lanka

Title Register

Title Registration Act, No. 21 of 1998

Prior Registration

Division:- Volume:-Folio

1. Information on Land :-

Title No:-

District	:		Cadastral Map Number	:	
Divisional Secretary's Division	:		Block Number	:	
Grama Niladhari Division	:		Sheet No.	:	
Street/ Village/ City	:		No. of Land part/ Parts	:	
Assessment number	:		Extent	:	

First Schedule

2. Information on 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 the Class of the Title	Registration Date and Time	Registrar's signature and Stamp	Other Particulars

Second Schedules *Note:* Notes can be made by subsequent endorsements.

3. Encumbrances

Legal Document			Nature of the Encumbrances	Registration			Cancellation				Other particulars
Nature of instrument	Number	Certifying Officer		Date and Time	Sig-na-ture	Stamp	Certifying Officer	Date and Time	Signature	Stamp	

Third Schedule

04. Other Particulars

1. Payments to be made to the Government or to the Local Authority:.....
2. Natural properties situated in the land or developments done to the land :-
3. Other relevant details:-
4. Cross References :-

.....
Title Registrar

Title Register

Title Registration Act, No. 21 of 1998

Prior Registration

Division:- Volume:- Folio.

1. Information on Land :-

Title No.:-

District :

Divisional Secretary's Division :

Grama Niladhari Division :

Street/ Village/ City :

Cadastral Map number :

Parcel No. :

Extent :

First Schedule

2. Owner – The State:-

[illegible]

Note: Notes can be made by subsequent endorsements.

Second Schedule

3. Encumbrances

Legal Document			Cancellation
Nature of instrument	Number	Certifying Officer	
Description			
Registration Date and Time			
Signature			
Stamp			
Instrument No. and Date			
			Certifying Officer
			Description
			Date and Time
			No.
			Signature
			Stamp

Third Schedule

04. Other Particulars

1. Payments to be made to the Government or to the Local Authority:.....
2. Natural properties situated in the land or developments done to the land :-
3. Other relevant details:-

.....
Title Registrar

Instrument of Exchange of Lands
Title Registration Act No. 21 of 1998
Section 43

For office use only	
<p>First Land Part</p> <p style="text-align: center;">Received</p> <p>Date: Date Stamp</p> <p>Time:</p> <p>Number:</p> <p>Fee:</p> <p> (a) Stamp duty (Receipt No.):</p> <p> (b) Registration Fee (Receipt No.):</p> <p>Title Registration Number:</p> <p>Receiving officer:</p> <p style="text-align: center;">Registration</p> <p>Registered in the Title Register</p> <p>Registrar of Titles</p> <p>Date</p>	<p>Second Land Part</p> <p style="text-align: center;">Received</p> <p>Date: Date Stamp</p> <p>Time:</p> <p>Number:</p> <p>Fee:</p> <p> (a) Stamp duty (Receipt No.):</p> <p> (b) Registration Fee (Receipt No.):</p> <p>Title Registration Number:</p> <p>Receiving officer:</p> <p style="text-align: center;">Registration</p> <p>Registered in the Title Register</p> <p>Registrar of Titles</p> <p>Date</p>

1. Particulars of two lands to be exchanged:

- | | |
|---|---|
| (a) District: | (a) District: |
| (b) Divisional Secretary's Division:..... | (b) Divisional Secretary's Division:..... |
| (c) Grama Niladhari Division:..... | (c) Grama Niladhari Division:..... |
| (d) Village/ City:..... | (d) Village/ City:..... |
| (e) Street:..... | (e) Street:..... |
| (f) Assessment Number:..... | (f) Assessment Number:..... |
| (g) Cadastral Map number:..... | (g) Cadastral Map number:..... |
| (h) Sheet No:..... | (h) Sheet No:..... |
| (i) Block No: | (i) Block No: |
| (j) Land parcel No:..... | (j) Land parcel No:..... |
| (k) Extent:..... | (k) Extent:..... |
| (l) Extend subject to the transfer:..... | (l) Extend subject to the transfer:..... |
| (m) No. of the unit, if a Condominium Property: ... | (m) No. of the unit, if a Condominium Property :..... |

2. Reference of the Prior registration

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

3. First Party

- a. Full Name:
b. NIC No.:
c. Address:

4. Second Party

- a. Full Name:
b. NIC No.:
c. Address:

5. Consideration :

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

6. Fee

- a. Registration Fee :
b. Receipt No :
c. Stamp duty :
d. Receipt No :

7. Conditions

.....
The title to the land parcels, interest of the parties to the respective land parcel, herein specified in the land parcels above described, have been exchanged between the parties, named above, for the consideration here in expressed here by, subject to the encumbrances as shown hereon this.....day of.....20.....It is here by request to registert his “Instrument of Land Exchange” in the Title Register.

