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முழுப் பதிப்புரிமையுடையது]
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Written Test and Speed Test for the Selection of Trainee Notary Clerks to the
Bank of Ceylon - 2016

(01) Written Test

Two hours

Answer **all** questions.

1. (i) State the method of appointing a person to the office of a Notary under the Notaries Ordinance.
- (ii) What are the qualifications required to be a Notary for a person other than an Attorney at Law under the Notaries Ordinance?
- (iii) What the penalties that could be imposed for practising as a Notary without a warrant under the Notaries Ordinance?
- (iv) What are the types of security that has to be furnished under the Notaries Ordinance by a person as a requirement prior to becoming a Notary?
- (v) What are the titles of land parcels registered under the Regulation of Title Act, No. 21 of 1998 regarding which Partition Act, **does not** apply?
- (vi) What are the **three** types of plans stated under the Appointment Ownership Law No. 11 of 1973?
- (vii) What is 'Prior Registration'?
- (viii) Why is it necessary to register a deed affecting immovable property under the Registration of Documents Ordinance?
- (ix) What is 'a Power of Attorney'?
- (x) What is meant by 'Debentures' under the Companies Act?

(02×10=20 marks)

2. (i) What is the document in relation to which registration of title to is a land Parcel in effected under the Registration of Title Act No. 21 of 1998?
- (ii) Under the Registration of Title Act No. 21 of 1998,
 - (a) who are the officers responsible for the due performance of the duties and functions assigned to him?
 - (b) who are the officers responsible for the maintenance of title registers?
- (iii) Write a short note on 'Registration of Ownership' under the Registration of Documents Ordinance.

(20 marks)

3. (i) Why is it essential to obtain a valuation of an immovable property prior to execution of a deed of transfer?
- (ii) What is 'Cross Reference'?
- (iii) Specify the procedure for payment of stamp duty on a transfer deed executed by a Notary Public and a Mortgage executed in relation to the land in favour of a bank.

(20 marks)

4. (i) What is meant by 'a right of way to a property'?
- (ii) What are encumbrances required to be identified related to the property to be purchased by a person?
- (iii) What essential facts are required to be stated in a report on title to be given to a bank by a Mortgagee?

(20 marks)

5. (i) What is the method of registration under the Registration of Documents Ordinance?
- (ii) Mention **two** people eligible to make an application to cancel registration of a lis pendens under the Registration of Documents Ordinance.
- (iii) Write a short note on 'Caveat' as stated in Registration of Documents Ordinance.

(20 marks)

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முழுப் பதிப்புரிமையுடையது]
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Written Test and Speed test for the Selection of Trainee Notary Clerks
to the Bank of Ceylon – 2016

(02) Speed Test

Speed : 30 Words Per Minutes

10 minutes

Instructions to Candidates

- * Typing the Part I of the first page of the question paper correctly is sufficient for this test.
- * Type the Part II from beginning of the second page if the time remains. Type the Part II again from the beginning of the second page if time remains further. This will be considered in allotting marks.
- * Marks will **not** be allotted for typing the Part I again.

Part I

When compared to the past urban population in our country is rapidly increasing. Sri Lanka is gradually becoming a country having an industrial based economy and most of the industries are situated in urban cities in close proximity to Colombo. People of rural areas migrate to Colombo for various reasons, when they are not interested in traditional agricultural work, when there is no access to ancestral agricultural lands and when there is no any other income, the only alternative available for them is to move to a main city to find employment.

Further, the free education provided by the government also contributed to change the socio economic condition of the country immensely giving an opportunity to the children of ordinary people to obtain highly paid jobs in various types of organizations according to their educational qualifications. So parents prompt to provide their children a better education and for this reason also people migrate to urban and suburban cities abandoning their native homelands. Further, the majority of offices and industries are based in the main city and people who are employed in these work places prefer to reside in the city with their families providing their children a good education. This enables them to save their time and energy. In addition to these better medical facilities and other essential services too are available in main cities. However, people who migrate to Colombo and other main cities with different intentions come across various problems.

(Type the Part II from beginning of the second page if the time remains.)

Part II

One major problems they have to grapple with is housing problems. Due to lack of space available in residential areas in close proximity to offices, industries and popular schools, the value of lands in these areas have escalated to a level that it has become a dream for most people to secure a land of their own. Employees of public and private sector organizations, especially those who belong to middle and upper middle class families live on rent and obtain loans to purchase lands or houses to solve that problems. However, people migrated in seeking odd jobs and those who become street seller usually opt to reside in places with minimum facilities, sometimes in slums and shanties, for a cheaper rent making these dwellings overcrowded. In fact, they cannot afford more than that with their meagres income.

The owners of these slums and shanties also keep outsiders as boarders with a view of earning an income to reduce their high cost of living. They undergo a constant struggle to overcome their economic hardships and therefore an extra income is a great solace for them. The negative impacts are not taken into consideration may be due to lack of knowledge. Some of the negative effects of over crowdedness are people lose privacy, which will lead to mental stress can occur family breakdowns, and even crimes making children the biggest victims. Further these places provide fertile grounds to spread epidemics rapidly. Finally right of residents of overcrowded places to live a decent life with dignity is violated.

(Type the Part II again from the beginning if time remains further.)

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