.....
Signature of the First Party

.....
Signature of the Second Party

Date

Date

3. Declaration of Witnesses: -

We certify that this Instrument of Exchange of Land was signed in our presence and both parties are well known to us.

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

Attestation

Prepared and Certified in accordance with the Section 44 of the Title Registration Act No. 21 of 1998

Date:.....

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

Note:

Stakeholders and Witnesses shall place their signatures in the presence of their respective attesters 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.

Form No. – 24

Instrument of Transfer made for Security Bond
Title Registration Act, No. 21 of 1998
Section 43

For office use only	
<p style="text-align: center;">Received</p> <p>Date: Date Stamp :</p> <p>Time:</p> <p>Number:</p> <p>Fee:</p> <p>(a) Stamp duty (Receipt No.) :</p> <p>(b) Registration Fee (Receipt No.) :</p> <p>Title Registration Number:</p> <p>Receiving Officer:</p>	<p style="text-align: center;">Registration</p> <p>Registered in the Title Register</p> <p>No :</p> <p style="text-align: right;">Registrar of Titles :</p> <p style="text-align: right;">Date :</p>

1. Particulars of the land :

- (a) District :.....
- (b) Divisional Secretary's Division:.....
- (c) Grama Niladhari Division:.....
- (d) Village/ City:.....
- (e) Street:.....
- (f) Assessment Number:.....
- (g) Cadastral Map number:.....
- (h) Block No.:
- (i) Sheet No.:
- (j) Land parcel no:.....
- (k) Extent:.....
- (l) No. of the unit, if a Condominium Property :.....
- (m) Extend subject to the transfer :.....

2. Reference of the Prior registration :

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

3. Guarantor

- a. Full Name:
- b. NIC No.:
- c. Address:

4. If the guarantor is a Company/ Joint Venture/ Business Enterprises

- a. Name of the Institute:
- b. Registration No.:
- c. Registered Address:

5. Effective period of Guaranty:

.....

6. Value of the Property

Rs. (in figures)(in letters)

7. Fee:

- a. Registration Fee :
- b. Receipt No :
- c. Stamp duty :
- d. Receipt No :

8. Conditions if any,

.....

9. Encumbrances/ rights regarding other lands

Nature	Description	Valid Period

* Cut off the unnecessary words

I.....of.....(Guarantor)here by agreed to keep the land and property on it described above, as a Surety to the (Institution/ Department/ Ministry). It is here by requested to register this “Instrument of Transfer made for Security Bond” in the Title Register.

.....
Signature of the Guarantor.

.....
Signature of the Holder of Guarantee.

Date

Date

10. Declaration of Witnesses: -

We certify that this Instrument of Transfer made for Security Bond was signed in our presence ondate at.....and both Guarantee and the Holder of Guarantee are well known to us.

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

Attestation

Prepared and Certified in accordance with the Section 44 of the Title Registration Act, No. 21 of 1998

Date:.....

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

Note: 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.

Cancellation of the Security Bond

11. The above mentioned property has been transferred to the (Institution/ Department/ Ministry) of by of as a surety and the relevant agreement has been terminated with effect fromdate and therefore, that surety has been cancelled. It is here by requested to register this cancellation of Surety in the Title Register.

Form No. – 27

Instrument of Cancellation of Gift

Title Registration Act No. 21 of 1998
Section 43

For office use only	
<p style="text-align: center;">Received</p> <p>Date: Day Stamp</p> <p>Time:</p> <p>Number:</p> <p>Fee:</p> <p> (a) Stamp duty (Receipt No.):</p> <p> (b) Registration Fee (Receipt No.):</p> <p>Title Registration Number:</p> <p>Receiving officer:</p>	<p style="text-align: center;">Registration</p> <p>Registered in the Title Register</p> <p>No.....</p> <p style="text-align: right;">.....</p> <p style="text-align: right;">Registrar of Titles</p> <p>Date</p>

1. Particulars of the land

- (a) District :.....
- (b) Divisional Secretary's Division :.....
- (c) Grama Niladhari Division :.....
- (d) Village/ City :.....
- (e) Street :.....
- (f) Assessment Number :.....
- (g) Cadastral Map number :.....
- (h) Block No :
- (i) Sheet No :
- (j) Land parcel No :.....
- (k) Extent :.....
- (l) No. of the unit, if a Condominium Property:
- (m) Extend subject to the cancellation of gift :.....

2. Reference of the Prior registration :

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

3. Donor

- a. Full Name:
- b. NIC No.:
- c. Address:

4. Donee of the gift to be cancelled

- a. Full Name:
- b. NIC No.:
- c. Address:

5. Conditions mentioned in the Gift Deed/ Instrument

.....

6. Gift deed to be cancelled (If relevant)

- a. Number:
- b. Name of the Notary:
- c. Date:

7. Fee:

- a. Registration Fee :
- b. Receipt No :
- c. Stamp duty :
- d. Receipt No :

8. Reasons/ conditions for the Cancellation of the deed

.....

9. Encumbrances/ rights regarding other lands

<i>Nature</i>	<i>Description</i>	<i>Validity Period</i>

* Cut off the unnecessary words

Due to failure or non-fulfillment in the manner expected to me at the time of making the gift, of the land/ land part described above, which has been gifted to theof subjecting to the life interest (if any holder/ holders of life interest are there) of resides at, by me, the donor, ofit is hereby requested to register this Instrument of Cancellation of Gift in the Title Register, to cancel the said gift and transfer the said land to me.

.....
Signature of the Guarantor

.....
Signature of the Holder of Guarantee

Date

Date

11. Declaration of Witnesses: -

We certify that this Instrument of Cancellation of Gift was signed in our presence ondate at..... and the Donor is well known to us.

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

Attestation

Prepared and Certified in accordance with the Section 44 of the Title Registration Act, No. 21 of 1998

Date:.....

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

Note: 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.

Instrument of Cancellation of Life Interest when the Holder of the Life Interest is diseased.
Title Registration Act No 21 of 1998
Section 43

For office use only	
Received	Registration
Date: Day Stamp	
Time:	Registered in the Title Register
Number:	No.
Fee:	
(a) Stamp duty (Receipt No.):
(b) Registration Fee (Receipt No.):	Registrar of Titles
Title Registration Number:	Date
Receiving officer:	

1. Particulars of the land

- (a) District :
- (b) Divisional Secretary's Division:
- (c) Grama Niladhari Division:
- (d) Village/ City:
- (e) Street:
- (f) Assessment Number:
- (g) Cadastral Map number:
- (h) Block No.:
- (i) Sheet No. :
- (j) Land parcel No:
- (k) Extent:
- (l) No. of the unit, if a Condominium Property :
- (m) Extend subject to the cancellation of gift :

2. Reference of the Prior registration

- a. Place of Registration.....
- b. No. of the Title Certificate.....
- c. Class of the Title

3. Owner

- a. Full Name:
- b. NIC No.:
- c. Address:

4. Holder of the Life Interest

- a. Full Name:
- b. NIC No.:
- c. Address:

5. Registered date of Life Interest :.....

Day book No.:.....

6. Deceased date of the Holder of the Life Interest..... (attach a Copy of the certified Death Certificate)

- a. No. of the Death Certificate.....
- b. Registered Date.....
- c. District.....
- d. Division registered.....

7. Fee:

- a. Registration Fee :
- b. Receipt No :
- c. Stamp duty :
- d. Receipt No :

* Cut off the unnecessary words

I (Owner)..... ofdo hereby state that as the Life Interest Holder..... of.....has been diseased, the registration of that life interest has been cancelled. It is hereby requested to register this Instrument of Cancellation of Life Interest when the Holder of the Life Interest is diseased, in the Title Register.

.....
Signature of the Owner.

Date

8. Declaration of Witnesses: -

We certify that this Instrument of Cancellation of Life Interest when the Holder of the Life Interest is diseased, was signed in our presence ondate at.....and the Owner is well known to us.

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

Attestation

Prepared and Certified in accordance with the Section 44 of the Title Registration Act No. 21 of 1998

Date:.....

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

Note: Stake holders and Witnesses shall place their signatures in the presence of their respective at testers 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.

Form No. – 34

Instrument of Cancellation of the registration of Certificate of Sale
Title Registration Act No. 21 of 1998
Section 43

For office use only	
<p style="text-align: center;">Received</p> <p>Date: Day Stamp</p> <p>Time:</p> <p>Number:</p> <p>Fee:</p> <p> (a) Stamp duty (Receipt No.):</p> <p> (b) Registration Fee (Receipt No.):</p> <p>Title Registration Number:</p> <p>Receiving officer:</p>	<p style="text-align: center;">Registration</p> <p>Registered in the Title Register</p> <p>No.....</p> <p>.....</p> <p style="text-align: right;">Registrar of Titles</p> <p style="text-align: right;">Date</p>

1. Particulars of the land

- (a) District:
- (b) Divisional Secretary's Division:.....
- (c) Grama Niladhari Division:.....
- (d) Village/ City:.....
- (e) Street:.....
- (f) Assessment Number:.....
- (g) Cadastral Map number:.....
- (h) Block No.:
- (i) Sheet No. :.....
- (j) Land parcel No:.....
- (k) Extent:.....
- (l) No. of the unit, if a Condominium Property :.....

2. Reference of the Prior registration

- a. Place of Registration.....
- b. No. of the Title Certificate.....
- c. Class of the Title

3. Total consideration

.....

4. Day book No. of which the Sales Certificate has been Registered:.....

Date:.....

5. Creditor/ Financial Institute

- a. Full Name:
- b. NIC No.:
- c. Address:

6. Debtor

- a. Full Name:
- b. NIC No.:
- c. Address:

7. Fee:

- a. Registration Fee
- b. Receipt No.

I do hereby declare that the sales Certificate registered on Date and the day book number..... By (Institute) situated in has been cancelled. It is hereby requested to register this Instrument of Cancellation of the registration of Certificate of Sale, in the Title Register

.....
Creditor/ Financial Institute

.....
Debtor

Date

Date

8. Declaration of Witnesses: -

We certify that this Instrument of Cancellation of the registration of Certificate of Sale, was signed on..... date at.....in our presence and the Owner is well known to us.

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

Attestation

Prepared and Certified in accordance with the Section 44 of the Title Registration Act No. 21 of 1998

Date:.....

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

Note: Stake holders and Witnesses shall place their signatures in the presence of their respective attesters 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.

Form No. – 35

Instrument on transferring or selling the Right of way/ Right to access with servitude.
Title Registration Act No. 21 of 1998
Section 43

For office use only	
<p>Received</p> <p>Date: Day Stamp</p> <p>Time:</p> <p>Number:</p> <p>Fee:</p> <p>(a) Stamp duty (Receipt No.):</p> <p>(b) Registration Fee (Receipt No.):</p> <p>Title Registration Number:</p> <p>Receiving officer:</p>	<p>Registration</p> <p>Registered in the Title Register</p> <p>No.....</p> <p>.....</p> <p>Registrar of Titles</p> <p>Date</p>

1. Particulars of the land

- (a) District:
- (b) Divisional Secretary's Division:.....
- (c) Grama Niladhari Division:.....
- (d) Village/ City:.....
- (e) Street:.....
- (f) Assessment Number:.....
- (g) Cadastral Map number :.....
- (h) Block No. :.....
- (i) Sheet No. :.....
- (j) Land parcel No:.....
- (k) Extent :.....

2. Reference of the Prior registration

- a. Place of Registration.....
- b. No. of the Title Certificate.....
- c. Class of the Title

3. Transferor

- a. Full Name:
- b. NIC No.:
- c. Address:

4. Transferee

- a. Full Name:
- b. NIC No.:
- c. Address:

5. Consideration

Rs. (in figures)(in letters)

6. Fee:

- a. Registration Fee
- b. Receipt No.
- c. Stamp duty
- d. Receipt No.

7. Conditions.....

8. Encumbrances/ rights regarding other lands

Nature	Description	Validity Period

* Cut off the unnecessary words

Right of way/ right to access with servitude, right of the Transferor regarding the land described above, have been transferred to the Transferee by the Transferor for the consideration stated here, subjecting to the conditions stated hereon. It is hereby requested to register this Instrument on transferring or selling the Right of way/ Right to access with servitude, in the Title Register

.....
Transferor

.....
Transferee

Date

Date

9. Declaration of Witnesses: -

We certify that his Instrument on transferring or selling the Right of way/ Right to access with servitude, was signed on..... date at.....in our presence and both Transferor and Transferee are well known to us.

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

Attestation

Prepared and Certified in accordance with the Section 44 of the Title Registration Act No. 21 of 1998

Date:.....

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

Note: Stake holders and Witnessess hall place their signatures in the presence of their respective attesters 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.

Instrument on Given on lease by the Holder of Life Interest.
Title Registration Act, No. 21 of 1998
Section 43

For office use only	
Received	Registration
Date: Day Stamp	
Time:	Registered in the Title Register
Number:	No.
Fee:	
(a) Stamp duty (Receipt No.):
(b) Registration Fee (Receipt No.):	Registrar of Titles
Title Registration Number:	Date
Receiving officer:	

1. Particulars of the land:

- (a) District
- (b) Divisional Secretary's Division.....
- (c) Grama Niladhari Division.....
- (d) Village/ City.....
- (e) Street.....
- (f) Assessment Number.....
- (g) Cadastral Map number.....
- (h) Block No.
- (i) Sheet No.
- (j) Land parcel no.....
- (k) Extent.....
- (l) No. of the unit, if a Condominium Property
- (m) Extend subject to the Lease.....

2. Reference of the Prior registration

- a. Place of Registration.....
- b. No. of the Title Certificate.....
- c. Class of the Title

3. Lessor/ Holder of Life Interest

- a. Full Name:
- b. NIC No.:
- c. Address:

4. Lessee

- a. Full Name:
- b. NIC No.:
- c. Address:

5. Lease Period

For a period ofy ears and months from ... date of month To..... date of month

6. Lease amount

Rs. (in figures)(in letters)

7. Fee:

- a. Registration Fee
- b. Receipt No
- c. Stamp duty
- d. Receipt No

8. Conditions if any.....

9. Encumbrances/ rights regarding other lands

Nature	Description	Validity Period

* Cut off the unnecessary words

The land and the property described above, is given on lease toof..... the Lessee by..... Of..... the Lessor, for the consideration stated here, subjecting to the conditions stated hereon. It is hereby requested to register this Instrument on Given on lease by the Holder of Life Interest, in the Title Register.

.....
Lessor

.....
Lessee

Date

Date

10. Declaration of Witnesses: -

We certify that this Instrument on Given on Lease, was signed on..... date at.....in our presence and both Lessor and Lessee are well known to us.

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

Attestation

Prepared and Certified in accordance with the Section 44 of the Title Registration Act, No. 21 of 1998

Date:.....

.....
Notary Public.
(SignatureandOfficialFrank)

Note: Stake holders 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.

At the District Court of

Plaintiff

Accused

At thisdate of month of

“Commissioner General for Title Settlement, the plaintiff whose name mentioned above stated in his complaint as follows, appearing through his Lawyer”

1. The land described in Schedule “a” hereof lies within the jurisdiction of this Court
2. According to The *Gazette* published under the Section 12 of the Title Registration Act, No. 21 of 1998, Deputy Commissioner/ Assistant Commissioner of the Land Title Settlement Regional Office conducted an investigation regarding the land described in Schedule “a” herein whereupon the above Defendant pretended to be related to the and claimed to the land.
3. In deciding the rights/ extent/ boundaries presented by the defendants in the said investigation, the plaintiff is unable to reach a decision due to the disputed nature of the said claims, so it is necessary to present the said claims to this Court for investigation and decision.
4. The plaintiff has submitted as follows to the Court to know the details of the said case, for this Court to determine the said situation
5. The plaintiff stated that the documents detailed in Schedule “b” are a part of this complaint.

Therefore, the plaintiff implores to,

- a. Obtain a Court Order regarding the said dispute,
- b. Obtain litigation fees
- c. The plaintiff shall also seek such other or further relief as the Court may deem fit

.....
Lawyer representing the Plaintiff

Schedule “a”

The land bearing Parcel No..... with an extent ofhectare, in the sheet No.....of the Block No.....in the Cadastral Map No..... of the village..... within the Grama Niladhari Division..... Of the Divisional Secretariat Division.....in the District of inprovince.

Schedule "b"

1. Certified copy of the *Gazette* published under the Section 12 of the Title Registration Act, No. 21 of 1998.
2. Certified copy of the Cadastral Map, drawn including the land subjected to this Case
3. Certified copies of the Land Title Application submitted by the Accused/ Accusers claiming their right.
4. Copies of Deeds submitted by the Accused/ Accusers
5. Copies of Extracts of the Land Registry, noted by the Assistant Title Investigation Officer.
6. Certified copy of the Report on Property investigation details
7. Certified copy of the Title Investigation Report carried out under the Section 13 of the Title Registration Act, No. 21 of 1998.
8. If a decision has been given by the Conciliation Board appointed under the Section 7 of the Title Registration Act, No. 21 of 1998, a certified copy of that decision

.....
Lawyer representing the Accused

Format (38)

Affidavit

I, the Deputy / Assistant Commissioner of the Land Title Settlement Regional Office Of
..... Divisional Secretariat Division in District, being a Buddhist / Christian /Islamic, do
hereby solemnly, honestly and truthfully declare as follows.

1. I am the Deputy / Assistant Title Settlement Commissioner in the Regional office of
Appointed under Section 2 of the Registration of Title Act, No. 21 of 1998.
2. I declare the following particulars under the authority /power vested in me, under Section 21 of the Registration of Title Act, No. 21 of 1998.
3. The land referred to in the Schedule to the accompanying complaint sheet, is situated within the Jurisdiction of the District Court
4. This land is depicted as Lot No.of Sheet No. Of Block No. in Cadastral map No.Prepared by Surveyor General.
5. In Accordance with the notice published by me in the Government *Gazette* under Section 12 of Registration of Title Act, No. 21 of 1998, an investigation was conducted under Section 13 of the Act, to Determine the ownership of this land, and I hereby state that due to the disputed nature of the claims while the investigation is being carried out, it is my opinion that it is more appropriate for the investigations to be conducted by the District Court.

.....
Deputy /Assistant Commissioner of Title Settlement
..... Division

Date:

This affidavit was certified and declared before me at after he understood those facts on day of Month 20.....after I read and propound the facts contained in this affidavit to the above named

Justice of Peace / Commissioner of Oaths

Date:

Official Stamp

Format (39)

Senior Superintendent of Survey (Bimsaviya)..... District

The Declaration made under Sub Section (2) of the Section 36 of the Registration of Title Act No.21 of 1998.

I/We, do hereby given the consent to Subdivision/Amalgamation/ Subdivision Following Amalgamation of the Parcel/Parcels of Sheet No. of Block No. Of Cadastral Map No..... with the following Title Certificate / Certificates owned by I/We, the undersigned.

1. Title Certificate No. Parcel No.
Full Name.....
National Identity Card No.
Signature Date
2. Title Certificate No. Parcel No.
Full Name.....
National Identity Card No.
Signature Date
3. Title Certificate No. Parcel No.
Full Name.....
National Identity Card No.
Signature Date

And I/ We, the undersigned, further agree to carry out the said Subdivision / Amalgamation / Subdivision following Amalgamation, as shown in the sketch below and reserve the Rights.

Sketch depicting the Subdivision / Amalgamation / Subdivision following Amalgamation



1. Full Name

.....

National Identity Card No.

Signature.....Date.....

2. Full Name

.....

National Identity Card No.

Signature.....Date.....

3. Full Name

.....

National Identity Card No.

Signature.....Date.....

Note : Depending on the number of Parties , several forms may be used.

Second Schedule

Application Fees

	<i>Section</i>	<i>Description</i>	<i>Fee (Rs.)</i>
1	34(1)	Application to inspect the Title Register	600
2	34(1)	Application to inspect the Cadastral Map (By Survey Department)	100
3	34(2)	Application to obtain a Extract from Title Register	600
4	34(3)	Application to obtain a copy of the Cadastral Map (By Survey Department)	A4,Legal, A3 A2, A1,A0 per page respectively Rs.300.00, 380.00, 500.00, 850.00, 1,700.00, 3,400.00

5	36(1)	Application to apply for Registration of a Subdivision or an amalgamation	600
6	37(1)	Application to issue a Title Certificate	600
7	50(1)	Application to register horizontal Sub – division of a building	1000
8	15(4)	Application to issue a Title Certificate	1000
9		Other Application Fees	600
10		Application to issue a copy of the duplicate Title Certificate	2500

Registration Fees

	<i>Description</i>	<i>Fee (Rs.)</i>
1	Instrument of Mortgage	1000
2	Address	500
3	Instrument of Lease	1000
4	Caveat Ordinance (For Each Six months)	5000
5	Instrument of Cancellation	1000
6	Instrument of Transfer	1000
7	Instrument of Gift	1000
8	For Registration of Horizontal Subdivision of a building (for each unit)	5000
9	Registration of Amalgamation/Subdivision . unit 1-5 (for each unit)	1000
10	Registration of Amalgamation/Subdivision . unit 6-10 (for all units,for each unit)	2500
11	Registration of Amalgamation/Subdivision . More than10 Units (for all units,for each unit)	3000
12	Instrument of Sales Agreement	1000
13	Instrument of Sales Certificates	1000
14	Other Instruments enacted under the Registration of Title Act	1000
15	Other instruments which are published by other Acts which can be registered in the Title Register	1000

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